

22 March 2021

Kylie McLaughlin
Evolve Planning
c/ Lex Wright
c/ Ross Cooper, Tattico



Dear Kylie

Further information request for resource consent application LU2000057 Landscape and Visual Matters – Revision 2 – clarification.

Thank you for your feedback with respect to the Landscape and Visual Effects Assessment and further information request received 16 March 2021. Please find our response below.

Item 14

It is acknowledged that earthworks has a level of temporary effect including a visual effect due to land disturbance, who is the viewing audience that will experience this level of temporary effect? Is this the users of State Highway 1, or does this also include those that can view the site (from Heatherlea Drive)?

*Item 14 response, 4th paragraph outlines “following the construction period, the adverse effects of the proposal on the landscape of the site is **considered to be moderate- low (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 effects will reduce to **moderate-low and no more than minor**”(my emphasis).*

Just seeking some clarification around this point, as both effects ratings meant to be the same?

Thank you for the feedback we have now reviewed the discrepancy in our Section 92 response and can confirm that once the development and associated planting becomes established and integrates built form within a wider open space setting, any adverse effects will reduce to a low. No more than minor level of effect.

Marshall Day Acoustics Report

I acknowledge that a landscape architect is not suitably qualified to comment on the appropriateness of the noise (aside from sensory aspect), the query was really seeking commentary around the recommendations within the Marshall Day report which included fencing and bunds and if the mitigation measures contained within the LVA and associated plan sets were in accordance with the recommendations outlined in the Marshall Day report (in terms of the bund and fencing requirements) as this wasn't clear. If this can please be clarified.

The recommendations from the Marshall Day report have incorporated into the design. This is identified on Page 14 of the Buchan Architectural plan and includes the proposed earthbund and acoustic fencing (see image below). This information includes both cross sections and precedent photographs. The Boffa Miskell Planting Plan also includes these bunds / fencing and also identifies the proposed landscape treatment for these bunds. In addition to this an area of Native planting is included adjacent to the neighboring properties at 39 and 45 Port Marsden Highway. This planting includes a number of ground, mid level species and specimen trees (Nikau, Kowhai, Karaka, Pittosporum) (refer BML planting plan).



I trust that the above information provides you with enough information to enable you to complete your landscape and visual 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