

26 February 2020

Kinetic Environmental Consulting Limited
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Hamilton 3240
New Zealand

Attention: Eloise Lonnberg-Shaw

Re: Recommended Notification – McPherson Quarry, Mangatawhiri

With reference to your email (dated 18 February 2020) regarding the identification of the most affected properties around the Hitchen Road view point (VP 6), a site visit was undertaken on the 20th February 2020 to identify properties where the effects of proposed expansion are likely to be above the notification threshold.

The s92 response identified the effects from VP 6 as being *Very Low* for stage 1, *Low* for stage 2 and *Moderate* for stage 3.

VP6 is located within a small reserve that overlooks the township below and the landscape beyond. It is understood that the reserve was relocated from the location indicated on the original structure plan for the area in order to preserve the existing trees and maintain a view out over the surrounding landscape. The reserve is one of the few public locations with a clear and uninterrupted view towards the application site and therefore the stage 3 expansion is likely to have a greater effect upon viewers from within the reserve than from the surrounding properties. While VL 6 is representative of the view from the surrounding Hitchen's Estate, the effects on surrounding properties is likely to be less due to existing screening and orientation.

The effects associated with the stage 3 expansion, that would trigger a notification requirement will not occur for another 15 – 25 years. During this timeframe is expected that the potential for an adverse effect on the surrounding residential area may decrease. Although there is currently a general lack of screening, viewers from within the selected properties along Hitchen Road will have a more complex view than viewers located from within the reserve. Over the operational life of the quarry, the vegetation within surrounding properties may grow to a height that screens views to the proposed expansion, reducing the overall effects from this location to acceptable levels.

It should be also reiterated that changes within the application site will be incremental.

While the main effects will fall within the reserve areas, a few adjacent properties may also be affected by the stage 3 quarry expansion. These are limited to those in and around the reserve that meet the following criteria:

- a. Are generally oriented north-east towards the application site.
- b. Potentially have direct views of the application site and the surrounding rural landscape in the foreground below the application site from the living court within the property.
- c. A general lack of screening such as intervening vegetation, existing houses, which would help to screen or filter views of the application site.

The attached map identifies the location where it is considered that the effects of the stage 3 expansion may be minor or more than minor in accordance with s95E (above a rating of *Low*).

Properties in locations where the application site would be seen within the context of, or partially screened by, existing buildings in the foreground will not be affected by the stage 3 expansion to the same extent. These properties have not been identified for notification because the effects will be below the notification threshold.

For any further clarification please contact me.

Yours sincerely,



Dave Mansergh

Dip P&RM(Dist), BLA(Hons), MLA, Registered ANZILA
Director

Attachments:

- a. Recommended Notification Map

