

From: Kevin Sharp
Sent: 10 Jun 2019 17:08:43 +1200
To: Cameron Aplin
Cc: Philip Barrett;Bernice Quaife
Subject: Re: FW: 635 Whatawhata Road (SH23), Whatawhata - SUB0165/19 & LUC0453/19

Cam

Yes, I am handling this job. Ill need to review and become more intimate with the application before responding formally to you. It is worth noting though, that the land owner has gone to great lengths over many years to enhance the environmental wellbeing of the site planting an estimated 10,000 trees on it, including additional enhancement works working in tandem with HCC to complement the neighbouring arboretum. Also the sites of the subdivision (Ill need to check this further to make sure) appear to be lower than the ground level sight line from neighbouring sites, such that, for example, a future a two storey dwelling (if developed, not proposed with this application) on the proposed lots would not likely protrude above that ground level sight line.

The environmental improvement works are likely to be the largest in the Waikato in the past 20 years by a private landowner.

That hugely significant environmental improvement consideration that has occurred at private expense should fully offset any claim of potential adverse effect, because a high component of the environmental amenity that exists, directly results from those environmental improvement works, and as such the landowner should not be punished for his very significant efforts to enhance the environment. Any potential adverse effect would be much less likely to the extent it is less than minor had that environmental enhancement not occurred. Graham sees himself as a guardian of the land, rather than as owner of it. If nothing else, those works need to be discounted, that is offset, from any effects assessment. The landowner would be in significant credit.

I am suitably qualified and experienced in such assessments, in terms of description of effects, but am not an ecologist.

What time are you meeting Graham on Wednesday?, I would like to attend, and we can discuss your perspective then. Happy to address any outstanding matters in lieu of a s92(2) report, but I won't formally respond to that request until Ive studied the application in more detail, as I have at present a high level overview of it.

Ill see if I can find the email from Mr Singleton to Iwi representatives that describe those works.

Regards
Kevin Sharp
Sharp Planning Solutions Ltd
on behalf of McCracken Surveys Ltd

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On Mon, 10 Jun 2019 at 16:45, Cameron Aplin <camerona@bcdgroup.nz> wrote:

Good afternoon Kevin

I assume you are looking after this job also while Philip is away?

The email I sent below bounced back from both Philip's email address and Graham's.

Lastly, when does Philip get back on board?

Kind Regards

Cameron Aplin

Senior Planner

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From: Cameron Aplin
Sent: Monday, 10 June 2019 4:38 PM
To: Philip Barrett <philip@mccrackensurveys.co.nz>
Cc: 'graham@fseng.co.nz' <graham@fseng.co.nz>
Subject: 635 Whatawhata Road (SH23), Whatawhata - SUB0165/19 & LUC0453/19

Good afternoon Philip

I have completed my initial review of this proposal. As a result, please see attached letter requesting that Council commission a landscape visual assessment report for the reasons outlined.

Note - I am awaiting initial comments from Council's Land Development Engineer Team. Once I have this, I will let you know if anything comes out of this initial review.

Lastly, I have arranged a site visit with Graham for this Wednesday.

Kind Regards

Cameron Aplin

Senior Planner

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