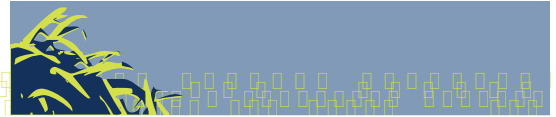


31 March 2020



Waipa District Council
C/- Bloxam Burnett & Olliver Ltd
P.O. Box 9041
Hamilton 3420
Attention: Stuart Penfold - spenfold@bbo.co.nz

RE: Hautapu Wastewater Treatment Plant LU/0050/20 – s92 response (Landscape)

With reference to the s92 request for additional information dated 10 March 2020, the following is in response to further information request s92(2).

S92 Request

1. *Appendix D of the application includes a Visual and Landscape Assessment (VLA) by Mansergh Graham Landscape Architects. The VLA recognises that rural character and visual amenity have the potential to be impacted by development depending on the size and type of WWTF option chosen and the location of the WWTF within the building envelope. Based on the VLA, adverse effects on existing amenity values were found to range between very low and moderate / high for the MRB WWTF option, and low to moderate / high for the conventional WWTF. Whilst the VLA anticipates that these ratings could reduce to very low and low for both options, it is dependent upon the implementation of a recommended mitigation strategy. The mitigation strategy is in turn dependent upon the final design of the WWTF, which is not known at this stage.*

Given the significance of landscape and visual effects to the outcome of this application, and given the reliance upon a mitigation strategy which does not yet exist, Council considers landscape and visual effects to be potentially significant at this stage. It is therefore considered necessary to commission a peer review of the VLA in order to ensure that mitigation to the extent envisaged is indeed feasible.

Response

It is not uncommon in situations where the general effects of an activity on landscape and visual amenity are understood (as is the case with this application) but the detail of the proposed mitigation cannot be finalised until after the detail design of the proposed activity has occurred, for a set of performance based mitigation conditions to be included in the consent.

It is considered that the following *Proposed Landscape Consent Conditions* address the concern raised by Council and will provide the appropriate safeguards in respect to the mitigation of any landscaping and visual effects arising from the construction of the Wastewater Treatment Facility:

1. *Prior to commencement of earthworks associated with the construction of the Wastewater Treatment Facility (WWTF), the consent holder shall undertake a robust and thorough detailed design review (DDR) of the consented design to identify any new effects on landscape and visual amenity of the surrounding rural landscape from the required earthworks and the WWTF structures including relative levels of construction platforms, required bulk earthworks, benching and cut and fill stock piling, building locations including that of tanks, silos, ponds and other bulk infrastructure.*

2. *The consent holder will instruct a suitably qualified expert to review the DDR to identify any significant adverse effects on landscape and visual amenity that might arise from the construction and operation of the WWTF and to prepare a Draft Landscape and Visual Mitigation Plan (Draft LVMP) to mitigate such effects.*
3. *The consent holder shall, following the completion of the Draft LVMP required by 2 above, undertake the following process as set out below:*
 - (a) *The consent holder shall, by way of a letterbox drop, invite neighbours within a radius of 1.5 kilometres from the proposed location of the WWTF site, to a community liaison meeting. (The invitation shall include a summary of the DDR relevant to visual and landscape matters, and the Draft LVMP.) The purpose of the meeting shall be for the neighbours to provide comment on the Draft LVMP as it relates to landscape and visual matters.*
 - (b) *The consent holder shall invite a representative(s) with appropriate experience and expertise in landscape and visual effects management from Ngāti Haua Iwi Trust and Ngāti Korokī-Kahukura to contribute towards the further development of the Draft LVMP.*
4. *The expert used as appointed in condition 2 above shall then complete a Final Draft LVMP having considered but not be limited to, the following matters:*
 - (a) *Input from the neighbours meeting described in 3(a) above, in respect of landscape and visual amenity values from within a 1.5km radius of the site.*
 - (b) *Feedback from any iwi representative(s) appointed under 3(b) above, including specifying opportunities where the landscape values can be enhanced, and where the landscaping undertaking (including choice of plant species and location of planting) reflects cultural perspectives, ideas and materials, and as otherwise discussed in the Cultural Impact Assessment Report (Ngāti Haua Iwi Trust, 30 October 2018) and Cultural Values Assessment Report (Ngāti Korokī-Kahukura, November 2018).*
 - (c) *The mitigation measures identified in Section 8 of the Landscape and Visual Assessment Report (Mansergh Graham Landscape Architects, February 2019) submitted with the consent application.*
 - (d) *The timing or staging of the mitigation works and any precautions or activities needed to be put in place to ensure the mitigation works are successfully implemented.*
 - (e) *The consent holder shall provide a copy of the Final Draft LMVP to the neighbours who attended the meeting in 3(a) above and to the iwi groups identified in 3(b) above, and shall meet with them to accept any comments that they may have on the Final Draft LMVP.*
 - (f) *The consent holder shall then instruct the expert to prepare a Final LVMP, taking into consideration all the feedback received.*
 - (g) *A record of attendance and minutes from the meetings in conditions 3(a), 3(b) and 4(e) above shall be recorded by the consent holder. A copy of these records shall be forwarded to Waipa District Council within one month following the meeting and shall include comment as to how those matters have been addressed in the Final LVMP.*
5. *The consent holder shall invite a suitably qualified Landscape Architect, with experience in the mitigation of landscape and visual effects, who is acceptable to Council to undertake a technical and feasibility review (TFR) of the Final LVMP. The TFR shall include a review of the proposed mitigation approach and the staging of the works. The purpose of the TFR shall be to:*

- (a) *Confirm to Council that the Final LVMP is likely to achieve the level of mitigation required within the identified timeframe; or*
- (b) *Provide appropriate comment or recommendations so that the Final LVMP can be amended as required to achieve (a) above; and*
- (c) *Shall expressly consider any feedback from either the neighbours or the iwi groups (refer condition 4(e) above) that was not incorporated into the draft LMVP.*
6. *The consent holder shall arrange for the Final LMVP to be updated following the TFR, and then the amended Final LMVP shall be provided to the Council for certification, no later than 20 working days before the commencement of earthworks associated with the construction of the WWTF. At the same time the consent holder shall also provide the Council with a copy of the TFR and a copy of the material referred to in condition 4(g) above. If Council fails to certify the LVMP, or give reasons why it should not be certified, within 20 working days it shall be deemed certified.*
7. *Within 30 working days of the implementation of each stage of the mitigation works identified in any certified LMVP, a Mitigation Completion Report(s) (MCR) shall be prepared and submitted to Waipa District Council. The MCR shall clearly identify the mitigation works that have been implemented, the date of implementation and any recommendations for the following stages. An "as built" plan shall be included in the report.*

If you have any questions, please feel free to contact me.

Yours faithfully



Dave Mansergh

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