



Memorandum

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Attention: Amber Tsang

Company: Watercare Services Limited

Date: 16 April 2019

From: John Goodwin

Message Ref: Grey Lynn Tunnel Section 92 Request – 44-48 Tawariki Street

Project No: A08301E

Dear Amber

We write to respond to a request from Auckland Council for further information with respect to the above project. The preliminary design review undertaken by Gabrielle Howdle with respect to landscape and visual amenity effects states:

- *“It is considered that the dwelling at 31 Hukanui Crescent may also be adversely effected to a moderate-low degree in the short term (similar to the general level of effects given to 2-40 Tawariki Street and Marist School and Church site), given the elevation of the dwelling, the two storey nature and a number of windows on the eastern wide providing views to the site. We suggest adding this party to your affected parties list.”*

On Monday 8 April I reviewed the location of this property in relation to the proposed site and the construction and permanent works. Number 31 Hukanui Crescent is located 140m from the site adjacent to a public pedestrian path that connects Hukanui Crescent to Tawariki Street. The property extends from approximately RL20m on the northern Hukanui Crescent frontage to approximately RL14m at the southern boundary. The house contains an approximately 8m long wall on its eastern side (facing the pedestrian path) that has eight small windows oriented towards the site.

An existing building within 84 Kelmarna Avenue (Our Lady of Perpetual Help) is located on the eastern side of the pedestrian path and obscures views from most of the windows along the eastern side of number 31 Hukanui Crescent. There is also a 2.2m hedge on the eastern side of the path which obscures all views from the ground level including the small outdoor living areas to the north and south of the house. While there may be ‘glimpse views’ from the rear three windows of the house there are three trees (1 x Gleditsia and 2 x olives) which are likely to partially screen / filter views from these small windows.

In addition, existing vegetation within 82A Kelmarna Avenue and along the rear of properties between 36 and 42 Tawariki Street appear to partially screen views of the site. While there may be filtered views of the crane from the rear three windows of the house along the eastern wall, this construction element will be no more prominent than from most other locations beyond the immediate neighbours opposite and adjacent to the site. Adverse effects associated with the construction activity would be temporary, as outlined in the Assessment of Landscape and Visual Effects (ALVE) report, and are considered to be up to moderate-low (minor) adverse, similar to those within parts of 84 Kelmarna Avenue.

Once the construction is completed and the site reinstated the only above ground element will be the plant and ventilation building and due to the intervening buildings and vegetation this is unlikely to be visible and any permanent adverse effects from this property would be very low (less than minor).

In our opinion the number 31 Hukanui Crescent will not be affected any more than other elevated and surrounding properties beyond those in the immediate area as identified in the ALVE as outlined below:

*Therefore, beyond immediate proximity the magnitude of change drops resulting in **moderate-low** adverse effects from the above Tawariki Street / Moira Street and the Marist School area, and **low** adverse effects on the wider area.*

We trust this is the information you require.

Kind regards

A handwritten signature in blue ink, appearing to read 'John Goodwin', with a stylized flourish at the end.

John Goodwin
Partner / Landscape Architect