

**Before the Independent Hearings Panel
For Wellington City Council
SR471670**

Under the Resource Management Act 1991

In the matter an application for resource consent for an extension to the existing car parking area of the Khandallah New World supermarket at 26 Ganges Road, 3 Dekka Street, 31-33 Nicholson Road, Khandallah

**Speaking notes summary of evidence of Caitlin Eve Cook on behalf of
Foodstuffs North Island Limited – Landscape**

Date: 1 May 2024



Solicitor on the Record
Contact solicitor

Stephen Quinn stephen.quinn@dlapiper.com
Mhairi Mackenzie Everitt
mhairi.mackenzieeveritt@dlapiper.com

Level 4, 20 Customhouse Quay, Wellington 6011
PO Box 2791, Wellington 6140
Tel +64 4 472 6289

+64 4 474 3217
+64 4 474 3207

INTRODUCTION

- 1 My name is Caitlin Eve Cook. I am a Senior Landscape Architect and Associate at Designgroup Stapleton Elliott (DGSE). My qualifications and experience, and DGSE's scope in relation to landscape planting design and plans, are set out in my statement of evidence dated 15th April 2024.

- 2 The proposed planting has been placed throughout the carpark where possible to mitigate the impact of the proposal. In summary, the proposed carpark planting design includes:
 - 2.1 Provision of planting that is a mix of native and exotic species, deemed necessary to suit site conditions and due to their already existing presence in the area.

 - 2.2 A variety of foliage colours was chosen to mitigate and soften the proposed fencing and hardscape environment.

 - 2.3 Planting design in a residential style to marry into and mitigate impacts on overall character and streetscape.

 - 2.4 Low planting and specimen trees with minimum 2m clear trunks, to retain sightlines within the carpark and the site vehicle entries, to assist in pedestrian visibility.

- 3 The proposed fencing provides privacy, visual, and acoustic mitigation of the carpark activity to the surrounding residents. It is tradition wooden paling fencing with no spacing between the boards and is proposed to be stained black.

- 4 Upon review of matters raised by the public submissions, DGSE has prepared updated landscape drawings dated 11th April 2024 attached to my statement of evidence as Appendix A. Generally,

as the updates were made to increase biodiversity and canopy shade cover and emphasise surrounding existing planting character.

5 As outlined in my evidence, I have reviewed the Section 42A Report prepared by Amy Camilleri and the Urban Design Assessment prepared by Jaime Devereux and note the following.

5.1 I agree with the Section 42A Report and Urban Design Assessment where they state that the proposed planting is a contributing factor to the proposal having a less detrimental effect on the visual quality of the streetscape along Dekka Street.

5.2 The view in the s 42 A report is that 'the proposed landscaping will not be sufficient to screen the double width vehicle access and carpark behind' on Nicholson Street. Whilst I agree that the proposed carpark expansion cannot be screened entirely through vegetation, screening through planting design has been provided for in areas within DGSE's scope, whilst still adhering to traffic and pedestrian visibility constraints.

5.3 In section 6.2 of Ms. Devereux's assessment, it is suggested that the proposed planting on the green wall will provide some visual softening, but it will take some time to establish and has suggested various other planting methods. Whilst I agree that there other planting strategies to provide visual mitigation, the proposal was limited on space due to the jointly owned public walkway and retaining wall structure. I believe given the site constraints provided, that the use of climbing planting is the best strategy to mitigate visual impact of the retaining walls.

5.4 It is noted that Ms. Devereux states in section 7 of Appendix 4 that 'the landscaping is considered appropriate'. Whilst there have been some amendments made to the planting palette as noted above, amendments are minor and made to respond to the concerns raised by submitters. I therefore consider the landscaping remains appropriate.

6 In the Urban Design addendum in Council's Response to Minute 3, it was noted that it was unclear what plants have now been incorporated into the landscape planting plan. From the original planting palette Virginia creeper, Sunset Gold, Blue Tussock, Orange Sedge, Cypress Hebe, Māpou and 5 Finger have all been removed. These have been replaced with Creeping Fig, Hebe 'Wiri Mist', Taupata 'Poor Knights', NZ Iris, Rengarenga Lily, Chinese Elm, and Titoki. These changes can be found on sheet L600 of DGSE Landscaping Documentation.

7 Overall, the proposed planting and general landscape proposal has been designed to improve the overall carpark design and surrounding environment. It is my view that whilst there will be a change in character, the proposed coordinated planting and landscape design assists in mitigating these impacts to the extent reasonable, considering the character and context of the Proposal.

Date 1 May 2024

Caitlin Eve Cook