

APPENDIX 7

Landscape Expert Conferencing Record

Proposed District Plan Change 83: Kiwipoint Quarry.

Landscape Expert Conferencing

Conferencing between Boyden Evans (Boffa Miskell) & Gavin Lister (Isthmus)

Date: 12/07/2018

2.30pm – 4.30pm

Introduction

- 1 Proposed District Plan Change 83 (the plan change) proposes to rezone the area of land to the south of Kiwi Point Quarry in Ngauranga Gorge. This is to allow for the south face of the quarry to be developed, under the new zoning, and enable the quarry activity to be expanded.
- 2 Boyden Evans of Boffa Miskell and Gavin Lister of Isthmus engaged in expert conferencing to discuss their views on the landscape and visual effect issues identified as a result of the plan change. Mr Lister noted that he had stepped-in on behalf of a colleague on medical leave who had prepared the earlier MCA report. Mr Lister had taken part in the MCA process and workshop.
- 3 This record relates to the conferencing of identified landscape issues applicable to the plan change. A conferencing meeting was held on 12 July 2018.
- 4 Attendees were:
 - Boyden Evans – Partner/Landscape Architect, Boffa Miskell.
 - Gavin Lister – Founding Principal, Isthmus.
 - Joshua Patterson – Advisor, Planning, Wellington City Council. (Scribe).

Adverse Effects

Agreements

- 5 A full Landscape and Visual Effects Assessment was not provided with the Plan Change documents.
- 6 Mr Evan's considers this is a key piece of work missing from the Plan Change. He noted that landscape and visual effects are mentioned numerous times in submissions and the Mayor has commented on the adverse effects on the 'gateway' into Wellington City.
- 7 Mr Lister acknowledged that he would normally anticipate a full LVA, but noted that the landscape and visual effects were identified for the MCA process, which was included with the Plan Change information, along with photosimulations to depict the visual effects.

- 8 While the Plan by Ormiston Associates labelled 'Rehabilitated Quarry Plan' depicts the finished form of the quarry, it is insufficient for describing mitigation measures to rehabilitate the quarry. Section 7 of the Kiwi Point Quarry Management Plan, June 2014, which deals with rehabilitation sets out the rehabilitation objectives and principles, together with a range of rehabilitation measures and practices (eg rock face shaping, soil preparation, hydroseeding, revegetation, planting trials, maintenance and monitoring). It is assumed these same principles and methods would be utilised for the expanded quarry. There is no comment in the application on the success or otherwise of the rehabilitation carried out in the quarry to date.
- 9 Mr Evans and Mr Lister agree the main landscape and visual adverse effect is the effect coming into the City on State Highway 1, as part of the 'gateway' into Wellington.
- 10 Whilst residential properties are adversely affected these will be mitigated by distance, elevation, landform, and vegetation. Of the residential areas:
- The Spenmoor Street residential area currently being developed is the most affected area, however this area is higher up than the quarry and has a view over the top of the quarry.
 - Proposed screening resulting from planting above the Quarry (i.e. Lots 4 and 6 near Gurkha Crescent and Shastari Terrace) will help to mitigate the adverse landscape and visual effects of the proposal. Additionally, a 1.2m high fence will be erected along the top of the face of the quarry with a security fence setback from this which will help with separation and screening.
- 11 Mr Evans and Mr Lister note, though, that adverse effects from quarrying are not new to the area as it has been operating as a quarry for a number of years.
- 12 All options (apart from Option 1 - do nothing) would have adverse landscape and visual effects. Option 3 and 4 are similar in terms of effects and both are greater than Option 2. Mr Evans and Mr Lister concur with the MCA regarding the 'rating of effects' specific to the options.
- 13 They agree the photosimulations adequately depict the existing situation and the future quarrying.

Differences

- 14 While Option 3 and 4 are similar in terms of landscape and visual effects, Mr Lister regards Option 4 as marginally better than Option 3. Mr Evans considers that Options 3 and 4 are neither better nor worse than the other.

Mitigation

Agreements

- 15 The vegetated bank (or 'bund') between the quarry and SH1 is an important aspect for mitigating the adverse effects of the yard and pit from the highway (but it would not mitigate the visual effects of quarry faces and benches above). The key mitigating feature is the bank itself, but vegetation on the bank would add to the mitigation.
- 16 The rehabilitation of the quarry face will need to rely on natural processes/colonisation. The face of the area to be quarried is north facing, this means the face will take time to rehabilitate because it will be exposed, windy and dry. Appropriate interventions to assist with the natural processes include scarifying the quarry face, hydromulching, topsoiling and replanting the benches, and replanting the perimeter of the face. Such interventions would help the natural processes but would not fundamentally change the need to rely on natural colonisation over a long time frame.
- 17 It should be noted that there are good seed sources from the existing environment in the vicinity of the quarry.

Differences

- 18 Mr Evans believes the mitigation provisions need to be tighter, including explicit outlining of steps in the rehabilitation process, including a specific rehabilitation programme with target dates, budgets and monitoring. This could include pointing to examples of the rehabilitation plan already occurring on the north face. Appendix 7 of the Quarry Management Plan has a 10-year list of actions and budget (2008/09 to 2018/19) and it would be helpful to understand what has been achieved over the past decade.
- 19 Mr Evans would like to see a demonstration of the adequacy of provisions and policies relating to rehabilitation and an explanation of what happens if rehabilitation does not occur as stated.

- 20 While Mr Evans and Mr Lister agree the photosimulations depict the likely natural colonisation of the quarry face, Mr Evans considers the process will be significantly slower than the times indicated given the environmental factors of the north-facing quarry face.

Information Requirements

Agreements

- 21 A visualisation of option 2 (the extent of quarrying that might be achieved under the current District Plan provisions) would be beneficial for the commissioners, as the current visuals do not show this.
- 22 The viewpoints currently identified are useful. Mr Evans would like two additional viewpoints (see below).
- 23 Clarification of likely sequencing of quarrying would help understand effects more precisely, and would enable a better understanding of the sequencing of mitigation and rehabilitation of the quarry face.
- 24 A cross section diagram would be useful to understand the scale of the proposed bank (bund) for mitigation. This should include an object to enable the bank to be considered in relation to a commonly known object, such as a vehicle.

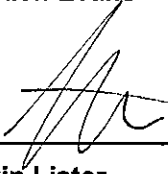
Differences

- 25 Mr Evans would like an additional photosimulation from a viewpoint travelling north up Ngauranga Gorge in the vicinity of the proposed quarry, and one from the Broadmeadows residential area (above and to the west of Burma Road).
- 26 Mr Lister considers that, while these additional photosims would be useful (nice to have), the five viewpoints included with the Plan Change show 'worse case scenarios' from viewpoints representative of the locations from where the quarry will be seen. For instance, the greater adverse visual effects within Ngauranga Gorge will be for south-bound travellers.
- 27 Mr Evans considers that a ZTV Map would be helpful to identify where the potential viewing audiences are in order to ascertain the adverse effects on those not in the immediate vicinity of the quarry.
- 28 Mr Lister agrees that ZTV maps are a starting point but he does not recommend relying on them as evidence of effects. This is because they depict potential visibility

of single points, but do not depict actual visibility, or the extent of a feature – in this case the quarry – that might be visible, or the nature and magnitude of effect. In his experience, they can be misinterpreted.



Boyden Evans



Gavin Lister