

To:	Maddy Albertson/ Patersons
From:	Julie Greenslade
Job No.	TRE001
Date:	25 October 2024
Subject:	Response to Landscape Visual Assessment Peer Review RC230328 - Māori Point Road Tarras, farm park subdivision

Below is a memo in response to the peer review from Rachael Annan, Technical Director | Landscape Planning at SLR.

I would like to thank Ms Annan for their valuable feedback on my landscape visual assessment. I appreciate the time and effort they dedicated to reviewing my work and recognise the importance of their insights in enhancing the overall quality of the project.

Summary of Key Points

I have carefully considered Ms Annan's comments and would like to address the following key points raised in the review:

1. Distinctiveness of the Landscape Setting

I respectfully disagree with the statement that the existing landscape summary does not address the distinctive qualities of the landscape setting as outlined by '*Te Tangi a te Manu*'.

In Section 5, titled "Existing Landscape" of the Landscape Visual Assessment (LVA) report, we provide a comprehensive discussion that covers the biophysical context, an immediate site description and an exploration of associative and perceptual qualities. This section also includes a detailed characterisation and evaluation of the landscape, which highlights its unique attributes.

2. Proposed Arrangement of Allotments

I do not agree with the comment regarding the arrangement of the sixteen lots. These lots are organised in groups/clusters of three and four. While these clusters are arranged in a linear fashion, this does not imply that the dwellings themselves will be aligned in a straight line. It will be important for us to clearly define the locations of the building platforms and highlight them on the landscape plans.

Additionally, the building platforms are not positioned "just back from the escarpment". The lot boundaries are set back a minimum of 10 meters from the top of the escarpment, with an additional setback of 8 meters for the building platform area, resulting in a total minimum distance of 18 meters from the top of the escarpment.

As noted in the peer review, the “slight gaps between the allotment groups” measure 30, 25, 50 and 60 meters. As per our assessment and landscape plans, we propose to utilise these spaces for productive vegetation, including fruit and nut trees.

Further clarification has been provided in the memo sent to Central Otago District Council dated 09/02/24 point 10.

3. Proposed Planting and Visual Impact

I appreciate the feedback provided but respectfully disagree with the findings regarding the landscape character and visual impacts of the proposed development. The proposed planting strategy is comprehensive in my opinion, and I believe that the proposed planting (both mitigation and ecological) will contribute positively to the visual integration of the dwellings. The arrangement is designed to effectively complement the surrounding environment.

Additionally, I have valid reasons for the chosen placement of the lots, which were thoroughly discussed with the client. This placement aligns with the overall vision for the site and supports the intention to retain the remaining area as a working farm.

In accordance with *‘Te Tangi a te Manu’* I integrated landscape assessment and design throughout the project. The assessment and design of the subdivision worked concurrently from start to finish ensuring an integrated approach. This integration is supported by robust planting mitigation strategies, which are clearly outlined in the landscape plans provided. This ensures that the development not only meets its functional goals but also enhances the surrounding environment.

In summary I stand by the comprehensive nature of the landscape visual assessment, the intentional arrangement of the lots, and the robust planting strategy designed to enhance visual integration with the environment.
