

Landscape Plan

- The applicant has provided a revised 'Indicative Screening Vegetation Plan'. Added two trees and row of Thuja trees to the previous plan and cross section. This Plan is described as "illustrative" only.
- Despite the applicant wanting garden design flexibility for artistic reasons, I consider that this plan requires greater consideration and integration of components (as also stated by submitter, Mr Birch), detail, and certainty to avoid, remedy or mitigate adverse effects on neighbours and the neighbourhood.
- I consider that the plan should be retitled 'Landscape Mitigation Plan' as part of the consent application to provide a great level of mitigation and detail certainty.
- In my opinion, the following further detail should be included:
 - Accurately showing existing vegetation to be retained and protected – for example, photinia, paulownia, Cupressus, and their locations and spacing of existing plantings.
 - Existing and any proposed boundary fencing.
 - Existing sculptures and paths (as mentioned by Mr Birch)
 - Greater tree planting to visually soften proposed over-height Café building, extensive glazing, and indicated colourful appearance.
 - Carefully located specimen trees breaking up the combined mass of building as viewed from below (and any other affected neighbours), and the proposed heavily glazed appearance of the cafe. This could be in conjunction with the 'Woodland concept described by the applicant but not fully shown on the plans.
 - Specific design detail of the streetscene frontage addressing residential and rural character and amenity – combined cycle stands, ramps, handrails, waiting areas, seats, signage location, hardscape materials, other, through adequate planting and planting design.
 - Mitigation planting of proposed glazing, and commercial display (and activity) of the entry building.
 - Recommend that a condition of consent stating that sculptures shall not be permitted in front of the proposed entry building, if the application is approved.

- Further planting mitigation of visual and privacy impacts on all the adjacent neighbours
 - to mitigate the visual and privacy adverse effects of potential customers filtering from the Entrance Building to the garden main access staircase and pathways from 72 Rue Balguerie - recommend that *Pittosporum eugenioides* at at least 1m spacing is planted along this entire boundary to the street edge. A minimum height that this planting is to be maintained at shall be provided that provides for ongoing mitigation. If shading is considered an issue, then a maximum height shall be specified in liaison with the neighbours while providing for privacy and visual screening.
- Visual mitigation of the potential customer congregate area on the street should be provided. A *Pittosporum eugenioides* specimen tree is shown on the plan this should be retained or substituted for an alternative fast growing evergreen tree (to contrast with the recommended *Pittosporum eugenioides* boundary planting). The issue of privacy intrusion and overlooking from crowds on the street was raised by Mr Crump and Mr Birch.
- Mr Marsh raised concern that the existing frontage plum tree proposed to be retained is likely to not survive with disturbance of the root area for proposed paths and earthworks. I consider that a condition of consent (if the application is approved), should require this tree to be replaced with a tree species of similar natural shape, scale, and form.
- Overall, I consider that a plant schedule (aligned with labelling) providing details of proposed plant numbers, grades, spacings, and cultivar types – i.e. *Cupressus sempervirens*, *Magnolia grandiflora* varieties, should be included on the Landscape Mitigation Plan.
- Minimum heights of the proposed boundary mitigation planting should be provided to ensure ongoing effectiveness. I.e. *Griselinia*.
- I also consider that proposed circulation (not confirmed) and feature areas where people may gather should be shown on the plan to indicate where concentrations of activities may occur and if any mitigation of effects from this are required.
- Location of service areas such as bins and other utilities should be shown on the plan with any proposed visual screening, if required.
- The anticipated locations and heights of proposed sculptures should be shown on the plan to avoid visually affecting neighbours. If flexibility to develop this on an ongoing basis is sort, then I consider some constraints should be indicated on the plan such as

setbacks and height limits (2m). This should be co-ordinated with proposed and existing planting to avoid the removal of planting later.

- Confirmation of commercial accessible access (complying with NZS 4121:2001) should be included as part of the application to confirm to ascertain the likely visual impacts of paths or cable cart, retaining walls and handrails in association with the other commercial visual components of the proposal.
- Incorporation of the street proposals for new footpath and possibly retaining walls and the integration of this with the site. I note that with a limit of 80 persons onsite at one time, people may be required to wait at the street for entry. This issue was raised by submitters.
- Signage location – This very brightly coloured and needs to be located to not adversely affect the new neighbours adjoining the frontage. I consider that signage should be restricted to one sign only to avoid the risk of a proliferation of signs within the street scene as is the case currently at the top of the driveway entry to the site.

Proposed Rue Balguerie Street Modifications

- I consider the following issues may arise in relation to the proposed street modifications:
 - Cumulative increase in the appearance of commercial activity with on-street bus parking, hardstand, and likely signage, outside of the proposed new entrance area.
 - Reduced parking for residents.
 - Proposed timber wheel stops likely to get hit by vehicles. Mr Marsh raised issues about safety of these also.
 - Consider that some pedestrians are still likely to walk on the road from the southern footpath ending at Watson Street off Rue Balguerie and at crossing points.
 - I noted that based on photographs of people and vehicles interacting currently (at times) outside the site, provided at the hearing from Mr Crump, I consider that backing buses are likely to create a safety hazard for other users.
 - In my opinion, a traffic safety audit should be undertaken as part of the proposal (Community Board street works approval).
- Overall, I consider that the section of Rue Balguerie above Watson Street should be designed and modified more comprehensively to provide footpaths on both sides of the road, a visitor

bus and car turning area, and streetscape enhancements to retain a residential (and rural) character of this area, if the application approved.

- Currently, I still consider that the application as proposed, does not provide enough certainty that the cumulative impact of proposed commercial elements would satisfactorily mitigate adverse effects on the residential (and rural) amenity of the area.
- I note that the applicant has indicated an enclosed woodland approach to the site to create surprise and discovery as part of the visitor experience. I consider that this planting concept could be developed further and incorporated as part of the application while potentially addressing mitigation of many adverse visual and privacy effects on others.