

LVEA 17

*The LVEA report identifies an avenue of Oak trees as being a notable landscape feature within the PC area (Para. 2.17). Please identify the location of these trees on a map. The report notes that while retention of these trees would severely constrain a suitable block layout, partial retention would be possible and could be integrated with future site development (Para 3.6). Please advise how this outcome would be secured through the proposed precinct conditions.*

The location of the Oak avenue is depicted below. As indicated in the assessment, the location and spacing of the trees mean that they cannot be retained in their current arrangement within a conventional development. There is a possibility that the avenue could be retained to a greater extent if some other type of development were to occur e.g. a retirement village. So, although the value of the trees is acknowledged and the intent is to consider their retention in future development if they can be worked into an appropriate design, it is not proposed that their retention is included as part of the proposed Precinct Conditions. They are exotic trees with no specific protection under the Unitary Plan. Further, the potential loss of some or all of the trees would be offset over time by the significant number of street trees along linear roads and extensive planting associated with riparian areas.



<p>LVEA 18</p> <p><i>The LVEA seems to make reference to the structure plan contained in the UDS report as being included in the Precinct provisions (Para 3.2). However, this level of detail is not contained in the proposed Precinct Plan. Please clarify the understanding and advise how the outcomes promoted will be achieved through the Precinct provisions.</i></p>	<p>The Concept Plan included in the UDS was prepared to demonstrate how the Structure Plan for the Plan Change area could be enabled with regard to relevant planning considerations and traffic requirements. The final outcomes however will be largely guided by the Auckland - wide provisions of the Unitary Plan.</p>
<p>LVEA 19</p> <p><i>How will the additional planting described in Paragraph 3.6 and the amenity benefits described in Para 7.5 be achieved through the proposed Precinct provisions?</i></p>	<p>Riparian planting of the extensive stream network associated with the site is covered by the following provisions of the proposed Precinct Plan:</p> <p><i>Policy 6 - Support improvements to water quality and habitat, including by providing planting on the riparian margins of permanent and intermittent streams.</i></p> <p><i>IX.6.3 Standards</i></p> <p><i>1. Riparian Margins of permanent and intermittent stream must be planted either side to a minimum width of 10m measured from the top of bank of the stream.....</i></p> <p><i>IX.9 Special Information Requirements</i></p> <p><i>Riparian Planting</i></p> <p><i>An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of plants. Plant species should be predominantly native.</i></p> <p>Due to the flood risks associated with the stream network a considerable area of the site would be retained as drainage reserve. The development and improvements to these areas, including any further</p>

	<p>planting, in addition to the riparian planting requirements, would be addressed during detailed design as part of the resource consent stage.</p>
<p>LVEA 20</p> <p><i>Paragraph 4.4 outlines the Structure Plan but makes no reference to the associated NDS. Please identify parts of the NDS relevant to landscape and visual amenity considerations and provide an analysis of how the proposed PC provisions address these.</i></p>	<p>The NDS identifies themes and key structure plan responses. With respect to landscape and visual amenity considerations these focus on:</p> <ul style="list-style-type: none"> <li>▪ good access to amenity and a network of parks</li> <li>▪ neighbourhoods celebrating their unique identity, including the physical landscape, and</li> <li>▪ protecting and enhancing the natural environment, while enabling urbanisation.</li> </ul> <p>The proposed Plan Change responds to these themes by protecting the floodplains and retaining most of the existing streams by the formation of a blue-green network based around the watercourses. This will protect and enhance these natural features while creating sizeable areas of reserve and enhance the general amenity while allowing the establishment of a workable urban grid.</p>
<p>LVEA 21</p> <p><i>The LVEA identifies the Hunua Foothills as the main landscape feature of the area. Please provide analysis of the value of the visual connections from the PC area to the wider landscape, in particular, the Hunua Foothills and identify how this is addressed in the proposed PC provisions.</i></p>	<p>The site is located on a flat low-lying alluvial flood plain. As a consequence, views within the site to the wider landscape are quite limited by surrounding vegetation. The only notable exception is the nearby Hunua foothills, which provide a backdrop and sense of scale locally. However, with the type of development anticipated for the site it is not envisaged that this will significantly alter the existing relationship or visual connection with the foothills. The scale and density of likely future development, combined with the street networks and extensive drainage reserve areas would ensure that an adequate sense of spaciousness and significant opportunity for visual connection with the foothills remains. Consequently, it is not seen that this</p>

	needs to be addressed by any specific provisions as part of the proposed Plan Change.