

**Updated Proposed Landscape Conditions**

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71. Prior to commencement of works on site a detailed mitigation landscape plan shall be submitted to Council. The mitigation landscape plan shall be in general accordance with the Site Vegetation and Landscape Mitigation Plan ref: XXXXX prepared by Vivian+Espie and dated XX/XX/21 and shall include the following:

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- a) existing shelter belts on site to be maintained in accordance with the minimum heights specified on the Site Vegetation and Landscape Mitigation Plan;
- b) additional planting within shelter belts 8, 10 and 19 as shown on the Site Vegetation and Landscape Mitigation Plan;
- c) details of infill planting (prepared in partnership with Aukaha and Te Ao Marama Inc. as representatives of kā rūnaka) to extend, close gaps and increase plant diversity in the existing native hedges including the planting of Coprosma crassifolia, Coprosma intertexta, Olearia lineata, Olearia bullata, Kunzea robusta and other species identified in Table 3 of the Ecological Assessment ref: NS 172/21 prepared by Natural Solutions for Nature and dated 12/07/21
- d) proposed shelter belt 21 as shown on the Site Vegetation Plan including the species, number and spacing of trees to be planted;
- e) the planting of a single row of Cupressus laylandii at 4m spacing and at a minimum planted height of 50-80cm along the site boundary shared with 167 Stevenson Road (Lot 10 DP 325795) and to be maintained at a maximum height of 8m;
- f) a maintenance schedule setting out how successional planting within the existing and proposed shelter belts and landscape mitigation planting will be undertaken and detailing irrigation and pest control measures;
- g) new and successional shelter belt planting shall comprise evergreen shelter species (such as Cedrus Deadara or Cupressus laylandii).
- h) Landscape mitigation earthworks designed so as to build up naturally occurring low ridges to the southeast of the proposed lake to provide substantial screening of the proposed sound stage buildings and the access road across the meltwater channel when viewed from the existing dwelling and outdoor living areas on Lot 1 303967. The approximate area where the earthworks may need to be located is shown on the Site

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**Vegetation and Landscape Mitigation Plan**, The screening effect of the new landforms is to be demonstrated by **surveyed** cross-sections of the area between **the existing dwelling on Lot 1 DP 303967** and the sound stage buildings and **Access Road 1**.

i) The earthworks design and cross-sections are to demonstrate that, on the completion of earthworks, no more than the upper 5 metres of any sound stage building shall be visible from the **existing** dwelling and outdoor living area **on Lot 1 DP 303967**; and this visibility will then reduce as vegetation grows. The new earthworks are to be of natural form and fit with the with existing topography. Outside of the areas of proposed planting, the earthworked areas are to be sown in pasture grass or crops consistent with the overall management of the balance of the site.

j) In addition to the mounding referred to Conditions **h)** and **i)**, above, additional screening of the sound stage buildings and access roading and its traffic shall be achieved by an additional layer of native "grey shrubland" and tree planting on top of the earthworked areas. The ultimate height of the shrubs and trees (made up of the species **set out in Condition k)** below) **will be** between 1.5m and 6m. The approximate areas of planting are shown on the **Site Vegetation and Landscape Mitigation Plan**.

k) The mounding and planting described in this condition and Conditions **h)** to **i)** shall be **undertaken** while construction of buildings is ongoing such that the mounding and planting shall be complete before the buildings are in use. The screening from the **existing** dwelling and outdoor living area **on Lot 1 DP 303967** is to be achieved through dense planting (1m spacings) and plants shall be planted at a minimum 2.5 litre pot size. Species shall comprise Coprosma propinqua, Coprosma crassifolia, Coprosma intertexta, Coprosma virescens, Corokia cotoneaster, Olearia odorata, Olearia lineata, Plagianthus regius, Myrsine divaricata, Cordyline australis, Pseudopanax ferox, Sophora microphylla, Kanuka serotina, Melicytus alpinus. Other naturally occurring native species may be added to the mix at any time for biodiversity purposes (e.g., native broom, mountain cottonwood, wineberry, matagouri). All plants shall be eco-sourced.

l) **Planting** shall extend in a band along and east of **Access Road 1** between the Woolshed and the meltwater channel (as shown approximately on the **Site Vegetation and Landscape Mitigation Plan**) to provide substantial screening of the road and associated traffic. In this instance, this means that planting adjacent to **Access Road 1** shall be configured such that the band of planting achieves at least 2m in consistent height once

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mature. The band of planting shall be variable in width but shall have a minimum width of 5 metres. Green or black wind break cloth (e.g. attached to deer fencing) can be used to provide immediate screening as well as providing shelter to the planting.

m) A large patch of planting established at the intersection of Access Roads 1 and 2 shall be planted to substantially screen it and associated traffic with respect to views from Lot 1 DP 303967. As above, this means that planting in this area shall be configured such that the planting achieves at least 2m in consistent height once mature. Again, green or black wind break cloth (e.g. attached to deer fencing) can be used to provide immediate screening as well as providing shelter to the planting.

n) Additional exotic tree planting of tall growing species such as poplar, eucalypt, ash, alder and/or oak shall be planted on the earthworked ridge closest to the lake, at the eastern end of Shelter Belt 13 as shown on the Site Vegetation and Landscape Mitigation Plan, to provide substantial screening of the parts of the Mediaeval Village and Paris and Venice Precincts visible from the existing dwelling and outdoor living area on Lot 1 DP 303967. The trees shall be planted at a minimum height of 1.5m and kept well-watered until shown to be well established. Again, all planting shall be installed before buildings are occupied or in use.

o) The exact location and extent of all plantings, species mix, numbers, grades at planting, spacings; and planting and after-planting specification of all planting required under Conditions j), k), l), m) and n) above.

#### Advice Note

The purpose of the mitigation measures set out in Conditions 71 h) to o) above is to:

- Maintain a high degree of openness in views from the existing dwelling and outdoor living areas on Lot 1 DP 303967.
- Planting and earthworks are to be consistent with the existing landscape character or enhance it; and to maintain the same level of visual coherence.
- The access roads are screened so that traffic using them is substantially screened in views from the Lot 1 DP 303967, including the mitigation of glare and headlight throw at night.
- To give effect to the outcome that is depicted in an approximate way on the Site Vegetation and Landscape Mitigation Plan.

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~~72. Except where otherwise provided for in Condition 71 above, the new shelter planting shall be undertaken within the first available planting season following the approval of the mitigation landscape plan and shall thereafter be maintained in accordance with that plan.~~

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