



Close-up view of proposed house and mitigation plantings

Potential visual impacts

Kerr Road terminates at the end of the residential subdivision where the above photograph was taken. As such it services the residential subdivision only and does not provide any thoroughfare for vehicles travelling to other destinations. The visual impact of the proposed house from Kerr Road is therefore limited to residents and visitors of this subdivision. Views to the house from Kerr Road and adjacent properties will predominantly be of the eastern/front façade and to a lesser degree the northern and southern elevations.

Factors which influence the houses visibility include: The house location in relation to the ridgeline; the pitch of the roof; the overall design of the house and the way in which it is positioned on the slope; the colour of the house; and the location of the house in a previously cleared area amongst regenerating native bush.

A secondary potential adverse visual impact is possible due to the presence of vehicles in the landscape and lighting at night.

A factor which will contribute to the perceived appropriateness of house location includes the presence of other built structures at similar elevations on surrounding land.

Proposed mitigation

House Colour: The house colour with its earthen tone and low reflectivity will help it to merge with the surrounding landscape.

Planting: Plant native shrubs along the eastern/front facade of the house to soften the building and help it merge with existing manuka/kanuka gumland vegetation (as indicated in the Landscape Plan).

Following house construction plant all bare earth areas, including cut and batter faces in grass/lawn to achieve 80% vegetation cover within 12 months of the earthworks being commenced. Gradually supersede grass/lawn with native shrubs in all new areas as indicated in the Landscape Plan. These plantings will soften the house and help it merge with the existing bush character of the site. Retain existing plants at the top of the ridgeline and plant additional eco-sourced species in gaps to ensure the dominant character of the ridgeline is retained as vegetation cover.

Water tanks: Partially bury water tanks in the ground to lessen their visual impact and plant a row of flax east of the water tanks to further screen them from view.

Carport: The location of the carport behind the house (vehicles will be hidden from view when parked) has mitigated any potential adverse visual impacts of parked vehicles in the landscape.

House design: The house design with its terraced profile (stepping down with the slope), and positioning on the site below the main ridgeline will ensure the house is not overly dominant when viewed from Kerr Road.

Lighting: Use only low voltage and downwards casting exterior lights to help mitigate the potential adverse effect of lighting at night.

2. View to Subject Site and Proposed House from neighboring property to the east.

Potential visual impacts

The house will be visible from several neighbouring properties to the east which transect the hill range at a similar elevation.

Factors which influence the houses visibility include: the overall design of the house and the way in which it is positioned on the slope; the colour of the house; and the pitch of the roof.

A secondary potential adverse visual impact is possible due to the presence of vehicles in the landscape.

Proposed mitigation

House Colour: The house colour with its earthen tone and low reflectivity will help it to merge with the surrounding landscape.

Planting: Following house construction plant all bare earth areas, including cut and batter faces in grass/lawn to achieve 80% vegetation cover within 12 months of the earthworks being commenced. Gradually supersede grass/lawn with native shrubs in all new areas as indicated in the Landscape Plan. These plantings will soften the house and help it merge with the existing bush character of the site.

Planting native shrubs between the northern façade of the house and the existing manuka/kanuka gumland vegetation will help screen the house when viewed from the east (see northern elevation sketch on next page).

Carport: The location of a garage behind the house (vehicles will be hidden from view when parked) has mitigated any potential adverse visual impacts of parked vehicles in the landscape.

House design: The house design with its terraced profile (stepping down with the slope) will help ensure it is not overly dominant when viewed from the east.



Area that will be planted to help screen the house from the east

Neighbouring house to the north



North and South Elevations of house showing proposed steps and planting

Landscape Concept Plan, Planting Plan and Plant List for 58 Rarangi Heights, Whangarei heads

Abbreviation	Botanical name	Common name	Spacing between plants	Number of plants
Bre	<i>Brachyglottis repanda</i>	Rangiora	1.5-2m	50
Cau	<i>Cordyline australis</i>	Cabbage tree	2.5-3m	5
Cgg	<i>Corokia virgata</i>	Geentys green	1.5m	40
Cki	<i>Coprosma kirkii</i>		1-1.5m	75
Cri	<i>Cortaderia richardii</i>	Toitoi	2.5-3m	8
Gli	<i>Grisilinea littoralis</i>	Broadway mint	1.5m	25
Ker	<i>Kunzea ericoides</i>	Kanuka	2.5-3m	19
Lsc	<i>Leptospermum scoparium</i>	Manuka	2.5-3m	19
Lix	<i>Libertia ixioides</i>	NZ iris	400mm	300
Max	<i>Muehlenbeckia axillaris</i>	Pohuehue	1-1.5m	70
Msi	<i>Meryta sinclairii</i>	Puka	3m	5
Pco	<i>Phormium cookianum</i>	Mountain flax	1-1.2m	95
Pku	<i>Pomaderris kumerahou</i>	Kumerahou	1.5-2m	95
Ple	<i>Pseudopanax lessonii</i>	Lancewood	2.5-3m	5
Pte	<i>Phormium tenax</i>	Harakeke / flax	2.5-3m	20

