

BEFORE

The visual effect of the proposed earth ramps will be mostly absorbed into the immediate modified context. Because of this the effect of the proposed activity is considered to be less than minor. The landscape assessment determined that the effect of the proposed tie in ramps would be nil, provided that the mitigation measures suggested in the landscape report are implemented. Mitigation includes the planting of feature trees for the northern ramps and the realignment of the southern ramps. The mitigation measure of planting feature trees for the northern earth ramps has been adopted by the applicant and is suggested to be included as a condition of resource consent.

AFTER

Visually, the earth ramps will be mostly absorbed within the proposed design. So, this effect is classed as less than minor. Also, our landscape assessment determined that the tie in ramps will have a nil effect, as long as our mitigations are implemented:

- planting feature trees for the northern ramps
- realigning the southern ramps.

The applicant has agreed to plant feature trees for the northern earth ramps. We suggest this be included as a condition of resource consent.

BEFORE

On behalf of James City Council ("the applicant") we provide the following response to your request for further information under section 92 of the Resource Management Act 1991 ("RMA"), received by email 19 April 2018. The request related to the application for a change of conditions (Ref: ABC-123) to resource consent RM15-05678.

AFTER

Following is our response to your 19 April request regarding:

- James City Council application for a change of conditions to resource consent RM15-05678 (Ref: ABC-123)
- A request for further information under section 92 of the RMA 1991