

Abby Road – Notice of Requirement Hearing

Shannon Bray
PNCC Landscape/Urban Design
31 March 2021

Hearing Statement

Option

1. I concur with Ms Whitby that from a landscape perspective, Option 1 is the preferred outcome, because it provides the connection to Manga O Tane Reserve. The conditions that have been drafted are based on this connection to the reserve to be made.

Residential views analysis

2. Visual analysis was undertaken for purposes of determining notification, as this hadn't been supplied by the applicant. It was then a case of this having been done – so I included it in my initial report. When I met the applicant's landscape architect (initially John Hudson) we discussed this and registered agreement, so it was a case of not needing to do it again.
3. In short – I consider I am in agreement with the applicant (Whitby Paragraph 21).
4. Ms Bishop indicates that she owns a two storey house, and that the visual assessment (which I assume she means my assessment) incorrectly states that I have assessed it as single storey. Apologies, I think this is a confusion in my wording, as I note in my assessment the presence of two dormer windows – which I incorrectly refer to as an attic. However I note there will be views of the proposal from those windows and consider this in my assessment.

Pedestrian Connectivity

5. Conditions 18 and 19 address pedestrian connection (specifically condition 18(d)), particularly to the Reserve. I note that we cannot expect or require the applicant to construct a track through the reserve outside of the proposed designation, however the proposal sets this up for Council to undertake in the future by providing a “stub” that can be connected to. In my opinion it is better to provide this at the time of construction, before mitigation planting is undertaken – as otherwise it requires

future removal of earthworks and planting outcomes that are being managed by a condition.

6. I also note the width of the footpaths on the road, both sides, provide for increased pedestrian and cycling connectivity. This is outlined in section 4.2 of the Transport Report provided with the application, and includes footpaths both sides of between 2.5m and 3.0m. Mr O'Leary will provide guidance on how this can be captured into the conditions.
7. The connection provided is consistent with the objectives of the NZ Urban Design Protocol about creating connection and choice.

Earthworks

8. I am in agreement with Ms Whitby over effects of earthworks. I don't consider the site to be significant, it sits within a modified residential environment. There will be changes to the gully, and in this situation the gully is perceived to be more natural due to its contrast to the surrounding residential environment.
9. My key concern has been around the division of the gully. I addressed this in a meeting with the applicant's landscape architect – who largely agreed with me. Among other things, this did result in the applicant redesigning and resubmitting the application. The revised application better connects to Manga O Tane Reserve, particularly to the north.
10. There remains a question of what will happen to the gully south of the road, but I understand that this is unbuildable land – the applicant set out this morning an outline of a proposal to fill these gullies in which was declined by the Council. In my opinion, at worst the gully will remain in rank grass and scrub vegetation, at best I hope that the road planting will encourage additional planting by Council and/or residents, such that the vegetation in this end of the gully can be gradually restored.
11. I conclude landscape effects to not be significant, as per the applicant. I consider that the proposed mitigation in this case will be beneficial and effective.

Lighting

12. Just to follow up on the traffic expert statements, I am familiar with more modern types of street lighting, particularly the use of LED lighting over more traditional sodium or fluorescent lights. My experience is that LED lighting is significantly more directional, placing light on the road (where it is required), rather than having a wide focal length and angle of beam (creating light spill).

13. As outlined by Ms Fraser, the requirements for lighting (including use of LED lighting) is covered by PNCC road lighting standards.

Conditions

14. I consider that the conditions capture landscape and planting plan, public access and management. Indeed, the conditions are in my opinion relatively comprehensive, particularly given the scale of the proposal. As a result, I consider they give very good direction as to what is required and how the effects of this proposal can be addressed.

Shannon Bray
Registered Landscape Architect