

Memorandum

13 July 2022

Attention
The Hearings Panel_PPC28

Issued by
Tony Milne

Opening Statement – Landscape and Visual Evidence

Good morning, Commissioners.

I will keep my opening relatively succinct as I believe issues relating to landscape are clear and mostly resolved (between myself and Council's reporting landscape architect, Mr Girvan)

The key point in relation to landscape matters is that PPC28 will change the landscape character, that is the attributes that combine to create that character, of the site. In parts this will be more than others, in some areas there will be little change, in other areas there will be no change.

However, change itself is not an effect – landscapes are always changing. Landscape effects are consequences for landscape values resulting from changes to landscape attributes.

Values means the reasons a landscape is valued, and this tends to be embodied in certain attributes – these are typically physical. All landscapes have values, and these (values) are specific to each landscape in its context.

Whether effects on landscape values are appropriate will therefore depend on the nature and magnitude of effects on the existing landscape values and what is anticipated by the statutory provisions – in this case primarily the NRPS and the NRMP.

Similarly, seeing something is not itself an adverse effect. It is not the change in view that is an effect, but what changes are in terms of landscape values.

Therefore, regarding change and effects is how the landscape values are being managed through PPC28. From the outset the design and management of the landscape of the PPC28 has been through a process of design and landscape assessment happening together.

Furthermore, it has involved an iterative process of many consultants and a positive working relationship with Council's landscape architect expert. Mr Girvan.

The key landscape values of the PPC28 site are associated with the ridgeline and skyline of Kākā Hill, Botanical Hill, and the Malvern Hills. These values are primarily derived from landform, the geographical location of these and the role they play in the physical and visual backdrop to Nelson city.

Within Kākā Valley, and Maitahi/Mahitahi Valley landscape units of the site, the key landscape values are essentially associated with the Maitahi/Mahitahi River, and the identified wetlands, Kākā Stream (although somewhat denuded in parts), the visually enclosed nature of the valley as well as the regenerating indigenous vegetation on the site.

Through the iterative design process, PPC28 has been designed so future outcomes manage and are sympathetic/ have regard to the landscape features and values across the site. Yes, in parts the 'composition' of the backdrop will change. However, from a landscape perspective it will not compromise the sense of place of Nelson city as a whole.

When one considers the PPC28 framework and downstream planning and consenting requirements for subdivision development, the Plan Change provides a comforting level of control relating to landscape and visual matters.

I believe the Commissioners can take a great deal of heart that changes and 'tweaks' to the structure plan (that I will walk you through in a minute) and Schedule X have resulted in general agreement between myself and Mr Girvan that significant landscape, natural character, and visual effects can be avoided to the extent that enables the successful subdivision development in the context of the landscape setting of Kākā Valley and the Bayview ridgeline.

Further to that, the 'indicative master plan' (that Mr Nicholson will table shortly) should also give the Commissioners a clearer picture of the overall vision for PPC28 development. In particular the extent proposed areas of urban development are enclosed and framed by the extensive green space of Kākā Hill, Botanical Hill and the Malvern Hills. Further to that, also the gradation of higher residential density on the less sensitive valley floor through to lower density housing set in a vegetated landscape on the more sensitive Malvern Hills ridgeline.

The 'indicative master plan' and 'indicative cross sections' (which I will discuss shortly) show an integrated approach that enhances the landscape values and particularly natural character of the site and realises sensitive and appropriate outcomes in relation to the significant landscape of the Maitahi/Mahitahi River.

To conclude, when one considers the statutory provisions relating to landscape and visual matters like 'greenbelt', 'gateway', the 'urban/rural interface', 'backdrop', visual amenity, and Nelson's unique 'sense of place' I believe PPC28 provides a considered and comprehensive development opportunity that is an appropriate for its landscape setting.

I will now walk you through the graphics bundle in detail, and then I am happy to answer any questions.

Thank you.