



MEMO TO: JOANNE LEWIS

FROM: MARY MONZINGO

RE: WHAREROA NORTH PRIVATE PLAN CHANGE

DATE: 3 September 2018

Joanne,

I have considered the request from TDC (in their letter dated 15th February 2018) that a landscape and visual assessment be provided identifying the effects of the proposed access road on landscape values (and that the assessment includes *“a detailed assessment of the physical changes to the landscape that will result from the proposal”*). The Council appears to consider that such an assessment can be undertaken at this time because *“the access corridor is generally known”*.

As you know, considerable work has been undertaken to identify the likely route of the access road to the Whareroa North Plan Change area. It is not, however, finalised as considerable detailed design work has yet to be undertaken (I understand that is why the Plan Change concept plan has the wording *“Final alignment to be determined at resource consent phase”*). That aside, the position of the route is only one aspect of the range of physical elements which Council is requesting are assessed from a visual and landscape perspective. I would need to have sufficient information to identify and understand all of the physical elements of the completed detailed design for the proposed bridge and access road (including earthworks, retaining, etc etc) and the physical changes resulting from these elements to then assess the visual and landscape effects of these changes. I am advised by the project engineers that significant engineering investigation, analysis, and design is required before that level of detail could be available to me and that this is appropriately undertaken as part of the application for Resource Consents (subdivision and land use) after the plan change process.

What I can say at this stage, however, is that a range of techniques is available to address potential adverse visual and landscape effects of the bridge and access road. As part of the team undertaking the detailed design work I will providing input from a visual and landscape perspective to ensure that I can support the bridge and access proposal through the future resource consent processes. For example:

- The design of the bridge and the reflectivity of the surfaces of the bridge and mitigation planting can help to avoid, remedy or mitigate potential adverse landscape and visual effects arising from the bridge.
- Limiting the width of the road (and thus vegetation clearance) and mitigation planting following construction of the road, can help to avoid remedy, or mitigate potential adverse landscape and visual effects arising from the road.
- Fill faces necessary for the construction of the bridge and road can be planted with indigenous trees to allow them to blend in with the surrounding existing vegetation.
- Cut faces necessary for the construction of the access road can be benched/terraced, with indigenous trees established on the benches/terraces to avoid, remedy or mitigate potential adverse landscape and visual effects.

Also, I refer you to the report I prepared in December 2017 “Landscape and Visual Assessment. application to the Taupō District Council to Change the Operative District Plan, Whareroa North” (being Appendix 4 of the Plan Change Application). That report “.... considers whether there are potential landscape and visual issues that are of such significance, in terms of the concept plan which is proposed to be facilitated by changes to the District Plan, that the land should not be rezoned, or whether addressing the range of potential landscape and visual issues can be left to the resource consent stage” (para 1.3). The report considers potential landscape and visual effects that may arise as a result of the proposed development and discusses methods to avoid, remedy, or mitigate such effects. It also notes (at paragraph 6.6) that the District Plan provisions which will apply to the access road and bridge remain unchanged by the Proposed Plan Change.

The overall conclusion of my assessment and analysis is set out under the heading “Conclusion” (para 11.6) of the report:

“Overall, I consider that in relation to potential landscape and visual effects arising from implementation of the proposed Plan Change provisions:

- *the proposed plan change proposal is appropriate to achieve the purpose of the Resource Management Act 1991 (as advanced through the Taupo District Plan and the SSSP);*
- *potential landscape, visual and amenity effects are not of a scale or significance that the proposed Plan Change should be declined; and*
- *that the existing and proposed Plan provisions provide an appropriate regulatory structure for the management of such effects through the future resource consent process.”*

In summary, the assessment Council is requesting requires a level of detailed design which is not currently available (and I would not expect to be available until the detailed design stage of the project). The visual and landscape report included in the application, however, considers the range of potential landscape and visual effects that may arise (including from access) and discusses methods to avoid, remedy, or mitigate them. It confirms that potential landscape, visual and amenity effects are not of a scale or significance that the proposed Plan Change should be declined. Further, and as you have advised me, in the case of the road access the existing District Plan provisions provide an appropriate framework for the management of visual and landscape effects (and these provisions will not be affected by the Plan Change application).

Mary Monzingo

3 September 2018