

Boffa Miskell Peer Review of Mansergh Graham Landscape Visual Assessment

- 1.1 I have read the peer review report prepared by Julia Wick of Boffa Miskell and rely on the expertise of Ms Wick for the review of Mr Graham's Landscape Visual Assessment submitted with the application, the evidence for the hearing and his supplementary evidence as required by Minute 3.
- 1.2 I concur with the conclusions reached in Ms Wick's peer review report that there are no information gaps or areas of Mr Graham's report or evidence that require further assessment and that the landscape and visual effects of the proposal are less than minor.
- 1.3 Ms Wick notes in her report that the conditions should be updated to ensure they referenced the latest landscape planting plans and recommendations around lighting. Updated, detailed planting plans were provided with the further information response in June. I omitted to reference these in the Appendix I Recommended Conditions to my Section 42A Report. As such, I attach a track changed list of Recommended Conditions which includes reference to the planting plans (Appendix A to this response).
- 1.4 In relation to street lighting, the peer review report says Mr Graham evidence states that street lighting will be the same as installed within earlier stages of Seven Oaks. At Figure 1 below is a street view image from Okaia Drive showing the typical street pole lighting within Stage 1 of Seven Oaks. Recommended Condition 20 requires road construction plans to be submitted for approval which includes the requirement to provide details on street lighting and specifies that the cul de sacs closer to the DOC reserves are to have a lower lux level.
- 1.5 This form of street lighting is considered appropriate for the proposed residential development given the corresponding residential formation of the roads with footpaths, kerb and channel etc. As such, it is considered that these conditions are sufficient to address the effects of lighting.
- 1.6 For completeness, the track changed Recommended Conditions at Appendix A to this response also includes the recommended change to Condition 5 that I submitted in my response at the hearing regarding bird nesting incidental discovery protocol.
- 1.7 In conclusion, I can confirm that the conclusions reached in my s42A report are unchanged and my recommendation is still that the application be granted.



Louise Wood
Senior Resource Consent Planner Taupō District Council

Appendix A – Recommended Conditions of Consent (with track changes)



Figure 1: Image of Street lights along Okaia Drive Stage 1 Seven Oaks