

Teresa Gibbison

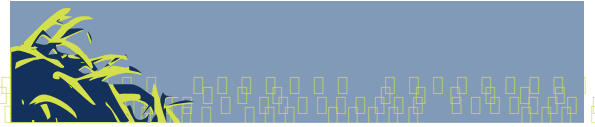
From: Robin Britton <rbritton.coast@gmail.com>
Sent: Thursday, 6 June 2019 7:43 AM
To: Christin Atchinson
Cc: Robin Britton; Terewai Awhitu; Dave Mansergh
Subject: Fwd: Aotea Spat Farm
Attachments: image001.jpg; ATT00001.htm; 2017-039 Email Response 190521.pdf; ATT00002.htm

Hi Christin - please find below the response from Dave Mansergh in respect to landscape matters relating to the Aotea Farm.

Can you please advise what your next steps are in relation to this project.

many thanks
Robin

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22 May 2019

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Attention: Robin Britton

**RE: TE TAHUNA O AOTEA MOANA MARINE FARM, AOTEA HARBOUR – EMAIL RESPONSE –
LANDSCAPE AND VISUAL EFFECTS**

This letter has been prepared in response to the email “Clarification of further information request” from WRC dated 8th May 2019. It follows the s92 response prepared after the meeting with Waikato Regional Council staff on 23rd August 2018 to discuss the original request for additional information prepared by Boffa Miskell Ltd.

The “Clarification of further information request” email has asked for further information regarding the following:

1. Baseline;
2. Photo Montage; and
3. Visual Sensitivities.

Each concern of the email has been addressed individually, and the following responses given to satisfy the requests:

1. Baseline:

Request:

- a) In the supplementary information, the level of existing natural character within and around the site has not been clearly stated (e.g. the scale at which the original Boffa Miskell assessment was undertaken has not been recognised or there is no refined analysis that provides further detail). If it is different from the BML report then the difference must be stated and quantified and effects assessed against it. If not, effects must be quantified against the ‘outstanding natural character’.*

Response:

The original supplementary information response identifies that the Boffa Miskell report has been accepted as the baseline for the assessment at a regional level. It is noted however that the Boffa Miskell study is broad scale in nature and is not sufficiently detailed or refined to allow it to be used for visual assessment purposes. It is a policy level document.

The original VLA report, prepared for the Spat farm application, takes into consideration the outcome of site investigations at a local level, this is especially relevant for the experiential element

of the character investigation and includes the identification that modifications are activated within the harbour that were not identified in the Boffa Miskell regional scale investigation and mapping exercise. The character of the site and its local context are described on pages 5-11 of the original report. The assessment of effects on the natural character is described on pages 12-13. The VLA investigation found that the proposed Spat Farm site is located in a more modified part of the harbour.

It is beyond the scope of a VLA to assess whether the regional report prepared by Boffa Miskell is accurate, however our analysis of the site and its surroundings do not contradict the findings of the Boffa Miskell report insofar as they go in providing a Regional scale baseline of natural character.

It is also noted that the Boffa Miskell report is not a statutory document or part of the s32 analysis supporting the existing planning documents.

Request:

- b) There is incorrect reference to 'high natural character' instead of 'outstanding natural character'. This should be corrected / clarified.*

Response:

Paragraph 3(c) of the s92 response references the harbour as having high natural character is taken from page 247 of the Boffa Miskell Natural Character Study, which concludes the harbour as having high natural character.

Request:

- c) There is reference to the ONFL is unclear. Should this be referencing the ONC? This should be corrected / clarified.*

Response:

Any reference to ONFLs is in regards to Te Pahi the coastal forest on the northern side of the harbour, Oioroa Sand dunes on the northern shores of the harbour mouth and Mt Karioi. The proposal ranges from having very low - negligible effects on these.

2. Photo Montage:

Request:

- a) More details of the photo is required as per Rebecca's review comments (e.g. viewing location, distance, date...).*

Response:

At the meeting with Waikato Regional Council staff on 23rd August 2018 it was agreed that a photomontage was not required and that an outline of the proposed Spat Farm, superimposed on a photograph would suffice. In response to the above, the requested detail has been added to the amended photographic overlay (as attached).

The photographic overlay was created, in accordance with the NZILA Best Practice Guide Visual Simulations BPG 10.2 using the following approach:

- a. A photo was taken from the view locations using a Canon EOS 5D digital camera with a fixed 50mm lens (camera details are shown on the bottom left hand corner of the photomontage). Exact camera location was recorded.
- b. A high resolution digital terrain model was created.
- c. The GIS co-ordinates of the proposed farm were integrated into the model using ArcGIS. Image parameters were set to match the camera parameters (focal length, field of view, image dimensions and ratio).
- d. The computer generated location outline was overlaid over the site view location photograph.
- e. Distances and heights were verified by using photogrammetric calculations.

3. Visual Sensitivities:

Request:

- a) *These are not measured/quantified. Instead, the supplementary information assesses that views from elevated locations are 'more sensitive' than from lower elevated locations.*
 - a. *Please quantify the visual sensitivities of viewing locations (As per meeting minutes this was to include factors such as availability of the view, viewing audience, elevation, distance, extent of view, extent of context (the other spat farm)) and capacity for visual change.*
 - b. *Once the sensitivity has been quantified the magnitude of visual change and level of effects from the farm can be determined.*

Response:

Page 14 of the original VLA report describes the context in which the proposal will be visible from each type of view location. As mentioned in the report, the view locations have been clustered into types, as our site investigation found that the effects were small and the same from each type of view, and therefore specifics such as distance and elevation are not given. This has been done as the proposal will not be highly visible from any publically accessible location and therefore the weighting of this report has been given to the effect on the natural character of the harbour rather than visual effects. Each site investigated is shown on the ZTV map in Appendix Two of the original report.

The response previously provided would appear to address the request. Our request to clarify the exact nature of this request has not been responded to by WDC. It is unclear what is meant by "visual sensitivities".

Request:

- b) *The supplementary information assesses that the views are not sufficiently sensitive (which does not quantify the sensitivity) to result in an unacceptable effect.*
 - a. *It is unclear what the change / effects of the farm on the viewing audience would be (as there is no quantification)*
 - b. *It is unclear what 'unacceptable' means. Hence, Rebecca's suggestion to use the 7 point scale (NZ Institute of Landscape Architects Best Practice Note 10.1).*

Response:

As outlined in the original report, the proposed Spat Farm will not be clearly visible from most publically accessible land based view locations, due to its low lying nature in the environment and the mud/sand flats that are positioned between the view locations and the site. Therefore the weighting of this report has been more focused on the effects of the natural character rather than the visual effects on the landscape. It would be unfair to over emphasise the visual effects of the proposal, as this would indicate to the reader, that the visual effects are greater than they will be in reality. The view locations have however been discussed to what we believe is an adequate level of detail (and given a rating) on page 14 of the original report. These views are then given a rating based on the 7 point scale as advised by the NZ Institute of Landscape Architects Best Practice Note 10.1, the 7 point scale definitions used can be found in Appendix Four of the original report.

For any further clarification please contact us.



Cathy Trentham

BLA



Dave Mansergh

Dip. P&R (Dist), BLA (Hons), MLA
Registered NZILA Landscape Architect
Director



View Location Data

NZMG Easting: 1760308
NZMG Northing: 5791620
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F1.4 USM (Prime)
Date: 31st October 2017

The GIS co-ordinates were produced and accurately superimposed on the site photograph using ArcGIS Pro, in accordance with NZILA best practice guidelines. Image should be viewed at a distance of 500mm to approximate actual scale.

VIEW LOCATION PHOTOMONTAGE

MUSSEL SPAT FARM, AOTEA HARBOUR, WAIKATO, MAY 2019. R1

