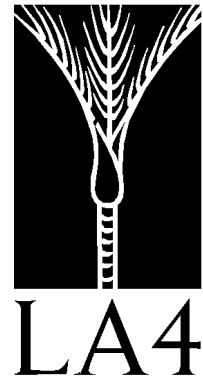


Memo

To: Ms Renee Fraser-Smith
Town Planner
Tollemache Planning Consultants
Auckland

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

Date: 19 August 2021



Pukekohe Golding Precinct – Private Plan Change Clause 23: Landscape Review

Further to the clause 23 request from Auckland Council in regard to landscape and visual matters I provide the following comments.

Request UL5 Landscape Effects

The LVEA report's assessment of landscape effects refers to the outcomes achieved by the 'Indicative Concept Plan' (Para. 4.15, p.10), which is only provided for illustrative purposes and is only one outcome that may be achieved in relation to the PPC provisions. The report includes the proposed zone map (Appendix 1) and the indicative masterplan /concept plan (Appendix 2) but does not include the proposed Precinct Plan.

Please expand the analysis in the LVEA report so that it specifically relates to the proposed Precinct provisions rather than the concept plan.

Response:

There are a number of provisions within the I4XX. Pukekohe Golding Precinct to ensure a suitable level of landscape amenity would be achieved.

While there would be a loss in landscape character, the key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development which is anticipated by the relevant AUP planning strategies for the site. Although development enabled by the PPC would result in the loss of semi-rural characteristics there are number of positive landscape outcomes associated with the PPC.

The Precinct includes a Significant Ecological Area ('**SEA**') of approximately 0.44ha associated with a group of kahikatea trees adjoining Yates Road which is to be protected and enhanced.

The objectives and policies require the ecological values of streams, wetlands, and the significant ecological area to be protected and enhanced. I4XX.3. Policy 8 requires subdivision and development to plant the riparian margins of streams and wetlands and to provide at source hydrological mitigation, attenuation and quality treatment to prevent stream bank erosion and to enhance in-stream morphology, and stream and wetland water quality.

Standard I4XX.6.2 Riparian and Buffer Planting outlines the requirements including planting the riparian margins of any permanent or intermittent stream to a minimum width of 10m from the top of

the stream bank. There is also a requirement to plant the riparian margins of any natural wetland to a depth of 10m from the wetlands fullest extent. The margin of the SEA must also be planted to a minimum depth of 5m measured from the edge of the canopy. All planting is to be eco-sourced native vegetation densely planted at 1m spacings.

The riparian plantings along the stream corridor and wetlands would enhance the overall amenity and assist in the PPC areas integration with the surrounding semi-rural and urban area over time. Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit an urban, rather than a semi-rural character is achieved.

Request UL6 – Visual Effects

The LVEA does not assess the acoustic wall. It is noted that the wall may be in existence for some time prior to development of the Light Industry Zone occurring.

Please provide an assessment of the visual effects of the required acoustic wall.

Response:

The Precinct requires the construction of a 7m high acoustic barrier to attenuate noise from the Special Purpose – Major Recreation Facility Zone (Pukekohe Park) prior to or concurrently with the residential subdivision of land between the Business – Light Industry Zone and the 55dB LAeq noise contour illustrated on the Precinct Plan.

The acoustic barrier is to be located mid-block and runs approximately north-south as illustrated below.



Figure 6 The 'mid|block wall'

The wall would be located within the Light Industrial zoned land where large format warehouse type buildings are anticipated. Within this context the wall will not appear incongruous. Regardless of the duration of the wall, its visual amenity would not be dissimilar to a Light Industry zone permitted activity outcome.

Request UL7 – Visual Effects

Section 4 of the LVEA report sets out an assessment of visual effects experienced by those viewing the PPC area from outside the Site, however does not address this interface.

Please provide an analysis of potential visual amenity outcomes in relation to the interface between the proposed Business: Light Industry zone and the Residential: Mixed Housing Urban zone and advise whether any specific precinct provisions are recommended to address identified visual effects.

Response:

The AUP contains many residential areas adjacent to a Light Industrial zone without creating the additional need for new methods to manage effects at the interface. The LI zone provisions in Chapter H17 already include provision to manage this interface and these were deemed to be sufficient by the AUP Independent Hearing Panel. There is no justification why the PPC area should be treated differently to the rest of the Auckland Region.

Of relevance are that adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed (Objective H17.2(3) and that development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones (Objective H17.2(4). In addition, Policy H17.3 (4) requires development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.



Rob J Pryor
Registered NZILA Landscape Architect
DIRECTOR

