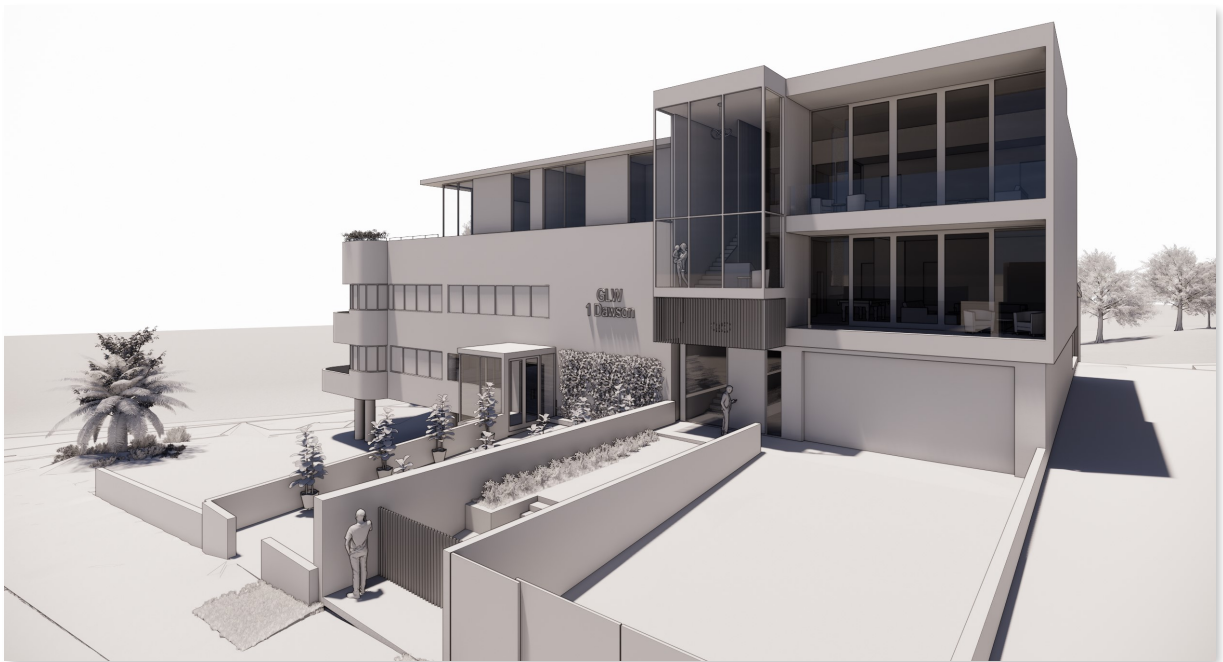


Landscape and Visual Impact Assessment Tennent Apartment

1 & 3 Dawson Street
New Plymouth

Memo (s92 response): 5 July 2021 Revision 3



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1. Introduction

This memo should be read in conjunction with the Bluemarble Landscape and Visual Impact Assessment (LVIA) dated 23 January 2020, and Assessment of 122 St Aubyn Street dated 01 April 2020.

This memo responds to a council request (s92) for further information dated 26 May 2021, and specifically addresses items 2 and 3 of the request.

2. *Several property owners including 2 within the Devonport Apartments, 6 within the Richmond Estate and 1 in the Oceanview apartment complex have identified that their existing views, sky and/or outlook would be blocked or partially blocked by the proposal. Noting that there are height and viewshaft encroachments, please give further consideration to effects on views from the relevant properties. If possible seeking permission from apartment owners to make an assessment from the relevant properties would be beneficial.*
3. *Please give further consideration on effects relating to privacy, particularly on 122 St Aubyn Street.*

The s92 request also requests further information on shade effects. Shading diagrams and assessment are covered separately by Boon Architects.

2. Submitter visits

To respond to the s92 request, Keith Preston (Surveyor) and I visited the following submitter's properties. The location of these properties is shown on the first page of **Appendix 1**.

Submitter visits by Richard Bain (bluemarble) and Keith Preston (BTW)			
Property Owner	Property Address	Date of Visit	Notes
Hurlstone	1B/120 St Aubyn Street	10 June 2021	Second storey level of the middle block of Richmond Estate.
Comber	122A St Aubyn Street	11 June 2021	Oceanside' Apartment neighbours to the existing subject site seaward building.
MacArthur	122 St Aubyn Street	11 June 2021	Oceanside' Apartment neighbours to the carpark part of the subject site.
Sharrock	4/120 St Aubyn Street	11 June 2021	Fourth floor level of Richmond Estate tower block (Keith Preston not present).
Stewart	11/120 St Aubyn Street	11 June 2021	Second storey level on the western end of the middle block of Richmond Estate.
Hey	1A/120 St Aubyn Street	11 June 2021	Did not visit apartment interior as owner away but did view from outside stairs at invitation of Lyn White.

Submitter visits by Richard Bain (bluemarble) and Keith Preston (BTW)			
White	2/120 St Aubyn Street	11 June 2021	Doesn't presently reside at this apartment but is the owner and enabled our entry. She lives elsewhere on the site (no view) and also owns an apartment in the Devonport Apartments which was not visited.
Pease	3/120 St Aubyn Street	18 June 2021	Third floor level of Richmond Estate tower block.
Clegg	10/120 St Aubyn Street	18 June 2021	First storey level of the middle block of Richmond Estate.
Holt	1 Devonport Apartments	18 June 2021	Top level of Devonport Apartment block directly opposite subject site. (Keith Preston not present).

On each visit, the property owner or an owner's representative was present and was invited to show us the viewpoints from within their property that were of concern. I took 28mm and 50mm focal length photos from each location and Keith Preston took representative views using a Mixed Reality Device Hand Set (MRHS), which shows the proposal superimposed over a realtime photo.

3. Assessment

A set of images is attached (Appendix 1), which shows representative views from each submitter's property. In all cases, there is more than one view from each property. Generally, views are from seaward facing windows & doors, western facing windows, and outside deck areas. The images attached are not from every viewpoint within each property, but represent the views available.

The following assessment describes the visual amenity from each property and an assessment of the level of effect based on my professional judgment. I have read the submissions and also listened first hand to owner's concerns. Notwithstanding the genuine concerns that submitter's have on potential impacts, my assessment is based in differentiating between visual change and visual effect, and placing any potential loss of visual amenity into context. In particular, I give consideration to amenity values as defined in the RMA "*those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes (s 2 RM4)*", as well as Operative District Plan assessment criteria for restricted discretionary activity (Bus 13), specifically;

1. *The extent to which the extra height Of the proposed building will:*
 - a. *Adversely affect the character and visual amenity of the surrounding area;*
 - b. *Have an overbearing effect on sites within the Residential Environment Area;*
 - c. *Adversely affect outstanding and regionally significant landscapes;*
 - d. *Intrude and/or block an urban viewshaft; and*

e. *Adversely affect the natural character of the coastal environment.*

2. *The extent to which the site layout, separation distances, topography, planting or set backs can mitigate the adverse effects of the extra height.*

Notes:

Other relevant rules such as OL63 & OL71 are covered in earlier assessments.

For ease of cross referencing text with images, the order of the submitter list is in the same order as the images in **Appendix 1**.

Assessment of Potential Visual Effects	
Submitter	Description of View and Assessment
Hurlstone 1B/120 St Aubyn Street	This property is the largest apartment in the Richmond Estate and has a long seaward frontage of windows and outdoor deck, from its second storey location. The proposal will prevent visibility through the existing carpark area on the subject site which includes views of Paritutu. However, in the context of the close and expansive views of the foreshore and sea which occupies the main visual aspect of this property the loss of view from the proposal is small.
Comber 122A St Aubyn Street	Located directly adjacent to the site, this property's views are seaward and to the north-east. The only views towards the subject site are via small windows that look into the carpark area. A number of windows on this side of the apartment are opaque and provide reflected light only (as opposed to visibility). The proposal will be close and visible from the clear windows that face the submitter but visual amenity from the high amenity areas is unchanged.
MacArthur 122 St Aubyn Street	This property is located adjacent to the subject site carpark and has views from both its two levels. This includes from first floor bedrooms, stairwell, and and second floor window and deck. While there is a view across the subject site carpark to the west, the primary visual amenity is from views northeast across the Richmond Estate carpark and thought to the ocean beyond. The proposal will not affect the primary views experienced by this submitter. Having said that, the proposal is located very close to this submitter and will be highly noticeable. This could create a dominance effect, some of which could be reduced by building colour (the model used in the images has the proposed building as black - this dark colour intensifies potential dominance effects). However, there is no escaping that due to proximity, this submitter may feel overlooked and will lose 'sky space', noting that permitted activity on the application site could create similar effects.
Sharrock 4/120 St Aubyn Street	This property is located within the Richmond Estates tower block and has extensive elevated views up and down the coast. The proposal will be visible to the west. Presently this view extends to Paritutu and includes two of the Sugar Loaf Islands, pōhutukawa trees at Kawaroa and the rocky foreshore. These elements will still be visible with the proposal.

Assessment of Potential Visual Effects	
Stewart 11/120 St Aubyn Street	This property is located at the western end of the Richmond Estate complex and is a two storey apartment. There are extensive views from a number of doors and windows on both levels and from a prominent outside deck area. The views from this property are primarily seaward and to the north-east. The views to the west are minimal - just a glimpse through the subject site carpark to houses on the other side of Dawson Street. The proposal will not prevent any views from this property apart from the aforementioned view towards Dawson Street.
Hey 1A/120 St Aubyn Street	This property is located next to the Hurlstone apartment on its eastern side. Access to the apartment was not possible but we were able to assess the visual amenity from seaward external staircase. The images in Appendix 1 are taken from this staircase. The primary view is seaward and to the north-east. To the west, part of Paritutu is visible over the carpark area on the subject site. The proposal will prevent views of Paritutu but the affect on overall visual amenity from this very low, noting that Paritutu while noticeable is not dominant, being located 4km away.
White 2/120 St Aubyn Street	This apartment is located in the tower block with broad views up and down the coast. To the west Paritutu, the power station chimney and two of the Sugar Loaf Islands are visible as distant elements. The proposal will prevent views of all these elements to some extent, depending on which part of the apartment the viewer is located. Overall, the primary visual amenity available to this apartment is maintained as the open and spectacular seaward and north-eastern views dominate visual amenity.
Pease 3/120 St Aubyn Street	The views experienced by this apartment are similar to that of 2/120 described above, except that this apartment is one storey higher. Therefore, the loss of outlook to the west is lesser. Paritutu and two of the Sugar Loaf Islands will still be visible from this property.
Clegg 10/120 St Aubyn Street	Located on level 1, this is a long apartment in the middle block of Richmond Estate and includes an outdoor deck area that faces the sea. The proposal will not prevent any views from this apartment.
Holt 1/127 Devonport Apartments	This apartment is located on the top level of the Devonport Apartments and has two large windows that look directly over the site towards the sea. This view also extends east and west with the proposal located in the centre. The proposal will reduce views of the sea for the width of the proposal but sea views west and east will remain. The proposal will be visible as an intervening element between the viewer and the sea and will create a moderate effect on character experienced from this property.

4. Summary

The visit to submitters' properties provided an opportunity to assess visual effects first hand. The nature of effects falls into two groups: those potentially affected by shade effects, and those potentially affected by visual effects.

Potential shade effects area assessed separately by Boon Architects.

Taking the restricted discretionary status of the activity and permitted activities into consideration, potential visual effects relate to (in no particular order) the properties of Hurlstone, Sharrock, Hey White, Pease, and Holt. These are the properties in elevated positions that currently experience views over or through the existing site. Of these, Holt (1 Devonport Apartments) is the only property whereby the proposal is 'front and centre', located directly between the submitter's only north facing windows and the sea. The proposal will be highly noticeable but its effect on the overall quality of the landscape is not materially changed. The sea is still predominantly visible as part of an expansive outlook.

Based on amenity as defined in the RMA, in my opinion, no submitter will experience a loss of coherence or pleasantness from a loss of view. In terms of Operative District Plan assessment criteria, the character and visual amenity of the surrounding area will remain substantially unaffected. The loss of views, in the context of the visual amenity available, is small in scale and small in percentage or proportion of view available.

In short, the proposal creates identifiable material visual change, but the effect is limited, and does not alter the fundamentally seaward view and outlook experienced from submitter's properties.

122 St Aubyn Street

With regard to 122 St Aubyn Street, (MacArthur), their only view across the subject site is via the carpark area behind the existing building. Permitted activity on the application site (e.g. a 10m high building built on the boundary) could block this view. The submitter will be overlooked but there is no Operative District Plan assessment criteria that explicitly requires privacy in this environment area. Privacy is explicitly listed as one of the assessment criteria for over-height buildings in the residential environment area, but not business. However, this property will likely experience dominance effects, but as an amenity effect, this does not necessarily translate to a loss of pleasantness or coherence (notwithstanding shade effects), especially when compared to permitted activity. The primary visual amenity from 122 St Aubyn Street derives from its north-eastern orientation and sea views which will be unaffected.

Richard Bain
Landscape Architect

5 July 2021



Methodology and Images

The following images have been prepared and supplied by BTW Company.

The existing views were taken at the time of visiting each property using a Mixed Reality Device Hand Set (MRHS). These views are not the only ones taken from each property but are representative of the outlook or view experienced by each submitter.

The potential views were also taken at the time visiting each property, and show the existing view with a computer model of the proposal overlaid onto the existing real time photograph.

BTW can supply a full explanation of the HRHS's methodology if required.

The images provide a realistic image of the scale and position of the proposal as viewed from the position the image was taken. The red or blue lines on the images are reference lines used at the time to ensure ether model is correctly positioned.

The HRHS images show the model in its entirety and do not crop out intervening structures. However, for the purposes of assessing visual effects, the images provide useful and valid images which support and inform the written assessment.

There are two properties, 4/120 St Aubyn Street (Sharrock), and 1 Devonport Apartments (Holt), where the HRHS was not available. In these two instances images have been created using 3D survey scan data. The site has been scanned in order to provide accurate information for preparation of the shading studies and can also be used to show visibility - hence images are provided for the Sharrock and Holt properties.

- Gardener - 6/120 St Aubyn Street
- Hurlstone - 1B/120 St Aubyn
- Sharrock - 4/120 St Aubyn Street
- Pease - 3/120 St Aubyn Street
- White - 2/120 St Aubyn Street
- Hey- 1A/120 St Aubyn Street
- Clegg - 10/120 St Aubyn Street
- Williams - 16/120 St Aubyn Street



Submitter Properties

Comber 122A St Aubyn Street



Submitter Properties

Holt - 1 Devonport Apartments



Tennent Apartment Project

Submitter Visual Amenity Images



Tennent Apartment Project

1B/120 St Aubyn Street (Hurlstone)

Existing view from outside deck



Tennent Apartment Project

1B/120 St Aubyn Street (Hurlstone)

Potential view from outside deck



Tennent Apartment Project

122A St Aubyn Street (Comber)

Existing view from scullery window



Tennent Apartment Project

122A St Aubyn Street (Comber)

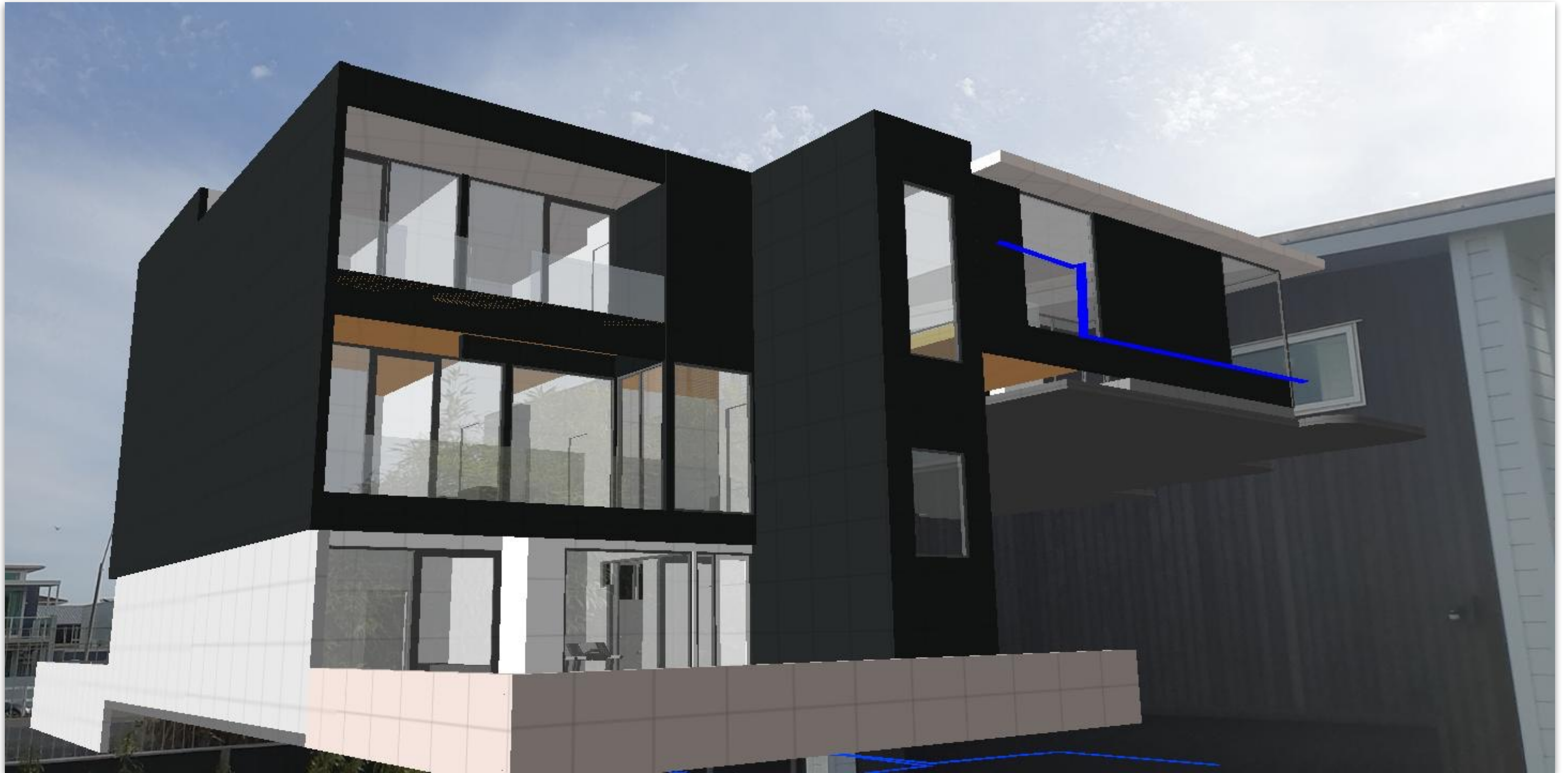
Potential view from scullery window



Tennent Apartment Project

122 St Aubyn Street (Macarthur)

Existing view from lower bedroom doors



Tennent Apartment Project

122 St Aubyn Street (Macarthur)

Potential view from room lower bedroom doors



Tennent Apartment Project

4/120 St Aubyn Street (Sharrock)

Existing view from west facing window



Tennent Apartment Project

4/120 St Aubyn Street (Sharrock)

Potential view from west facing window



Tennent Apartment Project

11/120 St Aubyn Street (Stewart)

Existing view west from outdoor deck



Tennent Apartment Project

11/120 St Aubyn Street (Stewart)

Potential view west from outdoor deck



Tennent Apartment Project

1A/120 St Aubyn Street (Hey)

Existing view from outdoor stairs adjacent to apartment



Tennent Apartment Project

1A/120 St Aubyn Street (Hey)

Potential view from outdoor stairs adjacent to apartment



Tennent Apartment Project

2/120 St Aubyn Street (White)

Existing view from west facing window



Tennent Apartment Project

2/120 St Aubyn Street (White)

Potential view from west facing window



Tennent Apartment Project

3/120 St Aubyn Street (Pease)

Existing view from west facing window



Tennent Apartment Project

3/120 St Aubyn Street (Pease)

Potential view from west facing window



Tennent Apartment Project

10/120 St Aubyn Street (Clegg)

Existing view from outdoor deck



Tennent Apartment Project

10/120 St Aubyn Street (Clegg)

Potential view from view from outdoor deck



Tennent Apartment Project

1 Devonport Apartments (Holt)

Existing view from seaward facing window



Tennent Apartment Project

1 Devonport Apartments (Holt)

Potential view from seaward facing window