

ADDENDUM TO REQUEST FOR FURTHER INFORMATION

This addendum contains preliminary feedback on the proposal but it is noted the application is still being worked through.

The matters raised below are in terms of the subdivision design and visual effects of the industrial activity. Noise has not yet been assessed.

Council Officers have not yet made a recommendation on either notification or the substantial decision making.

We are happy to discuss the below in a meeting if that would assist.

Reserves

Footpath

A footpath is required under the Outline Development Plan (ODP), the applicant has proposed the existing footpath to remain along Council's land however upon further investigation this path is informal and is not of an appropriate standard to serve the public. It is not practical to upgrade the informal path in this location due to topography and vegetation. For the esplanade reserve to be accepted, Council officers request an upgraded footpath (2m wide) to be provided in the below highlighted areas as per the ODP. Our thinking is that an exception will be made for the northern area of the ODP as it does not provide a safe connection to the other side of the motorway. The footpath within the stormwater facility is also required under the ODP in a right of way easement in gross.



To avoid effects on lizard habitat and riparian margins, we think that along the northern area, the path should be located at the toe of the existing bund. On the southwest areas, it may require the removal of pine trees if they are dangerous or have health and safety implications. This would require an arborist assessment.

Southwestern bund

The southwestern bund creates a pinch point for the ecological corridor, reserve width and potential path which raises both ecological and CPTED concerns. There are also concerns that the bund (and other additional filling in the setback on the west edge) may have implications for major storm events in terms of obstructing flow paths and generating sediment run off in the long term. If the bund were to be accepted, it should be modified to incorporate the footpath and recede further back into the application site.

Ecology

The previous lizard survey undertaken by Council's herpetologist was in relation to the northern bund only. The application site has been reassessed and the lizard habitat is likely to be restricted to these areas as generally shown below in yellow shading (not to scale).

There is also some sporadic areas alongside the haulage route which contain 'rank' grass, it is recommended that these areas are not subject to any earthworks to ensure habitat is retained.



The requirements of the reserve (including footpath and landscape planting) as per the ODP will require a DOC permit (under the Wildlife Act for disturbing, relocating or destroying lizards) to be obtained for the site and Council land if that land is being worked also.

Under District Plan provisions, there is a need for the esplanade reserves to balance ecological (terrestrial (including lizard and birds) and aquatic) and recreation values (including footpath) requirements. The current recommendations are:

- The northern area shall provide for protecting lizard habitat, as lizard habitat is already present in this area. This would require the northern area to contain less dense vegetation and only the area at the top of the bund shall provide any dense vegetation. A list of suitable plants can be provided by Council's herpetologist.
- The south-western area is to be focused on enhancing the riparian margin. The south western area of the site (alongside the south west bund) shall consist of dense vegetation which is proposed in the application;
- It is recommended that both bunds shall be setback further to allow for greater widths for lizard habitat and a large ecological corridor the southwest. In particular, the southwest bund is considered to be too close to the waterway.

- It is recommended that both bunds have a slope at most 1:2 vertical to horizontal but the northern bund should not encroach any more of the waterway setback (it is noted the 1:1.5 slope can establish vegetation however the soil/bund material needs to be appropriate (the bunds need to be formed with the right material/soil in order for the plants to thrive);
- It is recommended that the haulage route be planted with native species rather than grassed to increase the riparian margin and to reduce maintenance requirements for the area.

We think also that the proposed landscape planting along the northern bund could conflict with planting required for various ecological purposes. This will require further discussion.

Visual Effects

Preliminary feedback has been provided to assist with working through the visual and landscape effects. This preliminary feedback is as follows:

- Council's appointed landscape architect has viewed sightlines and requires further sightline drawings as per the RFI to understand effects. This is to provide an assessment of vantage points viewed from residential properties and surrounding streets (which have a shallower sightline). Is the applicant willing to consider a different stacking arrangement to address residential amenity effects?
- It is considered important to understand the effects of a maximum stack of containers immediate to the south of the 11m height overlay and whether this would create similar effect (compared to what is proposed) to a varied progression of increased stacking of containers;
- Landscape feedback is that exceedances above 11.6 metres is vulnerable to being the landscape backdrop as the vegetation may not provide an adequate buffer for exceedances over 11.6m.

Noise

Concerns have been raised by members of the public in terms of noise. It is recommended that the noise assessment comment on the following points raised:

- The noise levels adjacent to the site vary from background noise to large sounds when containers are being stacked close to the residential side of the site;
- It is considered there is a variance in noise levels due to different operators and there are concerns that the acoustic report will not capture the higher noise levels due to the variance in the location and the nature of the handling operation; and
- There are concerns raised in terms of vibrations created by the movement of containers.