

**BEFORE A COMMISSIONER APPOINTED BY THE OTAGO REGIONAL
COUNCIL AND THE CENTRAL OTAGO DISTRICT COUNCIL**

IN THE MATTER OF

the Resource Management Act 1991

AND

IN THE MATTER OF

applications by Cromwell Certified
Concrete Limited for resource
consents to expand Amisfield Quarry

**STATEMENT OF EVIDENCE OF DAVID COMPTON-MOEN
ON BEHALF OF CROMWELL CERTIFIED CONCRETE LIMITED**

(LANDSCAPE AND VISUAL EFFECTS)

Dated: 30 November 2021

GREENWOOD ROCHE
LAWYERS
CHRISTCHURCH
Solicitor: Monique Thomas
(Monique@greenwoodroche.com)

Applicant's Solicitor
Level 3
680 Colombo Street
P O Box 139
Christchurch
Phone: 03 353 0572

1 INTRODUCTION

- 1.1 My name is David Compton-Moen. I am a Director at DCM Urban Design Limited, which is a private independent consultancy that provides Landscape and Urban Design services related advice to local authorities and private clients, established in 2016.
- 1.2 I was engaged by Cromwell Certified Concrete Limited (the Applicant) following the close of submissions on the company's application for resource consents to expand the Amisfield Quarry (Proposal). The assessment of landscape and visual effects which formed part of the AEE for the Proposal was prepared by Align. The Align report is dated 22 October 2020 and I refer to it in this evidence as the LVIA. I understand that the author of the LVIA is now employed by a consent authority and therefore is no longer able to be involved in the Proposal. I was asked to review the LVIA, consider the submissions on the Proposal, and provide landscape and visual impact advice on the Proposal (including in relation to mitigation measures).
- 1.3 Having undertaken an initial review of the LVIA and the submissions on the Proposal, I visited the site and its surrounds including each of the viewpoints identified in the LVIA. I then advised the Applicant in relation to refinement of the mitigation measures proposed, in particular in relation to the proposed bunds, their form and cover.
- 1.4 Except as outlined below, my assessment and opinions of the Proposal are the same as those set out in the LVIA Report. I will cross-refer to that report throughout my evidence.

Qualifications and Experience

- 1.5 I hold the qualifications of a Bachelor of Landscape Architecture (Hons.), a Bachelor of Resource Studies (Planning and Economics), both obtained from Lincoln University and a Master of Urban Design (Hons.) from the University of Auckland. I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architects (since 2001), a Full member of the New Zealand Planning Institute (since 2007), and a member of the Urban Design Forum. I was Chair of the Canterbury/ Westland Branch of the NZILA for 4 years from 2013 to 2016.

- 1.6 I have worked in the landscape assessment, urban design, and planning fields for approximately 25 years, here in New Zealand and in Hong Kong. During this time, I have worked for both local authorities, and private consultancies, providing expert evidence for urban design, landscape and visual impact assessments on a wide range of major infrastructure and development proposals, including the following relevant projects:
- (a) 2018 – I provided advice and gave Landscape and Visual Evidence before Christchurch City Council and Environment Canterbury in relation a proposal by Road Metals to extend its current quarry at 394 West Coast Road, Yaldhurst, Christchurch City.
 - (b) 2008-11 – I provided Landscape and Visual impact assessment services for the Pines Wastewater Treatment Plant on the outskirts of Rolleston for Selwyn District Council. The project involved extensive landscape planting around the outskirts of the site (5.6km) to provide a landscape strip to capture potential spray drift.
 - (c) 2008 - I provided advice and gave Landscape and Visual evidence in relation to a proposal to extract gravel from the Kowai River and the creation of a new processing plant by Winstone Aggregates, a division of Fletcher Concrete and Infrastructure Limited.
 - (d) 2018 - I provided advice and gave Urban Design, Landscape and Visual amenity evidence for Queenstown Lakes District Council on an application to develop Industrial land in Frankton Flats. The proposal was for a large warehouse type building with visitor parking immediately adjacent to SH6, commercial signage and a large planted landscape bund.
 - (e) 2019 – I provided Landscape and Visual impact assessment advice to Christchurch City Council in relation to the development of the Cashmere Valley Dam. The project involves extension earthworks, the creation of a 4m high bund, public pathways and extensive native plantings.

- (f) 2019/20/21 –I advised Fulton Hogan (and gave Landscape and Visual evidence) in relation to its proposed 171ha quarry in the Selwyn District (Roydon Quarry). The project involved developed landscape plans and bund detailing to ensure views into the proposed quarry were minimised while also mitigating potential amenity effects from the bunds themselves.
- (g) 2021 – I am currently advising Gibbston Valley Winery in relation to development of their resort, including the preparation of cross sections, bunding, and landscape treatments.

1.7 In preparing this evidence, I have reviewed the following:

- (a) The resource consent applications for the Proposal (including the AEE) and the LVIA;
- (b) Section 92 request from Central Otago District Council (CODC) (letter dated 18 November 2020);
- (c) Response to Section 92 request (letter from Matthew Curran to Oli McIntosh (CODC) dated 9 March 2021 which appended a draft Rehabilitation Plan (February 2021));
- (d) The submissions on the applications which relate to visual effects;
- (e) The Section 42A report for CODC, prepared by Mr Whyte; and
- (f) Consent conditions.

1.8 Whilst this is a Council hearing, I acknowledge that I have read and agree to comply with the Environment Court’s Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2014. My qualifications as an expert are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

2 **SCOPE OF EVIDENCE**

2.1 My evidence addresses:

- (a) Key features of the Proposal from a landscape and visual amenity perspective;
- (b) The existing landscape character and receiving environment;
- (c) The potential effects of the Proposal on landscape character/values and visual amenity including proposed mitigation of those effects;
- (d) Submissions on the application which raise landscape or visual amenity concerns;
- (e) The Officer's Section 42A report as it relates to landscape and visual matters; and
- (f) Consent conditions.

3 **SUMMARY**

- 3.1 In summary, I consider that the receiving environment has a working rural character with a variety of different activities occurring. Any residential activity in the area is 'tied' to a rural activity on its host property, although the commercial storage facility on the adjacent Clark property at 1308 Luggate-Cromwell Road does not adhere to this characterisation (being a commercial activity unrelated to rural activities). I do not consider the receiving environment to have a rural-residential character, even though the Clark dwelling is in relatively close proximity to the Proposal, and there is a structure which may currently be used as a dwelling at 1286 Luggate-Cromwell Road where a further dwelling has recently been consented.
- 3.2 The site is not located in an area identified as having landscape value in the District Plan, however the Pisa and Dunstan Mountain Ranges to the west of the site are identified as Outstanding Natural Landscapes.
- 3.3 I agree with the LVIA that landscape and visual impacts of the Proposal must be assessed in the context of the existing landscape and views

of the site. Cumulative landscape and visual impacts must also be considered.

- 3.4 The existing quarry on the site is part of the landscape. The scale of the expansion will not affect the broader landscape. Therefore I agree with the LVIA that overall, the landscape effects of the proposal are Low (less than minor)¹.
- 3.5 I also agree with the LVIA that the visual amenity effects of the Proposal on the wider landscape are Low. The site is not visible from Luggate-Cromwell Road and any views from higher elevations will also take into account the existing quarry. Visual amenity effects on sites directly adjacent to the expansion land (with the mitigation measures proposed) are Moderate-Low (minor)².

4 **KEY FEATURES OF THE PROPOSAL FROM A LANDSCAPE AND VISUAL PERSPECTIVE**

- 4.1 A detailed description of the Proposal is included in the Assessment of Environmental Effects. The Proposal is also described in Section 1.1 of the LVIA. Therefore I have not repeated that information here.
- 4.2 The key features of the Proposal from a landscape and visual amenity perspective are as follows:
- (a) The existence of the existing quarry;
 - (b) The working rural character of the receiving environment;
 - (c) Changes to the existing topography which the Proposal will create and the potential for views into the working area on the expansion land from adjoining properties if not mitigated/screened;
 - (d) The change in landscape character and effects on visual amenity which earth bunds can potentially create if poorly designed; and

¹ Using the seven point scale in NZILA's *Best Practice Guide and the Guidelines for Landscape and Visual Impact Assessment*.

² Using the seven point scale in NZILA's *Best Practice Guide and the Guidelines for Landscape and Visual Impact Assessment*.

- (e) The importance of selecting the correct plant species/cover for the outer edges of the site, while recognising the modified character (in vegetation terms) of the receiving environment.

5 THE EXISTING ENVIRONMENT AND RECEIVING ENVIRONMENT

5.1 The site is zoned Rural Resource Area in the Central Otago District Plan. There are no identified landscape values or significant natural features identified in the District Plan relating to the application site itself. However the Pisa and Dunstan Mountain Ranges form part of the backdrop to the site and are classified as Outstanding Natural Landscapes.

5.2 A detailed description of the landscape and receiving environment is contained within Sections 2 and 3 of the LVIA. That description continues to be accurate, and I consider the following extracts to be of particular relevance:

- (a) *'The landscape is relatively open in the immediate vicinity of the site, although the greater landscape extends to mountains on all sides, which gives the impression of being in a large basin. The broad valley floor also allows the impression of scale in the landscape – with the mountains appearing in the distance and providing a spacious quality to the environment.'*³
- (b) *'The area surrounding the site is described ... as mixed use, with horticultural activities and other more industrial activities such as quarrying, meaning there is consistently evidence of human intervention observed in the landscape.'*⁴
- (c) *'...The landscape in which the site is located has dramatic geology, with rocky outcrops and mountain ranges providing a sense of drama and wilderness, and the Pisa and Dunstan Mountain Ranges form part of the backdrop to the application site and are classified as Outstanding Natural Landscapes.'*⁵

³ Section 2.2, LVIA
⁴ Section 2.2b, LVIA
⁵ Section 2.3, LVIA

(d) *'...In evaluating this landscape, both of these factors need to be taken into account – as the applicant (sic) site is highly modified, and influenced by human activity within local landscape, set within the greater natural landscape'.⁶*

5.3 The site is located on a flat alluvial terrace that forms part of the existing rural landscape which accommodates a mix of horticultural activities, quarrying and farming practices. Buildings are predominantly associated with these activities with a residential dwelling located at 1308 Luggate-Cromwell Road and a structure which may currently be used as dwelling at 1286 Luggate-Cromwell Road. During my site visit on the 23rd July 2021, the location and views from the surrounding landscape were assessed. Based on this, I agree with the site description and characterisation described in the LVIA .

5.4 Given the degree of modification in the immediate area (which includes the existing quarry), I consider the receiving environment to have a low to moderate sensitivity to change, i.e. change can be readily absorbed into the landscape with appropriate mitigation.

6 **POTENTIAL EFFECTS ON LANDSCAPE CHARACTER AND VISUAL AMENITY**

6.1 When reviewing the LVIA and assessing or discussing effects, I have used the seven point scale in NZILA's Best Practice Guide and the Guidelines for Landscape and Visual Impact Assessment. That scale and how it relates to Less than Minor, Minor and More than Minor is set out below.

<u>Less than Minor</u>		<u>Minor</u>	<u>More than Minor</u>			
Very Low	Low	Moderate – Low	Moderate	Moderate-High	High	Very High

6.2 I define these effects as follows:

⁶ Section 2.4, LVIA

- (a) Very Low - effects which are negligible or are not readily discernible.
- (b) Low - effects which are discernible but do not adversely affect the viewer experience.
- (c) Moderate – Low - effects are discernible and start to adversely affect viewer experience.
- (d) Moderate - effects are discernible and have an effect on the quality of the view but with the main 'view qualities' still intact.
- (e) Moderate-High - effects are discernible and change the quality of the existing view, potentially with the loss of views.
- (f) High - effects are discernible and there is a loss of views or the changes greatly affect the quality of the view so that the character of existing view is fundamentally changed.
- (g) Very High - effects are discernible and there is a total loss of views or the changes significantly affect the quality of the view so that the character of existing view is fundamentally changed.

Mitigation Measures

6.3 In Section 4 of the LVIA, Align discuss mitigation measures to avoid, remedy or mitigate any potential effects on landscape character, visual amenity and/or landscape values. As noted in the LIVA, bunding is key in screening views of the site. I support the use of bunds as this is a common practice for activities including quarries, road upgrades, and housing developments but I also note that greater care should be taken in the bund design to ensure that the bunds themselves do not become an adverse visual effect in themselves. I have recommended the following further mitigation measures to achieve this:

- (a) For the Clark house (1308 Luggate-Cromwell Road - residential building only) – that a 50m offset (to the inner edge of the bund) is adopted. The outer face of the bund should have a gradient of 1:3 – 1:5 with an irregular slope profile. A uniform, constant gradient should be avoided in these locations. A shallower,

irregular slope will give the outer face of the bund a more natural appearance and will assist with improved plant growth;

- (b) For all other locations, the 25m proposed setback (to the inner edge of the proposed bund) is considered sufficient;
- (c) For the building platform/consented dwelling on the Amisfield Orchard site, where the Proposal site dips, it is recommended that the top of the bund height is maintained across the dip with a uniform top elevation. This may result in the bund being up to 6m in height on its inside face. The outer face of the bund shall have a gradient of 1:3 – 1:5 with an irregular slope profile. A uniform, constant gradient should be avoided in these locations. A shallower, irregular slope will give the outer face of the bund a more natural appearance and will assist with improved plant growth;
- (d) The proposed bund around the extension area and along both sides of the ROW should be 3m in height;
- (e) The plant species recommended for planting should be agreed with DOC and mana whenua prior to planting and are to be low growing species typical of the adjoining DOC reserve;
- (f) No exotic tree species should be planted along the extension area's boundary except adjacent to the ROW;
- (g) A temporary irrigation scheme should be installed and operated to assist with the establishment of the proposed mitigation plantings; and
- (h) Weed management of the bunds will be important to ensure the proposed native plants establish, especially given the plantings will be irrigated.

Landscape Character

6.4 An assessment of the Proposal's effects on landscape character is contained within Section 3.1 of the LVIA. The LVIA covers all aspects of landscape character, including changes to topography, vegetation (physical), perceptual and cumulative effects. I agree with the LVIA's

conclusion⁷ that overall, the effects on landscape character will be Low given the existing quarry, the scale of the activity and the nature of the proposed changes. This is almost completely in regard to topographical changes as the current vegetation cover is of limited value from a Landscape Character aspect.

Visual Amenity Effects

- 6.5 For the purposes of my evidence, I have focused on visual amenity effects of the Proposal on the closest dwelling, being the dwelling on the Clark property at 1308 Luggate-Cromwell Road. The dwelling is located on the north-eastern corner of the site, approximately 31m from the proposal's western boundary. A 1.8m high close board timber fence has been constructed along the top 100m of the shared boundary, a treatment which is more akin to a suburban area than a rural setting. This fence partially screens the house, shed and yard from the site.
- 6.6 Photographs of the property and the dwelling can be seen in the figures below.



Figure 1: Dwelling at 1308 Luggate-Cromwell Road (to the right of photo). Note wooden fence along the boundary with the expansion land. Structure to left appears to be an outbuilding.

⁷ Section 5, LVIA



Figure 2: Photo of Commercial Storage Building at 1308 Luggate-Cromwell Road

- 6.7 The LVIA developed visual montages which were used to accurately represent the appearance of the proposed expansion, in order that effects could be assessed. It includes the following montages for Viewpoint One, which are representative of the views from residences North/West of the site, in closest proximity to the expansion land. I note that these viewpoints do not include the effect of the wooden fence along the boundary of the Clark property in the vicinity of the dwelling.



Figure 10: Viewpoint 1 – Current view of the site from the Department of Conservation Mahaka Katia reserve, looking to the south east.



Figure 11: Viewpoint 1 – Post development. Showing bunding visible.

- 6.8 Given the 50m setback of the bunds from the boundary of the Clark property in the vicinity of the dwelling and with the formation of an irregular outer slope face on a gentler gradient with planting of species which are to be agreed with the Department of Conservation, I consider that the proposed bunds will not be incongruent or out of character. I also note that the bunds will be located behind the wooden fence along the boundary with the expansion land. That fence appears to be 1.8m high, in which case very little of the bund would in fact be visible from the Clark dwelling or from ground level inside the curtilage of the dwelling. I consider that the setback of the bund at the Lakeside Storage building (25m) is acceptable given the nature of the use of the storage building which has less amenity expectations than a dwelling.
- 6.9 The section 92 response addressed the visual amenity effects of the expanded quarry on the consented building platform on Lots 1 and 2 DP 508108 (owned by Amisfield Orchard Limited and Hayden Little

Family Trust respectively). As set out in the section 92 response, any effects on the consented building platforms within those lots will be mitigated by the existing topography and the proposed bunding which will screen both the existing and proposed quarry from any viewing locations within the platforms. The application for the building platforms (RC200251) includes photos which show that the platforms are located below the quarry. Having reviewed the drawings for the proposed two storey workers' accommodation building and the plans in a subsequent resource consent application for a dwelling on the Amisfield Orchard land (RC210261), I consider that with the elevation difference combined with the proposed bunding, views into the quarry extension from the second floor of the dwelling will be successfully screened without blocking views through to the mountains.

- 6.10 I consider that effects on visual amenity from greater distances (over 1km), where the expansion site is currently visible from, are Very Low given the quality of the receiving environment. The quarry extension will be viewed in context with the existing quarry site as well as the horticultural operation immediately adjacent.
- 6.11 Relevant objectives and policies of the Central Otago District Plan are referred to in Section 1.2 of the LVIA but are not discussed further or referenced directly in the assessment of effects on landscape character.
- 6.12 I consider the relevant objectives and policies to be:
- (a) Objective 4.3.3 – Landscape and amenity Values;

4.3.3 Objective - Landscape and Amenity Values
To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

- (b) Policy 4.4.2 – Landscape Amenity Values; and

4.4.2 Policy – Landscape and Amenity Values

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

- (a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,**
- (b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties,**
- (c) The ability to adequately dispose of effluent on site,**
- (d) Controlling the generation of noise in back country areas,**
- (e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values,**
- (f) Controlling the spread of wilding trees.**
- (g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.**
- (h) Strongly discouraging buildings in the Rural Resource Area of the Wooing Tree Overlay Area to ensure a vineyard or treed park-like character with an absence of built form.**

- (c) Policy 4.4.8 Adverse Effects on the Amenity Values of Neighbouring Properties

4.4.8 Policy - Adverse Effects on the Amenity Values of Neighbouring Properties.

To ensure that the effects associated with some activities including (but not limited to):

- (a) Noise (including noise associated with traffic generation, night time operations), and vibration,**
- (b) The generation of a high level of traffic, in particular heavy vehicles,**
- (c) Glare, particularly from building finish,**
- (d) A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site,**
- (e) The generation of odour, dusts, wastes and hazardous substances, and**
- (f) The use and/or storage of hazardous goods or substances**

do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.

Explanation

Effects such as noise, dust, odour and impacts on the landscape have the potential to compromise the amenity values of neighbouring properties. The safe and efficient operation of the roading network can also be compromised by increased traffic generation and the proliferation of signs. These potential adverse effects must therefore be controlled.

6.13 I consider that in terms of this objective and these policies, with the mitigation proposed:

- (a) Amenity values will be maintained;
- (b) The design of works will not affect the open natural character of the hills and ranges, skylines, prominent places and natural features;
- (c) The Proposal is compatible with the surrounding environment and effects on the amenity values of adjoining properties can be adequately addressed; and
- (d) No buildings are proposed within the expansion land, and the design of the bunds (with an appropriate vegetation cover) will

retain an open character and will not compromise the landscape and amenity values of prominent hillsides and terraces.

Rehabilitation

6.14 I have reviewed the proposed Rehabilitation Plan prepared as part of the section 92 response, dated February 2021. Given the estimated life of the quarry being approximately 30 years in the future, it is difficult to anticipate the character of the receiving environment at that time. However I consider that the nature of the rehabilitation proposed in the draft Rehabilitation Plan is appropriate. It involves the preparation of the quarry batters to a slope of 3.5L:1H and topping with topsoil and silts stored on-site. The site estimates it will have approximately 180,000m³ of silts (from washing) that will be utilised, together with topsoil on the finished batters. These can then either be grassed for agricultural purposes or could be revegetated with native species to become an extension of the DOC reserve, depending on the final desired outcome.

6.15 This approach is common in several quarry projects I have been involved with where the intention has been to revert the quarry site back to agricultural or recreational purposes post quarry activities. In all projects it has not been proposed to re-establish the original landform or 'fill the hole' so to speak, but to ensure that the site can be used for agricultural purposes in the future with the quarry walls softened and made safe. I consider this Rehabilitation Plan consistent with this approach, to soften the quarry walls and allow for the site to be used for other purposes post excavation works.

7 SUBMISSIONS

7.1 I address below some more specific matters raised by some submitters which I have not already addressed in my evidence.

7.2 Amisfield Orchard's submission says that mountain views to west are more important than views to the lake due to wind conditions and sun; that views from second storey of dwelling will be down into the quarry unless there is adequate setback and established trees; and without adequate setback, views to Mt Pisa will be blocked. I consider that the proposed bunding (with an irregular, more shallow gradient) will

prevent views into the new quarry area without blocking mountain views to the west or creating shading. Even with a height of 6m, the top of the bund will be 18-30m from the boundary such that the mountains behind will be visible. A 3m high bund is also now proposed along the ROW to prevent views into the expansion land.

- 7.3 In terms of Hayden Little Family Trust's submission, views from this property into the expansion land will not be possible from this location due to the difference in topography and proposed bunding.

8 **SECTION 42A REPORT**

- 8.1 My comments in relation to the section 42A report for the District Council (prepared by Mr Duncan Whyte) are set out below.

- 8.2 The way in which Mr Whyte has related Very Low to "less than minor", Low to "minor" and anything above Low to be "more than minor" is incorrect. The LVIA and I have assessed landscape effects as Low (less than minor) and visual amenity effects for the Clark dwelling as Moderate-Low (minor). The seven point scale (and how NZILA guidelines relate those seven points to the Minor scale) is set out in paragraphs 6.1 and 6.2 of my evidence.

- 8.3 Mr Whyte assesses that for elevated locations, landscape and visual amenity effects prior to rehabilitation will be no more than minor. I disagree and consider such effects to be less than minor. It is not clear to me the extent to which Mr Whyte considered the existing quarry in his assessment in paragraph 12.10.6.

- 8.4 I disagree with Mr Whyte's conclusion that the formation of the bunds close to the Clark house (1308) will 'still significantly alter the views towards Lake Dunstan and give the sense of enclosure' for the following reasons:

- (a) I note that the existing bunds are setback from over 200m from the dwelling. The existing bunds on the southern side of the ROW appear to be 1:1 and 1:2 with a steeper profile than proposed.
- (b) The toe of the bunds proposed on the expansion land are only 3m high and are set back 60m (29m +31m) from the dwelling

with an irregular and low gradient form, very different to existing bunds in the area. The new bunds proposed will have gradients between 1:3-1:5. At a 1:5 gradient or 20%, the slope is much softer/shallower and assimilates more easily into the receiving environment, with the top of the bund being 78m from the existing dwelling.

- (c) I consider that Mr Whyte's opinion in relation to altering views towards Lake Dunstan is not borne out by Figures 10 and 11 of the LVIA (included in paragraph 6.7 of my evidence). I have prepared a cross section showing the difference in form. This is attached to my evidence as Appendix 1.
- (d) The greatest visual effects at the Clark dwelling will be during the construction of the bunds and while planting is established (and therefore temporary in duration). Once constructed, I consider that the visual amenity effects of the bunds on the dwelling and curtilage at 1308 Luggate-Cromwell Road will be Moderate-Low (minor) at most, with the bunds and planting blending into the wider receiving environment which has a slightly undulating character.

9 **CONSENT CONDITIONS**

- 9.1 The LVIA confirms that the proposed bunds will be key for screening views of the extension area from immediately adjoining land. As I have discussed in my evidence, I have made further recommendations regarding the form and positioning of the bunds. These were included in the draft conditions provided by the applicant to the consent authorities on 10 and 11 November 2021 which are attached to the planning evidence of Matthew Curran.

10 **CONCLUSION**

- 10.1 Overall, I consider that with the implementation of the proposed mitigation measures, the Proposal will result in the following residual effects:
 - (a) In terms of landscape character and values of the area, I consider that the receiving environment can absorb the proposed expanded quarry, and any adverse landscape effects will be Low

(less than minor). The receiving environment is a working rural landscape with a moderate to high degree of modification which includes the existing quarry.

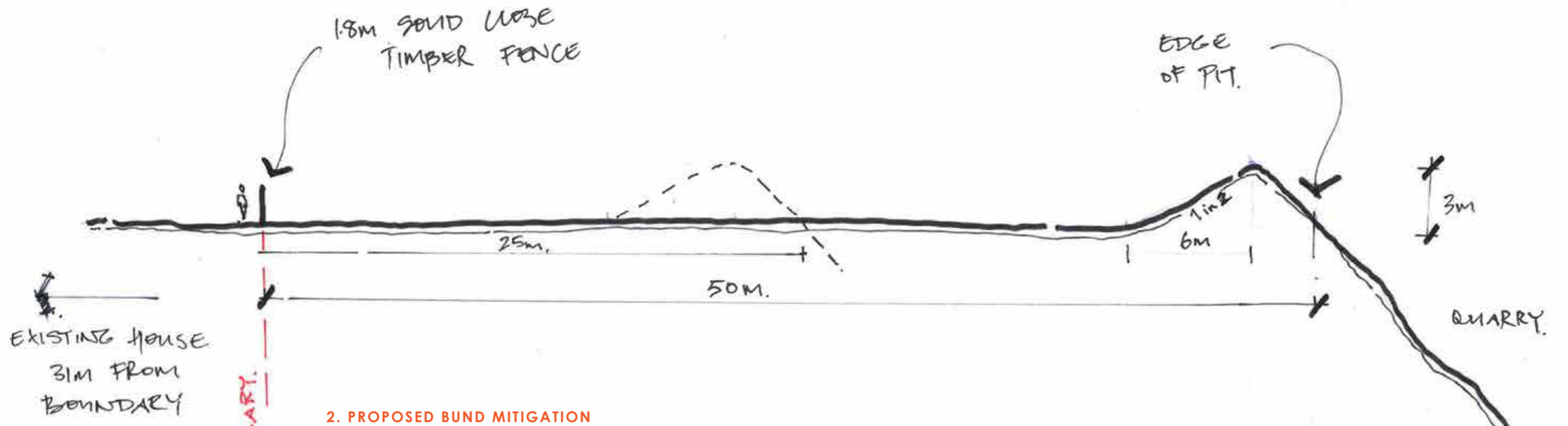
- (b) In terms of visual amenity, the highest effects will be experienced at the dwelling at 1308 Luggate-Cromwell Road, where any existing views from the dwelling across the expansion land will include views of the proposed planted bunds. While the bund will likely reduce some of the extent of the existing views from that dwelling and its curtilage of the lake, the expansive views from that property (including out towards the mountain ranges beyond) will remain and will not be affected. The magnitude of change for this residence in visual terms is considered Moderate-low (minor) in the LVIA. I agree with that conclusion.

10.2 I am confident that the proposed mitigation measures will successfully mitigate adverse effects to Low (less than minor), and will enable the site to be rehabilitated post quarrying to allow for a range of activities. During the operation of the quarry and following rehabilitation, the site will retain a strong rural character which is in keeping with the surrounding environment.

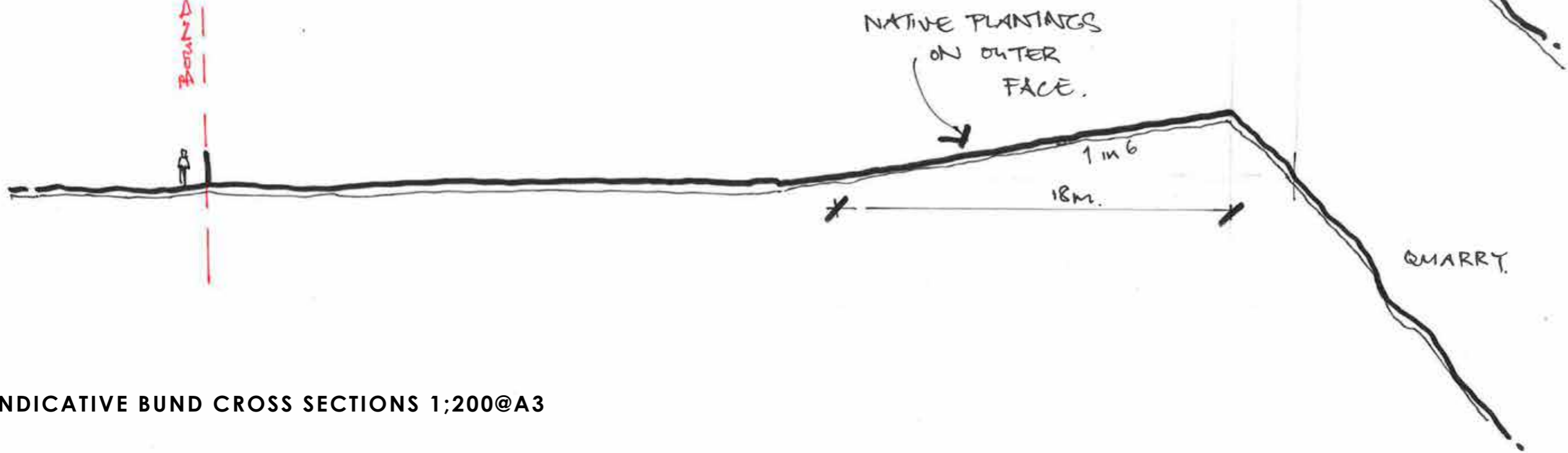
David Compton-Moen

November 2021

1. ORIGINAL BUND MITIGATION



2. PROPOSED BUND MITIGATION



A. INDICATIVE BUND CROSS SECTIONS 1:200@A3