



Document Information

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Contents

Context Plans	Page
Regional Context Plan	03
Receiving Environment Plan	04
Site Context Plan	05
Tasman Resource Management Plans	
TRMP Planning Map	06
TRMP Landscape Units Map	07
Landscape Plans	
Vegetation Strategy	08-10
Fencing Strategy	11
Landscape and Visual Mitigation Plan	12
Landscape Masterplan	13
Viewpoint Location Photographs	
Viewpoint Location Plan	14
Site Photographs 1 - 12	15 - 24

Regional Context Plan

Legend

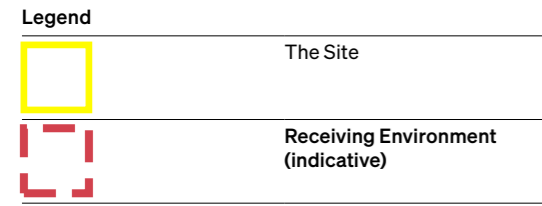


The Site



Scale: Not to Scale
Data Source: NZ Topo Map

Receiving Environment Plan



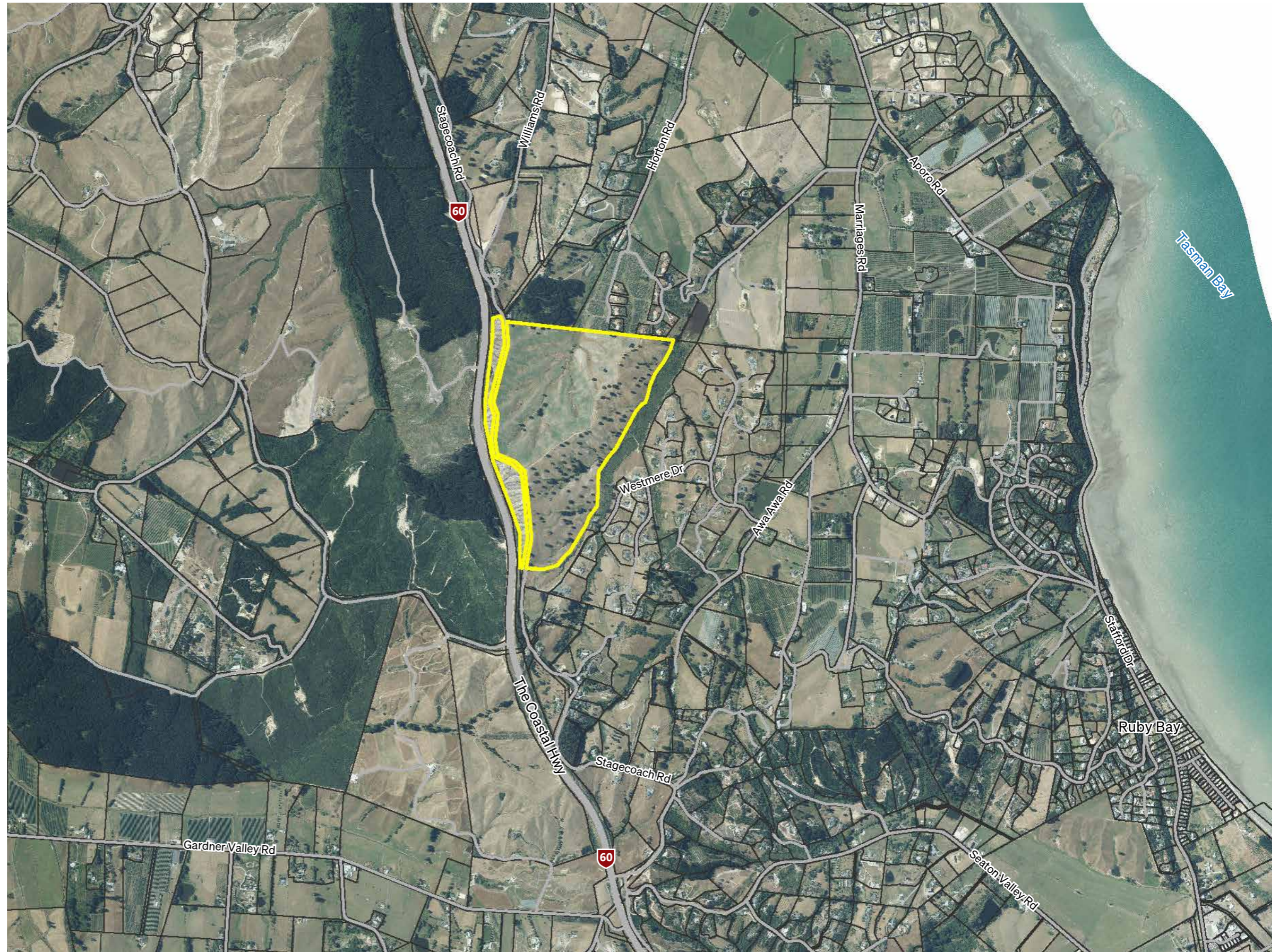
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Data Source: LINZ Data Service

Site Context Plan

Legend













The Site

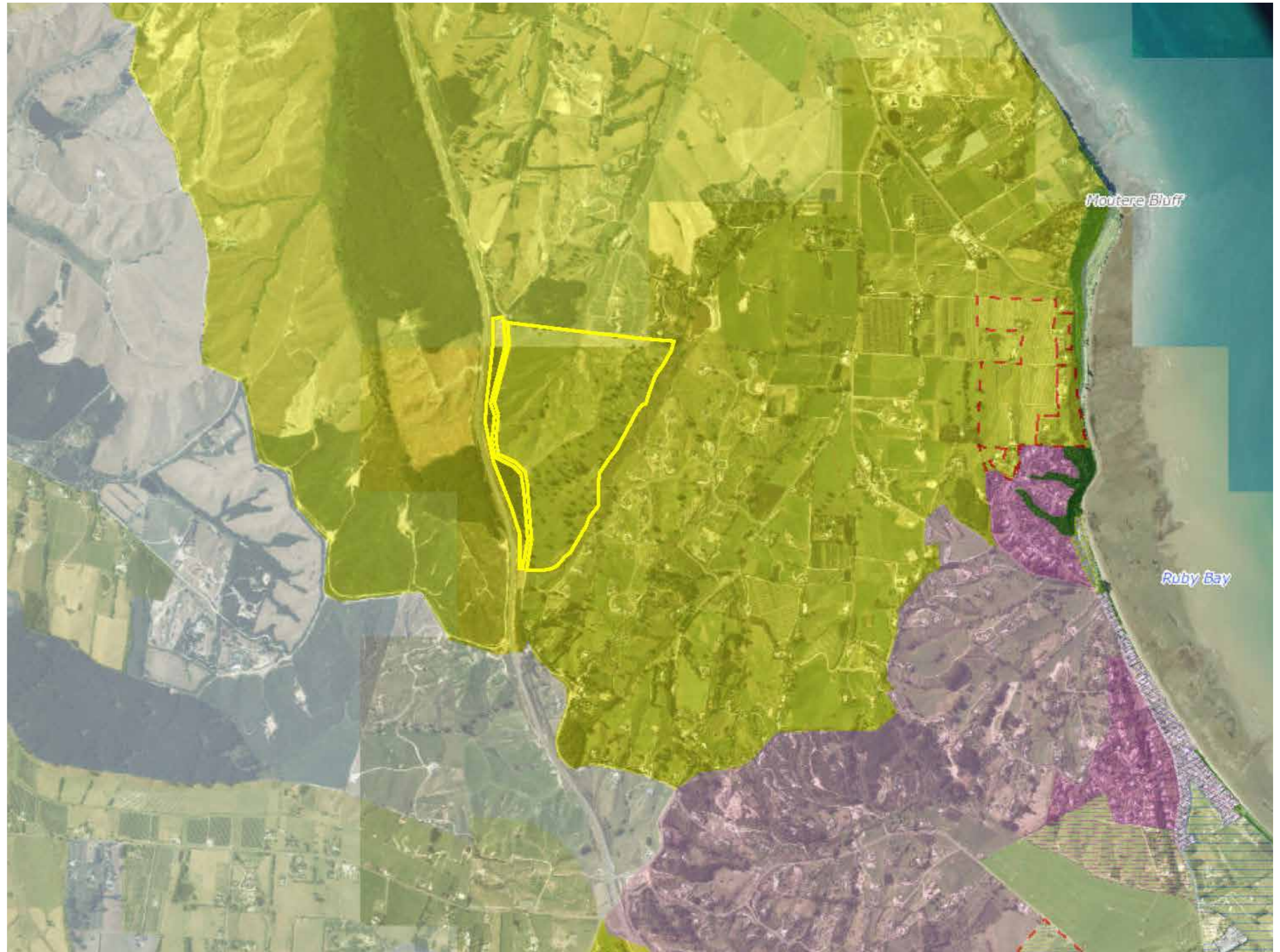


Scale 1:20,000 @ A3
Data Source: LINZ Data Service

TRMP Planning Map

Legend


	The Site
	Rural 1
	Rural 2
	Rural 3
	Residential
	Rural Residential
	Rural Industrial
	Open Space
	Designation Area
	Residential Activity Restriction Area

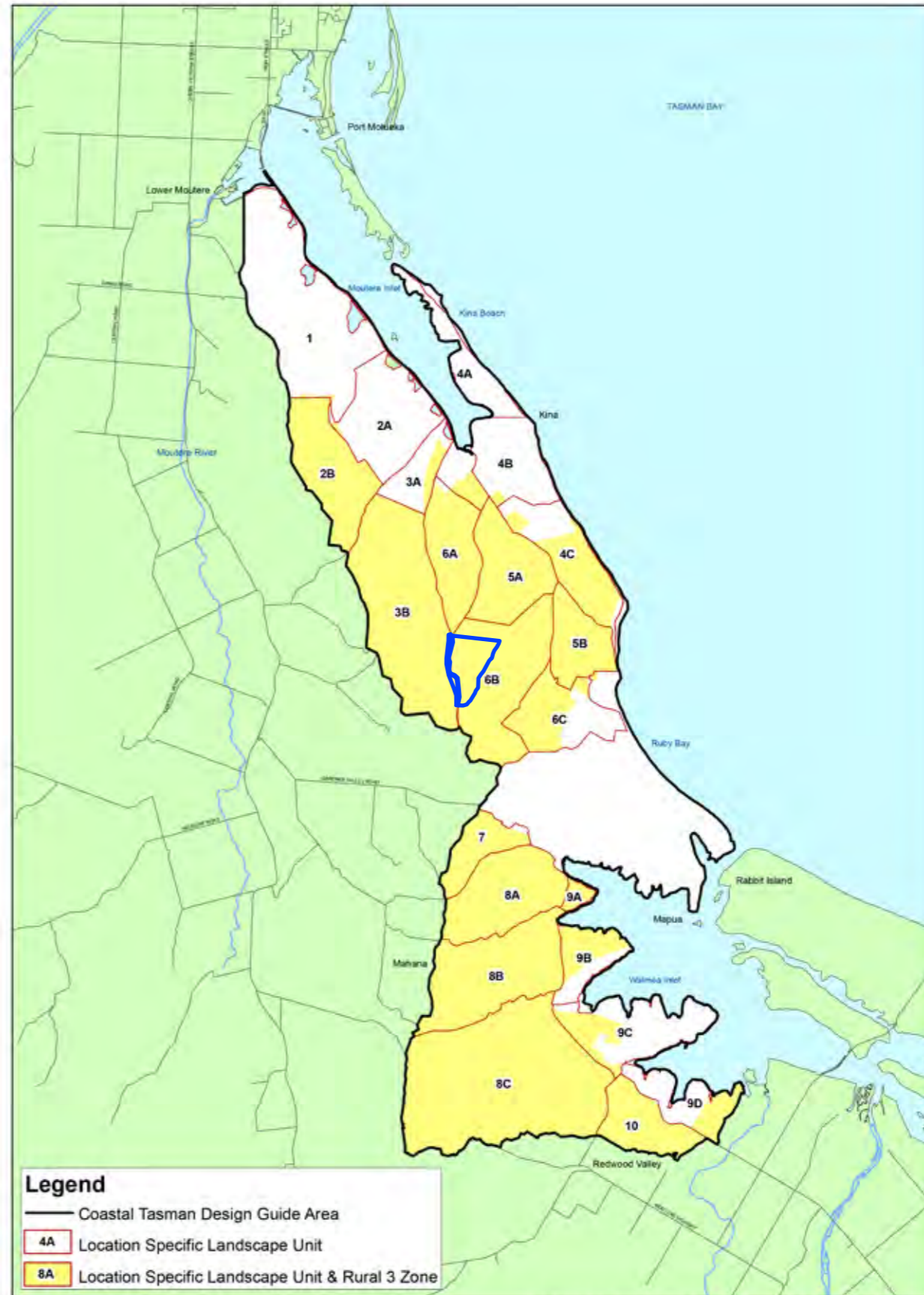


Scale 1:20,000 @ A3
Data Source: Top of the South Maps

TRMP Landscape Unit Map

Legend

 The Site



Landscape Units, Design Guide for Subdivision and Development in the Coastal Tasman Area.

TASMAN RESOURCE MANAGEMENT PLAN
9 October 2010
Operative

Map 169



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Scale 1:20,000 @ A3
Data Source: TRMP

Vegetation Strategy



Legend

-  Mitigation Planting
-  Street Trees
-  Planted Stormwater Retention Basins
-  Existing Pond
-  Streamside Planting (3m Approx)
-  Wetland Treatment
-  Wetland Edge Planting (3m Approx)
-  Riparian Buffer Planting (7m Approx)
-  Wastewater Treatment Area Boundary Planting
-  Grassed Wastewater Dispersal Area
-  Stormwater Retention Basin Bund Planting
-  Stream
-  Stormwater Retention Basins Boundary



1:4,000 @ A3

Vegetation Strategy

	Botanical name	Common name
Wetland	<i>Austroderia richardii</i>	Toetoe (South Island)
	<i>Blechnum novae-zelandiae</i>	Kiokio
	<i>Carex geminata</i>	Rautahi
	<i>Carex maorica</i>	Māori sedge
	<i>Carex secta</i>	Purei
	<i>Carex virgata</i>	Pukio
	<i>Coprosma propinqua</i>	Mingimingi
	<i>Coprosma tenuicaulis</i>	Hukihuki
	<i>Cordyline australis</i>	Ti kouka, cabbage tree
	<i>Dacrycarpus dacrydioides</i>	Kahikatea
	<i>Laurelia novae-zealandiae</i>	Pukatea
	<i>Leptospermum scoparium</i>	Mānuka
	<i>Machaerina rubiginosa</i>	Baumea
	<i>Phormium tenax</i>	Harakeke
Wetland Edge and Streamside	<i>Juncus australis</i>	Wiwi
	<i>Juncus edgariae</i>	Wiwi
	<i>Uncinia uncinata</i>	Hookgrass
	<i>Juncus pallidus</i>	Tall swamp rush
	<i>Austroderia richardii</i>	Toetoe (South Island)
	<i>Blechnum novae-zelandiae</i>	Kiokio
	<i>Carex geminata</i>	Rautahi
	<i>Carex maorica</i>	Māori sedge
	<i>Carex virgata</i>	Pukio
	Planted Stormwater Retention Basins	<i>Austroderia richardii</i>
<i>Carex geminata</i>		Rautahi
<i>Carex maorica</i>		Māori sedge
<i>Carex secta</i>		Purei
<i>Juncus australis</i>		Wiwi
<i>Juncus edgariae</i>		Wiwi
<i>Machaerina rubiginosa</i>		Baumea
<i>Uncinia uncinata</i>		Hookgrass
Wastewater Treatment Area Boundary Planting		<i>Austroderia richardii</i>
	<i>Carex secta</i>	Purei
	<i>Carex virgata</i>	Pukio
	<i>Juncus australis</i>	Wiwi
	<i>Juncus edgariae</i>	Wiwi
	<i>Phormium tenax</i>	Harakeke
	<i>Veronica stricta</i> var. <i>stricta</i>	Koromiko

	Botanical name	Common name
Riparian Buffer	<i>Austroderia richardii</i>	Toetoe (South Island)
	<i>Carpodetus serratus</i>	Putaputāwētā
	<i>Coprosma propinqua</i>	Mingimingi
	<i>Coprosma robusta</i>	Karamū
	<i>Cordyline australis</i>	Ti kouka, cabbage tree
	<i>Dacrycarpus dacrydioides</i>	Kahikatea
	<i>Elaeocarpus hookerianus</i>	Pōkākā
	<i>Leptospermum scoparium</i>	Mānuka
	<i>Melicytus ramiflorus</i>	Māhoe
	<i>Pennantia corymbosa</i>	Kaikōmako
	<i>Pseudowintera colorata</i>	Horopito
	<i>Veronica stricta</i> var. <i>stricta</i>	Koromiko
	<i>Coprosma tenuicaulis</i>	Hukihuki
	<i>Phormium tenax</i>	Harakeke
	Stormwater Retention Basin Bund Planting	<i>Austroderia richardii</i>
<i>Coprosma propinqua</i>		Mingimingi
<i>Coprosma robusta</i>		Karamū
<i>Melicytus ramiflorus</i>		Māhoe
<i>Veronica stricta</i> var. <i>stricta</i>		Koromiko
<i>Phormium tenax</i>		Harakeke
<i>Phormium cookianum</i>		Wharariki
Mitigation Planting		Trees
	<i>Coprosma repens</i>	Taupata
	<i>Coprosma robusta</i>	Karamū
	<i>Cordyline australis</i>	Ti kouka
	<i>Dodnaea viscosa</i>	Akeake
	<i>Kunzea ericoides</i>	Kānuka
	<i>Leptospermum scoparium</i>	Mānuka
	<i>Pittosporum eugnioides</i>	Tarata
	<i>Pittosporum tenuifolium</i>	Kōhūhū
	<i>Pseudopanax crassifolius</i>	Horoeka
	Shrubs	
	<i>Veronica stricta</i> var. <i>stricta</i>	Koromiko
	<i>Olearia avicennifolia</i>	Grey tree daisy
	<i>Phormium cookianum</i>	Wharariki

Vegetation Strategy

Wetland vegetation example imagery.



Fencing Strategy

Fencing for the residential allotments shall consist of the following (refer also Sheet 11 of the Graphic Attachment):

- i. For all boundaries abutting reserves and open space, and Lots 139,140 and 141 fencing shall be of permeable appearance (black swimming pool fencing or similar), or timber post and rail fencing, and a maximum of 1.2 metres in height,;
- ii. For internal side boundaries fencing shall consist of the following:
 - a. For the first four metres from the road boundary, of permeable appearance (black swimming pool fencing or similar) or post and rail fencing and a maximum of 1.2 metres in height ;
 - b. Beyond the first four metres from the road boundary, close boarded fencing is permitted. This shall commence at a height of 1.2 m and rake to a height of 1.8 m over a 3 m distance, beyond which a maximum height of 1.8 metres is permitted for the balance of the length of internal side boundaries. In other words, 1.8 metre high internal side boundary fencing is not permitted within seven metres of the road boundary; and
- iii. For road boundaries be of permeable appearance (black swimming pool fencing or similar) , or timber post and rail fencing, and a maximum of 1.2 metres in height,.

Fencing is not permitted on lifestyle allotments unless it comprises one of the following:

- i. Fencing of the boundaries of all lots is only permitted where it is required for the purpose of containing stock or pets and shall be of post and wire/rail construction.
- ii. Fencing that is no closer than five metres from any lot boundary, of permeable appearance (swimming pool style fencing), and a maximum 1.5 metres in height.
- iii. Fencing for the purpose of protecting riparian or landscape areas from stock. Such fencing shall be of post and wire construction.



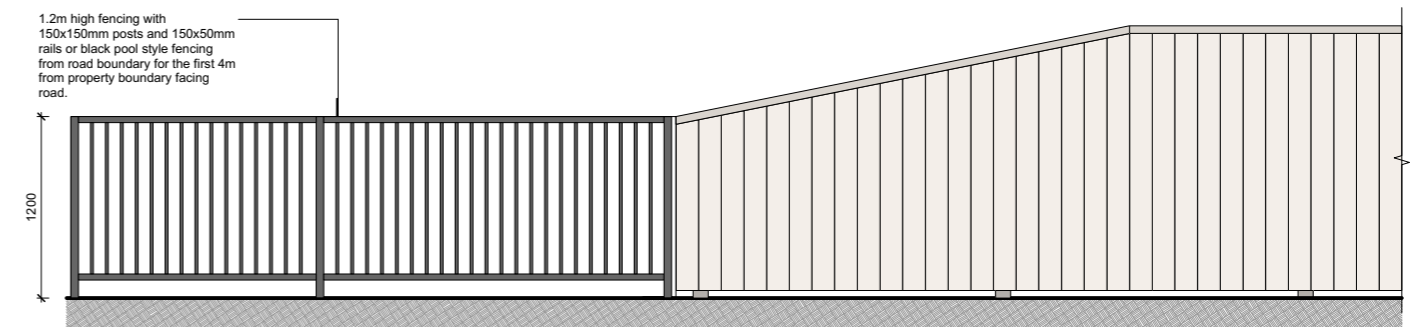
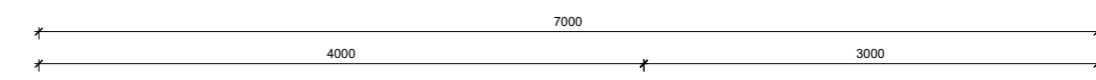
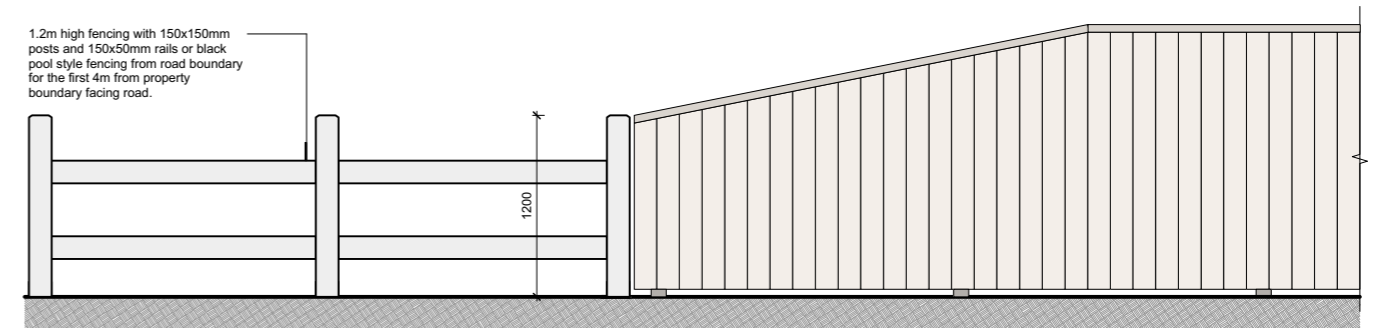
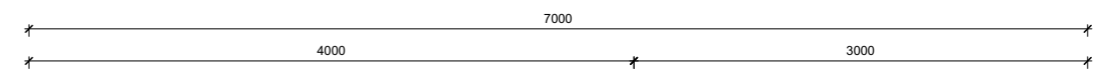
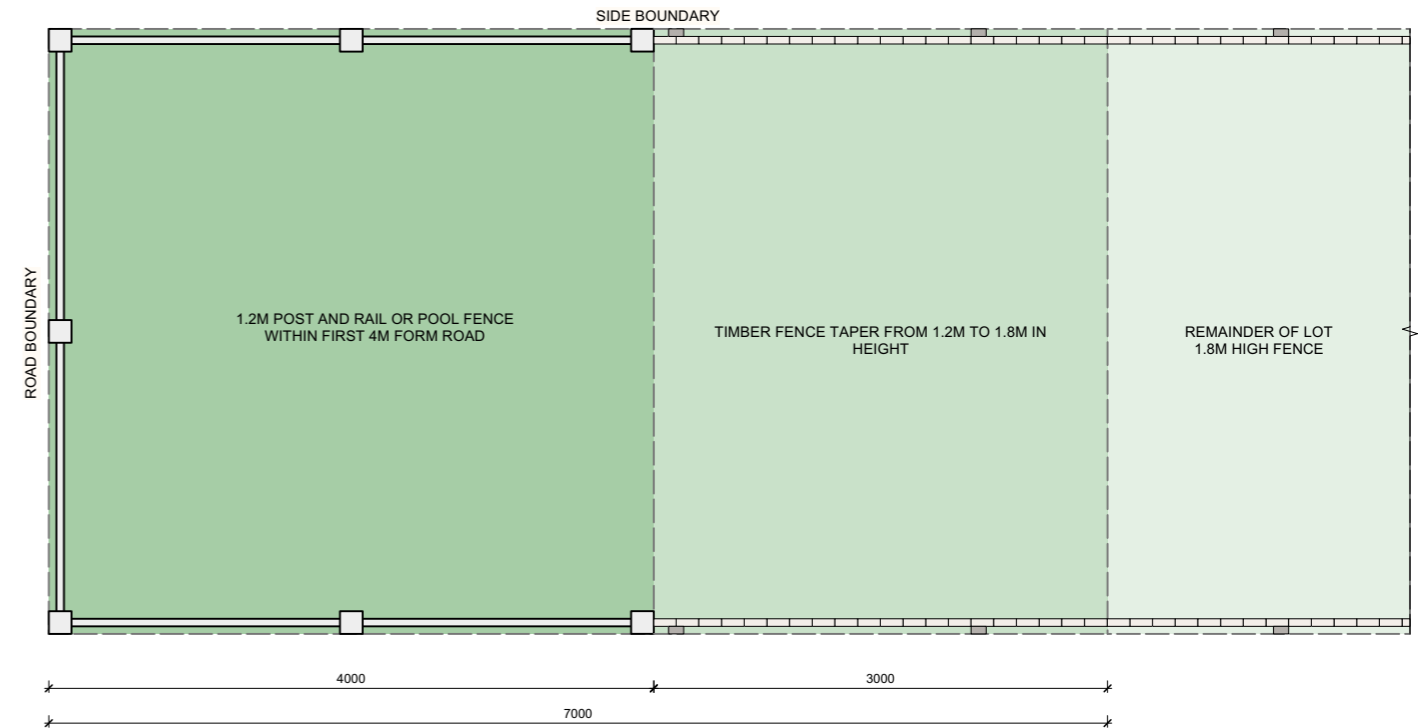
Post and Rail Fencing



Pool Style Fencing



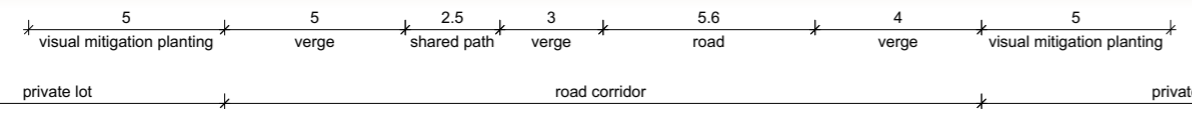
Post and Wire Fencing



Landscape and Visual Mitigation Plan



- Legend**
- Mitigation Planting
 - 5.5m height restriction buildings
 - 7.5m height restriction buildings
 - Stream
 - Stormwater Retention Basins Boundary



CROSS SECTION AA
1:200 @ A3

N →
1:4,000 @ A3