

7 November 2025

Attention: Mark Geddes

MEMO: 44 Gresham Street s.92 Request for Further Information Resource Consent
101.2025.119.1 and 102.2025.119.1

Glasson Huxtable Landscape Architects have been asked to respond to landscape related matters 1-7 raised in a Timaru District Council's Request for Further Information (RFI) dated 16 October 2025. These are addressed in turn:

1. *Following a site visit, the potential for a number of additional views from within the Geraldine township were identified which have not been addressed. Can the landscape architect who prepared the Landscape and Visual Assessment of Effects (LVA) confirm the visual effects of the proposal from views on Tiplady Road, North Terrace Road, South Terrace Road, and Cox Street (meaning within proximity of the intersection between Cox Street and Talbot Street).*

Response

A desktop assessment using Google Earth has been completed of the visual effects from the streets listed above. The anticipated adverse effects are as follows:

- Tiplady Road – *Very low (less than minor)*
 - North Terrace Road – *Low (less than minor)*
 - South Terrace Road – *Low (less than minor)*
 - Cox Street (in proximity to the Cox and Talbot Street intersection) – *Very Low (less than minor)*
2. *Can the landscape expert please provide a rationale for why the following properties were deemed to not be adversely affected by the proposal: 31 Downs Road, 19 Darby Street, 34 Gresham Street, and 1 Huffey Street.*

Response

Visual Effects from the above neighbouring dwellings have been assessed in Section 8.4 Visual Effects from Neighbouring Dwellings of the Supplementary Landscape and Visual Assessment of Effects (LVA), September 2025, Revision 4 (referred to as "**the Table**"). Comments on each of the above dwellings are made as follows:

- **31 Downs Road** – As demonstrated in the Table, it was anticipated that adverse visual effects experienced at this dwelling would be *very low (less than minor)* in years 1-2 and *very low (less than minor)* in year 5. However, upon further reflection, we consider that the interim visual effects will be **low (minor)** in Years 1-2, reducing to *very low (less than minor)* once the proposed boundary vegetation has matured and screens the proposed dwellings.
- **19 Darby Street** – This property should be assessed as part of the cluster associated with 33-17 Darby Street (the Table should read **33 -19 Darby Street**). The adverse visual effects are assessed as *low (less than minor)*. This rating reflects the semi-rural context and the low-density residential development anticipated under the District Plan for the adjacent lot, which is considered part of the existing environment.

- **34 Gresham Street** - This vacant lot was assessed in the Table within the cluster of dwellings relating to 34 and 36 Gresham Street. Adverse visual effects are anticipated to be *low (less than minor)* in years 1-2 and *very low (less than minor)* in year 5. Initially, there will be a narrow, background view of the proposed dwelling at Lot 25. The existing boundary vegetation will soften the roofline of the proposed dwelling, if visible, with adverse visual effects reducing as the new boundary planting matures and fills the gap. We have now been advised that written approval has been obtained from the owners of 34 Gresham Street.
- **1 Huffey Street** – In the Table, the initial adverse visual effects in years 1-2 were anticipated to be *low to moderate*. Using the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines seven-point scale, this equates to **minor** effects. The Table erroneously adds “less than minor” in brackets for years 1-2. The anticipated visual effects at year 5 were correctly identified as *low (minor)*.

We note that a visual assessment from the dwelling at 19 Downs Road was unintentionally omitted from the LVA. This property would fall within the cluster associated with 9-17 Downs Road (the Table should read **9 – 19 Downs Road**). For the reasons outlined in the Table, adverse effects experienced at this dwelling are anticipated to be *low to moderate (minor)*.

The Table has been updated to reflect the above changes and is **appended to this memo**.

3. *Building platforms have been indicated in the supplied Concept Masterplan (Appendix 3). Regarding these platforms, can you please confirm:*
 - a. *What will the size of the building platforms be, and will this vary across the proposed allotments? If yes, please provide the area and dimensions of each building platform across all 25 allotments.*
 - b. *Given the sloping nature of the site, will the proposed platforms follow the existing terrain, or be cut into the hillside?*
 - c. *Will there be a maximum building footprint within the building platforms, or is the total area of platform the most visually dominant expected built form?*
 - d. *Will curtilage such as accessory buildings, washing lines, patios etc. be contained within the building platforms, or will the area nominated as building platform be exclusively for the principal dwelling onsite?*

Response

- a. The area of each building platform is 800m² (40x40m).
- b. The building platforms will follow the terrain. The extent of cut and fill will be decided by the future owners and dependant on individual preferences. The maximum building height of 6m will be required to be met.
- c. No maximum building size is proposed. However, a maximum building footprint of 350m² (including dwellings, accessory buildings, roof overhangs, and any other structures) is considered appropriate. This aligns with maximum building limits applied to other comparable subdivisions in sensitive locations with which we have assessed.
- d. All structures including accessory buildings, washing lines, patios and similar structures will be located within the nominated building platform area.

The above parameters should be reflected in the conditions.

4. *The LVA includes a comprehensive list of recommendations, however it is unclear whether these have been taken into account as part of the assessment. Can the landscape expert please confirm whether these recommendations form part of the assessment and proposed application?*

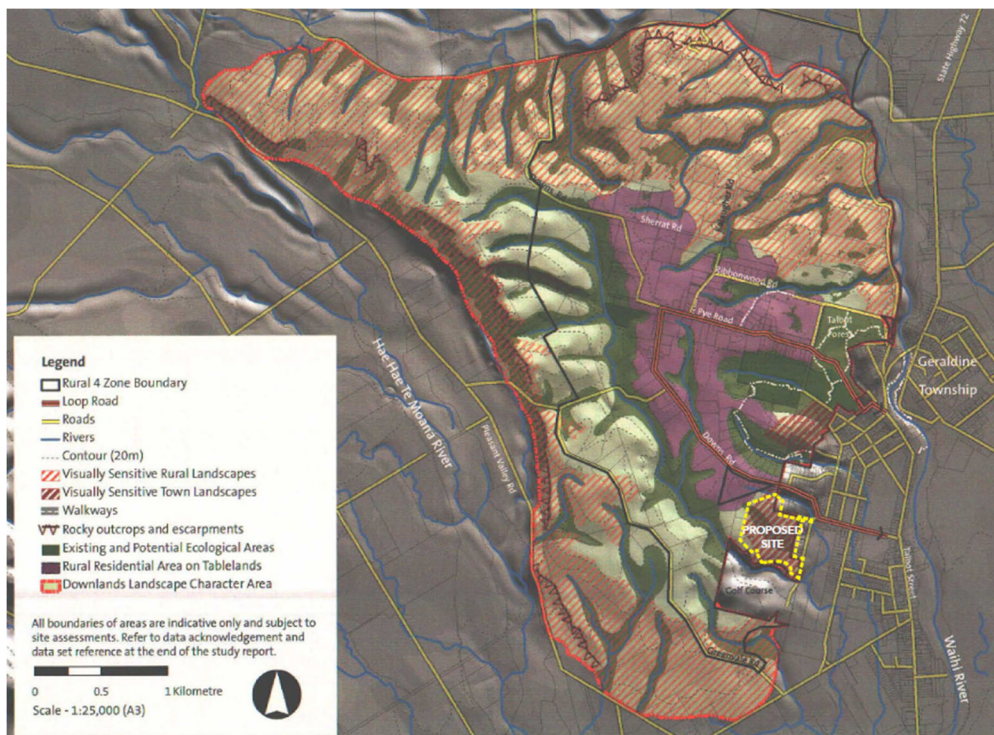
Response

It is understood that all recommendations made within the LVA have been adopted by the applicant. The recommended mitigation measures have been factored into our assessment and assessment ratings.

5. *What are the cumulative effects of domestication on the Geraldine Downs Visually Sensitive Town Landscape?*

Response

The Visually Sensitive Town Landscapes is shown in the Geraldine Downs Landscape Study prepared by Boffa Miskell in July 2008. We note that it does not form part of the Operative District Plan. For reference, it is shown in Section 8 of our Graphic Supplement, with a copy included below:



Due to the close similarity of the red hatches used, section 8.1 of the LVA, incorrectly identified the site as being in the 'Visually Sensitive Rural Landscape'. The site is instead part of the 'Visually Sensitive Town Landscape'. The development proposed looks like it would occupy approximately half of this area, which is on the flanks of the hillside. The assessment conclusions made still stands.

6. *Within the table under section 8.4 of the LVA it is noted that 1 Huffey Street is described to experience a low moderate adverse visual effect. This has been described as less than minor. According to the methodology in Appendix 1 of the Landscape and Visual Effects Assessment and*

Te Tangi a Te Manu this should equate to minor. Can the landscape expert please confirm the notification status of the property.

Response

Refer to the response to question number 2 above.

7. Please provide an assessment of the two proposed entry signs against the provisions in General Rule 6.15 of the Operative District Plan.

Response

Two proposed feature entry signs with the words 'Whakarua Place' are proposed at the Gresham and Huffey Street subdivision entrances (refer to landscape plans by Innate Landscape Architecture). Each sign is approximately 2.1m high x 1.7m wide and constructed of Corten steel and timber, with supporting lighting and planting. Under the Timaru Operative District Plan, signage in rural zones is permitted up to 3m² per site. Each of the proposed signs is approximately 3.6m² (total signage 7.2m²), which exceeds this limit.

However, having regard to the performance standards in section 6.15.28 of the Plan, the proposed signs are considered appropriate for the following reasons:

- The signs relate directly to the site, displaying the subdivision name.
- The text size is appropriate for wayfinding.
- Only one sign is proposed on each road frontage, with sufficient separation to ensure they are not read together.
- The signs and associated feature poles and landscaping will be located on private land (outside the road reserve) and set back at least 6m from the road intersections to avoid obstructing pedestrian or vehicle sight lines.
- Any low-level planting within the visibility triangle will not exceed 0.6m height, ensuring clear sight lines.
- No traffic signs or signals will be obstructed or obscured, nor will the signage be confused with traffic signals.
- No reflective, intermittent or moving lights are proposed.
- Feature lighting will not exceed the maximum luminance of 800 at both entrances (as specified in the Operative District Plan).
- The signage has a natural appearance. The Corten steel is engineered to weather to a rust-like patina, and the colour and texture of the timber and Corten will blend with the semi-rural context.

Any adverse visual effects associated with the proposed signage are anticipated to be *low (less than minor)*.

I trust that the above addresses the Council's questions.

Regards,
Erina Metcalf
Landscape Architect

Encl. Revised Table from Section 8.4 Visual Effects from Neighbouring Dwellings of the Supplementary Landscape and Visual Assessment of Effects (LVA), September 2025, Revision 4