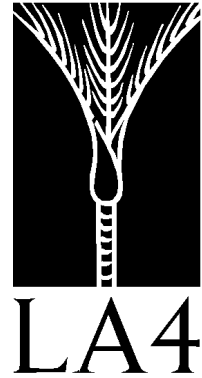


# Memo

**To:** Mr Hamish Firth  
Mt Hobson Group

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

**Date:** 8 March 2019



## Clause 23(1) to Schedule 1 of the RMA Response **1,3,5,7,10 and 12 Florence Carter Avenue – Flat Bush Private Plan Change Request – Landscape**

### **Background**

The application for a Private Plan Change (“PPC”) 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**

*A scale of the effect ratings used for the landscape assessment and their definitions needs to be provided.*

### **Response**

A scale of effects is included in the ALVE under paragraphs 4.16 – 4.17.

### **Request**

*The landscape assessment only focuses on the physical landscape effects upon the site. Further detail is required regarding the effects that the proposal will bring upon the landscape character, taking into consideration the surrounding context and the future built environment anticipated by the zoning provisions.*

### **Response**

As outlined in the ALVE, the landscape values associated with the site itself are very low due to the highly modified nature of the site and surrounding area. As such the landscape sensitivity of the site to change is low. The site is zoned for business and light industrial activities in recognition of the and surrounding area’s characteristics. Therefore, development enabled by the PPC will have low adverse landscape effects on the site and surrounding urban area.

Understanding the existing environment also requires an understanding of the potential permitted built environment anticipated by the zoning provisions. The Business – Light Industry zoning of the site and the surrounding area has the potential to dramatically change in its urban form with a range of building heights. Provisions allow for buildings up to 20m plus roof forms which will significantly change the current character and visual amenity of the area in the future.

## **Request**

*Consideration should be given to the anticipated development on the land at 128 Ormiston Road which is zoned as Residential – Terrace Housing and Apartment Buildings and lies approximately 100m from the north-eastern corner of the site.*

## **Response**

Future development of the site at 128 Ormiston Road will not be adversely affected by development enabled by the PPC. Viewpoint 5 was taken from adjacent to 128 Ormiston Road. As illustrated the complying height and set back nature of the 26m height zone minimises potential adverse visual effects of development enabled by the PPC.

## **Request**

*The report sets out the criteria that has been used to undertake the visual effects assessment. These criteria are considered to be appropriate as it includes both the sensitivity of the view and the magnitude of change in context of the existing urban environment and visual intrusion within views. The criteria also include the ‘mitigation potential through specific measures’, however this seems to be disregarded throughout the remainder of the report. Further detail and recommendations need to be included regarding suitable mitigation measures that could be incorporated to reduce or avoid adverse effects.*

## **Response**

As this is a Plan Change request specific mitigation measures have not been determined. Building design controls and other mitigation measures will be detailed at the resource consent application stage. Needless to say, the current Business – Light Industry zoning of the site anticipates manufacturing, production, logistics, storage, transport and distribution activities. As outlined in the AUP (OP) zone description, the anticipated level of amenity is lower than the centres zones, Business – General Business Zone and Business – Mixed Use zone. The objectives for the zone include:

*3) Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.*

In contrast the Business – Mixed Use Zone is typically located around centres and along corridors served by public transport and acts as a transition area, in terms of scale and activity. The zone provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres.

New development within the zone requires resource consent in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces. The relevant objectives for the zone include:

*(9) Business – Mixed Use Zone zoned areas have a high level of amenity.*

Rezoning of the site will therefore ensure a considerably higher level of visual amenity to the site and surrounding area than its current Business – Light Industry zoning.

## **Request**

*Please provide further inclusion of additional viewpoints to represent the potential views from Barry Curtis Park and from the existing residential development to the south and south-west of Rongomai Park, as well as from Tangaroa College.*

*It is noted that the wider context contains vegetated ridgelines defined by Point View Drive to the north-east, and Redoubt Road to the south-east. Although distant from the site, these vegetated ridgelines are accentuated by the relatively flat topography of Flat Bush and its immediate surrounds, and therefore form landscape features on the skyline. It is also noted there are distant views towards the Waitakere Regional Park and Manukau Heads visible on the horizon. There are locations in proximity to the site from which these features are visible as existing development is*

*set below but are likely to be obscured by the 28m height proposed within the site, which will form a new visual element on the skyline.*

## **Response**

Three additional 3D massing images have been prepared to illustrate the development in the wider context. These have been taken from:

Viewpoint 7 – Barry Curtis Park – car park off Flat Bush Road

Viewpoint 8 – Barry Curtis Park – car park of Stancombe Road

Viewpoint 9 – Belinda Avenue residential area to the south of Rongomai Park

### **Viewpoint 7 – Barry Curtis Park – car park off Flat Bush Road**

As illustrated from this viewpoint, the height and bulk of the development is offset by the scale and expanse of the park and extent of open space.

The additional height is an incremental increase in consideration of the permitted height and can be readily accommodated within the urban context and locality. Given the proposed mixed use zone enabled by the PPC, the upper levels are likely to be residential in nature with a high level of visual amenity.

From this viewing angle and orientation there are no landscape features on the skyline and no distant views towards the Waitakere Regional Park and Manukau Heads are visible on the horizon from here.

Similarly within the wider and more distant context the vegetated ridgelines defined by Point View Drive to the north-east, and Redoubt Road to the south-east will be unaffected by development enabled by the PPC.

### **Viewpoint 8 – Barry Curtis Park – car park of Stancombe Road**

As illustrated in this view from the car park within Barry Curtis Park, views towards the site are largely screened by the stand of pine trees to the north of the site at 128 Ormiston Road. This viewing distance is from in excess of 1.2 kilometres away and from here the views are expansive encompassing the park environs and beyond the surrounding Flat Bush urban environment.

From this viewing distance and diversity of elements within the view, the additional height is an incremental increase in consideration of the permitted height and can be readily accommodated. Again from here, the upper levels are likely to be residential in nature with a high level of visual amenity.

From this viewing angle and orientation there are no landscape features on the skyline and no distant views towards the Waitakere Regional Park and Manukau Heads are visible on the horizon from here.

Similarly within the wider and more distant context the vegetated ridgelines defined by Point View Drive to the north-east, and Redoubt Road to the south-east will be unaffected by development enabled by the PPC.

### **Viewpoint 9 – Belinda Avenue residential area to the south of Rongomai Park**

Some of the front line dwellings in the residential area to the south of Rongomai Park will be affected by development enabled by the PPC due to the currently undeveloped nature of the site. For this viewing audience the existing outlook will change noticeably from its vacant and open state to views encompassing a large business development.

Although this will constitute a significant change to the existing character of the site, I consider that the change is appropriate for the site, particularly in cognisance of the current Business – Light Industry zoning and the horizontal scale and expanse of the open space of the park.

From this viewing angle and orientation there are no landscape features on the skyline that would be affected to any degree greater than a building of complying height. The vegetated ridgeline

defined by Point View Drive to the north-east, illustrated in the view would be similarly affected by a complying development.

I consider that in the context of the scale, openness and expanse of the park in the foreground of the view the additional height enabled by the PPC will have low to moderate adverse visual effects.

### **Request**

*Please substantiate on any potential effects to the wider catchment area, namely from Barry Curtis Park as although this area is set back from the site by existing development, the proposed height of up to 28m would result in potential views from within this park.*

### **Response**

See comments above regarding the views from Barry Curtis Park.

### **Request**

*Further clarification is required on how the shading effects on Rongomai Park have been determined and further consideration to the shading effects upon the existing residential properties located east of the site.*

### **Response**

There will be no adverse shading effects on Rongomai Park or the residential properties to the east of the site due to the compliance with the HIRB rules.

### **Request**

*The report summarises that the greatest visual effects arise in relation to the properties and streets closest to the site. This is considered to be inconsistent with the level of effects outlined within the visual assessment, which concludes low adverse visual effects from the properties and streets closest to the site, but up to moderate adverse visual effects from Rongomai Park. Clarification required.*

### **Response**

The assessment included consideration of the changes to the visual 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 low adverse visual effects, the context within which they were viewed was taken into consideration.

For example, from the residential area to the east, development enabled by the PPC while highly visible would not appear incongruous in the context of the scale and expanse of the park, width of the arterial road and disruptive nature of the arterial road.

Low to moderate effects were assigned to users within Rongomai Park due to the proximity to the PPC site and currently undeveloped nature of the site.

I trust that this assists.



Rob J Pryor  
Registered NZILA Landscape Architect  
DIRECTOR