

February 2024

# Landscape Addendum

NPDC SUB22/48271

Lot 2 DP 484251

373 Maude Road, Korito



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## Introduction

1. This landscape addendum provides additional assessment for the Application and should be read in conjunction with Bluemarble's Landscape Memo dated July 2023.
2. This addendum assesses the effects of proposed earthworks on rural character and amenity.
3. As at the time of writing this addendum, the Application is a Discretionary Activity under the Operative District Plan (ODP) and Non-complying under the Proposed District Plan (PDP).

## Earthworks

4. Pat Sole Registered Professional Surveyor has prepared an Earthworks Site Plan, Earthworks Cross Sections, and Earthworks Cut and Fill calculations. A copy of these is attached as **Appendix 1**.
5. The earthworks documents show that a building platform can be constructed within the proposed Building Platform area and at the reduced level (RL) of 359m - as shown on the Landscape Mitigation Plan and cross section previously prepared by Bluemarble. A copy of these plans are appended as **Appendix 2**.
6. More specifically, the building platform will require 215m<sup>3</sup> of cut and 401m<sup>3</sup> of fill (excluding topsoil). For the driveway, 768m<sup>3</sup> of cut will be required and 839m<sup>3</sup> of fill (excluding topsoil). Notwithstanding the volumes, the cut and fill material is located within the building area and driveway respectively, with the largest fill area being on the northern part of the building area where there will be a maximum fill height of 5.5m. Some possible re-contouring may also be undertaken between the driveway and the road as shown Earthworks Site Plan.
7. The earthworks documents provide a good level of certainty about the scale and extent of earthworks, and any potential effects on rural character and amenity.

## Assessment of Earthworks of Rural Character and Amenity

8. The earthworks are located within the building platform area and driveway. The volumes are small in the context of the rural site and the effect on rural character very low.
9. The cut and fill required for the building platform area is located behind (north) of the ridge shown in Figure 5 of the July 2023 Bluemarble memo, therefore avoiding visibility from users of Maude Road. The fill area on the northern side of the building platform is not visible from any public viewpoint and will only be materially visible (as a peripheral view) from the dwelling at 291 Maude Road. The western neighbour 335 Maude Road may have views of the earthworks from the southeastern part of their property, but these views can be mitigated as described in the following section of this addendum.
10. Landscape character and amenity effects resulting from the driveway are also very low given the nature of the earthworks (a driveway which is ubiquitous in the rural environment) and its position along an existing farm track.

11. In summary, the character effects of earthworks require to construct the building platform ensure that the associated future dwelling can be set a RL of 359m, which avoids adverse character and visual effects. Effects from the driveway are also very low due to the nature of the activity which will be absorbed into its rural setting.

#### Mitigation

12. To mitigate landscape and character effects and maintain rural character, the following measures are recommended. These are intended to ameliorate effects on rural character generally, and potential visual amenity effects from 353.

#### **Lot 1**

##### Vegetative Screening.

- As shown on the **Landscape Mitigation Plan**, screen planting should be installed in the areas labeled 'Planting Mitigation'. This planting should comprise indigenous plant species with 80% capable of reaching a minimum height of four metres in six years at a maximum of 1m spacings.
- In addition, to mitigate vehicle headlights impacting users of Maude Road, a six metre long strip of *Griselinia littoralis* is to extend to the south of the driveway entry as a single row, and maintained at a height no lower than 3m. This is shown as Area A on the Landscape Mitigation Plan.

##### Design Controls

- Only one dwelling should be allowed on the Lot while zoned rural.
- A 'no build area' should be established as identified on the Scheme Plan. This prohibition includes both habitual and non-habitable buildings ('Building' as defined in the PDP Decisions Version).
- Any future dwelling should be restricted to no more than 5m above RL359.0 on the building platform area.
- Any future dwelling should be clad with materials that have Light Reflectance Value (LRV) of no more than 35%. Natural timber materials left to weather are also acceptable.
- The roof of any future dwelling should have a LRV of no more than 20%.
- Water tanks should be a recessive dark colour (dark green or black).
- No closed board fencing should be allowed anyway on the lot.
- Any new boundary fencing, i.e. the new Lot 1/Lot 2 boundary, should be post and wire, post and rail, or wire mesh only.
- All external light fitting should be hooded and cast down.

- Any new driveway should be constructed with metal, hot mix, or chipseal. Concrete is to be avoided except for the vehicle crossing if required by council.

## Conclusion

13. This landscape addendum considers that the proposal will have very low effects on the area's rural character and visual amenity of adjacent properties. The dwelling is confined to a discrete location and is subject to design controls. Rural character is also maintained through the avoidance of modification to the site's prominent ridgeline.
14. Effects on 353 Maude Road, can be mitigated through screen planting and a no-build area as shown on the **Landscape Mitigation Plan**.

Richard Bain

Landscape Architect



## APPENDICES

### Appendix 1

[Earthworks Plans - Pat Sole Surveyor](#)

### Appendix 2

[Landscape Mitigation Plan](#)