

24 February 2021

Lex Wright
Senior Planner, RMA Consents



Dear Lex,
c/ Ross Cooper, Tattico

Further information request for resource consent application LU2000057 Landscape and Visual Matters

Thank you for your feedback with respect to the Landscape and Visual Effects Assessment and further information request received 22 January 2021. Please find our responses below.

Item 1 : Council request – Retention of farmland

It states in the application that stock and vehicles associated with the residual land to be retained for farming purposes will have suitable access over the stream bed, which is to be planted. However, it is unclear as to whether the residual grassed areas within the service centre area of development will also be used for farming purposes (i.e. grazing) in conjunction with this residual land? If so, will the farm access bridge over the watercourse be used for this purpose?

Please provide clarification on this.

Please refer updated Landscape Plan Version E. We have updated to reflect residual land areas.

Item 2: Council request – Refuse facilities

It states in the application that refuse bins are to be provided at key locations, with the management of the centre responsible for the required emptying/clearing of bins. In addition, it states that an on-site refuse collection facility is to be provided, which will consolidate all refuse into general refuse / recyclables.

However, it is unclear as to whether the collection facility is located within the site development? Could you please provide details in regard to this?

Please refer update Landscape Plan version E we have identified refuse areas.

Item 5: Council request – Wastewater plant

*It is unclear from the application report and accompanying plans as to the location of the on-site wastewater facility that will service the development.
Could you please provide further detail in regard to this?*

Please refer updated Landscape Plan version E with location of wastewater plant.

Item 14. Landscape and Visual Assessment

Earthworks

The LVA acknowledges that earthworks will generate a moderate to low (minor) adverse effect on landform (once planting becomes established) and that there will be temporary moderate to moderate – high adverse effects initially. The level of temporary effects (based on the effects rating within Table 4 of the LVA) would be more than minor.

There is no further assessment provided with respect to this level of temporary effect in terms of anticipated duration or any assessment in regard to what exactly are the temporary effects e.g. on landform, amenity values such as noise, dust, visual effects etc.

Based on the above, could you please provide details in terms of what is the duration of the temporary effect and what are the potential adverse effects on visual and amenity values of the proposed earthworks on sites adjacent?

Due to the low-lying nature of the site earthworks are required that will lift the site a maximum of 1.2 metres from the existing landform. Whilst raising the landform the overall general shape (flat topography and stream) will be retained and the earthworks will respond to the surrounding landform in terms of its overall form and surrounding contour. The magnitude of change will be higher when this earthworks is occurring and will be an obvious visual contrast to the grazing surrounding the site. Adverse temporary effects that will arise include machinery, traffic movement, dust and visual effects (due to land disturbance). However, the permitted baseline (and receiving environment) in this location allows for productive farming activities such as cropping, which also expose the soil seasonally and involve the use of farm machinery.

During construction the earthworks, together with the presence of machinery on site will result in temporary moderate to moderate-high adverse effects at the local scale with this level of change to the Site.

It is understood that the earthworks will be carried out over a one earthworks season timeframe.

Following this construction period, the adverse effects of the proposal on the landscape of the site is considered to be moderate-low adverse (minor) with beneficial effects resulting from the proposed wetland planting offset works within the wider site. Once the development and associated planting becomes established and integrates built form within a wider open space setting any adverse effect will reduce to **moderate-low** and no more than minor.

Potential Effects on Amenity Values (Including Visual Amenity)

Clarification in regard to the magnitude of effect on these 6 properties is required.

Refer Appendix 2 Visual Impact Table in Landscape and Visual Assessment. This table identifies each property on Heatherlea and provides further assessment in relation to nature and distance of view, visual effects and additional notes. Overall whilst some of the houses will receive visual effects that are within the **low** (adverse) category. There are six properties where the effects are considered to be **moderate** to **moderate-low** adverse.

It is for the planner to undertaken notification determination for this application with these assessments generally involving a broader consideration of the effects of the activity, beyond the landscape and visual effects.

It is also considered that there are other properties which maybe potentially affected by the proposed development and include:

- *Elevated dwellings that can view the site from Stanford Road;*
- *Those dwellings immediately adjacent to the site including 39, 45 and 63 State Highway 15 and 2531 State Highway 1;*

Comment in regard to the aforementioned properties is required.

Sandford Road

Views towards the site will be screened by intervening topography from the majority of properties on Sandford Road.

There are a three properties¹ in the elevated parts of Sandford road that may receive distant views towards the site (when not obscured by intervening topography and vegetation). These views will typically be at a distance of between 2-3km from the site, orientated to the north east with expansive views across the landscape to Whangarei Heads. Typically, these views will also include SH1, Ruakaka, Port Marsden and other intervening built form. The magnitude of visual change is considered to be low, given the distance of view and that the proposed development will feature as such a small component of the overall expansive views. Overall, for the houses located in the elevated parts of Sandford Road with views of the site these house will receive visual effects that are within the low (adverse) category.

39, 45 and 63 State Highway 15 and 2531 State Highway 1

Specific assessment has been provided for the below properties.

Visual Impact Table			
Address	Nature of view² and distance to the nearest site boundary	Visual Effect	Notes
39 State Highway 15	Partial view. Immediately adjacent site.	Moderate – reducing to low once vegetation and bund established.	Single Storey house with principal living located to the north east away from the site. 1.8m fence and established exotic and native vegetation to site boundary provides some visual screening. Proposed development provides

¹ 53, 51 and 108 (no house) Sandford Road

² Nature of view: No View; Glimpse View; Partial View (i.e. up to 50% of the Site visible) and Open Views

			10m planting buffer and 2-2.5m high bund with native planting to the boundary of this property for visual mitigation.
45 State Highway 15	Glimpse view through possible vegetation. Site immediately adjacent – 100m distance to edge of carpark.	Moderate – low reducing to low once vegetation and bund established.	Single storey house with garden located to the west. Fence and established vegetation to all property boundaries seen views of the site. Proposed development provides 10m planting buffer and 2-2.5m high bund with native planting to the boundary of this property for visual mitigation.
63 State Highway 15	No view. – 400m distance to edge of carpark	Very Low.	Single storey house and associated farm buildings. No views of site screened from view by intervening vegetation.
2531 / 2533 State Highway 1	No view - 300m – 400m from edge of carpark.	Very Low	Single storey house and associated farm buildings. Orientated with principal outdoor space to the north away from the site and SH1. Intervening shelterbelt and vegetation screens views towards the site. Proposed revegetation / amenity planting on site will further screen views.

The LVA does not address potential amenity effects from noise. It is noted that the Marshall Day Acoustics report recommends bunds / fences. Whilst it is acknowledged that the LVA does include a bund, it is unclear if this addresses the recommendations contained within the Marshall Day Acoustics report or not. Further detail in regard to potential effects from noise and the recommendations contained within the MDA report is required.

Typically, landscape architects do not extend as far in assessments to review effects of noise and rely on the findings of relevant experts such as acoustic engineers. Whilst I acknowledge that noise is a sensory component of the 'rural landscape' I do not feel I am suitable qualified to comment on the appropriateness of the noise in this instance. The DP has permitted baselines for noise and not aware if this is a complying development or not. Note there are factors already in the surrounding environment that generate noise (SH1 / businesses etc).

Timeframes for Mitigation

The majority of the magnitude effects assessment within the LVA is based on the level of anticipated effects "once planting becomes established", however there is no duration or timeframe outlined as to when this level of mitigation will occur. What is the level of anticipated temporary visual and amenity effects prior to "planting becoming established?" and what is the timeframe for "planting becoming established"? It is also acknowledged that the planting within area 9 is low growing and will not provide a vegetative buffer. It is assumed this vegetation here is low for traffic safety reasons? Can this please be clarified.

Planting species and grades are shown on Page 7 of the Landscape planting plan. Large grade species have been used to provide some element of instant mitigation Overall provided that correct maintenance and installation is undertaken planting will sufficiently grow

to achieve appropriate mitigation in 2-3-years. The simulations have been prepared showing planting at 5 years growth as a point of reference.

Yes the planting is low to accommodate traffic safety. On review we have updated the other planting mix to include species of a larger height (*Phormium Tenax*) that will further assist with visual mitigation.

Riparian Planting

It is considered that a 1.5m spacing is more appropriate for Phormium tenax and Leptospermum scoparium than a 2m spacing within the riparian planting area. Could you please provide comment on this?

Plan has been updated to show Phormium at 1.5m spacing. Please refer updated plan version E. We have also changed species following recommendation from council ecologist.

Road Side Planting

The planting adjacent to State Highway 1 and State Highway 15 provides for low growing species with large grade specimen trees which will in time provide for visual softening of the proposed development. Given that the mitigation is generally going to be provided by the specimen trees, what is the spacing proposed? How wide is the low planting, in some areas it appears quite narrow. Some further detail in regard to this area would be useful.

Specimen trees are proposed at approximately 10-15m centres. The planting palette in this area has been updated to include *Phormium Tenax* species and percentage mix of species shown. The minimum width for these planted areas is 10m. This together with the species mix and trees is considered to provide an appropriate mitigation buffer allowing for a layered approach together with the offset from the road.

Further details on this planting and spacing has been provided in the update Landscape Package. Please refer pages 7 & 8.

I trust that the above information provides you with enough information to enable you to complete your planning recommendation report in response to the application. If you have any further queries regarding the above, please do not hesitate to contact us.

Yours sincerely

BOFFA MISKELL LTD



Julia Wick

Associate Principal / Landscape Architect

Attachments:

- **Graphic Appendix Package – Planting Plan – Version E**
- **Appendix 3 - Visual Simulations**