

Application for Subdivision and Land Use Consent RM230036

126 -130 Rosetta Road, Raumati

4 Residential Lot Development and Subdivision

Date: 10 December 2023

Peer Review – Visual Effects Assessment and Site Landscaping Proposed

Introduction

Eco-Landscapes and Design Ltd has been engaged by Kāpiti Coast District Council to provide a peer review of the **Visual Effects Assessment and Landscape Plans dated 7/8/23 prepared by David Goodyear Landscape Architect.**

I have also read other reports provided for the application including further information received in the Section 92 response.

- AEE prepared by Leith Consulting
- Plans for Buildings and Earthworks prepared by Box Architecture Ltd (18/01/2023)
- Geotechnical Site Suitability Report prepared by CGW Consulting Engineers (15/8/23)

The Proposal

The proposal includes:

- Construction of 3 additional standalone dwellings and 4 Lot Subdivision.
- Retention of the existing dwelling within proposed Lot 4 and the swimming pool within proposed Lot 3.
- Removal of the existing garages and all vegetation within the front of the site.
- Earthworks for building platforms and driveways

Outdoor space for the two front dwellings (Lots 1, 2) will be restricted to outdoor decks; Lot 3 dwelling will have a deck and patio pool area to the rear; Lot 4 has a deck and will contain the balance of the land at the rear of the site. Extensive landscaping including large scale specimen trees are proposed for integration of development at the site frontage and below the retaining wall at the rear of Lot 1.

Existing Environment

The application site is located within an established residential area and set back approximately 130m from the coastal edge at Raumati Beach. I visited the site and local area prior to this review (early December 2023) to determine the scale of potential visual effects and compatibility of the proposal with the broader character of the area.

The site is located at the eastern side of Rosetta Road within a coastal environment where the underlying dune topography has been largely retained. The site is west facing and within a Coastal

Qualifying Matter Precinct overlay (PRECx3, District Plan Change 2) and the Beach Residential Precinct overlay (Special Character Area).

Mr Goodyear has described the character of the local area along Rosetta Road and provided photographs of the street environment. I agree with his findings that from the road the character is mixed. From my observations existing building typologies and age, set back from road frontage and impact of existing vegetation varies. In my view there is no set pattern of building set back and level of vegetation characteristic to the locality. Photos 1 -3 below show examples of Rosetta Road streetscape character directly opposite the site and in the immediate area.



Photo 1. Opposite Site - Infill housing 133, 133A, 135 Rosetta Road



Photo 2. Opposite Site – Infill housing 139A, 139B Rosetta Road



Photo 3. 2 Storey dwellings open to road frontage – 190, 192, 194, 196 Rosetta Road

Vegetation

While coastal trees such as Pohutukawa trees are common in the area, many other types of trees and shrubs are common such as Ngaio, Conifers, and other exotics.

Currently buildings on the site have little street presence due to the dense stand of mature Pohutukawa trees along the site frontage. I agree with Mr Goodyear that these trees constitute a significant block of foliage at the site frontage. It should be noted these trees are well within the site boundary and are not identified as protected trees in the District Plan.

Site Character

The application site extends over two titles (126 + 130 Rosetta Road) with a combined land area of 2,424m². The site is larger than most in the area and has two road crossings and vehicle access points. The land slopes up from Rosetta Road approximately 8m to the top of the dune. Existing buildings, including the 2 storey 1960's dwelling and the swimming pool are located within the dune top. The existing dwelling is set back approximately 25m from the road boundary and views to the west generally blocked by tall trees along the frontage. The top of the site falls towards the rear boundary shared with properties at Renown Road. The site is generally obscured by dense trees from the Renown Road viewpoint. The access leg from Renown Road appears to be overgrown and not accessible.

Dwellings along the eastern side of Rosetta Road are generally positioned close to the road at the base of dune or set back within the higher dune. The 2 storey dwelling within 134 Rosetta Road, the property adjacent to the north, is positioned at the top of the dune roughly aligned with the existing dwelling on the site. Dwellings within 120 and 122 Rosetta Road, properties adjacent to the south are located close to the road and within the dune top.

Visual Effects

Mr Goodyear has described the visual effects of the proposed development for road users and immediate neighbours.

1. Rosetta Road.

¹The proposed development, which will involve the removal of the existing vegetation to the front of the site represents a significant change to the appearance of the site, exposing views into the site and to the proposed dwellings.

Due to the development site character will completely change from Rosetta Road, and I agree with Mr Goodyear's comments. It could be anticipated that 4 dwellings on a site this size would be consistent with the density found in the local area. However due to the positioning of the existing dwelling and site topography proposed dwellings will appear clustered close to the site frontage.

¹Visual Effects Assessment _ David Goodyear Page 5
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Removal of the trees seems inevitable to develop the site as proposed and to allow for good access, sunlight and views out.

The site is elevated and located 130m back from the coastal edge and unlikely to be adversely affected by coastal erosion in the next 100 years. While the proposal does not meet the minimum allotment size of 450m² in the Coastal Qualifying Matter overlay, the buildings are well designed with generous outdoor decks and extensive planting is proposed for integration of the development.

Overall building footprints for dwellings within Lots 1, 2 and 3 are modest in size, however the cumulative effect of the development will be prominent from the street and for a few immediate neighbours located opposite. Recessive colours are recommended for exterior claddings to reduce the visual impact of buildings. This will apply to dwellings within Lots 1, 2 and 3 where a recessive colour palette and/or natural timber finish is recommended to soften the impact of buildings from the street and for immediate neighbours opposite.

Residents within properties opposite the site will have clear views into the site once trees at the frontage are removed. These neighbours potentially affected are located at 133A, 131 and 127 Rosetta Road.

2. 134 Rosetta Road

²In the NW corner of the subject site, House 1 would replace the existing double garage. House 1 has a deck that would be located tight to the front boundary and some 600mm off the Northern boundary. This deck would overlook the front portion of No.134 but this section of that site is occupied by driveway that zigzags up the slope and associated planting areas and there should be no privacy issues or adverse visual impacts.

3. 122 Rosetta Road

³The house at No. 122 is located on a back lot accessed by ROW along the Southern boundary of the subject site. The house itself is sited well back on the site, opposite and further East of the existing pool with screening vegetation and a garage on the boundary. The proposed house 2 on the subject site would be located some 10 - 11m from the house itself on No.122 As with the boundary situation at the Rosetta Road end of the boundary, some of the vegetation would be removed from the subject site side of the boundary, but much will remain on the neighbouring side of the boundary and this, combined with the distance between the houses would mitigate any privacy issues.

Overall, I agree with Mr Goodyear in his assessment. These neighbours' dwellings are set back from the road and where established foreground vegetation will largely screen the impact of additional dwellings on the site. This in combination with planting proposed will provide an adequate level of screening in my opinion.

² Visual Effects Assessment _ David Goodyear Page 6

³ Visual Effects Assessment _ David Goodyear Page 6

4. Renown Road

⁴Views to the existing house from Renown Road are completely obscured by the steep East facing slope of the back of the dune and the dense vegetation that clothes it. As the development proposal does not propose changes to the bank and its cover, there would be no visual impact on views from this direction.

The effects of the development will not be visible from Renown Road.

Mitigation and Amenity Planting Proposed

Landscape Plans dated 7/8/23 prepared by David Goodyear Landscape Architect include:

- Concept Development Plan 01 R2
- Planting Plan 02 R2
- Planting Schedule (Plant List and Specification) 03 R2

I have reviewed the suitability of planting proposed in context with the existing coastal environment and the intent to soften and reduce visual intrusion effects of buildings.

While the street frontage is now largely screened by trees there is no requirement that views of buildings should be blocked in the residential zone. However, a substantial level of planting is recommended to moderate the cumulative effects of the three additional dwellings on the site. An adequate level of compatibility with the surrounding area needs to be ensured and maintained.

It is my understanding that trees close to the boundary with 134 Rosetta Road will be retained where possible. Tree management to protect trees identified to be retained should be a condition of consent. Protection of trees and avoiding damage to tree roots along the boundary within neighbours' properties at 134 and 122 Rosetta Road must be ensured.

The embankment area at the site frontage will be mass planted with coastal tolerant natives and various tall screening trees. 3D Views 01 and 02 (below) show proposed buildings with planting from the street view. While planting shown appears as it would be in 5 -10 years and more established than would be expected initially the images are generally an accurate impression of the planting design and species proposed.



3D VIEW - HOUSE 01
SCALE 1 : 1

HOUSE 01



3D VIEW - HOUSE 02
SCALE 1 : 1

HOUSE 02

A range of large-scale specimen trees are proposed for immediate impact. Larger scale trees (18 in total) grades are PB40 and PB95 are proposed. The species selected include *Alectryon excelsus*, *Cyathea medularis*, *Mertya sinclarii*, *Metrosideros 'Maori Princess'*, *Myoporum laetum*, *Pseudopanax crassifolium*, *Pseudopanax 'Cyril Watson'*, *Rhopalostylis sapida* and *Sophora chathamica*,

In my view the planting selection, grades and numbers of planting proposed is appropriate for the site and purpose which is to filter and soften views of buildings and provide some privacy for outdoor decks.

A variation in paving material around the site is proposed and recommended for visual interest around parking and vehicle circulation areas.

Planning Matters

Plan Change 2 – Operative District Plan

General Residential Zone within the Beach Residential Precincts and a Coastal Qualifying Matters Overlay

GRZ-P4	Beach Residential Precincts	Amended 01 Sep 23 PC2
<p><u>Subdivision</u>, use and <u>development</u> in the Beach Residential Precincts (excluding the Waikanae Beach Residential Precinct) will give consideration to:</p> <ol style="list-style-type: none">1. Maintaining, where practicable, the intactness of existing dune landforms;2. Retaining, where practicable, existing mature <u>trees</u> and areas of extensive vegetation; and3. The relationship between built form and the landscape and streetscape <u>setting</u>, having regard to (1) and (2).		

The building platforms for Lots 1 and 2 generally fit into the slope of the site. Cuts for building platforms will be largely screened by buildings and the retaining wall at the rear of Lot 3 will be screened by tall trees once established. The dwelling within Lot 1 utilises the existing access where the concrete garage is located. The footprint of the dwelling within proposed Lot 3 largely aligns with the existing garage adjacent to the house at the top of the site.

It is unfortunate that all trees within the site frontage will be removed. However, existing Pohutukawa trees are large spready specimens that take up a lot of space and have over time become to dominate the front of the site. In my view the proposed planting will have sufficient impact to filter views into new buildings and maintain a streetscape character compatible with the local area.

Recessive building colours are recommended for new dwellings within Lots 1, 2 and 3 to reduce visual dominance at the street frontage and initial change in character.

The local area along Rosetta Road has a mixed character and building density (see Photos 1-3). While most dwellings are single level, dwellings are interspersed with 2 storey dwellings, many of larger footprint than those proposed. The application site is a large site for the local area and is underdeveloped in comparison to many in the immediate area.

GRZ-P12	Landscaping	Amended 01 Sep 23 PC2
<p><u>Landscaping</u> will be required for <u>non-residential activities</u> and residential <u>development</u> in the <u>Residential Zones</u> to enhance residential amenity, while promoting <u>water</u> conservation and biodiversity and allowing for the natural infiltration of surface <u>waters</u> through permeable treatments. <u>Landscaping</u> will be located and designed in accordance with the following principles:</p>		

1. the visual impact of large *buildings* will be reduced by appropriate screening and planting;
2. service areas, *loading* areas and *outdoor storage* areas will be screened;
3. on-site *outdoor living spaces* will be defined and enhanced by *landscaping*;
4. *sunlight* access and passive surveillance to adjoining areas will not be unreasonably restricted;
5. public *infrastructure* and services will not be damaged or blocked;
6. planting of locally *indigenous vegetation* will be encouraged; and
7. permeable surfaces will be provided for the natural infiltration of surface *waters*.

An appropriate level of planting is proposed to provide an appropriate level of screening and privacy for the development. However initially buildings will be prominent and recessive building colours are recommended.

On site living areas are restricted to outdoor street facing decks for dwellings in Lots 1 and 2. The proposed planting along the bank at the site frontage includes large scape specimen trees that will in time provide a reasonably dense visual buffer and better privacy.

The road reserve has no footpath along the side of Rosetta Road abutting the site. Hence the prominence of additional building close to the street will be avoided for pedestrians on this side of the road.

All plantings proposed are of sufficient grade/ height and the selection, hardy indigenous species suitable for the coastal environment. The level of paving within the site frontage at Rosetta Road will be significantly increased due to the proposed development. Permeable paving is recommended to slow the rate of run off from the site.

Conclusion

Overall, I agree with the conclusions met by Mr Goodyear in his assessment below.

⁵The main visual effects of the development involve views to the site's Rosetta Road frontage where proximity of the two front houses to the street, changes to the main vehicle access and removal of the existing Pohutukawa screen create possible adverse visual effects.

To mitigate these, planting and landscape measures are proposed, designed to filter and soften views to the new houses, create separation between the buildings and the street while still preserving access to sunlight and views out.

Attention must be given to retention of existing trees close to side boundaries and neighbours' trees close to the north and south boundaries currently providing screening and privacy for 122 and 134 Rosetta Road.

⁵ Visual Assessment _ David Goodyear Page 13

In my view the proposed planting will have sufficient impact to filter views into new buildings and maintain a streetscape character compatible with the local area. However, a recessive range of building colours for exterior claddings is recommended for new dwellings to reduce visual dominance at the street frontage and initial change in character.

Recommended Building and Landscaping Conditions

1. External colours for buildings within Lots 1, 2 and 3 will be restricted to subdued natural hues of green, brown or grey with a light reflectance value of less than 30%. Timber cladding and other natural elements (timber) shall be naturally weathered or stained or painted. The reflectance value of surfaces, including joinery, gutters, down pipes shall be no greater than 30%.
2. A Tree Management Plan must be identified and details for measures to fence off/protect trees during the construction work must be provided prior to vegetation clearance at the site frontage and earthworks commencing on the site. Any trees or plantings identified to be protected that are damaged or removed must be replaced by the consent holder.
3. Opportunities to include permeable paving within driveways and hardstand areas should be considered to reduce increase level of runoff from the site.
4. All proposed planting must be in accordance with the Landscape Plans dated 7/8/23 prepared by David Goodyear Landscape Architect, drawings include:
 - Concept Development Plan 01 R2
 - Planting Plan 02 R2
 - Planting Schedule (Plant List and Specification) 03 R2
5. All planting must be completed prior to occupation of dwellings.
6. All planting must be adequately maintained and protected in perpetuity.
7. Any plants they fail or are removed must be replaced by the consent holder/owner.

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