

Puwhakamua Reintegration Housing, 671 Puaiti Road, Land use Resource Consent Application, Landscape Character and Visual Impact Review RFI

This activity is classified as non complying in the Rural 1 zone. Subsequently, the following assessment criteria relating to landscape character and visual amenity needs to be considered as part of this application:

1. *The effect on the character and amenity zone.*
2. *The effect on the amenity of the neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance.*
3. *The effect on the landscape and on-site landscaping, in particular where the activity is prominent when viewed from the road or other public land.*
4. *The cumulative effect on the character and amenity area.*
10. *The effects of non-residential activity on the character and amenity of the zone.*
14. *The quality of the landscape and of any proposed landscaping scheme designed to mitigate the potential adverse effects of the activity.*
15. *Any potential adverse effects of noise, vibration, light or any other source of disturbance.*

Before I can undertake an assessment identifying the type and scale of potential landscape character and visual effects the proposed activity could create, further information needs to be provided. The additional information I require is detailed as follows:

1. In my opinion, the scale and intensity of buildings proposed would not typically be found in a rural setting such as this. More information needs to be provided around the 10 cabins and 2 ablution buildings proposed to extend proximate to the northern and western boundary of the site, along with the 4 larger manager and staff units proposed to east of the site.
 - a) With reference to the Terrasurv survey plan 24034-T-1. Cross Section A and B drawings should be provided at a larger scale on a separate plan, with the actual cabin building envelope added (including roof pitch and finished height) along with the height of raised floor on piles above ground level and all dimensions. This will provide me with a more detailed representation of how the proposed built form will sit within the current surrounding and future proposed landform.
 - b) In addition to a) above, can a north to south cross section (looking at the site from the western side of the building in the eastern direction), be provided of the last 2 cabins, labelled Cabin 1 and 2 on the Terrasurv plan. The cross section will also need to extend in the southern direction to include the change in ground level, where the formed building platform (463m asl) meets the existing surrounding landform. According to the BSK cut and fill plan, there appears to be around a 4 metre height change along parts of the southern edge of the proposed level building platform, the

cross section should illustrate whether the fill will be retained with a wall or a batter slope formed.

- c) Building elevations of the cabins proposed for the future residents, along with the ablution blocks and staff cabins should be provided detailing the building envelope, roof pitch/type, building height and window/door locations. Cladding materials for the walls and roof should be shown on the elevations along with notations detailing the product proposed, the finish, colour and reflectivity value. If different external colour schemes and/or materials are to be applied to different buildings then information should be provided on this.

2.0 Lighting has been discussed in the AEE, although not in great detail. In my opinion, night lighting is an important factor to consider with this application. Whilst it would be anticipated that lighting could occur during different hours of the night for complying activities in a rural zone, a constant light source and/or lighting emitted from several buildings or sources at once could have the ability to be seen from some distance away, particularly before any proposed mitigation planting has had time to establish. In order to accurately assess the potential adverse landscape and visual effects relating to the rural night scene and the proposed development I have the following questions:

- a) The security lighting proposed outside, what type of lighting is this, where will it be located and will it be on 24/7?
- b) Just seeking further confirmation that there will not be any other type of outdoor lighting/light sources available during dark hours - considering this development will be totally reliant on providing their own lighting within their site for wayfinding as there will be no light spill available from street lighting etc. Has the applicant considered in great detail whether additional lighting may be required for health and safety and wayfinding, in particular the lighting of paths connecting to buildings (the amenity blocks, communal facility, staff quarters)? Is the applicant certain no lighting will be required for the carpark area in the future to assist residents/visitors/staff/emergency vehicles etc?
- c) Will each cabin have outdoor lighting and if so, how will this be controlled (movement activated sensor or controlled by an on/off switch)?
- d) Will the ablution blocks have lighting (either internal or external) on permanently at night?
- e) Directional down lighting would normally be recommended in a rural setting when a more intense built environment is proposed, is there a possibility for this to be incorporated into the proposal?

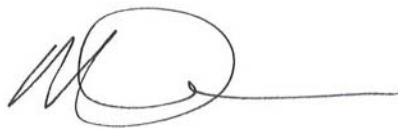
If the applicant cannot provide the information detailed above, then, at this stage I am unable to assist any further with this application. Should this occur, then I would recommend the applicant

submits a Landscape Character and Visual Impact Assessment report, prepared by a suitably qualified and experienced Landscape Architect, as part of the AEE detailing the scale of effects and mitigation methods proposed.

Mitigation planting has been proposed as part of the application. Once the information requested in 1 a) – c) above has been provided, more mitigation planting may be required, particularly between the western and northern cabins and ablution buildings, depending on how visible they will be from Puaiti Road.

The applications states that *“a condition of consent requiring a detailed landscape planting and maintenance plan to be submitted to council for certification is considered appropriate.”* I agree with this, a planting methodology needs to be added to this statement to ensure the planting is undertaken in accordance with best horticultural practice.

If the consent should be granted, then the mitigation planting will need to be of a reasonable size at time of planting to ensure the planting is of a sufficient height and has enough foliage to provide visual mitigation as soon as practicable.



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