



WDC S92 REQUEST & CLARIFICATIONS–

Gleeson Managed Fill Limited Resource Consent Application (LUC0233/20)

Council:	Waikato District Council	Application	Gleeson Managed Fill Limited LUC0233/20
Request	S 92 Request for Further Information & Clarifications	Date Received	22 December 2019
Information submitted to WRC: 13 February 2020			

Reference	Request for information & Clarification	Response	Close Out (Y/N) Comment
Landscape and Visual (Dave Mansergh – Mansergh Graham) <i>Note, this feedback and assessment has been prepared by Puaa Planning and reviewed/supported by LA4 (Rob Pryor)</i>			
	<p>Please provide a plan showing the extent of the visual catchment from which each of the proposed clean fill sites will be visible.</p> <p>“Reason/Comments The reason that an additional information request was made was because I consider that there is insufficient information contained in the assessment for me to independently verify the findings without: a. Requesting additional information; or b. Undertaking additional site/field verification work.</p>	<p>The location of the Fill sites has been added on the Viewpoint Location Map¹ in order to illustrate the extent of visual catchment for each viewpoint and fill site. The fill areas that are visible from the viewpoints have been marked on the photographs.</p> <p>Fill Area 5: As detailed in the Assessment of Landscape and Visual Effects (ALVE), Fill Area 5 will be screened from view by the eastern spur and the existing mixed pine/eucalypt plantation. The enclosing landform and vegetated slopes provide good screening into the quarry from the surrounding area. No additional mitigation planting is required as the existing mixed pine / eucalypt plantation (outside the defined fill area of works) on the slope will be retained.</p> <p>Fill Area 3 & 4: From Viewpoint 5 (Hillside Heights Road) parts of Fill Area 3 and 4 will be visible to varying degrees. The managed filling activities will be visible, although incremental, as work proceeds gradually over a number of years as per the proposed staging of these two areas. The landform will be altered through removal of the sparsely vegetated gully and lower lying flat, filling and eventual construction of the final fill area. Once completed, the completed state of the fill areas would be integrated into the surrounding landscape by following natural contours and reshaping the fill in order to keep the appearance, form and location of existing rural character and amenity values.</p>	Y

¹ Assessment of Landscape and Visual Effects, Gleeson Quarries Huntly Limited, LA4 Landscape Architects, 19 August 2019



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While the assessment describes the visual catchment in general terms, it does not do so in enough detail to allow the extent of the potentially affected area to be determined or understood.

Because the location of the proposed fill areas is not identified on the view location plan, the extent of fill potential visible in each VL photo is unclear.

While the s92 response to the Fill Area 5 application suggests that this can be easily addressed through mitigation planting, it is unclear if this is necessary or not even required. By simply marking the location of the fill areas on the photographs, a much clearer understanding of the potential effects is provided.”

It is understood that a ZTV (Zone of Theoretical Visibility) map could be developed in order to assist in the determining the indicative pattern of visibility. The development of a ZTV map for the purposes of visual simulation for the fill sites that are visible from the viewpoints is deemed unnecessary and will not add any value based on the purpose of a ZTV Map already being achieved by the ALVE and limitations outlined in the Best Practice Guide, Visual Simulations BPG 10.2²:

ZTV Map purpose and limitations	Assessment
Generally ZTV maps are based on bare ground lines of sight information – they do not take into account the screening effects of intervening vegetation or structures in the landscape.	Fill Area 5 is not visible from the viewpoints due the screening vegetation. The ZTV will therefore not add value due to the map not being able to take into account screening vegetation. Fill Area 3 & 4 also includes some vegetation in the landscape that will prevent the ZTV from accurately portraying the line of sight.
ZTV maps do not show how a project will appear nor do they show the magnitude of visual effects – they simply show the indicative area and extent of potential visibility. ZTV maps indicate areas from where an activity or project may be visible within a defined study area – they do not and can not show how a project will appear, nor do they indicate the nature or magnitude of visual effects.	Parts of Fill Areas 3 & 4 that are visible from Viewpoint 5 have been marked on the photographs and this is deemed sufficient to visually illustrate the indicative area and extend of potential visibility. The purpose of a ZTV map (to indicate areas from where an activity may be visible within a defined area) is therefore already achieved through the labelled photographs provided in this response.

² Best Practice Guide, Visual Simulations BPG 10.2, page 4



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	<p>With regards to visual catchment, the ALVE provided states that <i>“the relatively restricted visual catchment, existing landform and vegetation patterns would mitigate any adverse effects on the existing rural character and ensure that the amenity values of the surrounding area would be maintained”</i>.</p> <p>The completed state of the fill areas would be integrated into the surrounding landscape through designs that reshapes the land to resemble natural contours where possible, minimises batter faces and revegetates those that remain in order to keep with the appearance, form and location of existing rural character and amenity values.</p>	
<p>“I have received the Council’s peer review for the Landscape and Visual Assessment from Dave Mansergh.</p> <p>I am able to close out OBDA 5 as advised previously however it would be beneficial if you could provide some more detail regarding Fill Areas 3 and 4, particularly relating to the level of effect that would be experienced during the fill operations. It would also be good to obtain a comment from your expert about the level of effect on persons in residential areas to the north of the site.</p>	<ul style="list-style-type: none"> • The distance to Lake Waahi to the north is approximately 1.5km (measured from the northern boundary of Fill Area 3). • Within a 1km radius, there are around 13 dwellings to the north and west, with a further 13 (approximately) within a 1.5km radius. • Most dwellings along Hillview Road are located on contours between 20-30m above sea level, and those further out along Rotowaro Road at between 10-20m above sea level. • While Fill Area 3 is located on contours 60-90m above sea level, there are contours of 50-60m east of Hillview Road that provide visual interruption to Fill Area 3, as depicted in Viewpoint 5 by LA4 – only the very upper parts of the fill areas are visible. • For those properties located north of Viewpoint 5 (approximately 8 dwellings within 1km radius and 5 dwellings within 1.5km radius), the dwellings themselves provide a degree of visual buffering from the distant views towards Fill Areas 3 and 4, in addition to natural rural features such as vegetation and hilly slopes. • At the base of Fill Areas 3 and 4, a 10m high bund will be constructed out of structural fill to act as a ‘toe’ for the proposed fill. This will extend along the northern edge of FA3 for an approximate length of 200m.³ This is similar for FA4. The bunds will be formed, stabilised and grassed, ensuring that any visual impact in this regard will be temporary and short-term. 	Y

³ This is based on the chainage on Gaia Geotechnical drawing 2325-12-02, proposed levels for Fill 3 on Section 1 Plan 2325-12-06 and ‘Fill Site 3 Cross Section 1 Proposed Fill – Mater Scenario’.



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I have provided Dave’s comments below to demonstrate what I mean:

“While the assessment describes the visual catchment in general terms, it does not do so in enough detail to allow the extent of the potentially affected area to be easily understood. The range of view locations identified does not appear to reflect the extent of the visual catchment, with views towards the proposed fill areas 3 and 4 potentially available from the residential areas to the north west.

The LVE and s92 response indicates that the filling operations would not be visible from VL1-VL4 and that only parts of fills 3 and 4 will be visible from VL5. The LVE does not clearly identify if there is a greater level of effect during the filling operation; or the timeframes associated with such effects, making it difficult to understand the extent and duration of effects on adjacent properties (especially from VL5 and other nearby locations).”

- Fill Area 3 is not proposed for filling until Fill Area 2 has been filled, therefore construction within FA3 is approximately 2-3 years away, and FA4 an additional 2-3 years after that.
- Fill Area 3 has a projected fill volume of 576,600m³ and it is anticipated that a volume of approximately 300,000m³ of clean and managed fill will be imported annually.

Visual Effects on owners/occupiers of dwellings along Hillview Road and Rotowara Road are considered less than minor for the following reasons:

- FA3 and 4 sits alongside and within a highly modified landscape, with historic mining operations to the north and existing mining operations to the south. The historic mine to the north has altered (and improved) the visual amenity of the landscape and this proposed fill operation provides an opportunity for the subject site to do the same.
- The proposed FA3 and 4 do not impact on indigenous vegetation or sensitive landscapes – in addition, the CIA provided by Mr Norm Hill on behalf of Waahi Whanui Trust confirms that there are no cultural values being impacted by visual effects associated with the application;
- The existing landscape (within a not dissimilar distance) includes open cast mining operations with more long term and exposed visual effects than proposed by this application (opposite side of Waikato River);
- The views towards FA 3 and 4 are relatively distant (1-1.5km) and are oblique rather than direct – in addition there are existing visual interruptions such as ridgelines and clumps of vegetation;
- The visual impact is short term (2-5 years), incremental and not dissimilar in visual effects to other anticipated rural activities (such as cropping, forestry logging and cultivation); in addition, for the first year it is unlikely that much activity will be visible from the 1-1.5km radius until the fill is raised to a certain level.
- The bunding at the toe of FA3/FA4 of 10m will provide additional visual separation;
- Furthermore, a series of bunds occur throughout the fill operation, meaning that in increments, bunds are formed, stabilised, and then fill is deposited behind these bunds. This means that all filling up to the level of each bund (10m in height, constructed in 5m increments) will be hidden from view until nearing capacity of that section of the gully. The north facing bund faces will be 10m in height, 5m in depth and run the entire width of the fill area (200m FA3 and 15-200m FA4).

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In general, these will be a gradient of 1:3. It should take 6 weeks for them to be stabilised by either topsoil/grass seed or mulching and hydro-seeding (if slope is too steep to use conventional grass seed), resulting in the following visual outcome:



- The final outcome of landform will take 2-3 years per fill area and increase currently degraded visual amenity values by providing distant views over high quality pasture and planted areas rather than degraded erosion prone land.