

RC13924L – Tinex Group Limited, 245 Te Puna Station Road – Request for Further Information

Tinex Group Limited (TGL) – Response to WBOPDC Further Information Points

Landscape & Visual Effects	
<p>23. <i>The Landscape Management Plan requires the following additions/clarifications:</i></p> <ul style="list-style-type: none">a) <i>Whether the proposed planted widths/number of rows comply with the Appendix 7 requirements. (Note – Due to some confusion amongst applicants, Council is preparing a memorandum clarifying the correct interpretation of Appendix 7 planting/bunding requirements and will circulate this within the next 5 working days.)</i>b) <i>Whether the existing bunds comply with the minimum height requirements, or whether some fencing may also be required to achieve compliance or to mitigate effects (particularly adjacent to 177 Te Puna Station Road).</i>c) <i>Whether planting and bunding is proposed on the Stage 4 area that is currently occupied by the Daniel’s dwelling, and as required on the Structure Plan?</i>d) <i>Provide a plan that can be stamped that captures only the landscape activities proposed for this application (and including key measurements).</i>	<ul style="list-style-type: none">(a) Planting outlined within the LMP and installed on site differs from the specified cross section of Appendix 7. This has been noted within both the LMP and the LEA and the reasons for the differences. The proposed planting of the LMP is considered to align and achieve the intentions of the TPSP.(b) Will address in relation to 177 TPSR(c) Has no bearing on effects of the existing activities, so no information will be provided on this matter as part of this consent application.(d) (d) Can provide - may be best included as an Appendix to LVEA

<p>24. <i>The application states that the temporarily stored houses and swimming pool shells will meet the reflectivity requirement of rule 21.4.1 (d) - reflectivity. However, no evidence to verify this has been provided. Please provide further assessment against this rule.</i></p>	<p>Investigations are currently underway to determine the LRV qualities of the materials and coloured finishes to the swimming pool shells and stored houses.</p>
<p>25. <i>The Environment Court (interim decision, Decision A 016/2005) provided assessment of the benefits of the required overland flowpath/wetland corridor with regard to enhancement of amenity values (s7 C RMA). At para [65] the court discussed how establishment of the wetland (prior to commencement of industrial activity) was viewed as integral to the purpose of achieving sustainable management: “the establishment of a wetland can be seen as a positive environmental move, whether it is regarded as environmental compensation, mitigation or the enhancement of indigenous wetlands”. In light of this, please provide further commentary on the potential effects that commencement of industrial activity prior to the wetland corridor being fully established may generate. This should also take account of the illegal filling in the area where this corridor was to be established.</i></p>	<p>The assessment has been updated to consider the relationship between the existing industrial use of the land in the east and the wetland. It is our understanding that wetland enhancement is not a requirement to specifically offset effects related industrial activity but to restore cultural character to the wetland.</p>
<p>26. <i>Please update the Landscape Effects Assessment (LEA) to carefully examine the difference between the proposed activities (and including above noted non-compliances) of this industrial activity application, compared to the existing (legal) environment. Where necessary, and in addition to the District Plan rules, guidance should be taken from the Environment Court decisions (interim and final) to inform the existing environment assessment.</i></p>	<p>The LEA has been updated to examine the activities against the permitted activities under the plan, specifically 9m structures / buildings. Including guidance from the interim and final decisions.</p>
<p>27. <i>The LEA provides representative viewpoints to the site from selected locations. Whilst we understand obtaining access to every potentially affected property may not be possible, there are some possible gaps in the assessment of who may be affected (and to what degree). No Zone of Theoretical Visibility (ZTV) mapping is provided. Please provide a ZTV or Viewshed analysis map which identifies where the site can be seen from. Note: High Resolution Lidar Data is available from the Council, which would enable a high-resolution digital surface model (inclusive of trees and buildings) to be prepared and interrogated for this purpose. Please contact Heather Perring.</i></p>	<p>A ZTV map has been provided. This ZTV utilises a Digital Surface Model with an area of modelled up to 9m above ground in the position of the existing industrial. This represents a worst case scenario of how visible permitted development could be without any mitigation. This does not include any modelled landscape mitigation.</p>

28. The LEA provides assessment of effects on particular properties (with assessment using the 7-point scale from Te Tangi A Te Manu). The rating system used is consistent with the recommended 7-point scale contained within Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines, however, the terminology used is drawn from the now superseded Best Practice Note Landscape Assessment and Sustainable Management 10.1. The updated rating system is identified below:

Document	Effect Rating						
Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines	Very Low	Low	Low - Moderate	Moderate	Moderate-High	High	Very High
Act/Policy	Threshold						
RMA	Less than Minor	Minor	More than Minor		Significant		

A summary of the identified visual effect ratings is contained in the table below, as well as the equivalent Te Tangi a te Manu rating, RMA threshold rating and notification recommendations (provided by the reviewer).

Viewpoint	Rating Provided	Te Tangi a te Manu Rating (Equivalent Rating)	RMA Effect Threshold Rating	Notification
A	Low	Low-Moderate	Minor	Required
B	Low	Low-Moderate	Minor	Required
C & Ca	Very Low to Negligible	Low to Very Low	Less than Minor	Not Required
D	Very Low to Negligible	Low to Very Low	Less than Minor	Not Required
E	Very Low	Low	Less than Minor to Minor	Required
H & I	Low	Low-Moderate	Minor	Required
J, K & L	Low to Very Low	Low to Low-Moderate	Minor	Required
M	Low	Low-Moderate	Minor	Required
N	Very Low to Negligible	Very Low to Low	Less than Minor	Not Required

Please confirm the effect ratings for each potentially affected property (taking into account the other relevant questions within this further information request), and corresponding RMA effects and notification ratings

This item has been discussed with councils peer reviewer and this comment does not relate to this application and is therefore not addressed.