

**BEFORE THE CENTRAL HAWKE'S BAY DISTRICT COUNCIL**

220003

**IN THE MATTER OF** the Resource Management Act 1991

**AND** An application by James Bridge for a resource consent to  
subdivide land at Pourerere (being Part of Lot 1 DP  
27067 and contained in Record of Title HBW3/400)

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**POURERERE SUBDIVISION**

**SUMMARY OF EVIDENCE OF CHANTAL WHITBY**

**12 July 2023**

**LANDSCAPE**

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1. As an introduction, it is worth noting that within the immediate township of Pourerere, there are more residential lots located outside the Township Zone than within it (*Slide 1 - 2*). The only way for the coastal settlement at Pourerere, or at other settlements along the Central Hawke's Bay coast, to accommodate new housing is if it is located outside of the Township Zone (*Slide 3*).
2. In the landscape assessment potential effects of the proposal were assessed at two scales: the broader context and localised area (*Slide 4*).
3. Effects on landscape character at the broader context were assessed as 'Low' and 'Very Low' for natural character.
4. While effects on landscape character at the localised area were assessed as 'Low-Moderate' and 'Very Low' for natural character.
5. I consider the proposed subdivision will be well integrated into the landscape for the following reasons:
  - The large scale of the broader context topography (*Slide 4*).
  - The surrounding hills create an intimate scale in which smaller lots, surrounded by larger lots and open spaces, will be appropriate (*Slide 4*).
  - The proposal site is tucked back into the valley and, as such, there will be very limited locations from which the proposal will be visible (*Slide 5 - 7*).
  - The proposal is further screened, including from the existing Pourerere township, by the consented subdivision (*Slide 8*).



- Effects will be limited to a small area of the extensive valley floor.
- The proposal's proximity to the existing township and consented subdivision will enable the proposal to become an extension of existing development in Pourerere (*Slide 9*).
- The sympathetic layout of the proposed lots with the surrounding landscape, with smaller lots being adjacent to the consented subdivision and larger lots near active farmland (*Slide 10*).
- There is no direct connection between the proposed subdivision and the coast, due to distance and topography (*Slide 11*).
- The proposal is over 250m from Pourerere Stream and separated from the waterway by the consented subdivision (*Slide 12 - 13*).
- The positive effects of the proposed riparian revegetation of a modified tributary of the Pourerere Stream on the north-eastern and south-eastern edges of the proposed subdivision (*Slide 14*).
- There will be limited earthworks due to the flat proposal site (*Slide 15*).
- The height, colour and reflectivity conditions will ensure that buildings will be sympathetic with their surroundings (*Slide 16 - 17*).
- The use of only Australasian Dark Sky Alliance approved street lighting will ensure lighting remains unobtrusive and any effects will be very localised.



6. As such, the proposal will not dominant characteristics of the rural landscape and amenity of the area will be maintained. Therefore, no further mitigation measures are necessary.
7. The work undertaken to date on the consented subdivision provides a real-life example of how potential effects of the proposal will be mitigated. These works include riparian planting and the implementation of a bridge for a stream crossing (*Slide 18 - 21*).
8. I consider the proposed lot sizes, and the responsive layout of these lots to the surrounding landscape, are appropriate for the setting and are sympathetic to the character of the area, including the landscape's rural characteristics.

CHANTAL WHITBY

Registered Member NZILA

