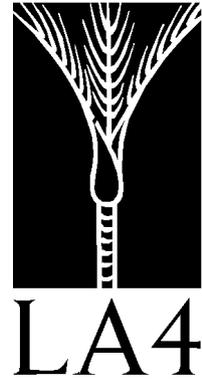


Memo

To: Southern Cross Hospitals Ltd
cc: Daniel Shaw – SFH Consultants Ltd
cc: Bianca Tree – Minter Ellison Rudd Watts

From: Rob Pryor
Director | NZILA Registered Landscape Architect
LA4 Landscape Architects Ltd

Date: 5 March 2019



Clause 23(1) to Schedule 1 of the RMA Response Private Plan Change – 3 Brightside Road, 149 – 153 Gillies Avenue, Epsom Landscape Requests

Background

An application for a private plan change involving the above-named properties has been lodged with Auckland Council.

The Council planner handling the application has sent a letter to the applicant, under Clause 23(1) to Schedule 1 of the RMA, asking for some further information to be provided.

In response to a number of landscape and visual amenity queries I provide the following responses.

Request

Clarification whether the height shown in photo simulations provided by LA4 comply with the volcanic viewshaft overlay controls, in particular Viewpoints 1-11.

Response

This has been addressed fully in the response by Archimedia Architects.

Request

Explanation of how amenity values under section 7(c) of the RMA have been interpreted and applied to the evaluation of effects assessed by LA4.

Response

(b) The efficient use and development of natural and physical resources

The demand for services that Southern Cross provides are increasing and there is a requirement to expand the facility to meet these demands. The purpose of the Plan Change is to enable the efficient operation and expansion of the existing hospital, while managing effects on the adjacent residential amenity. This will enable the efficient use and development of the natural and physical resources of the site.

(c) The maintenance and enhancement of amenity values:

(f) Maintenance and enhancement of the quality of the environment:

While development enabled as a permitted activity under the SPHZ exceeds the height and intensity anticipated in the existing residential zones, in terms of the visual bulk and massing, the height, bulk and form within the context of the existing vegetated environs and mitigating effects resulting from

them, will maintain and be generally in keeping with the character and amenity values of the surrounding residential neighbourhood.

The H25 zone maximum development masses would maintain a reasonable level of sunlight access, and minimise visual dominance and privacy to neighbouring properties, in particular to those neighbours to the north and north west through the setback provisions and compliance with height in relation to boundary controls.

The H25 maximum development masses respond well to the streets and surrounding residential and mixed use environment. In my opinion, the amenity values of the surrounding area would be retained. Development enabled by the PPC would be of an appropriate form and scale for the location adjacent to the existing hospital and surrounded on two sides by the major arterial road and a residential thoroughfare street.

The height and bulk of development enabled by the PPC would not adversely affect the amenity of the surrounding streets or neighbouring properties. The mass and height would result in a development appropriate to its location (as identified in the Motu Site Context: Surrounding Built Form). Overall, it is considered any adverse effects associated with the built form, height and massing can be considered to be minor in the context of the receiving environment.

In my opinion the standards, provisions and assessment criteria within the H25 SPHZ will protect the surrounding residential area and minimise potential adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties while maintaining a high standard of amenity.

Request

Explanation of how some high level of visual effects translate into lower levels of amenity effect (for example in Viewpoint 1).

Response

The assessment included consideration of the changes to the urban landscape character and amenity values which might occur as a result of the type of development anticipated. There is a distinction between the visibility of a development proposal and any visual effects it may create. A development may be highly visible, but may have minor visual effects or vice versa, depending largely on the context in which a development is seen.

While some of the viewpoints, in particular those in close proximity to the site resulted in moderate visual effects, the context within which they were viewed resulted in lower levels of amenity effect. For example, Viewpoint 1 from the corner of Gillies Avenue and Brightside Road, while highly visible would not appear incongruous in the context of the adjacent Brightside Hospital, location of the site adjacent to an arterial road and other large non-residential developments located along Gillies Avenue.

Request

A further analysis of effects in relation to Viewpoint 2, given the limited scope of the photo and simulation prepared for that vantage point.

Response

Viewpoint 2 from the corner of Gillies Avenue and Kipling Avenue was requested by Auckland Council. One of the difficulties in such close viewing locations are the restrictions enabled by a 50mm lens on the camera which tends to crop the view. A 50mm lens was chosen in cognisance of Auckland Council's Information Requirements for Landscape and Visual Effects Assessments. A fuller understanding of the effects can be gained in association with Viewpoint 1 taken further south along Gillies Avenue and the analysis accompanying it.

Development permitted under the H25 provisions would not adversely affect the existing urban amenity due to the modified nature of the surrounding environs, location of the site adjoining the arterial road and mitigating effect provided by the existing pohutukawa tree within the site and trees along the street frontage which are to be retained. From this viewpoint, development will appear continuous with the existing urban fabric, albeit of a greater height and form than currently exists.

Request

Explanation of the amenity effects that would be experienced by local residents, as opposed to the more transient exposure and effects associated with the motoring public cyclists etc.

Response

The site and surrounding landscape has the capacity to visually absorb the landscape and visual effects of increased development through the physical characteristics and prevailing attributes and urban fabric within the area including the range of healthcare, education and residential uses prevailing.

Development permitted under the H25 provisions would be visible from various locations in the surrounding urban environment, particularly for adjoining residential properties due to the height, form and scale greater than currently existing within the site.

In my opinion the standards, provisions and assessment criteria within the H25 SPHZ will protect the surrounding residential area and minimise potential adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties while maintaining a high standard of amenity.

In terms of the visual amenity effects that would be experienced by local residents I would make the following comments.

The anticipated massing reference plan (Archimedia plan A920) illustrates the proposed massing building footprint. The footprint is set back 10m from the Gilles Avenue and Brightside Road frontages. As outlined in the Arboricultural response prepared by Peers Brown Miller, all the trees shown around the perimeter of the development footprint would be able to be retained if the building footprint were to be established as shown on that plan. The report also notes that even the large trees near the corner of Brightside Avenue that have the footprint encroaching on their driplines would tolerate any excavation work at or about the distance shown from their bases.

The four feature trees along the Gillies Rd frontage could also be retained, and one feature tree in the northwest corner could be incorporated. The retention of these trees in addition to the two large scheduled trees within the site and street trees along the Brightside Road frontage would provide a suitable level of mitigation to future development enabled by the plan change and ensure the visual amenity values of the surrounding residential area will not be adversely affected.

Request

A further analysis and/or graphic depiction (via photos etc) of the effects that would be experienced by those living at 30-38 Owens Road.

Response

In terms of the effects that would be experienced by those living at 30-38 Owens Road I would make the following comments.

The existing mature trees within the Southern Cross site will provide a good buffer and screening towards parts of development enabled by the plan change. Additionally, there are trees within the neighbouring properties in Owens Road. The Owens Road properties are generally orientated north towards the sunlight and not south towards the site. The rear yards of these properties, facing the site are typically service and access yards with associated garaging.

Request

An analysis of the degree to which the existing trees and other vegetation found at 3 Brightside Road and on the sections at 149, 151 and 153 Gillies Avenue could be expected to survive with development under the controls of Chapter H25 (Special Purpose – Healthcare Facility and Hospital Zone) provisions. While mitigation measures such as level of screening and buffering

could be seen as information requirements under a resource consent application, it would be helpful that these measures are addressed by LA4 for the private plan change request.

Response

This has been fully addressed in the Arboricultural response prepared by Peers Brown Miller.

I trust that this assists.



Rob J Pryor
Registered NZILA Landscape Architect
DIRECTOR

