

LANDSCAPE PEER REVIEW – Memo 3

TO_Laura Buttimore

NPDC_ SUB21/47781 & LUC22/48312

DATE_27 Feb 2023

SUBJECT_ Peer Review Commentary

IN THE MATTER OF:

of an application under s88 of the Act by B, M R Sim to the New Plymouth District Council to undertake a boundary change and five-lot subdivision, at 6 & 42 Leith Road, Okato (SUB21/47781)

AND

of an application under s88 of the Act by B, M R Sim to the New Plymouth District Council for a side boundary setback breach for a proposed dwelling on Lot 5 of SUB21/47781 and earthworks within 200m of a Site of Significance to Māori and Archaeological Site ID 197 (under the Proposed District Plan) (LUC22/48312)

Dear Laura

As requested I have reviewed the supplementary evidence submitted as part of the above matters in relation to the assessment of Landscape and Visual Effects.

I therefore focus my comments on the proposed 'Scaled Back' version of the subdivision scheme.

This version of the scheme plan is entitled: "**Lots 1, 4, 5 and 6 Being a Proposed Subdivision of Pt Lot 1 DP8787 and Lot 1 DP 19869**" with a Revision numeral of "**12**".

With the removal of Lots 2 & 3, many of my original concerns regarding the subdivision and its cumulative effects have been avoided but reiterate the importance of retaining mitigation measures on Lots 1, 4, 5 & 6 as originally prescribed and included in the proposed conditions of consent.

To summarise, the conditions attributed to Lot 1 (current undeveloped Lot) with respect to Landscape and Visual Effects are listed below with the addition of a few comments *in italics*.

- **Point 14:**

- All buildings shall be limited in terms of finish of exterior features – shades rather than tints with light reflectivity values (LRV) of below 20% for roofs and 40% for walls.
- All new driveways and accessways shall be finished in rural materials with mid to dark grey tones.
- All buildings shall be single storey and less than 6m in height. (*Comment: is this intended to apply to non-habitable dwellings as well as liveable dwellings?*).
- Only one dwelling is permitted.
- Water tanks shall be recessive in colour with an LRV less than 35% and shall be integrated with the dwelling design, screened or planted from view from the road, or located underground.

- All external lighting shall be hooded or [*Comment: I recommend AND instead of OR as you can still see lamp sources if a light is cast down but not hooded*], cast down so that no lamp source is visible.
 - All earthworks shall include sediment control measures and be limited in height to 1.5m unless created at a batter of no steeper than 3 horizontal to 1 vertical. All earthworks shall be grassed.
 - Fencing shall be limited to post and rail or post and batten only.
 - Within the next planting season following completion of the dwelling, native planting shall occur along the full extent of the driveway, along the southern side. [*Comment: a building platform is not defined on Lot 1 and therefore the location of this planting is unknown at this time*]*
- **Point 19:**
- All planting established and or existing and identified to be retained in accordance with the planting plan (yet to be named), shall not be destroyed or removed.
- **Point 23:**
- A Planting Plan shall be submitted to the Development Control Lead and certified prior to the commencement of works. The Plan is intended to provide screening and or softening of existing and or proposed built form on Lot 1 (4, 5, & 6). The Plan shall provide the following:
 - Road boundary planting along the frontage of Lot 1 to screen and/or soften the future building platform**.
 - Identification of existing vegetation to be retained (road frontage hedge) until new planting achieves specific heights.
 - The heights that the new planting must achieve before the existing vegetation can be removed shall be identified in the Landscape Planting Plan.
 - Plant species, which must all be native varieties and include the numbers, size, spacing, layout, and grade.
 - Methods of ground preparation, fertilising, mulching, spraying.
 - Maintenance and weed management.

**Comment: To assist with design and planning of planting of the southern side of the driveway on Lot 1, performance criteria would be helpful for all parties.*

***Comment: To ensure the planting plan meets expectations of effective screening and/or softening, performance criteria would be helpful for all parties. Please note the original criteria offered in the LVIA on page 16 recommended:*

“A minimum of two rows of native vegetation at 1m spacings capable of reaching a minimum height of 3m in six years. Species should be selected from the coastal zone list in the Taranaki Tree Trust publication “Restoration Planting in Taranaki: A guide to the Egmont Ecological District. This publication is available on the TRC website.”

Please also note (as per my original memo) that there is a swale within Lot 1 which directs overland flow to the Maitahi Stream [The sign name of the stream entitles it Ngutumoki Stream]. A culvert pipe in the adjacent property carries water beneath the road to the stream. This area is covered by LUC 1 in the LRI. This stream feeds into a QEII and regionally significant wetland. Land use, dwelling development, and land management should take account of this critical source area as per the NPS-FW and avoid activities that may adversely affect the corresponding waterway in the future. This information could be included as an advice note. See photos and aerial attached.

Lot 1's vehicle entrance has not been included in the corresponding conditions chapter – Points 11-13. It may also require a Type G crossing upgrade.

I note the management of night lighting effects on Lot 4 (existing and in the future), specifically lamp sources, has not been included. I recommend this be included.

With these items amended/clarified, I consider the effects on Landscape and Visual amenity of the proposed subdivision can be reduced to no more than minor effects.

Your sincerely



Erin Griffith
Principal | MUrbDes | Assoc. NZPI | MNZAIA

**natural
capital.**

Definition of Critical Source Area as per the NES-FM

critical source area means a landscape feature such as a gully, swale, or depression that—

- (a) accumulates runoff from adjacent land; and
- (b) delivers, or has the potential to deliver, 1 or more contaminants to 1 or more rivers, lakes, wetlands, or drains, or their beds (regardless of whether there is any water in them at the time)

Photos overleaf.

Photo 1: Aerial Photo with Regionally Wetland (light blue beneath pink) and QEII Layers (pink) turned on.



Photo 2: Image of vegetation and sign on the opposite side of Leith Road, north of the subject site.



Photo 3: view of rolling contour at the north-eastern corner of the subject site. The boundary of Lot 1 is defined by the edge of the maize crop.



Photo 4: View across neighbouring property to the northern boundary of Lot 1 and existing maize crop.

