

Lot 37.
Eastgate

Presented to
Eastgate Obj. Hearing
21 April 06

FILE P1 8799

PARKLANDS ESTATE, PUKEHANGI ROAD
Stage B, Condition 18 - Lots 36 and 37

Statutory Hearings Committee
Rotorua District Council
21 April 2006

Boffa Miskell

**FOR CONSIDERATION BY THE STATUTORY
HEARINGS COMMITTEE**

**ROTORUA DISTRICT COUNCIL
HEARING TO BE HELD ON THE 21 APRIL 2006**

IN THE MATTER of the Resource Management Act
(1991)

AND

IN THE MATTER of an objection to subdivision consent
Eastgate Developments Ltd, Stage B
Condition 18 of Lots 36 and 37 Rural A
Zone Parklands Estate Pukehangi
Road

STATEMENT OF EVIDENCE OF RACHEL VIRGINIA DE LAMBERT

- 1.0 My name is Rachel Virginia de Lambert. I am a Landscape Architect and Director of Boffa Miskell Limited, Landscape Architects and Environmental Planners. I have a Bachelor of Horticultural Science and post graduate Diploma of Landscape Architecture (with Distinction) both from Lincoln College (as it then was). I have practised as a landscape architect for some 18 years. I am a Fellow and Registered Member of the New Zealand Institute of Landscape Architects (NZILA) and am a past member of the elected Executive of the NZILA. I am currently the Registrar for the NZILA in relation to the administration of the Institute's registration programme and have held this position since the inception of the programme in 2001.
- 2.0 I was the landscape architect involved with the previous development of the design for Stage A of the Pukehangi Parklands Estate within the Rural B1 zone immediately adjoining the subject land to the east. I appeared before the Rotorua District Council Hearings Committee at the time of that earlier application. I have been requested by Eastgate Developments Ltd (EDL) to advise in relation to the appropriateness of Council's current proposed Condition 18 for Stage B Lots 36 and 37. This evidence is therefore brought specifically in relation to this condition and the landscape mitigation objectives it seeks to achieve.

3.0 Firstly I would like to acknowledge that it is recognised that the proposed two Rural A zone lots (numbers 36 and 37) do occupy land that is sensitive in landscape and visual terms as part of the caldera rim and visual backdrop or enclosure to Rotorua. Development on these two rural lots also has the potential to be visually prominent within the Parklands Estate development. This earlier development has imposed strict controls on the lots created with current and future owners strictly bound as to the scale, form, materials and colour / reflectivity of buildings, as well as the fencing and landscaping of their lots. In my opinion the successful completion of the development as a whole relies on a consistent integrated design approach for both project stages. In this regard it is of critical importance that, like Stage A, built development on the two adjoining Stage B rural lifestyle lots also achieves a comparable level of "fit" within the landscape. This includes ensuring that development on these lots does not dominate or detract from the sensitive landscape values of the caldera rim or, just as importantly, the positive landscape and environmental outcomes that Stage A of the development has already enabled. In this respect both Council and EDL are similarly motivated.

4.0 In giving consent to the subdivision application for lots 36 and 37 Council has sought a mechanism to control the potential visual impact of a built development in relation to the elevated and/or skyline effects of development on the caldera rim. For the sake of completeness, the full text of proposed Condition 18 is set out below.

"18. All owners and subsequent owners of Lots 36 and 37 shall be advised of the following by way of a consent notice registered against the Certificate of Title for the said lots.

Any building, structure or part thereof, that is visible from Sunset Road, or is seen against the sky when viewed from any part of Sunset Road, shall meet the following criteria. Information demonstrating compliance with the criteria may be required to be provided as part of any building consent.

Criteria required to be met for any building or structure when viewed from any part of Sunset Road

a. Height

- No building shall exceed 6 metres in height above the natural ground level*
- No retaining wall or the total height of retaining walls shall exceed 1.5m above natural ground level*

b. Built form

The total length of buildings and/or structures visible from any part of Sunset Road shall not exceed a total length of 25m per lot.

Where buildings have both a ground and first floor

- the first floor shall be no greater than 65% of the total ground floor area; and*
- the first floor shall be stepped back by a minimum of one (1) metre in relation to the building's ground floor areas in its northern, eastern and western elevations; and*
- the building shall incorporate eaves of at least 600mm width at both the ground and first floor levels.*

c. Reflectivity

Reflectivity values for all buildings and structures shall be as follows:

- Any exterior surface wall shall have a reflectivity value of between 0 & 37%*
- Any roof shall have a reflectivity value of between 0 and 25%*

d. *Roof design*

60% of the roofs visible shall be either gable or hip. Mono-pitch (shed) or dormer roof forms can be used in combination with gable or hip roofs.

e. *Glare & lighting*

Any direct artificial illumination shall not exceed ten (10) lux when measured 10 metres from the source.

In the event that the following can not be met a resource consent for a Non Complying Activity shall be obtained prior to applying for building consent.

5.0 Council's reasons for the decision include:

4. *The condition is necessary to ensure that the landscape effects of visually prominent development within Lots 36 and 37 is kept to a residential scale to ensure it does not dominate the surrounding environment, that it integrates with the development within the Rural B1 zone below while not dominating it and to ensure that the built form is not overly dominating when viewing the caldera rim from viewpoints within the Rotorua basin.*

- 6.0 The applicant is not opposed to the imposition of a condition or conditions that will ensure that development on lots 36 and 37 does not adversely affect the sensitive landscape values of the caldera rim. Such appropriate controls are recognised to also be in the best interest of the Parklands Estate development as a whole and therefore beneficial in all respects. All parts of Condition 18 are therefore acceptable other than the first part of 18b "Built Form". The Condition 18 controls, excluding 18b the 25m total length requirement, represent a significant advance in relation to managing the landscape effects of residential development on the caldera landform and should be seen by Council to put in place significant new controls. The applicant does not accept that the arbitrary "25m total building frontage per lot visible from any part of Sunset Road" is the best mechanism for achieving the desirable objective of landscape protection in this part of the Rural A zone. The applicant therefore proposes alternative site-specific mechanisms for

development on each of the two rural lots designed to better achieve Council's objectives.

- 7.0 Firstly, defined building platforms have been nominated on each lot; these are illustrated on the attached plan (**Attachment 1**). Any building outside of the defined building platform in a location on the rural lot that is visible from Sunset Road would be a discretionary activity. This matter is referred to further in the submission of Mr Luke Martin of MTEC.
- 8.0 Having defined building platforms and thereby the location in which residential development will occur on these two rural lots, it is desirable to understand where development on these platforms will sit in relation to views of those sites from Sunset Road. The following series of photographs illustrates the view toward the subject sites progressing in a westerly direction out of town along Sunset Road (photograph viewpoint locations are shown on **Attachment 2**).

Photograph 1: The first photograph is taken near the Ford Road intersection. The proposed building platforms on lots 36 and 37 are difficult to pick out due to the screening effect of existing trees as well as power lines along the side of the road. At this distance the sites sit at the same level as foreground elements reducing their potential impact. It is also important to note that at this distance the two nominated building platforms do not sit on the skyline and instead retain a good rural land backdrop up to the skyline.

Photograph 2: Heading west along Sunset Road approaching Kusabs Road, Photograph 2 is a view from the north side of the road that a pedestrian would have looking toward the defined building platform on lot 36. Again, it is important to note at this distance the significant extent of the vegetated and rural land backdrop to the defined building platform. The development site does not form the skyline.

Photograph 3 is again taken on the north side of the road at the Pandora Avenue intersection with Sunset Road. Whilst closer as a viewpoint, the defined building platform on lot 36 remains backdropped by bush and rural lands and does not form the skyline.

Photograph 4 is from the same Pandora Avenue intersection but on the south side of the road looking toward the platform on lot 37. The existing cut

is visible with a small portion of land behind. From this location on Sunset Road a house with a two storey element could have the potential to break the skyline.

Photograph 5 is taken in the north travel lane on the east side of the Tete Street intersection. The defined building platform on lot 36 remains backdropped by bush and rural land behind whilst the platform on lot 37 is screened behind roadside vegetation. **Photograph 6** taken on the south side of Sunset Road on the footpath just by Tete Street shows both lot 36 with its land backdrop and lot 37. A house on the defined building platform on lot 37 would sit on the knoll and form the skyline.

Photograph 8 shows the point at which a house with a two storey element on the defined building platform on lot 36 would potentially break the skyline but with other land still visible in behind the ridge. This photograph is taken just east of the Haynes Crescent intersection.

9.0 Shortly west of the Haynes Crescent intersection, the alignment of the road changes and vegetation along both sides of Sunset Road screens the subject building platforms from view. As noted in the Council Planner's report, from Pukehangi Road the subject sites are also screened from view. Taking Sunset Road as the primary urban area viewshaft from which the subject sites are visible, it is therefore important to recognise that what we are debating is a very limited stretch of road from which these two houses will be seen, and then only momentarily close to, or potentially on, the skyline.

10.0 Having analysed the way in which potential development on these two lots could be seen in views from the urban area of Rotorua as illustrated by the views west down Sunset Road it is my opinion that greater certainty in relation to the potential impact of development on lots 36 and 37 in relation to the landscape values of the caldera rim could be achieved by more defined controls on:

- i) the formation and delineation of the defined building platform;
- ii) the location and set back of the building on the platform; and
- iii) planting in association with the building platform and future house.

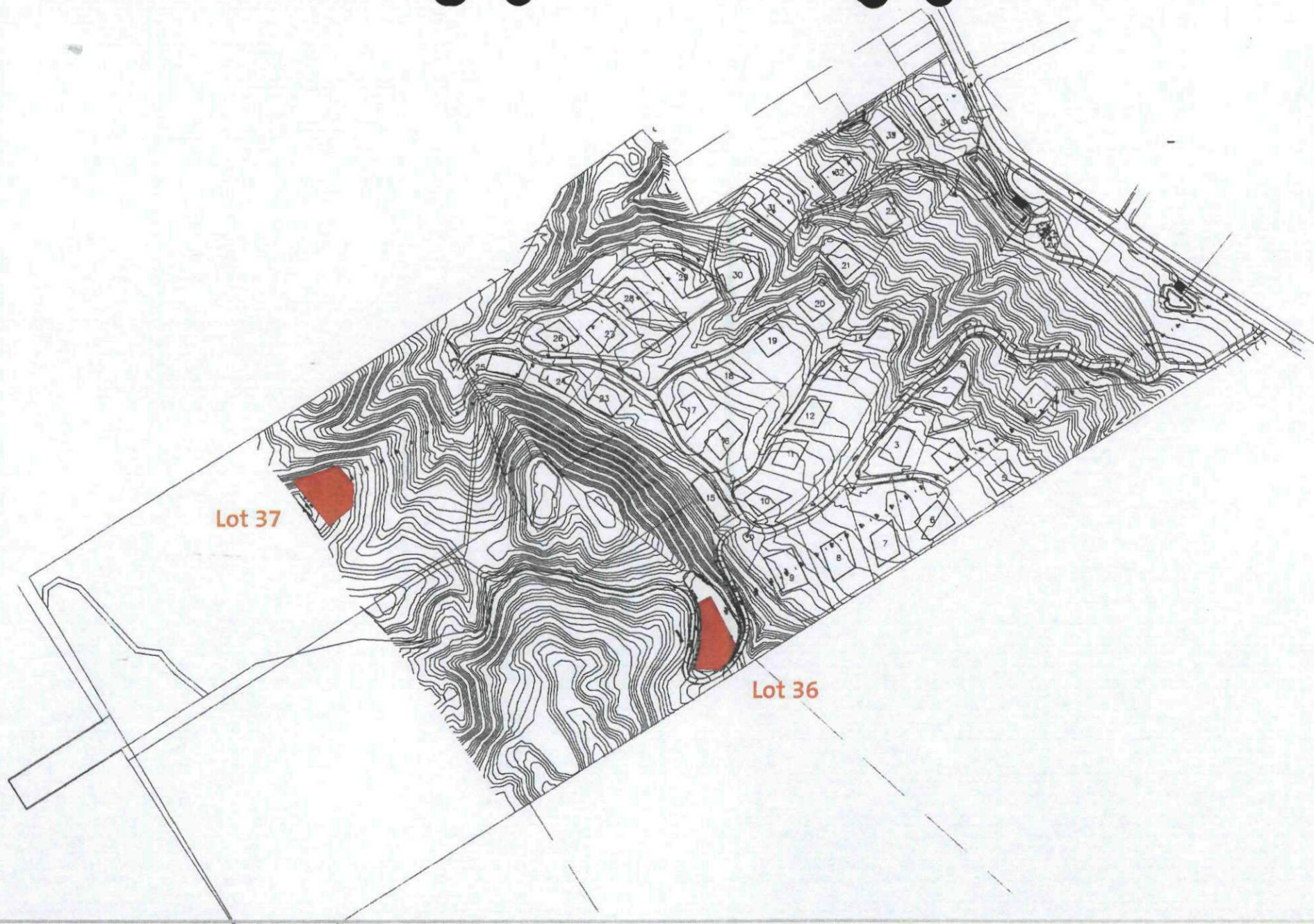
- 11.0 In my opinion these location-specific proposals would be a better, more landscape responsive mechanism to control the limited potential impact of development on these two rural sites than the somewhat arbitrary "*line in the sand*" of 25m total building frontage as advocated by the reporting planner.
- 12.0 The specific proposals for each of the rural lots are illustrated in **Attachment 3** for lot 36 and **Attachment 4** for lot 37.
- 13.0 In relation to lot 36 the following are proposed:
- i) Restriction of built development to within a part of the existing platform area.
 - ii) A minimum setback of the house from the edge of the platform of 15 metres.
 - iii) The formation of a minimum height 1m earth knoll at the south end of the building platform.
 - iv) A requirement for the earth knoll to be planted with low growing native grasses and shrubs to tie this created landform into the planting on the slope below.
 - v) Further planting using indigenous mixed faster growing and long term species to better integrate the building into the landscape and add to the vegetation backdrop already existing behind the site in the distance.
- 14.0 In relation to lot 37:
- i) Delineation of the defined building platform in the area of the existing cut.
 - ii) Further indigenous species planting wrapping around the front (north eastern) side of the platform extending the planting already proposed along the accessway.
 - iii) Minimum set back of the building of 5 metres from the outer edge of the building platform.

- iv) Taller indigenous and/or exotic species vegetation planted in behind the defined building platform to provide additional height to the knoll and further limit the building breaking the skyline.

- 15.0 In my opinion the combination of defined platform controls supported by the other height, colour and reflectivity controls already agreed will achieve a more certain visual outcome and better integration of built development than Council's arbitrary proposed 25m maximum frontage requirement. In particular the foreground planting, building set back and in the case of lot 36 the 1m knoll will ensure that in all views from below not all of the front face of the building will be seen, reducing any buildings potential visibility and scale in the landscape.
- 16.0 In addition, proposed planting immediately behind the future houses on these lots will avoid their intrusion on the skyline and introduce further planting consistent with the character of the rural environment, the developing vegetated character of the Parklands Estate and the visual character of the existing rural backdrop.
- 17.0 It is therefore my recommendation to the Hearings Committee that proposed Condition 18 be amended to delete the arbitrary 25m maximum frontage requirement and to introduce the controls as illustrated in Attachment 3 (lot 36) and Attachment 4 (lot 37) controlling development on the two defined building platforms. The other controls included in Condition 18 are acceptable to the applicant and together will, in my opinion, comprehensively address the control of the potential effects of development on these two rural lots on the sensitive landscape values of the caldera rim. These are controls which have not been in place for other recent or more established development on the caldera and that will comprehensively address the potential landscape effects of these two proposed houses.

Rachel de Lambert

20 April 2006



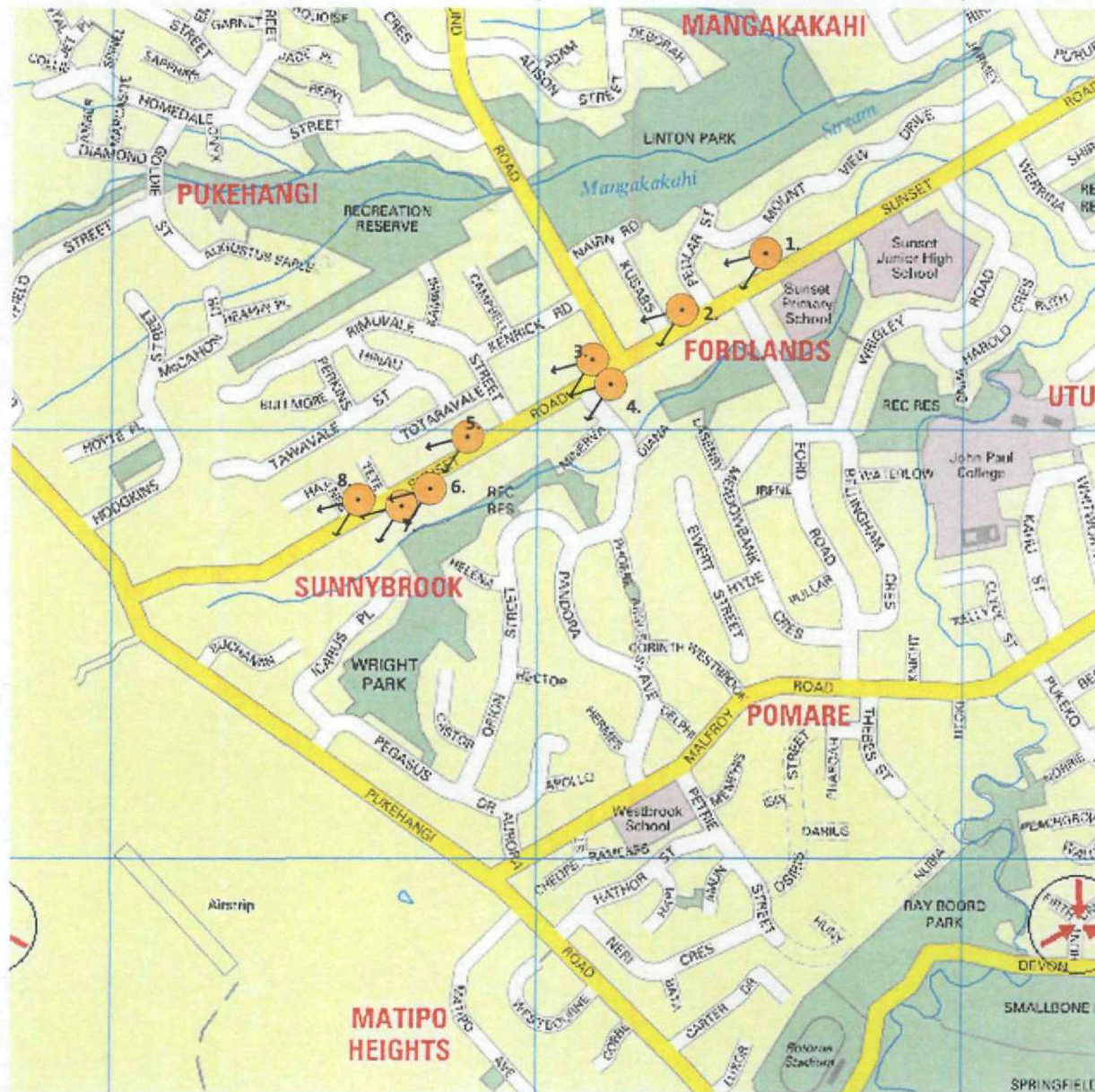
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Attachment 1
Defined Building Platform Lot 36 & Lot 37

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Approximate



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Attachment 2
Photograph Viewpoint Locations

Building Platform Lot 36 screened by
existing vegetation

Building Platform Lot 37 screened by
existing vegetation



Sunset Road near Ford Road to the west

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Photograph 1.

Approximate location of lot 36 building platform



Sunset Road near Kusabs Road to the west

Approximate location of lot 36 building platform



Sunset Road & Pandora Avenue to the west

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Photograph 3.

Approximate location of lot 37 building platform



Sunset Road & Tete Road to the west

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Photograph 4.

Approximate location of lot 36 building platform

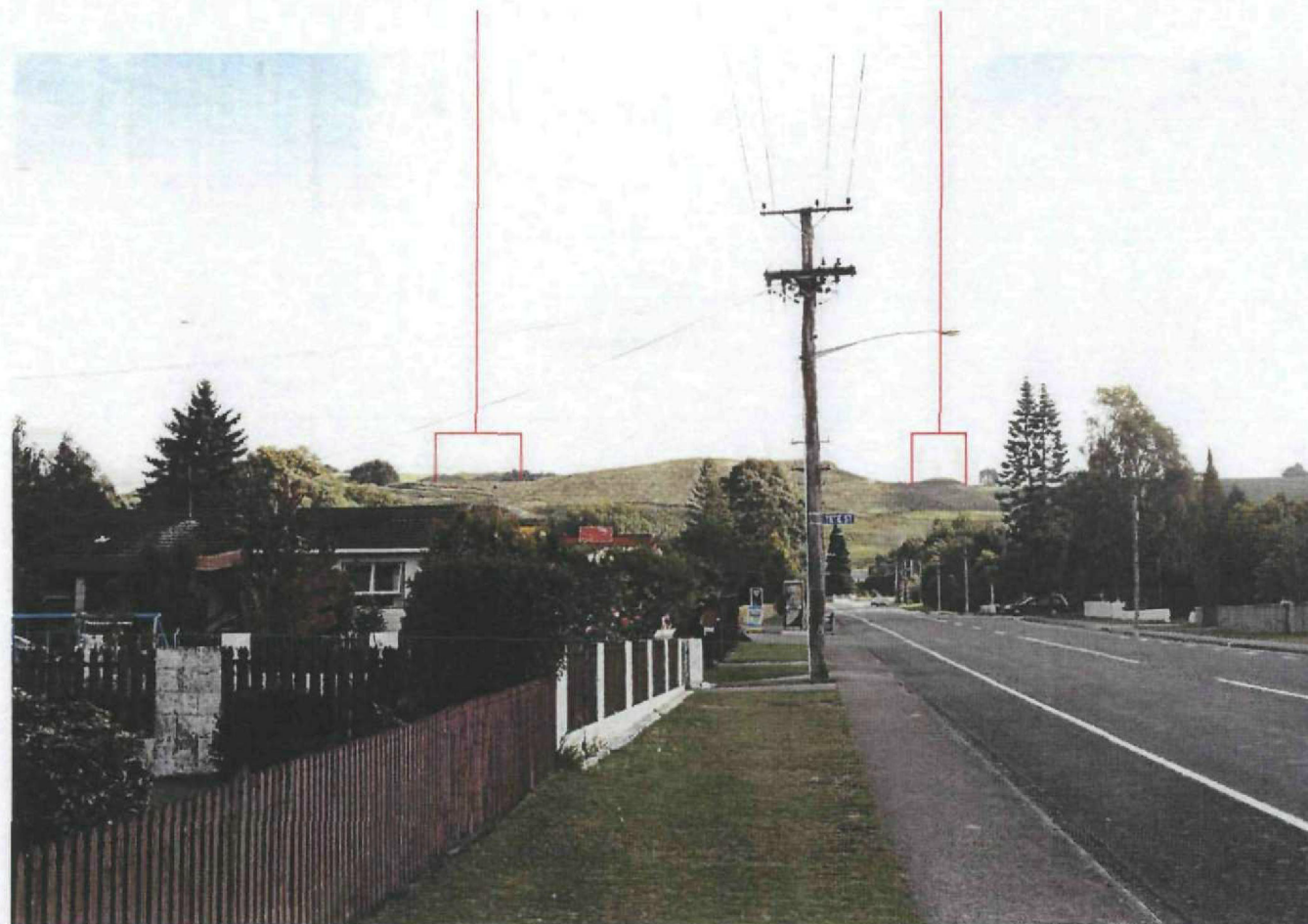
Approximate location of lot 37 building platform



Sunset Road near Tete Road to the west

Approximate location of lot 36 building platform

Approximate location of lot 37 building platform



Sunset Road & Tete Road to the west

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Photograph 6.

Approximate extent of building platformlot 36

Approximate extent of building platformlot 37



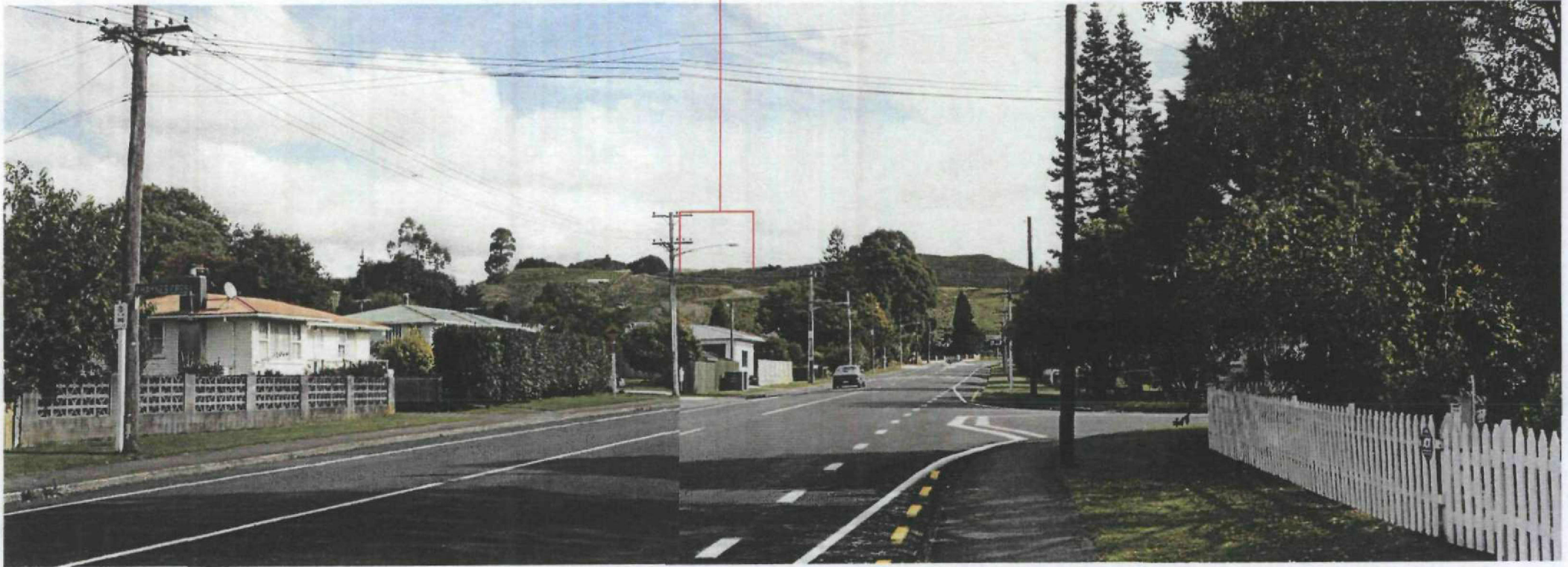
South side of Sunset Road near Haynes Crescent to the west

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Photograph 7.

Approximate location of lot 36 building platform



Sunset Road & Haynes Crescent to the west

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Photograph 8.



Existing area of indigenous revegetation

Indigenous species planting proposed on base of existing landform

Existing hydro-seeded road embankment

Indigenous species planting

Building set back on platform (15m)

Preferred building platform location

Proposed 1 metre contour earth bund to 'ground' Southern end of future house. Planted with low growing indigenous species

Indigenous species planting to provide backdrop to house

Background planting as a continuation of existing coppice (indigenous species)



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Attachment 3
Proposed Controls lot 36

Boffa Miskell

Document Set ID: 3299505

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Existing areas of indigenous
revegetation as proposed

Proposed screen / texture planting,
indigenous groundcover and shrub species

Building set back on platform (5m)

Proposed background planting,
indigenous tree species

Preferred building platform location



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Attachment 4
Proposed Controls lot 37