

Assessment of Landscape & Visual Effects

1.0 Introduction

This Landscape Assessment has been commissioned as part of the Application for Resource Consent to Subdivide and Land Use over PT Lot 1, DP 1033, Kaikoura. The Applicant, Kaikoura Trustee Company Limited, owns the property at 1516 Stage Highway One, Maungamānu.

As a Registered Landscape Architect, I have been engaged to assess the landscape and visual effects of the proposal within a Significant Landscape Area, as described in the Kaikoura District Plan.

Included as an Appendix to the report is a Preliminary Planting Concept which describes possible landscape mitigation measures that could be implemented.

2.0 Methodology

The Methodology of this Landscape Assessment follows the concepts and principles outlined in "Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines,."

Methods used to make this assessment included:

- Desk-top research
- A Site Survey
- Discussions with the Client and other consultants
- A review of the provisions
- An assessment of certain matters
- Consideration of measures to avoid, remedy, and mitigate potential adverse effects, and to promote positive effects.

3.0 Existing Landscape

3.1 Wider Landscape Context

The site is located at Maungamānu, approximately 15km north of Kaikoura. This falls within the Rakautara landscape area, identified as a 'Significant Landscape Area' within the Kaikoura District Plan. This area extends between the Hapuka River to the south, Clarence River to the north and Puhi Puhi River to the west and the Coast on the east.

The Kaikoura coastline landscape is particularly notable for the impressive Kaikoura Seaward Ranges, their proximity to the coastline and the biodiversity of the coastal environment. The landscape is clearly formed through ongoing earthquakes.

Clusters of small settlements exist along the coast, including a number of Maori settlements and heritage sites.

3.2 Landscape Character

The landscape of the Maungamānu bay is characterized by:

- The Kaikoura Seaward Ranges looming over the coast
- Low density fenced farmed areas and rural activity
- Expanses of indigenous scrublands
- Pockets of coastal forest
- The Coastline line offering expansive views to the east and at points to the north and south along the coast and State Highway One.

3.3 Site Description

The application site is a 4274m² Lot bounded on the west by State Highway One and on the east very closely by the Railway Line. The site is generally flat with a small slope towards the railway line. Beyond the Railway line relatively flat land runs down to the foreshore.

A single storey residential dwelling is located approximately in the centre of the strip of land. Around the house there is an area of open lawn, with water tanks to the south of the house and an informal driveway providing access off State Highway One.

The existing house is visible from the North from some points along the Coast when travelling along SH1 to the South, however is largely obscured from all views from the South and West.

There is a mixture of vegetation existing on the site:

- A mix of native, exotic and weed species throughout the property
- Areas of native revegetation are occurring organically
- Larger trees and dense shrubs species to the West providing a visual barrier between the State Highway and the house area.
- On the northern end of the site, dense scrubland vegetation of approximately 1-2m in height covers the property making it largely inaccessible

A small Stormwater Channel occurs on the northern end of the property.

4.0 Proposal

The Applicant proposes to subdivide the property at 1516 Stage Highway One, into two lots of 2440m² (Lot 1) and 1947m² (Lot 2). *Refer Appendix A: Scheme Plan.* As part of the Application, consent is requested to erect a residential dwelling on Lot 1.

With regards to services, the following is proposed:

- Provision of a shared Entrance Way in the centre of the two lots to replace the existing Entrance Way to the South of the house.
- Water to be supplied using the existing Easement over Maungamanu Farm Park, that is currently used for the property;
- A new Waste Water Treatment System to be installed for Lot 1

5.0 Relevant Statutory Provisions

The purpose of reviewing the provisions is to help frame the landscape assessment. It is not to undertake planning assessment of the proposal against the provisions. Relevant provisions identified are fully described in the Application for Resource Consent by Gilbert Haymes (18/09/22).

Rakautara is identified as a Significant Landscape in the Kaikoura District Plan. Significant Landscape Areas are described as places important in the District and to the community, but not sufficiently exceptional to warrant identification as Outstanding Landscape Areas. These landscapes do have high amenity values to be maintained and enhanced, which is acknowledged and clearly visible for this site.

6.0 Issues

Issues are identified that may arise including the potential effects of the proposal on landscape values, and the relevant planning framework. The potential issues identified for this proposal include:

- The effects of the proposal on the area's amenity values and Significant Landscape character;
- The location of the proposal within the broader coastal environment and the potential to impact on the natural character of the coastal environment;
- Effects with respect to the proposal to subdivide less than 4ha, being a restricted discretionary activity with the rural zone;
- Whether the effects of a non-complying activity are more than minor.

7.0 Landscape & Visual effects

7.1 Effects

Effects are defined as the consequences for landscape values of changes to the landscape's physical attributes. The effects identified of this proposal are:

- The enhancement of natural amenity values and biodiversity with the use of native revegetation type planting proposed for the north and west boundaries.
- The enhancement of landscape values through the proposal for pest control and control of weed species on the site
- Maintaining the rural character and amenity values with the additional of a single residential dwelling, consistent with the rural activity in the area.
- Short term adverse effects on the amenity values on the landscape during the construction phase and soft landscape establishment – the construction of the new Entrance Way which will result in the loss of some existing vegetation and screening of the existing and proposed dwellings. However the vegetation to be removed to form the Entrance Way is predominantly a large exotic Pine tree, which is restricting the establishment of other species and poses a hazard to road users.

7.2 View point Assessment

An assessment was undertaken on site of the Landscape and Visual Effects with the proposal for an additional dwelling and new entranceway.

Potential audiences were identified as:

- Passersby on State Highway One
- Passersby on the Railway Line
- Beach Users
- Neighbouring properties to the North

Viewpoints were identified on site where accessible and are identified in *Appendix B: Viewpoint Diagram & Photos*.

7.2.1 Viewpoint 1: To the South along State Highway (looking north), Images 1,2 &3
The existing dwelling is largely obscured from the road and existing vegetation screens the proposed site for an additional dwelling. The existing driveway is visible, however fairly over grown.

7.2.2 Viewpoint 2: From Driveway on western side of State Highway One, Images 4 & 5
Existing dense planting obscures both the current dwelling and the proposed dwelling site.

7.2.3 Viewpoint 3: From the Northern Boundary (looking South), Image 6
Existing vegetation is dense in this area to approximately 2m in height. This area is utilized by the neighbouring landowners and an additional dwelling would be visible from this point above the existing vegetation.

7.2.4 Viewpoint 4: From the Railway Line, Images 7 & 8
The property is clearly visible from the railway line with the site completely open to the East. However it should be noted that the audience utilizing the rail corridor are typically Train Passengers who would only be viewing the property when travelling past at some speed. Other access to the rail corridor by pedestrians or otherwise is restricted so visibility to limited from this aspect.

7.2.5 Viewpoint 5: To the North along State Highway (looking south), image 9.
The current dwelling is partially visible in the distance from the road and unformed carparking area, albeit in the distance. It is difficult to make out individual property features, only a small number of dwellings dotted along the coastline.

With each of these viewpoints consideration needs to be given to the mode of transport and speed of travel past. There is typically no pedestrian activity immediately past the site. Weather conditions will also impact visibility.

8.0 Recommendations

To the North and West of the proposed new Lot, the areas that have been identified as having potential visibility to the proposed dwelling, it is recommended that native revegetation type planting is undertaken to screen the view of a new dwelling. The height of proposed species is to be appropriate to screen the maximum height of the proposed dwelling of approximately 6m.

Refer to Appendix C: Preliminary Planting Concept. A Plant List is including with a variety of species suitable for the site identified.

Conclusion

The proposal to subdivide the existing property, creating a new lot, constructing a new entranceway, water treatment system and dwelling with a maximum height of 6m is consistent with the rural character and existing amenity and landscape values.

Whilst some minor impacts on Landscape values exist in the short term due to construction and initial vegetation clearance required by the Proposal, these are mitigated by the long term benefits from the proposed native revegetation planting which will result in screening of the site, improved Amenity Value, control of pest species and improved biodiversity in the Significant Landscape Area.



Louise Dunning Morrow

Registered Landscape Architect #348

Appendices:

- a. Site Plan (Smart Alliances), 18/10/21
- b. Viewpoint Diagram & Site Photos
- c. Preliminary Landscape Concept

APPENDIX A: SCHEME PLAN



Property Information
 Address: 1516 State Highway 1, Mangamaunu
 Legal Description: PT LOT 1 DP 1033

Legend
 ▲ Penetrometer Test Location
 ▣ Test Pit Location

1
 C01 **SITE PLAN**
 Scale 1 : 800

Do not scale from this drawing.
 Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
01	18/10/21	REPORT

smartalliances
 ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD
 1st Floor, Riverview House, 10 High Street, Blenheim, New Zealand
 Website - www.smartalliances.co.nz
 Phone - 03 579 6211

PROJECT
**1516 STATE HIGHWAY 1
 MANGAMAUNU**
 CLIENT
**THE KAIKOURA TRUSTEE
 COMPANY**

DRAWING
SITE PLAN
 ORIGIN DATE
 18/10/21

STATUS	
REPORT	
DESIGNED	SCALE (A3)
-	1 : 800
DRAWN	REVISION DATE
TH	18/10/21
APPROVED	DWG NO.
RE	7945-C01
	REVISION
	01



APPENDIX B: VIEW POINT DIAGRAM & PHOTOS

View point 1: Looking North from State Highway One (southern side of site)



View point 2: From driveway on western side of State Highway One



View point 4: From driveway on western side of State Highway One



View point 5: Looking South From State Highway One)



APPENDIX C: PRELIMINARY PLANTING CONCEPT

PROPOSED PLANTING TYPE 1



Cordyline australis (Cabbage Tree)



Dodonea viscosa (Akeake)



Coprosma repens



Poa cita (Silver tussock)



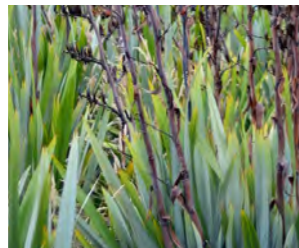
Meulenbeckia complexa



Cortaderia richardii (Toetoe)



Phormium cookianum



Phormium tenax (Flax)



Pachystegia insignis (Rock Daisy)



Apodasmia similis (Oioi)



Olearia solandri

PROPOSED PLANTING TYPE 2



Myosporum laetum (Ngaio)



Alectryon excelsea (Titoki)



Kunzea ericoides (Kanuka)



Pseudopanax arboreus



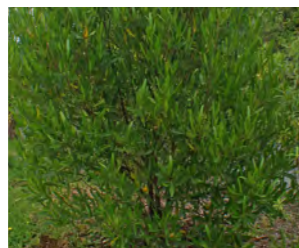
Melicytus ramiflorus



Olearia solandri



Piper excelsum



Dodonea viscosa (Akeake)



Phormium cookianum



NOBLEFOX

Rev:	Description:	Date:

LEGEND

- LAWN
- PLANTING TYPE 1: SMALL TREES, SHRUBS & GROUNDCOVERS
- PLANTING TYPE 2: SCREENING - MEDIUM - TALL TREES, DENSE SHRUBS
- CRUSHED AGGREGATE DRIVEWAY & PATHS TBC
- STOCKFENCING
- PROPERTY BOUNDARY

CONSULTANTS:
NOBLEFOX
 LANDSCAPE ARCHITECTS
 WWW.NOBLEFOX.CO.NZ
 035724773
 0277065374
 INFO@NOBLEFOX.CO.NZ

CLIENT:
KAIKOURA TRUSTEE COMPANY LTD

ADDRESS:
 1516 STATE HIGHWAY ONE
 MAUNGAMANU
 KAIKOURA

DRAWING:
 PRELIMINARY PLANTING CONCEPT

NOT FOR CONSTRUCTION

Scale: 1:800 @ A3

Size: A3

Drawn: LDM Checked: LDM

Date: 27-09-2022

