

Helga Bennett

From: Nikki Smetham <nikki@rmmla.co.nz>
Sent: Tuesday, 4 July 2023 1:50 pm
To: Helga Bennett
Subject: The Clearing

Hi Helga

I have the following comments addressing the Applicants response to Minute 3 issued by the Panel, in no particular order:

Response

I agree that a 2-year maintenance for landscaping is sufficient rather than Waka Kotahi's suggested 5 year maintenance period.

The decrease in lot number and increase in lot sizes along SH1 is a positive amendment. In my opinion these larger lots will achieve better flexibility for positioning a dwelling while providing some outdoor living where noise can be mitigated.

I presume that the landscaping on the western side of the acoustic fence along SH 1 will be maintained by the council?

Applicants reply conditions

36 - Landscaping

I suggest that a time frame for landscaping to be completed is inserted (including on western side of acoustic barrier) i.e. within first growing season following ?

And maintained for a minimum period of 2 years in accordance with best horticultural practise. All dead and dying plants to be replaced, etc, etc.

42 and 44 - Fencing

Add Lots 150 – 152

58 – Acoustic Mitigation

Should include Lots 268 – 270 and 279?

Updated Masterplan

SH 1 acoustic treatment refers to a 2 m high acoustic fence and 1 m high bund and is not consistent with the conditions, which refer to 1.2 m bund and 1.8m acoustic fence.

The Masterplan shows a landscape buffer to Lots 167 – 176 but has added 1.8 m high paling fence along the rural interface. It is not clear whether this replaces the post and rail and planting that was initially proposed. I note however that the landscape buffer is included in Conditions 14 (h) Engineering Plans.

In my view the 1.8 m paling fence is not warranted despite being consistent with the previous stages of the Clearing. Although the fence will mitigate potential reverse sensitivity effects for properties within the subdivision it will reduce rural and natural character at the rural - urban boundary.

Ngā mihi

Nikki Smetham
(she/hers)
Senior Landscape Architect | NZILA Registered

+64 27 5326 676
nikki@rmmla.co.nz

RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

Level Two
69 Cambridge Terrace
Christchurch 8013
PO Box 3764
Christchurch 8140

+64 3 366 3268
rmmla.co.nz

Please note RMM work a nine day fortnight where our studios will be closed every second Friday.
AT RMM, we encourage flexible working. If you receive an email from us outside your work hours, we don't expect you to read it, act on it, or reply until you return.
Planned absence from the office:Every Friday