



# Memorandum

**Auckland**  
Level 3, IBM Centre  
82 Wyndham Street  
PO Box 91250, 1142  
+64 9 358 2526

**Hamilton**  
PO Box 1094, 3240  
+64 7 960 0006

**Tauranga**  
PO Box 13373, 3141  
+64 7 571 5511

**Wellington**  
PO Box 11340, 6142  
+64 4 385 9315

**Christchurch**  
PO Box 110, 8140  
+64 3 366 8891

**Queenstown**  
PO Box 1028, 9348  
+64 3 441 1670

**Dunedin**  
PO Box 657, 9054  
+64 3 470 0460

Attention: Barry Daniel

Company: Tinex Group Limited

Date: 08.06.2023

From: Oliver May

Message Ref: Evaluation of existing on site Light Reflectance Values and potential mitigation

Project No: BM211084

Dear Mr Daniels

This memorandum is as an addendum to the “Te Puna Station Road – Landscape Effects Assessment<sup>1</sup>” (LEA) and assesses the potential visual amenity effects in relation to Light Reflectance Values. The Western Bay of Plenty District Plan outlines the activity performance standards for Industrial zoned land and includes the following standard for the Te Puna Business Park.

#### *21.4 Activity Performance Standards, 21.4.1 General, 21.4.1.d. Visual amenity – reflectivity*

*i. Te Puna Business Park - All external surfaces of buildings/structures (excluding glazing) shall comply with the following reflectivity standards:*

- *Walls no greater than 35%;*
- *Roofs no greater than 25%.*

This memorandum assesses the visual amenity effects of the existing structures and stored items within the active lots at 245 Te Puna Station Road as identified in the LEA. The Te Puna Station Road industrial lot area is covered in a light coloured gravel, this forms the backdrop to on site activities from elevated properties. The existing activities on the site include:

- two house/building material storage operations;
- a swimming pool shell storage yard; and
- a tyre storage yard.

The house/building material storage operations typically contain a range of transportable dwellings on temporary basis. The materials and colour of these transportable dwellings vary and will ultimately change as dwellings are removed and replaced. Currently, the colours and finishes of the structures include:

- dark and light coloured corrugated steel roofs
- weatherboard clad buildings with natural wood, light and dark colouration
- light coloured temporary building wrap

The lot also contains a range of building materials including temporary metal fencing, wooden palettes, prefabricated concrete and boulders.

<sup>1</sup> Boffa Miskell Limited 2023. Te Puna Station Road: Landscape Effects Assessment. Report prepared by Boffa Miskell Limited for Tinex Group Limited.



Photo 1: House and building material storage operations

The swimming pool shell storage yard contains a collection of prefabricated pools in a range of sizes and three shipping containers are also present and have a matte yellow, blue and brown coloured finishes. The height of the pools are low lying in the landscape and range from approximately 1.5m to 2.5m above the ground. Compass Pools are finished with a pink colouration in support of the Breast Cancer Foundation NZ<sup>2</sup>. The specific shade of pink used is Pantone ® 7606 U<sup>3</sup>, when cross referenced through the Resene colour range this most closely matches “Resene Petite Orchid”, which has an LRV rating of 49%.



Photo 2: Compass Pools shell storage area

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<sup>2</sup> <https://www.compasspools.co.nz/pinkpools.html>

<sup>3</sup> <https://www.pantone.com/connect/7606-U>

The tyre storage yard contains a range of different sized used tyres that are predominantly black which is a recessive non-reflective colour. The yard is only partially used. Currently tyres are stacked along the eastern site boundary adjacent to the pool storage area.



Photo 3: Tyre storage yard viewed against the backdrop of the pool storage area

### **Amenity Effects related to Light Reflectance Value**

As discussed in the LEA the existing industrial activities are located in a relatively inconspicuous portion of the site. Viewing audiences are anticipated to be;

- road users along Te Puna Station Road which will experience glimpsed views into the site from near the site entrance
- the elevated residential property at 110 Te Puna Station Road which will experience elevated views into the site

Within the context of the industrial activities currently on site the light colour and tone of the pool storage area produces the highest LRV and is the largest area of non-compliance. Other light coloured elements or structures within the existing industrial area are relatively small elements that within the site. The house/building material storage area is located furthest west within the site and are expected to be outside of the visibility of the residential property at 110 Te Puna Station Road.

The pools, as viewed from the residential property at 110 Te Puna Station Road, will be a small element within the context of panoramic easterly views. Adverse amenity effects related to the reflective colour of the pools are able to be mitigated by either;

- erecting a shade screen approximately 4.5m in height along the western edge of the swimming pool storage area adjoining internal boundary planting (refer Figure 1 below), until internal boundary planting has established to a height of 4.5m; or;
- covering pools with a low reflectivity tarpaulin or similar matt covering (when stored for longer than one week).

By undertaking either of these mitigation measures visual amenity effects related to the pools and existing onsite activities will be no greater than very low adverse for all audiences.

# LANDSCAPE MITIGATION PLANTING PLAN

EXTENT OF PLANTING REQUIRED FOR THE MITIGATION OF EXISTING ON-SITE ACTIVITIES



0 60m  
1:12,000 @ A3

NOTE:  
THE EXTENT OF PLANTING BOUNDED WITHIN THE ORANGE LINE IS THE EXTENT OF PLANTING CONSIDERED TO BE REQUIRED TO HAVE BEEN INSTALLED IN ORDER FOR EXISTING ACTIVITIES TO BE ABLE TO CONTINUE ON-SITE, BEING THE SUBJECT OF THE RESOURCE CONSENT APPLICATION THAT THIS PLAN IS INTENDED TO SUPPORT.

LANDSCAPE MITIGATION PLANTING PLAN | TE PUNA STATION ROAD BUSINESS PARK | 01 JUNE 2023  
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Figure 1: Indicative location of shade screen to mitigate visual amenity effects related to stored pool shells.