



ASSESSMENT OF LANDSCAPE, VISUAL EFFECTS AND URBAN DESIGN

NZ Transport Agency Waka Kotahi
Mill Road Stage 1

AUGUST 2026

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QUALITY REVIEW AND APPROVAL RECORD

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EXECUTIVE SUMMARY

This assessment reviews the findings of the landscape assessment undertaken in 2014 to support Designation 6786 (**2014 Assessment**) in light of the proposed alterations to the designation. The assessment focuses on the potential landscape and visual effects of Mill Road Stage 1 (**the Project**) relating to the proposed alteration to Designation 6786.

The Project extends through a variety of environments (defined as 'Character Areas'), transitioning from urban to semi-rural and rural areas along the north-south corridor alignment. A review of the current environment has been undertaken alongside the receiving environment described in the 2014 Assessment. Overall, the existing environment remains materially consistent with that previously described and assessed in 2014.

The table below compares the post mitigation effects of the Project as originally designated with the anticipated effects of the design changes proposed by the alteration. Because the 2014 Assessment applied a different seven-point scale than that used for current best practice, the earlier ratings have been adjusted to align with the current scale. This process enables a direct comparison of similarities and differences between the effects of the existing designation and the proposed alteration.

	Construction Effects		Operational Effects		Summary/Findings
	2014 Assessment	This Assessment	2014 Assessment	This Assessment	
Character Area 1					
Biophysical/ Landscape Quality	-	Low-Moderate	Low-Moderate	Low-Moderate	Operational effects remain in line with the 2014 Assessment.
Visual Amenity	-	Moderate	Low-Moderate to Moderate, reducing to Low-Moderate	Low to Low-Moderate, reducing to Low	Operational effects rating in 2014 Assessment considered to be too high. The Project will occur in an established urbanised road corridor, and the Project would essentially be an upgrade to the current conditions.
Landscape Character	-	Low-Moderate	Low	Low	Operational effects remain in line with the 2014 Assessment.
Character Area 2					
Biophysical/ Landscape Quality	-	Moderate	Low	Low	Operational effects remain in line with the 2014 assessment.
Visual Amenity	-	Moderate	Positive	Positive	Operational effects remain in line with the 2014 assessment.
Landscape Character	-	Moderate	Low	Low	Operational effects remain in line with the 2014 Assessment.

	Construction Effects		Operational Effects		Summary/Findings
	2014 Assessment	This Assessment	2014 Assessment	This Assessment	
Character Area 3					
Biophysical/ Landscape Quality	-	Moderate	Moderate	Moderate	Operational effects remain in line with the 2014 Assessment.
Visual Amenity	-	High	Moderate-High	Moderate-High	Operational effects remain in line with the 2014 assessment.
Landscape Character	-	Moderate	Low	Low	Operation effects remain in line with the 2014 assessment.
Character Area 4					
Biophysical/ Landscape Quality		Moderate-High	Moderate	Moderate	Operational effects remain in line with the 2014 assessment.
Visual Amenity	-	High	Low-Moderate to Moderate-High	Low-Moderate to Moderate-High	Overall, operational effects remain broadly in line with the 2014 assessment. However, the design changes will result in some elevated localised effects beyond those identified in the 2014 assessment.
Landscape Character	-	Moderate-High	Moderate	Moderate	Operational effects remain in line with the 2014 assessment.
Character Area 5					
Biophysical/ Landscape Quality	-	Moderate	Low-Moderate	Low-Moderate	Operational effects remain in line with the 2014 assessment.
Visual Amenity	-	Moderate-High	Positive	Positive	Operational effects remain in line with the 2014 assessment.
Landscape Character	-	Moderate	Low-Moderate	Low-Moderate	Operational effects remain in line with the 2014 assessment.

To mitigate effects, an Urban and Landscape Design Management Plan (**ULDMP**) (including landscape planting plans) has been developed and is required to be implemented by the proposed designation conditions. The ULDMP is provided as **Appendix C14** to the substantive application. The ULDMP contains all the relevant information relating to how the landscape and visual effects will be managed that was previously required by the conditions of the existing designations. The ULDMP also covers the information required for an outline plan waiver.

The table below summarises the key landscape and visual effects along with the proposed mitigation responses and references to the ULDMP.

Landscape / Visual Effect (Source of Effect)	Summary of Mitigation / Design Response	Location of Information (ULDMP / Plans / Specs)
Vegetation removal	Minimise clearance; replacement planting using eco-sourced native species; ecological enhancement planting	ULDMP 4.1–4.3; Landscape Plans and Sections (various)
Tree removal	Replacement planting (large-grade specimen trees); long-term protection	ULDMP 4.1–4.3; Landscape Plans and Sections (various)
Earthworks (cut and fill)	Naturalised landform design; integration with topography; revegetation	ULDMP 4.4; Landscape Plans (various)
Retaining walls	Architectural treatment; planting to soften; integrated safety design	ULDMP 3.3-3.4; Landscape Plans (various)
Visual amenity effects	Integrated landscape framework; mitigation planting; alignment design to be influenced by character areas	ULDMP 1.3; Landscape Plans (various)
Stormwater features	Designed as landscape/ecological features; naturalised planting	ULDMP 4.5–4.6; Landscape Plans (various)
Bridges	Context-responsive design; material and colour integration	ULDMP 3.1–3.2
Lighting	Minimise light spill; context-sensitive design	ULDMP 3.6
Open space interfaces	Restoration planting; informal edges; recreation reinstatement	ULDMP Appendix B. Totara Park Management and Mitigation Plan; Landscape Plans (various)
Construction disturbance	Full reinstatement; soil rehabilitation; planting programmes	Landscape Plans (various)

Given the operational effect rating findings of the proposed alteration are broadly consistent with those outlined in the 2014 assessment, no further recommendations are required to avoid, remedy or mitigate effects (beyond what is required through the implementation of the ULDMP in Appendix C14 of the substantive application).

1. INTRODUCTION

Boffa Miskell Ltd (**BML**) has been engaged by the NZ Transport Agency Waka Kotahi (**NZTA**) to assess the potential landscape and visual effects on Mill Road Stage 1 (**the Project**) relating to the proposed alteration to the existing Designation 6786.

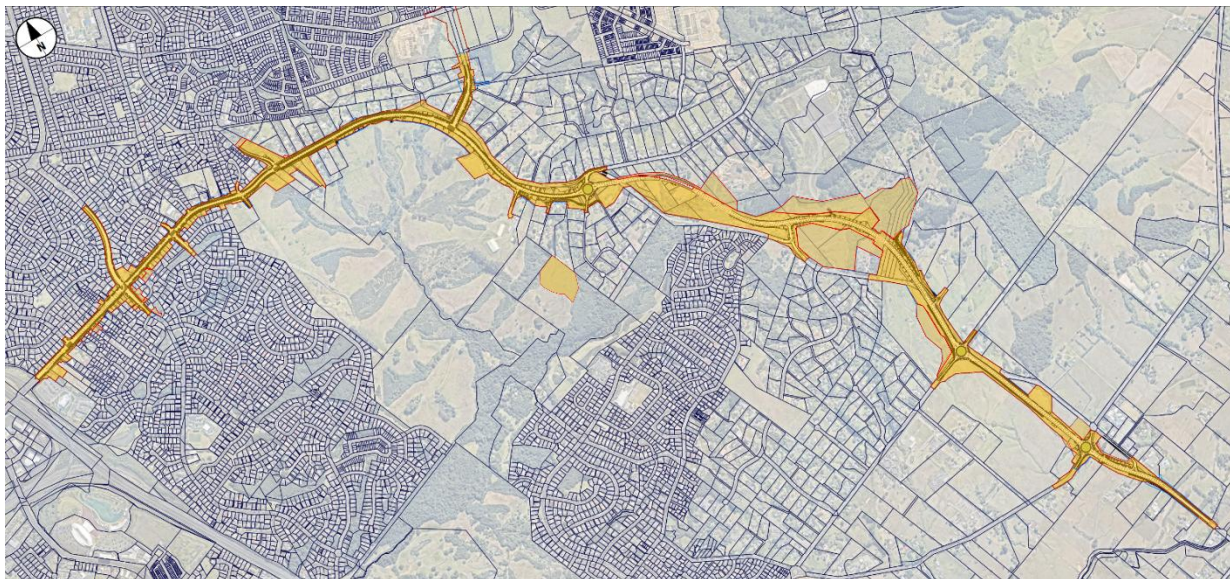


Figure 1 Extent of Mill Road Stage 1

A full description of the Project can be found in the substantive application document and is not repeated here.

This report has been prepared by Tom Lines and Senior Principal at BML and Suzanne Lange, Design Lead at slconsulting. Their qualifications and experience are set out in **Appendix A**.

1.1 Assessment approach

A full method statement is provided in **Appendix B** which outlines:

- The methodology for this assessment (consistent with current best practice);
- The assessment ratings and definitions;
- The methodology for the 2014 assessment (consistent with previous best practice);
- The 2014 assessment ratings and definitions; and
- A description of rating terms and definition alignment between the two assessments.

A glossary and list of abbreviated terms used is also included in **Appendix C**.

This assessment is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The 2014 assessment utilised a methodology which would have been aligned to the now replaced Best Practice Note, Landscape Assessment and Sustainable Management 10.1 published by the New Zealand Institute of Landscape Architects in 2010.

This report provides an assessment of the construction and operational effects of the Project specific to the alteration of Designation 6786. Therefore, this assessment will:

- Identify and describe the existing environment in relation to landscape and visual matters, and where required, outline any differences with the environment considered in the 2014 Assessment;
- Outline the proposed alteration to the designation;

- Identify and describe the actual and potential effects of the alteration, in terms of construction and operational effects (both positive and adverse effects), and determine whether the effects are consistent with the 2014 Assessment;
- Recommend measures to avoid, remedy or mitigate potential adverse effects; and
- Present an overall conclusion of the level of potential adverse effects of the alteration to the designation after recommended measures are implemented.

1.1.1 Desktop analysis of the Project and receiving environment

Prior to conducting the assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the Project. This information included:

- Base map data (such as contours and aerial photography);
- Project design and drawings;
- Existing documentation that informed the designation including:
 - Drawings referenced in Designation 6786;
 - Existing designation conditions:
 - Condition 31 (Urban Design and Landscape Principles);
 - Condition 32 (Open Space Restoration Plans);
 - Condition 33 (Landscape Mitigation Planting Plan);
 - Condition 34 (Ecological and Restoration Management Plan); and
 - Condition 40 (Specific Design Requirements);
 - The 2014 Assessment; and
 - Landscape and Urban Design Study, dated 29 September 2014 – this study included design principles and mitigation outcomes which were used as a basis for the assessment of effects in the 2014 assessment. It is therefore a relevant document (along with the conditions) in determining the anticipated design outcomes of the Designation.

1.1.2 Recognition of cultural landscape values

Through regular hui and the original Cultural Values Assessments (**CVAs**) prepared for Designation 6786¹, it is recognised that Mana Whenua have associations to the Project area. We understand that the following groups have an interest in the Project including, in no particular order:

- Te Ākitai Waiohū
- Ngāti Tamaoho
- Ngāi Tai ki Tāmaki
- Ngaati Te Ata Waiohū
- Ngāti Paoa Iwi Trust

¹ These were provided by Te Ākitai Waiohū, Ngāti Tamaoho, Ngaati Te Ata Waiohū and Ngāti Paoa Iwi Trust

- Ngaati Whanaunga
- Ngāti Tamaterā Treaty Settlement Trust
- Ngāti Maru
- Te Ahiwaru

We understand that updated CVAs may be prepared by some iwi for the Project and provided post-lodgement, when Mana Whenua are requested to comment on the substantive application. We acknowledge that cultural landscape matters are important to Mana Whenua and understand that meaningful engagement will continue through the development of the Project.

1.1.3 On-site analysis of the receiving environment

A visit to the corridor was undertaken on 8 July 2025 in fine weather conditions. The site visit involved travelling along the corridor via vehicle and periodically stopping at locations to observe the site in closer detail to confirm landscape condition, values and viewing audiences.

2. EXISTING ENVIRONMENT

The Project includes a range of existing environments ranging from urban, semi-rural and rural areas which broadly transition north to south along the corridor alignment. Overall, the existing environment has not materially changed since that described and assessed in the 2014 assessment.

The Urban Design and Landscape Study undertaken in 2014 divides the corridor into five 'character areas'. Whilst it is noted that these have not been delineated by interpreting cultural landscape values, they remain a strong basis in which to structure this assessment.

The character areas are as follows:

- Character Area 1: Motorway to Tōtara Park;
- Character Area 2: Tōtara Park;
- Character Area 3: Murphys Road;
- Character Area 4: Tōtara Park to north of Ranfurly Road; and
- Character Area 5: North of Ranfurly Road to Alfriston School.



Figure 2 Character Areas

2.1 Summary of character areas

A full description of each Character Area is outlined in **Appendix D**. In summary, the existing environment has not materially changed since that described and assessed in the 2014 assessment:

- Character Area 1 is the most urbanised part of the corridor, featuring dense suburban development and key motorway connections. Residential properties, a church, and a motel line the road, with varied access patterns and some recent infill. Scoria walls and side-road intersections contribute to the suburban character.
- Character Area 2 is a more open and green section adjacent to Tōtara Park, defined by mature vegetation, rural road features, and long-range views to the harbour and maunga. Tōtara Park provides visual and recreational amenity, reinforcing the area's semi-rural feel.
- Character Area 3 along the southern section of Murphys Road links to Flatbush and shifts from rural to urban land uses. Views along the corridor are expansive, including outlooks to Point View Reserve and Rangitoto, with further urbanisation expected.
- Character Area 4 is characterised by rolling terrain, bush cover, and steep banks, this section feels enclosed before opening to rural land and large-lot housing. It contains several Significant Ecological Areas (SEAs) with established natural values.

- Character Area 5 is the easternmost area and is flat and open, with farmland, scattered housing, and key local landmarks like Alfriston School and War Memorial. The rural character remains, but zoning anticipates future urban development.

3. IMPACT OF THE ALTERATION TO THE DESIGNATIONS

The Project is largely within the existing designation. However, the Project incorporates several design modifications that may influence the landscape and visual effects. These modifications range in scale from changes to the physical extent of the designation boundary to accommodate low-impact elements like stormwater treatment and greater ecological offset revegetation areas, to more substantial changes to the design such as the introduction of a new bridge structure. Each of these changes is outlined briefly below and are detailed in Part B of the substantive application.

3.1 Alteration to the existing designation boundary

The designation boundary has been modified at certain locations across the Project which includes extensions and reductions along the corridor. The rationale for these additions is set out in the substantive application and is not repeated here.

Many of the changes in Character Areas 1 and 2 are the result of additional land requirements for temporary construction activities and driveway regrading. The modifications to the designation boundary within Character Area 4 are principally proposed to provide for ecological restoration.

The list below outlines where alterations to the existing designation boundary are necessary. These alterations are illustrated in the General Arrangement Drawings Sheets 60755376-SHT-CI-0101 to 60755376-SHT-CI-0115.

Character Area 1

- 4 Wilisa Rise;
- 2, 4, 6, 7A, 10, 12R Everglade Drive;
- 1A, 14 and 18 Flamingo Court;
- 2, 8A, and 8B Rosewood Place;
- 1, 3, 4, 5 Goodwood Drive;
- 1 Santa Monica Place; and
- 46, 2/49, 57A, 57B, 63A-63B, 63C, 6, 66, 78, 99, 99A, 116, 120, 122, 124A, 126, 135 Redoubt Road.

Character Area 2

- 128, 132, 132A, 132B, 134, 134A, 134B, 160, 190, 200, 206, 231 251 Redoubt Road; and
- 149 and 159 Redoubt Road (Tōtara Park).

Character Area 3

- 39, 47C, 51, 51A Murphys Road.

Character Area 4

- 309, 313R, 315, 361, 367, 371, 375, 395A Redoubt Road;
- 38, 146, Mill Road; and
- LINZ parcel ID 7811813.

Character Area 5

- 116 Ranfurly Road;
- 182, 196, 295, 323, 327, 333, 334, 345, 356 Mill Road;
- 2 Wastney Road; and
- 1345 Alfriston Road.

This assessment assumes that all buildings and structures located within the designation boundary will be removed. In reality, some buildings may be kept where the designation has been expanded to allow space for construction equipment and activities.

3.2 Design changes

As discussed in the substantive application, there have been some changes to the design since the 2014 assessment. The changes that are specifically relevant to this assessment are set out below.

3.2.1 New crossover bridge

A new bridge is proposed to span Mill Road, just south of Redoubt Road. Rather than closing the existing Mill Road and constructing an embankment, the bridge will maintain access along the current route for active transport users.

3.2.2 Puhinui bridge

The 2014 design of the bridge included a 169m bridge length. An amendment is proposed which will increase the length of the bridge to 196m and shift the alignment of the bridge northwards. This design change will mean that the abutment retaining wall heights will be reduced, and there will be reduced impacts on significant trees within the SEA. This change does, however, mean that stream diversions will need to occur in the gully below the bridge, and a 2m high noise barrier will be required between chainage CH13470-CH13870, to the west along the bridge approach.

3.2.3 Cheesman's bridge

The design of Cheesman's Bridge has been further developed resulting in the lengthening of the bridge span from 40m to 50m. While this will mean the bridge deck will be thicker (by approximately 400mm), this design change will reduce earth embankments and abutment wall heights and also reduce the amount of vegetation removal required.

3.2.4 Tōtara Park edge

Retaining (MSE) walls were originally proposed along the southern interface of the Project with Tōtara Park, which would have resulted in a 'hard edge' to this regionally significant green space. The design has been developed to include planted fill slopes (1V:3H) which will soften this interface and better integrate the park boundary with the Project.

3.2.5 Active modes

The 2014 design allowed for on-road cycle lanes on both sides of the road, with a section of the existing Mill Road corridor to be closed. A summary of the amended design is as follows (from west to east):

- A shared path is proposed on the southern side of Redoubt Road between the western extent of the designation to the signalised intersection at Hilltop Road/Redoubt Road;
- A shared path is proposed on the northern side of Redoubt Road between the signalised intersection at Hilltop Road/Redoubt Road and the Redoubt Road / Murphys Road intersection. The shared path continues along the western side of Murphys Road;

- Cyclists will be able to use a portion of the existing Redoubt Road between the Redoubt Road / Murphys Road intersection and existing Mill Road; and
- Cyclists will be able to use the existing Mill Road corridor between Redoubt Road and its intersection with the new corridor, although no dedicated cycling facilities are proposed.

3.2.6 Steeper grades

A change in the finished road grade from 7% to 9% is proposed between Cheesman's Bush and the southern extent of the Character Area. This increase in grade will ultimately reduce the extent of earthworks (cut and fill) and construction footprint beyond that previously considered.

4. ASSESSMENT OF EFFECTS

4.1 Character Area 1: Motorway to Tōtara Park

4.1.1 Overview of 2014 assessment

The 2014 assessment concluded that the following key landscape changes to Character Area 1 would occur as a result of the Project:

- Road widening including demolition of some houses
- Local changes at Diorella Drive and Hollyford Road
- New walls/retaining walls

4.1.2 Mitigation proposed in 2014 assessment/designation conditions

The 2014 assessment identified the following mitigation measures for Character Area 1:

Proposed Landscape Mitigation

- *Street tree planting augmented and reinforced*
- *Reinforced Scoria walls used to provide sense of place²*

In summary, conditions 31 to 33 required the following:

Condition 31 – Urban Design and Landscape Principles

- A qualified urban design/landscape specialist must prepare an Urban Design and Landscape Delivery Work Plan (**DWP**).
- The DWP must demonstrate how the design:
 - Applies the principles from the Urban Design & Landscape Study.
 - Responds to the rural-to-urban transition along Murphys and Redoubt Roads.
 - Integrates views, planting, fencing, stormwater features, bridges, lighting, retaining walls, and pathways into a cohesive corridor design.
 - Provides mitigation for visual and landscape effects, particularly for earthworks, retaining, and noise structures.
 - Ensures high-quality, context-sensitive design for major features (e.g., gateway retaining walls, bridges).
 - Addresses construction site restoration and interfaces with nearby areas.

² 2014 assessment, page 22

Condition 32 – Open Space Restoration Plans

- An Open Space Restoration Plan must be prepared (as part of the DWP) for open spaces affected during construction, in consultation with relevant parties.
- Applies to Tōtara Park, St Johns Redoubt, Murphys Bush, and Ostrich Farm. Noting that Murphys Bush and Ostrich Farm are outside of this project area.
- Plans must detail:
 - Reinstatement of tracks, bridle paths, access points, and parking.
 - Mitigation of visual effects from structures facing parks.
 - Tree removal and replacement in sensitive areas.
 - Programme and sequencing for reinstatement and planting.
 - Documentation of consultation outcomes.

Condition 33 – Landscape Mitigation Planting Plan (LMPP)

- A Landscape Mitigation Planting Plan must be prepared by a qualified landscape architect and arborist.
- Must specify:
 - Vegetation retention, mitigation, and enhancement planting areas, species lists, densities, and maintenance methods.
 - Site preparation and soil management for healthy establishment.
 - Integration with noise walls, bridges, batters, and stormwater ponds.
 - Use of eco-sourced native species and minimisation of vegetation clearance.
- Requires replacement planting for 16 oaks at 242 Redoubt Road, legally protected in perpetuity.
- All planting to occur in the first suitable planting season after construction and be maintained for five years.

4.1.3 Proposed design changes

The changes to the 2014 design are as follows:

- Raised median (instead of flush median); and
- Limited designation boundary adjustments to include some additional properties.

4.1.4 Assessment of alteration to existing designations

4.1.4.1 Construction effects

Construction effects were not specifically outlined in the 2014 Assessment. However, for completeness an overview of the construction effects for this Character Area is set out below.

4.1.4.1.1 Biophysical/ landscape quality

Construction compounds, laydowns, construction machinery, earthworks and material storage will be accommodated within the designation – both within the existing road corridor or within private properties (including the current location of residential dwellings). Night works, where required, will in places introduce artificial light into an existing urban environment.

The potential construction effects on the landscape arise from the physical changes to the receiving environment. However, any construction effects to the biophysical / landscape quality will occur within a modified environment that has been altered through the creation of an urban area. Overall, any temporary adverse effects on the biophysical/ landscape quality will be no more than **Low-Moderate**.

4.1.4.1.2 Visual amenity

In relation to visual amenity, the temporary effects associated with the Project will arise from the presence of construction activities and associated temporary structures. These temporary effects have the potential to affect a range of viewing audiences located within or adjacent to the Project corridor. Viewing audiences traveling along the road corridor and footpaths may experience a degree of visual change during construction. However, the construction works will broadly remain in the immediate context of the existing road corridor environment. Those properties which adjoin the designation would be most impacted but the works would typically be visible from one direction within the properties. Notwithstanding this, whilst the Project will require substantial construction works, these will remain within and adjacent to the immediate context of the road corridor and clearly relate to road infrastructure activities.

It is considered that the construction works will be broadly in keeping with the types of maintenance and upgrading works expected within an established major arterial road corridor. With the above in mind, it is considered the adverse effects on residential viewing audiences will be **Moderate** during construction with other audiences experiencing no more than **Low-Moderate** effects.

4.1.4.1.3 Landscape character

The presence of elements and activities associated with construction (i.e. construction machinery, lay down areas, stockpiles etc.) can temporarily change the values and characteristics of an area. Notwithstanding this, the changes will occur within an urbanised environment and construction would represent the types of activities that would be expected occur in relation to maintenance and upgrading of an established major arterial road corridor. Any landscape changes would be limited to the existing edges of the established residential land uses. The removal of some dwellings would reveal a new 'edge' of development during the construction period. These properties are similar in their character, visual composition, bulk, scale and land use, as those that would be removed. With this considered, any temporary effects on the landscape characteristics of the Character Area would be no more than **Low-Moderate**.

4.1.4.2 Operation effects

4.1.4.2.1 Biophysical/ landscape quality

Mill Road within this area passes through a predominantly urban landscape corridor with few natural features and overall effects are anticipated to be **Low**³. The greatest change in this area is the raised median proposed along Redoubt Road instead of the previously anticipated, flush median. This change will not affect the Biophysical / Landscape Quality of the road corridor. Overall, the effects are considered in line with those anticipated in the 2014 Assessment. Therefore, utilising the updated rating scale, the adverse effects remain as **Low-Moderate**.

4.1.4.2.2 Visual amenity

The 2014 Assessment acknowledged that for most residents the Project would result in a small degree of change as the Project would not result in an environment substantially different to the existing. The 2014 Assessment anticipated visual amenity effects would be Low or Moderate, and that effects would reduce to Low as vegetation establishes.

The effects from the alteration to the designation remain consistent with those anticipated in the 2014 assessment and remain in line with the characteristics of a typical urban road corridor environment. The proposed changes are limited and would not meaningfully increase the already anticipated effects.

The effects would equate to **Low-Moderate** to **Moderate**, reducing to **Low-Moderate** over time. The 2014 Assessment scored these effects marginally higher. However, the Project will occur in an established

³ Equating to 'Low-Moderate' utilising Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022)

urbanised road corridor, and the Project would essentially be an upgrade to the current condition, with new landscaping (including tree planting), representing a well-considered outcome. Therefore, the effects would be **Low** to **Low-Moderate**, reducing to **Low** over time, which is essentially 'one step' lower than the ratings given in the 2014 Assessment.

4.1.4.2.3 Landscape character

In terms of landscape character, the existing baseline represents an urban environment with an established road corridor. The 2014 Assessment recognised the urban characteristics of this area and its ridgeline location. Overall, the 2014 Assessment concluded that the Project would result in **Very Low**⁴ effects as it would not fundamentally change the landscape character including existing land use patterns or elements. The alteration to the designation does not alter that conclusion. Whilst slight changes are proposed, these are small adjustments which remain closely aligned to the urbanised characteristics of the receiving environment and the Project considered in the 2014 Assessment. Therefore, landscape character effects are anticipated to be no more than **Low** when considered using the seven-point scale.

4.1.5 Mitigation proposed

The proposed mitigation response draws on the same principles and outcomes as the 2014 Assessment and corresponding conditions. The proposed mitigation measures are summarised in **Appendix E**.

4.2 Character Area 2: Tōtara Park

4.2.1 Overview of 2014 assessment

The 2014 assessment outlined the following key landscape changes to Character Area 2:

- Road widening with some requirement for acquisition of a small part of Tōtara Park and residences on the southern side of the road.
- Earthworks and retaining structures, particularly in the vicinity of Murphys Road.
- Some road realignment in conjunction with realigned Murphys Road and new intersections (Murphys Road and Hilltop Road).
- Signalisation of the Redoubt Road and Murphys Road intersection.
- Street lighting.

4.2.2 Mitigation proposed in 2014 assessment/designation conditions

The 2014 assessment recommended the following mitigation measures in relation to Character Area 2:

Proposed Landscape Mitigation

- *Replacement tree planting along residential boundaries where tree removal is necessary*
- *Amenity planting on new earthwork banks*
- *Native planting associated with new stormwater ponds (and existing gullies)*
- *Planting of areas between existing and new carriageway (mixed native/revegetation and screen planting)*⁵

The relevant conditions are summarised in section 4.1.2 above.

⁴ Equating to 'Low' utilising Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022)

⁵ 2014 assessment, page 23

4.2.3 Proposed design changes

The design changes from the 2014 assessment are as follows:

- Limited designation boundary adjustments including some additional properties (or portions).
- Reduction of retaining walls along Tōtara Park interface in place of planted fill embankments.

4.2.4 Assessment of alteration to existing designation

4.2.4.1 Construction effects

Construction effects were not specifically addressed in the 2014 assessment. For completeness an overview of the construction effects for this Character Area is outlined below.

4.2.4.1.1 Biophysical/ landscape quality

Temporary construction activities, including compounds, laydown areas, machinery operation, earthworks, and the storage of materials, will be located along the Character Area. These activities will occur both within the existing road corridor, on adjacent private properties, as well as along the boundary with Tōtara Park (within the designated area).

Biophysical or landscape quality effects will be limited as the works will take place within an already modified setting that has been shaped by urban development. These effects are anticipated to be temporary and limited in scale and are assessed as no greater than **Moderate**.

4.2.4.1.2 Visual amenity

With respect to visual amenity, the Project's temporary effects will result primarily from the presence of construction activities, equipment, and associated structures. These effects will be experienced by a variety of viewing audiences located within and beside the wider surroundings of the site, including visitors to Tōtara Park.

Road users and pedestrians will notice visual change as works progress, although construction activity will remain largely contained within, or directly adjacent to, the established road corridor. Park users will also notice the construction of the Project, and in particular will notice earthworks (including the 'lifting' of the road), as well as the minor expansion of the corridor into the interface of the Park. These activities will however be seen in the context of, and backdropped by, an existing road corridor.

Properties adjoining the designation are expected to experience the greatest level of impact, with works typically visible from limited outlooks in one direction from these sites (mostly from the south). Despite the scale of activity required, construction will be clearly associated with road infrastructure and confined to the context of a major arterial corridor. While visibility may increase for some audiences, the works will remain consistent with what could reasonably be anticipated for maintenance and upgrade activities within this type of transport environment.

On this basis, the temporary adverse effects on residential viewing audiences are assessed as being up to a **Moderate** level during construction.

4.2.4.1.3 Landscape character

In relation to construction effects on landscape character, whilst a portion of the works will occur beyond the existing road corridor (e.g. within Tōtara Park), works will be limited to the edges of the open space, in an area that interfaces the existing road corridor. There will be localised change where the Project expands slightly within the park. However, the fundamental underlying characteristics of Tōtara Park will remain clearly legible through construction and closely aligned to the existing designation boundary. Where night works are necessary, artificial lighting will be introduced into parts of the urban environment. In locations north of the corridor, construction will occur along the edges of properties where they interface with the existing road corridor. Overall, the works within these areas can be readily absorbed and remain associated with the existing transport infrastructure upgrades and as such construction effects would be up to **Moderate**.

4.2.4.2 Operation effects

4.2.4.2.1 Biophysical/ landscape quality

The 2014 Assessment considered biophysical/ landscape quality effects would ultimately be Very Low as a result of the Project. The design changes proposed in this section are relatively minor and the designation remains comparable to that considered in the 2014 Assessment. The 2014 mitigation response continues to support well considered outcomes. A more suitable outcome of planted fill embankments is proposed along Tōtara Park. The effects will remain **Very Low** utilising the 2014 Assessment rating, equating to **Low** in line with current best practice ratings.

4.2.4.2.2 Visual amenity

Visual amenity effects were previously assessed as being positive overall, with some impacts acknowledged on properties west of Hilltop Road where the road would be raised above existing ground. Overall, the effects will remain in line with those outlined in the 2014 Assessment.

4.2.4.2.3 Landscape character

Landscape character effects also remain consistent with that considered in the 2014 assessment. The effects were assessed as **Very Low**, noting that existing land uses, patterns and elements would remain unaltered, but acknowledging that some localised changes would occur. The effects of the alterations will remain in line with those considered in the 2014 Assessment (**Very Low**), and when aligned to the current seven-point scale, effects would be **Low**.

4.2.5 Mitigation proposed

The proposed mitigation response draws on the same principles and outcomes as the 2014 assessment and corresponding conditions. The proposed mitigation is summarised in **Appendix E**.

4.3 Character Area 3: Murphys Road

4.3.1 Overview of 2014 assessment

The 2014 Assessment outlined the below key landscape changes to Character Area 3:

- Road widening with major earthworks at southern end (between Thomas Road and Redoubt Road).
- Tree removal.
- New road realignment results in stopping part of the existing road and changes to residential lots.
- New signalised intersection at Murphys Road/Redoubt Road.
- Street lighting.

4.3.2 Mitigation proposed in 2014 assessment/designation conditions

The 2014 Assessment proposed the following mitigation measures in relation to Character Area 3:

Proposed Landscape Mitigation

- *Planted earthwork areas and around intersection*
- *Screen buffer planting along rural residential boundaries*
- *Street tree planting along future residential boundaries*
- *Native planting associated with new stormwater ponds⁶*

A summary of the relevant conditions is provided in section 4.1.2 above.

⁶ 2014 assessment, page 26

4.3.3 Proposed design changes

The design changes are broadly consistent with the existing designation. It is, however, recognised that there will be a modest increase in retaining wall height along Murphys Road. No changes are proposed to the designation section from 36 Murphys Road to the Flat Bush School Road area.

4.3.4 Assessment of alteration to existing designation

4.3.4.1 Construction effects

Construction effects were not assessed in the 2014 Assessment. However, for completeness an overview of the construction effects for this Character Area is set out below.

4.3.4.1.1 Biophysical/ landscape quality

Temporary construction activity will include compounds, laydown areas, material storage, machinery use, and earthworks. There will be changes to the landform through cut earthworks (including retaining) in addition to the removal of vegetation (including several large Pin Oaks located at 242 Redoubt Road). These construction activities will change the nature of the biophysical elements and landscape quality, and it is anticipated that adverse effects will be up to **Moderate** in magnitude.

4.3.4.1.2 Visual amenity

In relation to visual amenity, construction will bring about up to **High** adverse effects on immediate neighbours due to the presence of construction machinery, and associated earthworks. These temporary effects would be limited to the adjacent neighbours, however, rather than the wider locality.

4.3.4.1.3 Landscape character

During construction, the landscape characteristics of this area will change as the underlying landuse will change from residential to a road corridor. There will be landscape character effects, but they will be localised. Notwithstanding this, the works will take place in an urbanised environment between two key road corridors (being Murphys Road and Redoubt Road), essentially in a pocket of residential development between the two intersections. Whilst there would be localised change within this area, the effects would be **Moderate** during construction in the context of the underlying urban characteristics of the Character Area.

4.3.4.2 Operation effects

4.3.4.2.1 Biophysical/ landscape quality

The 2014 Assessment assessed the Project as having **Moderate** adverse effects in the area of the existing and new portions of Murphys Road, towards the intersection with Redoubt Road. These changes to the existing landform (due to the large cut) in addition to removal of mature trees in 242 Redoubt Road, which the 2014 Assessment considered to have some inherent landscape quality and amenity value. In relation to the design changes, the works will be broadly in line with that anticipated in the 2014 Assessment. The conclusions outlined in the 2014 Assessment in relation to Moderate effects remain unchanged. The effects will remain consistent with those outlined in the 2014 Assessment and remain as **Moderate**, in line with the currently adopted seven-point scale.

4.3.4.2.2 Visual amenity

Visual amenity effects were assessed to be up to **High** for residents immediately adjacent to the new road corridor before new vegetation is established. Some positive effects were, however, recognised for residents in the realigned portion of Murphys Road. Compared with the original design, there would be some increase in retaining wall height along Murphys Road. Proposed Retaining wall heights have increased from approximately 3.9 m to 4.5 m, which results in a localised impact. On the western section of Murphys Road, the design has been modified to enable tie in with the future upgrade of Murphys Road (which is outside the scope of this Project). While the revised design results in a modest increase in retaining wall height, the potential visual effects are expected to remain limited. Architectural finishes, planting in front of and above the walls, and the integration of the safety barrier into the wall structure will

reduce visual dominance and soften the appearance of the retaining elements. Given the arterial road context and the predominance of short-duration views experienced by passing motorists, the changes are not expected to materially alter the visual character or amenity of the Murphys Road corridor. Overall, the proposed design will remain consistent with the outcomes anticipated under the original designation. Therefore, effects will be up to **Moderate-High** (based on the current best practice seven-point scale).

4.3.4.2.3 Landscape character

The 2014 Assessment primarily focused on the effects of the Project on the changing characteristics of the Flat Bush Area, acknowledging that buffer areas to rural residential areas are inherently likely to change over time. The assessment concluded that the effects would be **Very Low**⁷. This assessment remains the same particularly given that there is no change to the designation or design proposed in the southern portion of Murphys Road. Therefore, using the current best practice seven-point scale, adverse effects will be **Low**.

4.3.5 Mitigation proposed

The proposed mitigation response draws on the same principles and outcomes as the 2014 Assessment and is outlined in **Appendix E**.

4.4 Character Area 4: Tōtara Park to north of Ranfurly Road

4.4.1 Overview of 2014 assessment

The 2014 Assessment outlined the following key landscape changes to Character Area:

- New road through farmland and bush remnants.
- Two new bridges.
- Existing roads and houses removed (and new access roads constructed).
- Major earthworks with some loss of vegetation (including native vegetation).
- Street lighting.

4.4.2 Mitigation proposed in 2014 assessment/designation conditions

The 2014 assessment set out the following mitigation measures in relation to Character Area 4:

Proposed Landscape Mitigation

- *Planted earthwork areas*
- *Screen buffer planting along rural residential boundaries*
- *Bush extension/revegetation planting to replace native bush to be removed and assist in restoring ecological corridors*
- *Native planting associated with new stormwater ponds and gullies*⁸

A summary of the conditions is set out in section 4.1.2 above.

4.4.3 Proposed design changes

The design changes proposed in this area are:

- New bridge structure over Mill Road (instead of constructing an embankment and closing Mill Road).

⁷ Equating to 'Low' utilising Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022)

⁸ 2014 assessment, page 27

- Amended alignment and increased length of Puhinui Bridge. This design change will mean that the abutment retaining wall heights will be reduced, and there will be reduced impacts on some significant trees even though the area of SEA affected increases. This change also means that a stream diversion will need to occur in the gully below the Puhinui Bridge.
- Amended alignment of western approach to Puhinui Bridge. The alignment will shift to the north, bringing the road corridor closer to a number of residents. A 2m high noise barrier will also be required between chainage CH13470-CH13870.
- Increased length of Cheesman's Bridge (from 40m to 50m) will increase the deck depth but reduce earth embankments and abutment wall heights.
- Various minor boundary adjustments to accommodate design changes.
- A range of more substantial boundary adjustments primarily for ecological mitigation planting and stormwater treatments.
- A change in the finished road grade from 7% to 9% is proposed between Cheesman's Bush and the southern extent of the Character Area. This increase in grade will ultimately reduce the extent of earthworks cut and fill), as well as construction footprint beyond that previously considered.

4.4.4 Assessment of alteration to existing designation

4.4.4.1 Construction effects

Construction effects were not specifically assessed in the 2014 Assessment. An overview of the construction effects for this Character Area is set out below.

4.4.4.1.1 Biophysical/ landscape quality

This section of the Project passes through a semi-rural area featuring undulating topography as well as pockets of pasture and indigenous vegetation. Construction compounds, laydowns, construction machinery, earthworks and material storage will be located along the Character Area within the designation.

Key physical changes to the landscape would be earthworks and vegetation removal (including SEAs), and stream diversions. Prior to mitigation measures being implemented (including reinstatement of earth worked areas, planting of cut and fill slopes and other areas to mitigate vegetation removal and stream habitat restoration) the adverse effects would be up to **Moderate-High**.

4.4.4.1.2 Visual amenity

The potential visual effects associated with the construction of the Project would be temporary and would arise from the presence of construction activities, elements and structures. These temporary effects would affect a range of viewing audiences located within or adjacent to the Project. Whilst the works will take place in a less densely populated area when compared to the more urbanised section of the Project, the location of the designation within this setting will mean that there will be a greater level of visual contrast in relation to the works when compared to the surrounding rural environment. Construction works associated with the three bridges which will be constructed in this Character Area will increase the potential level of some effects, particularly due to the extent of earthworks required and presence of machinery such as cranes. The effects will naturally fluctuate throughout the duration of the construction the Project as the construction work peaks and troughs along the new corridor.

Residents closest to the designation will have the greatest impacts during this time and could experience effects which up to **High** adverse at times. These locations include properties along Dawood Place, Henriette Place and Harissa Place, and properties around the intersection of Redoubt Road and Mill Road (particularly 361, 367, 371 and 375 Redoubt Road).

Nighttime lighting in the semi-rural areas during construction also has the potential to result in some visual impacts, however these will be localised, and undertaken in accordance with best practice undertaken (e.g. light shields). Further it is noted whilst lighting in these areas at present is limited, a level of lighting

does occur in the surrounding environment and within pockets of the semi-rural area (due to existing development).

4.4.4.1.3 Landscape character

During construction the landscape characteristics within Character Area 4 will be impacted. The presence of machinery, laydown areas, earthworks, and vegetation removal activities will contribute to this change. Whilst the area does express semi-rural characteristics, its underlying characteristics are more complex, with existing road corridors (e.g. Redoubt Road and Mill Road), neighbouring pockets of increased urbanised areas (e.g. Dawood Place and Henriette Place) and infrastructure (Watercare's Redoubt Road Reservoir).

The works will reduce the semi-rural characteristics through occupation of pasture and vegetated areas. Night works, where required, will in places also introduce artificial light into an environment which demonstrates some rural characteristics. The linearity of the Project will, however, mean that along the Character Area rural elements will continue to exist and therefore retain aspects of this setting. Before mitigation is implemented, which will help to integrate the built elements of the Project into the landscape, the temporary construction effects would be up to **Moderate-High** adverse.

4.4.4.2 Operation effects

4.4.4.2.1 Biophysical/ landscape quality

Consistent with the 2014 Assessment, the greatest changes will occur along this Character Area, resulting in an effects rating of **Moderate**. Overall, whilst there will be some areas of change over and above that anticipated in the 2014 Assessment (e.g. an additional bridge located in a broadly modified environment and stream diversion), the amended design remains comparable to the original design.

The areas where removal of SEA vegetation is required have been refined and reduced including retaining some old growth trees which had previously been proposed to be removed. Mitigation planting will be extensive and includes typologies which will connect vegetation patches and integrate the road corridor. Earthworks will also remain comparable to the original designation. The design of the Puhinui Gully and Cheesman's Bush bridges have been refined to reduce the extent of earthwork abutments and retaining wall heights. Overall, it is considered that the **Moderate** effects rating given to this area by the 2014 Assessment remains an accurate indication of the level of effects. This effects rating is consistent with the **Moderate** level of effects in the recently revised seven-point scale.

4.4.4.2.2 Visual amenity

The 2014 Assessment concluded that the majority of visual effects would be **Low**⁹ for the receiving viewing audiences. Positive effects were assessed as being likely to occur for residents to the west of the existing road. For residents at the northern end of the road, as well as isolated properties close to the road and (two) bridges, there are likely to be adverse visual effects. The assessment also concluded that some individual residents would experience **Moderate** to **High**¹⁰ effects (without mitigation). The specifics of the effects on the residents with more elevated effects were not provided in the assessment. However, these effects could arise in relation to a small number of residents along Dawood Place, Henriette Place and Harissa Place just to the south of Mill Road in addition to some proximate residents along Redoubt Road, north of the Project.

The key design changes in this area will occur in the area between the new crossover bridge spanning Mill Road and the Puhinui Bridge as well as Cheesman's Bridge. In particular, the changes relate to the more northern alignment of the road corridor and bridge, in addition to the increased length of the Puhinui Bridge and Cheesman's Bush Bridge.

As the road alignment will shift north closer to some residents along Redoubt Road, a 2m high noise barrier will be required on top of the retaining wall along the northern side of the road corridor. This change will increase the visual effects of the road and its associated infrastructure, but the effects will be

⁹ Equating to 'Low- Moderate' utilising Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022)

¹⁰ Equating to 'Moderate' and 'Moderate-High' utilising Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022)

limited to the isolated properties along Redoubt Road, close to the alignment¹¹. Apart from 361 Redoubt Road, the road will remain lower than the dwellings and therefore direct views to the road will be limited. The proposed noise barrier will, however be visible until mitigation screen planting between the noise barrier and edge of the altered designation is established. For these residents, in particular, it is anticipated effects will be up to **Moderate-High**, before mitigation screening planting is established, reducing to **Moderate** once this planting has become established.

For the remainder of the viewing audiences within this character area, it is not considered additional effects beyond those outlined in the 2014 Assessment will occur, provided that bridge structures and retaining are integrated into the surrounding landscape.

Overall, for the majority of the residents along this section of the corridor, Low-Moderate effects are anticipated, consistent with the conclusions of the 2014 Assessment.¹² There will, however, be some elevated effects on residents along Redoubt Road¹³ and these effects will initially be **Moderate-High**, reducing to **Moderate** once mitigation has established. While these conclusions broadly relate to the Moderate and Moderate-High effects (without mitigation) outlined in the 2014 Assessment, it is anticipated that the effects on residents at 361, 367, 371 and 375 Redoubt Road could be more elevated than considered in the 2014 Assessment given the more northern alignment of the corridor.

4.4.4.2.3 Landscape character

The 2014 Assessment acknowledged that the Project will be a large-scale infrastructure element which would be introduced into the landscape. Notwithstanding this, the undulating nature of the landscape and its vegetation patterns will assist in visually integrating the corridor. This statement remains correct in relation to the proposed alteration to the designation.

The 2014 Assessment concluded that the effects of the Project on landscape character in this area would be **Moderate** (provided that mitigation measures were adopted including integrating structures and vertical elements with the landscape and minimising raised embankments).

In relation to the proposed design changes, the effects assessment of **Moderate** remains an accurate representation of the level of effect providing structures and vertical elements are appropriately integrated into the landscape, embankments (and retaining) are minimised, and new planting areas are established.

4.4.5 Mitigation proposed

The proposed mitigation response draws on the same principles and outcomes as the 2014 assessment and corresponding conditions as set out in **Appendix E**.

4.5 Character Area 5: North of Ranfurly Road to Alfriston School

4.5.1 Overview of 2014 assessment

The 2014 Assessment outlined the following key landscape changes to Character Area 5:

- Partial realignment through farmland.
- Two new roundabouts.
- Road passes closer to the school.
- Limited earthworks.
- Street lighting.

¹¹ 361, 367, 371 and 375 Redoubt Road

¹² When converted to the seven-point scale in Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022)

¹³ 361, 367, 371 and 375 Redoubt Road

4.5.2 Mitigation proposed in 2014 assessment/designation conditions

The 2014 Assessment recommended the mitigation measures outlined below:

Proposed Landscape Mitigation

- *Amenity planting adjacent to road and around roundabouts.*
- *Native planting associated with new stormwater ponds.¹⁴*

The relevant conditions are outlined in section 4.1.2

4.5.3 Proposed design changes

The following design changes are proposed:

- The proposed design is broadly consistent with the existing designation with minor adjustments proposed along the corridor. One of those changes includes an extension of the designation within 116 Ranfurly Road to allow space for ecological restoration.
- A change in the finished road grade from 7% to 9% is proposed between Ranfurly Road and the northern extent of the Character Area. This increase in grade will ultimately reduce the extent of earthworks cut and fill), as well as construction footprint beyond that previously considered.

4.5.4 Mitigation proposed

The proposed mitigation response draws on the same principles and outcomes as recommended in the 2014 Assessment. Condition 33.1(p) relating to planting for 116 Ranfurly Road has been addressed through the proposed planting at this site which is consistent with Te Haumanu Taiao: Restoring the natural environment in Tāmaki Makaurau 2024 (current best practice) instead of the outdated Manukau City Council Restoration Planting Guidelines: Restoring our native plants (which was previously referenced in the condition).

4.5.5 Assessment of alteration to existing designation

4.5.5.1 Construction effects

Construction effects were not specifically addressed in the 2014 Assessment. For completeness an overview of the construction effects for this character area is outlined below.

4.5.5.1.1 Biophysical/ landscape quality

The works will involve a range of activities, including construction compounds, laydown areas, operation of machinery, earthworks, and material storage within this character area. The Project alignment will generally follow the existing Mill Road corridor or run in close proximity to it. The primary physical changes to the landscape will result from earthworks and vegetation clearance. Before mitigation measures are implemented, such as reinstating earthworked areas, planting cut and fill slopes, and re-vegetating areas affected by clearance, the level of adverse effects is expected to be up to **Moderate**.

4.5.5.1.2 Visual amenity

During construction, temporary visual effects will result from the presence of construction activities, elements, and structures. These effects will be experienced by a range of viewing audiences located both adjacent to and within the wider vicinity of the site, particularly nearby residents and road users. Given the designation's location, the construction works will create a noticeable visual contrast with the surrounding semi-rural environment. However, it is acknowledged that much of the alignment either follows the existing Mill Road corridor or runs broadly alongside it.

The intensity of visual effects will fluctuate as construction progresses. Residents located closest to the designation, especially along the existing Mill Road corridor, will experience the greatest impacts, which

¹⁴ 2014 assessment, page 29

may reach a **Moderate–High** level of adverse effects at times. However, it is noted that the number of affected residents is limited, and many dwellings are set back from the road corridor.

Night-time lighting within semi-rural areas will generate additional visual effects, though these are expected to remain localised with best-practice measures (e.g., light shielding) in place. While current lighting levels in these areas are relatively low, some lighting is already present within the wider environment and in parts of the semi-rural setting.

4.5.5.1.3 Landscape character

During construction, changes to the landscape characteristics will be unavoidable. The presence of machinery, laydown areas, earthworks, and vegetation clearance will inevitably alter the rural qualities of the area. While the setting currently expresses a rural character, it is already subject to change due to the underlying Future Urban Zoning, which interfaces with the Mill Road corridor, with the Rural Zone extending further east.

The construction works will temporarily reduce rural attributes through the removal of pasture and vegetation, and where night works are required, the introduction of artificial lighting will further alter the character of the environment. However, the linear alignment of the Project ensures that rural elements will remain present along the character area, meaning aspects of the existing landscape character will be retained.

Although such effects are an inevitable part of construction, they are temporary and can be appropriately managed. With mitigation measures in place, such as re-vegetation and integration of built elements into the landscape, the level of adverse effects is expected to reduce, with initial effects (during construction) up to **Moderate** adverse.

4.5.5.2 Operation effects

4.5.5.2.1 Biophysical/ landscape quality

The 2014 Assessment concluded that **Low** effects will occur within Character Area 5. The 2014 Assessment remains accurate as the design changes are limited in this area and the design outcomes remain comparable to those previously anticipated. Accordingly the effects assessment remains unchanged. Under the current seven-point scale, the effects remain as **Low-Moderate**.

4.5.5.2.2 Visual amenity

The 2014 Assessment concluded that the Project would result in some **Positive** effects for both residents and those at Alfriston School due to the realigned road providing increased separation from the Mill Road corridor. The conclusions in the 2014 Assessment remain accurate and given the limited change to the designation along this character area, the **Positive** effects rating overall is still accurate.

4.5.5.2.3 Landscape character

Effects on landscape character were assessed as **Low** in the 2014 assessment, and the underlying rural character of the area remains. Whilst the rural characteristics do remain at present, the Auckland Unitary Plan has zoned this land Future Urban Zone noted in the Urban Design and Landscape Study¹⁵. The effects in this area remain **Low**. Under the current seven-point scale this Low rating equates to a **Low-Moderate** rating.

4.5.6 Mitigation proposed

The proposed mitigation response draws on the same principles and outcomes as the 2014 assessment and corresponding conditions and are directly responded to in **Appendix E**.

¹⁵ Page 6, Urban Design and Landscape Study

5. LANDSCAPE, VISUAL AND URBAN DESIGN DESIGNATION CONDITIONS

Designation 6786 includes existing conditions relating to landscape, visual, and urban design.

An assessment of each condition is provided in **Appendix E**, including an explanation as to how the conditions have been addressed through the ULDMP. In cases where the conditions are no longer relevant or suitable for the Project, the reasons why are articulated and where appropriate, alternative proposed mitigation is outlined.

The ULDMP that has been prepared for the Project meets the relevant requirements set out in the existing designation conditions. Its structure and methodology align with contemporary best practice in landscape architecture, urban design, and environmental mitigation. As part of the ULDMP, comprehensive planting plans have been developed to demonstrate the intended integration of landform modification with appropriate planting palettes and spatial design outcomes.

Overall, the ULDMP provides a robust and best-practice framework for achieving the intended landscape and urban design outcomes of the Project.

6. CONCLUSION

This assessment has reviewed the findings of the 2014 Assessment in relation to the potential landscape and visual effects of the Project and the proposed alteration to the existing designation. The Project traverses a range of environments, from urban through to semi-rural and rural areas, with the current environment remaining materially consistent with that described in 2014. The anticipated effects of the proposed alteration are broadly consistent with those identified in the 2014 Assessment.

In Character Area 1, the 2014 Assessment slightly elevated the potential visual amenity effects. However, this has since been moderated, reflecting the Project's location within an already urbanised road corridor where the works represent an upgrade rather than a new introduction. In Character Areas 2, 3, and 5, the effects on biophysical quality, visual amenity, and landscape character remain consistent with the 2014 assessment findings, with some positive amenity outcomes noted in Character Areas 2 and 5. In Character Area 4, an increase in visual amenity effects is considered, although localised, due to the revised alignment, with the balance of the effects remaining consistent with the 2014 assessment findings.

Potential landscape and visual effects during construction will be managed through the construction methodology and the environmental management measures outlined in Part B of the substantive application. Part B sets out the proposed approach to managing construction lighting, work area management, vegetation and tree clearance. Additional management plans, including the CTMP, the Erosion and Sediment Control plans and the Dust Management Plan, also contain measures to address activities that may affect landscape character and visual amenity, such as construction traffic, material stockpiling, and earthworks. Together, these measures will ensure that any temporary adverse effects on landscape character and visual amenity are appropriately managed throughout the construction period.

The ULDMP will guide the delivery of high-quality urban design and landscape outcomes during both construction and operation, with a particular focus on ensuring that the completed project integrates appropriately with its surrounding context. For the operational phase, the ULDMP will set out the final landscape design, including planting strategies, species selection, and treatments for structures, edges, and interface areas to soften built form and reinforce local character. It will also define maintenance responsibilities to ensure planting establishes successfully and visual effects reduce over time. Through these measures, the ULDMP provides the mechanism to avoid or mitigate longer-term adverse landscape and visual effects, enhance amenity, and ensure the Project contributes positively to the receiving environment.

APPENDIX A STATEMENT OF QUALIFICATIONS AND EXPERIENCE AND CODE OF CONDUCT

Technical Author of the Assessment: Thomas Lines, Landscape Architect

My full name is Thomas Robert Lines. I am a Senior Principal and Landscape Architect at Boffa Miskell Limited, a nationwide consultancy specialising in planning, ecology, biosecurity, urban design, and landscape architecture.

I am a registered member of the Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) and hold a Bachelor of Landscape Architecture from Unitec, Auckland.

With over 15 years of professional experience in New Zealand, the UK, the Middle East and Hong Kong, I have developed broad expertise in landscape design and landscape planning.

My practical work includes preparing assessments of landscape, natural character, and visual amenity, as well as presenting expert evidence in hearings and the Environment Court. I am also experienced in engaging with the public on landscape matters.

I have led a wide range of environmental planning projects, including those involving utilities, infrastructure, mining, aquaculture, energy, urban development, subdivisions, rezoning, and retirement villages.

Relevant projects I have worked on include:

- NZTA/AT – Te Tupu Ngātahi Supporting Growth – North Projects
- NZTA/AT – Te Tupu Ngātahi Supporting Growth – Airport to Botany
- NZTA/AT – Te Tupu Ngātahi Supporting Growth – North West
- Eastern Busway Alliance
- Northland Bridges – Matakohē

Although this matter is not before the Environment Court, I confirm that I have read the Code of Conduct for Expert Witnesses as contained in Section 9 of the Environment Court Practice Note 2023. I also confirm that I have complied with that Code of Conduct in the preparation of this report. My qualifications as an expert are set out above. I am satisfied that the matters which I address in this assessment are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

s9(2)(a)

Thomas Lines
August 2026

**Technical Author of the Urban and Landscape Design Management Plan: Suzanne Lange,
Landscape Architect**

My full name is Suzanne Michaela Phillipa Lange. I am the design lead at slconsulting and author of the ULDMP. I am a registered member of the Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) and have role on the NZILA Board. I hold a Bachelor of Landscape Architecture from Unitec, Auckland.

I have over 23 years of professional experience in landscape architecture and have worked in New Zealand, the United Kingdom, and Australia. My professional experience spans a wide range of project types, including urban design, large-scale master planning, and residential development.

My work reflects a strong understanding of natural systems, environmental processes, and the built environment. My design approach is informed by an appreciation of context and place, ensuring that landscape and urban design outcomes are functional, enduring, and environmentally responsive.

Relevant projects I have worked on include:

- Oopaheke Paa restoration strategy
- O Mahurangi – Penlink (mahi toi lead consultant), Tāmaki Makaurau
- Mill Road PTA Package 1 and design lead Package 0
- Papakura ki Pukekure, Papakura to Drury

Although this matter is not before the Environment Court, I confirm that I have read the Code of Conduct for Expert Witnesses as contained in Section 9 of the Environment Court Practice Note 2023. I also confirm that I have complied with that Code of Conduct in the preparation of this report. My qualifications as an expert are set out above. I am satisfied that the matters which I address in this assessment are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

s9(2)(a)

Suzanne Lange
August 2026

APPENDIX B METHOD STATEMENT

Assessment Method

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. This assessment has been undertaken from a Te Ao Pakeha world view using the terminology of Te Tangi a te Manu and, therefore, does not purport to fully understand the connection and values held by iwi who are associated with the whenua or awa of the site and its relationship to the wider area.

The assessment considers landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- The existing landscape;
- The nature of effect;
- The level of effect; and
- The significance of effect.

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the proposal alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the proposal including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

- **Physical** –relevant natural and human features and processes;
- **Perceptual** –direct human sensory experience and its broader interpretation; and
- **Associative** – intangible meanings and associations that influence how places are perceived.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the proposal within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as 'adverse', the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH
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Table B1 outlines the Tuia Pito Ora NZILA Assessment Guidelines Terms along with this assessment's corresponding definitions.

Table B1: Assessment Ratings and Definitions

Term	Definition
Very Low	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.
Low	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Low-Moderate	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Moderate	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>
Moderate – High	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
High	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. <i>Concise Oxford English Dictionary Definition</i> <i>High: adjective- Great in amount, value, size, or intensity.</i>
Very High	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.

Landscape Effects

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the proposal may occur requires an identification of the area from where the proposal may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

Natural Character Effects

Natural Character, under the RMA, specifically relates to 'the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development'. Therefore, the assessment of natural character effects only involves examining the proposed changes to natural elements, patterns and process which may occur in relevant landscape / seascape contexts.

As with assessing landscape effects, the first step when assessing natural character effects involves identifying the relevant physical and experiential characteristics and qualities which occur and may be affected by a proposal at a commensurate scale. This can be supported through the input of technical disciplines such as geomorphology, hydrology, marine, freshwater, and terrestrial ecology as well as input from tāngata whenua. An understanding of natural character considers the level of naturalness and essentially reflects the current condition of the environment assessed in relation to the seven-point scale. A higher level of natural character means the waterbody and/or margin is less modified and vice versa.

A natural character effect is a change to the current condition of parts of the environment where natural character occurs. Change can be negative or positive. The resultant natural character effect is influenced by the existing level of naturalness within which change is proposed; a greater level of effect will generally occur when the proposal reduces the naturalness of a less modified environment. In short, the process of assessing natural character effects can be summarised as follows:

- Identify the characteristics and qualities which contribute to natural character within a relevant context and defined spatial scale(s), including the existing level of naturalness;
- Describe the changes to identified characteristics and qualities and the consequent level of natural character anticipated (post proposal); and
- Determine the overall level of effect based on the consequence of change.



The Significance of Effects

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor¹⁶ or if an adverse effect on the environment is no more than minor¹⁷. For non-complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

¹⁶ RMA, Section 95E

¹⁷ RMA, Section 95E

This assessment has adopted the following scale applied to relevant RMA circumstances¹⁸ (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant¹⁹.



2014 Assessment Method

The 2014 assessment utilised a methodology which would have been aligned to the now replaced Best Practice Note, Landscape Assessment and Sustainable Management 10.1 published by the New Zealand Institute of Landscape Architects in 2010 and included various concepts and principles of landscape assessment, in addition to a now replaced seven point rating scale being Negligible, Very Low, Low, Moderate, High, Very High and Extreme.

The terms and definitions used in the 2014 assessment are outlined below in Table B2.

Table B2: 2014 Assessment Ratings and Definitions

Term	Definition
Negligible	Biophysical Effects: No discernible change Visual Effects: Proposal will not be identifiable within available views Landscape Character: No discernible change of character
Very Low	Biophysical Effects: Slight change, with no change to any key feature/attribute and change barely distinguishable Visual Effects: Proposal will form a very limited component of the wider scene and/or be viewed from a considerable distance Landscape Character: Very slight change to landscape character, change barely distinguishable
Low	Biophysical Effects: Minor change to landscape, with no noticeable change to key feature/attribute (i.e. similar to before) Visual Effects: Proposal is likely to be either a limited component of a wider scene, and/or make little difference to the overall scene (i.e. may be missed by casual observer) Landscape Character: Small amount of change to underlying character and composition, similar to before
Moderate	Biophysical Effects: Noticeable alteration to key feature/attributes (partially changed) Visual Effects: Proposal is likely to form a visible and recognizable new element within the overall scene Landscape Character: Readily noticeable alteration to key element/s, feature/s or attribute/s, with character and composition partially changed
High	Biophysical Effects: Major alteration to key feature/attributes Visual Effects: Proposal is likely to be a major element of view for a large number of people and/or be a focus of view for residents Landscape Character: Alteration to several key elements or features/ attributes, major change to character and composition.

¹⁸ Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

¹⁹ The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

Very High	Biophysical Effects: Fundamental alteration to key feature/attributes Visual Effects: Proposal is prominent and would be a focus of views for a large viewing audience or within close proximity of residences (e.g. 100m) Landscape Character: Fundamental alteration to key features/ attributes, character largely changed (with little ability to mitigate effects)
Extreme	Biophysical Effects: Loss of key feature/attributes Visual Effects: Proposal may dominate/ obscure views for large viewing audience. Landscape Character: Significant change affecting the overall landscape character

Consideration of Effects Between This Assessment and the 2014 Assessment

Whilst both assessments use differing approaches and terms, both utilise best practice and seven-point scales. A review of each set of terms and definitions has been undertaken. It is considered that both scales remain compatible with one another in that each level from the 2014 assessment can correspond with this assessment which utilises the seven-point scale as outlined in Te tangi A Te Manu. For clarity within this assessment, I have provided the anticipated effect rating utilising the 2014 assessment term to establish any change in effect in addition to a rating utilising current best practice. Table B3 below demonstrates each of the assessment's seven-point scale ratings and how they correspond to each other.

Table B3: Assessment Scale Ratings

2014 Assessment²⁰	Negligible	Very Low	Low	Moderate	High	Very High	Extreme
This Assessment²¹	Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High

²⁰ Based on Best Practice Note, Landscape Assessment and Sustainable Management 10.1 published by the New Zealand Institute of Landscape Architects in 2010

²¹ Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2022)

APPENDIX C GLOSSARY AND ABBREVIATIONS

Term	Definition
AEE	Assessment of Environmental Effects
AUP	Auckland Unitary Plan
BML	Boffa Miskell Limited
CVA	Cultural Values Assessment
DWP	Delivery Work Plan
FTAA	Fast Track Approvals Act
Landscape	Landscape embodies the relationship between people and place. It is the character of an area, how the area is experienced and perceived, and the meanings associated with it.
Landscape Character	Each landscape's distinctive combination of physical, associative, and perceptual attributes.
Landscape values	The reasons a landscape is valued. Values are embodied in certain attributes.
Landscape Effect	An adverse or positive outcome for a landscape value as a consequence of changes to a landscape's physical attributes.
Landscape Character Area	A specific area with a common landscape character
NZCPS	New Zealand Coastal Policy Statement
NZILA	Tuia Pito Ora New Zealand Institute of Landscape Architects
NZTA	NZ Transport Agency Waka Kotahi
RMA	Resource Management Act
SEA	Significant Ecological Area
ULDMP	Urban and Landscape Design Management Plan

APPENDIX D EXISTING ENVIRONMENT

Character Area 1:

Character Area 1 is the westernmost character area, at the beginning of the road corridor.



Figure D1: Character Area 1: Extract from Urban Design and Landscape Study

This part of Redoubt Road is the most urbanised, with continuous development primarily comprising detached houses. While most properties are residential, a church and motel are located adjacent to the motorway on the southern side. The road provides a key connection to both SH1 and SH20 motorways and to Manukau Centre. Because there is no southbound access to SH1 from Te Irirangi Drive, traffic is funneled along this section to access the motorway ramps.

Residential access patterns differ on either side of the road: homes on the southern side are generally accessed via private driveways or cul-de-sacs and do not directly front Redoubt Road, while those on the northern side typically face the road and have direct access to it. Scoria retaining walls are a notable feature in this section, particularly at the Hollyford Drive intersection.

This character area remains broadly in line with that considered and described in the 2014 Urban Design and Landscape Study as well as the 2014 assessment, with the greatest change being a level of infill housing along the corridor and a new church at the western most end, set back from the designation.²² The character area also includes the intersections of the various side roads which meet Redoubt Road and were considered in the 2014 assessment. These roads support typical suburban development of the area and include Diorella Drive, Waheguru Lane, Hollyford Drive Santa Monica Place and Bartells Drive to the north and Wilisa Rise, Birchlea Rise, Ancona Lane, Everglade Drive and Goodwood Drive to the south.

²² Church of Jesus Christ of Latter-day Saints, 19 Redoubt Road

Character Area 2:

Continuing along the corridor, this character area is focused along the northern boundary of Tōtara Park.



Figure D2: Character Area 2: Extract from Urban Design and Landscape Study

Although residential properties still border both sides of the road, properties are generally set back further from the road and feature mature vegetation, giving the area a green, open feel. The dominant visual impression is of expansive views—across Tōtara Park, towards Manukau Harbour (to the south), and over East Auckland to the CBD and Waitematā Harbour (to the north). This character area in particular offers visual connections to a number of maunga across the isthmus.

The road corridor adopts a more informal, rural character here, with swales replacing traditional kerbs, particularly on the southern side. Some properties feature scoria walls along their front boundaries, reinforcing this semi-rural feel.

Tōtara Park is a prominent landscape element, offering diverse recreational uses such as walking, mountain biking, horse riding, and dog walking. While its boundary is fenced, it allows open views into the park and beyond.

Character Area 3:

Character Area 3 is focused along Murphys Road and provides a key linkage from Redoubt Road into Flatbush and urban and rural east Auckland. The 2014 Urban Design and Landscape Study included Murphys Road from Redoubt Road to Flatbush School Road. No changes are proposed in relation to the Murphys Road part of the designation. Accordingly, only the southernmost portion of Murphys Road is discussed in this report (broadly indicated by red dashed box in the below figure).

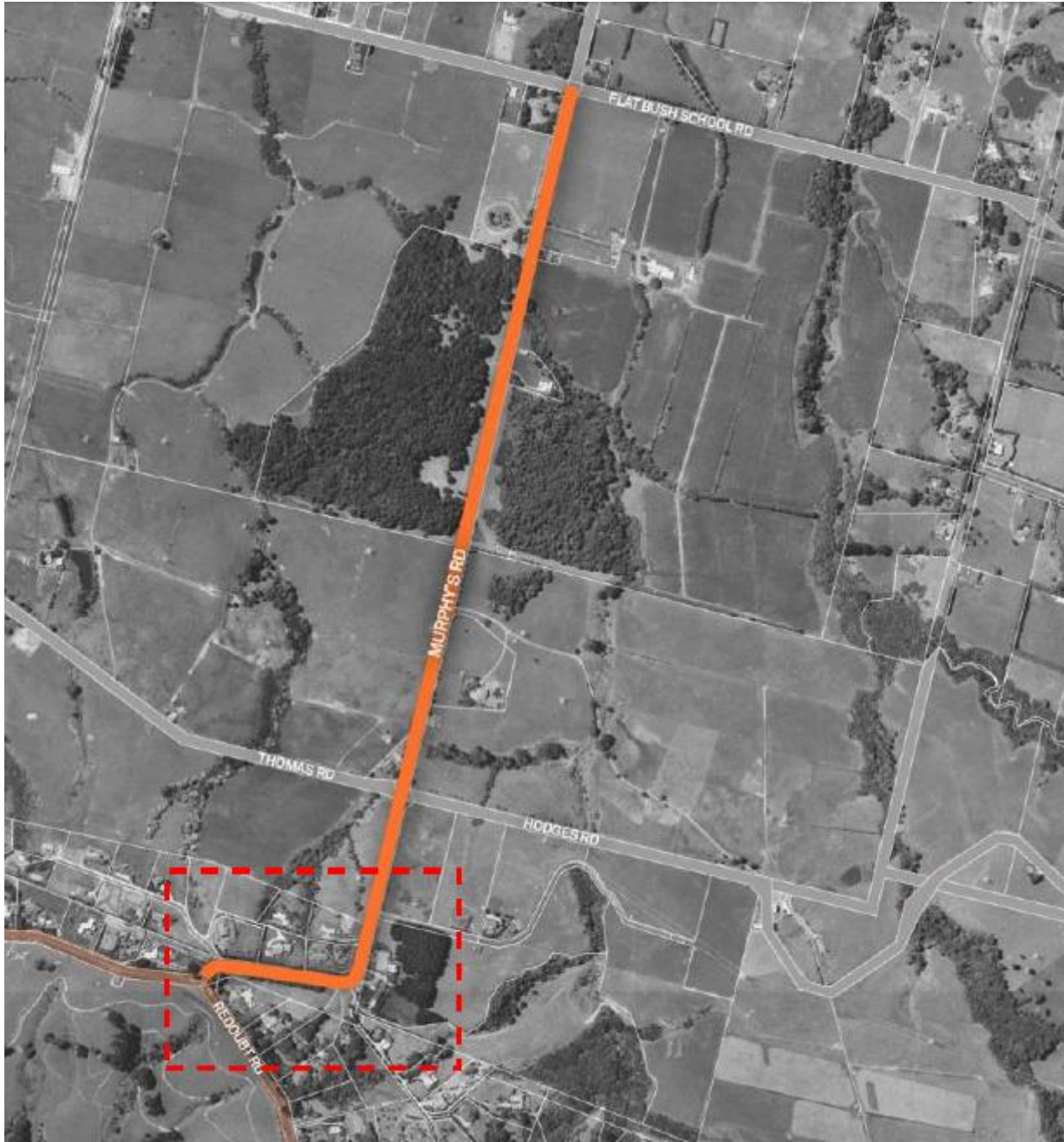


Figure D3: Character Area 3: Extract from Urban Design and Landscape Study with red dashed line edit by Boffa Miskell Limited

The 2014 Urban Design and Landscape Study acknowledged that the southern section of this Character Area passes through land that will eventually be developed. The result of this transition is relevant today, although at this stage, much of this change remains beyond the extent of the part of the Project being consented now. Nevertheless, it is important to note that the receiving environment here will continue to evolve to a more urban environment. In terms of road experience, users of Murphys Road enjoy a long vista along the road towards Point View Reserve, although there are also views towards Rangitoto.

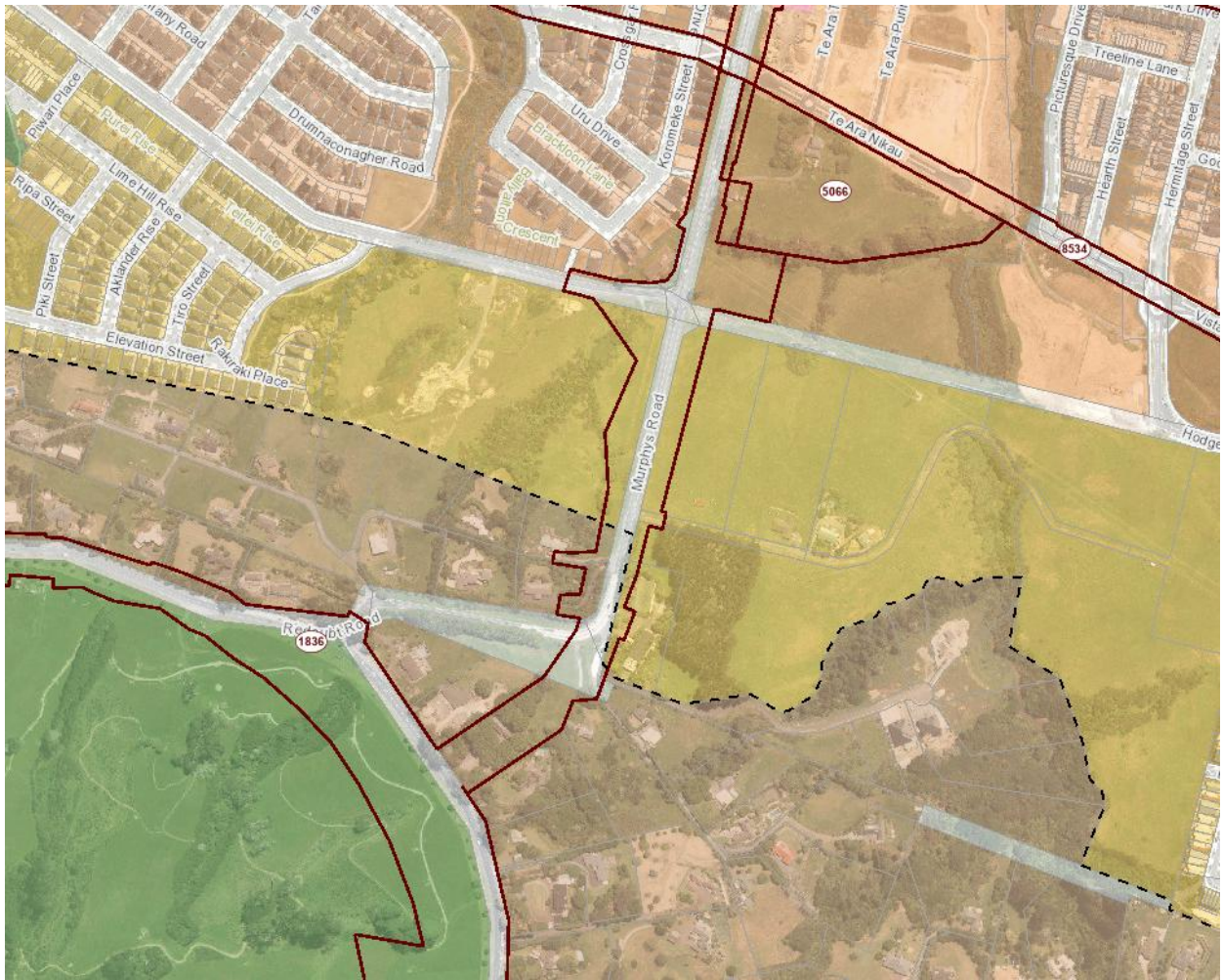


Figure D4: Auckland Unitary Plan residential zones in yellow and orange, with residential development now characterising portions of the corridor.

Character Area 4:

This part of the corridor traverses rolling terrain, with bush, vegetation, and steep banks often lining the road, creating a more enclosed and narrower corridor. However, as the route heads south toward Ranfurly Road, the landscape opens up, offering broader views. Residential development is present but generally consists of large-lot properties with low visual prominence. Much of the surrounding land is used for grazing.

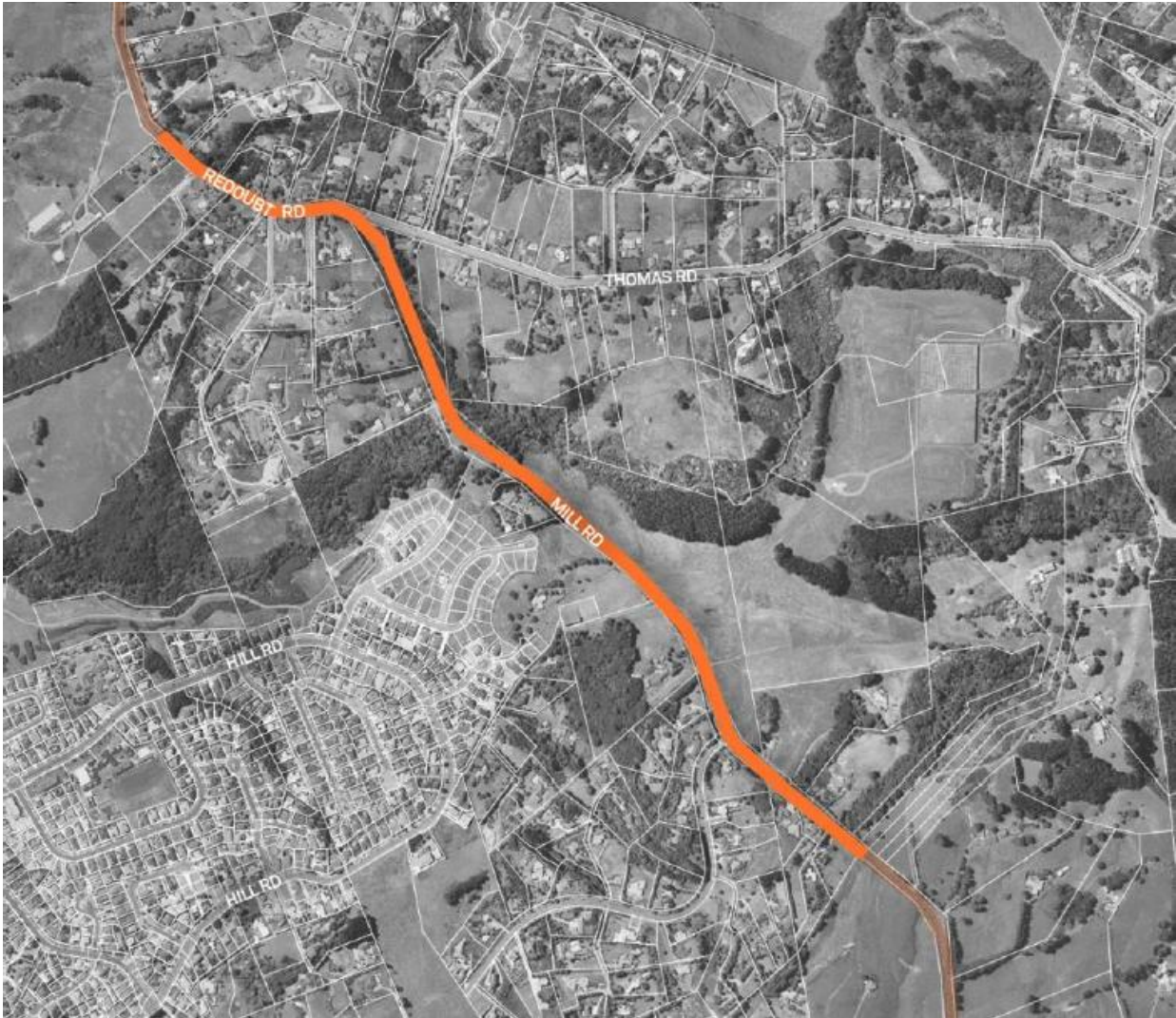


Figure D5: Character Area 4: Extract from Urban Design and Landscape Study

It is noted that this Character Area includes the following SEAs – SEA_T_3570, SEA_T_4571 and SEA_T_9102.



Figure D6: Plan showing current designation indicated in dark red and SEA areas indicated in green cross hatch

Character Area 5:

In this section, the road flattens out and the landscape opens up, offering broad views across farmland to the east and towards urban areas in the west. While some large-lot residential properties remain nearby, they do not dominate the roadside. Surrounding land continues to be used for grazing. Notable local landmarks include the heritage-listed Alfriston School and War Memorial, Alfriston Hall, and the nearby roundabout, all of which contribute to the area's sense of place. It is noted that the 2014 Urban Design and Landscape Study recognised that much of this area is to be zoned as Future Urban Zone and is, therefore, will evolve in time.

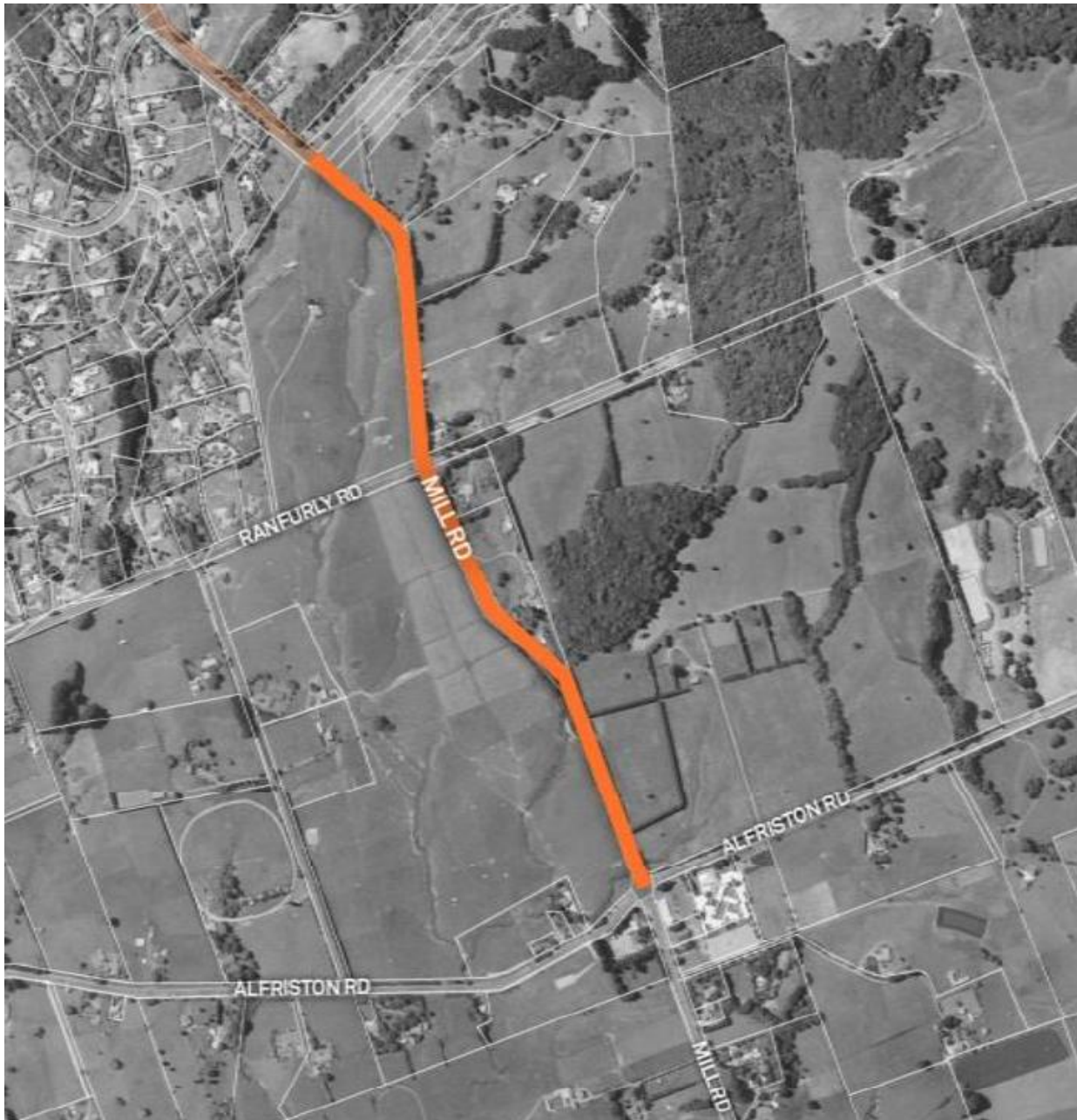


Figure D7: Character Area 5: Extract from Urban Design and Landscape Study

APPENDIX E DESIGNATION CONDITIONS REVIEW

Table E1: Designation conditions review

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
31.1	The Requiring Authority shall appoint a suitably qualified and experienced specialist (or specialists) to prepare an Urban Design and Landscape DWP(s). The objective of the Urban Design and Landscape DWP(s) is to enable the integration of the Redoubt Road - Mill Road Corridor Projects permanent works into the surrounding landscape and urban design context.	ULDMP - Document control record page 2	The ULDMP has been prepared by the experts who prepared this report.
31.2	The Urban Design and Landscape DWP(s) shall show how the principles from the Urban Design & Landscape study have been used to guide and influence the design of permanent works associated with the Redoubt Road - Mill Road Corridor Project, and how the design has responded or otherwise to these principles and initiatives. For NoRs 2 and 3, the DWP(s) shall also show how the design of the permanent works responds to its landscape context existing and reasonably anticipated at the time of construction noting in particular the transition from a rural to urban context along Murphys Road and from Ranfurly Road through to Alfriston Road. The DWP(s) shall detail the proposed urban design and landscape design theme to be adopted for the entire length of the corridor, or if the designation is to be staged, then the DWP shall show how that part to be given effect to integrates with the design theme for the corridor. The DWP(s) shall have regard to the following:	ULDMP - Section 1.3	Section 1.3 of the ULDMP outlines the guiding principles of the document. The principles of the Urban Design & Landscape Study have been reviewed and summarised to guide and influence the design of the Project.
	(a) Views to the road from the surrounding urban and rural catchments (including dwellings and public open space areas). Manage and mitigate the adverse landscape and visual effects of earthworks, retaining and fencing structures via the engineering design, structure design and/or mitigation planting;	ULDMP - Section 1.3 Including General Arrangement Drawings – refer 60755376-SHT-GE-0001	Section 1.3 of the ULDMP outlines the guiding principles of the document. Subsequent sections within the ULDMP outline how adverse landscape and visual effects are mitigated.
	(b) Ensure that the design approach is consistent with the Urban Design and Landscape Study, including the Landscape Concept Plans and corridor design. This should focus on the development of a comprehensive and coordinated landscape framework for the road corridor that: i. responds to the differing character areas, including reinforcing and integrating with existing important vegetation features (e.g. Murphys Bush, Cheesmans Bush (146 Mill Road)) and enabling longer range views where appropriate; ii. integrates stormwater management devices as high quality landscape features that contribute positively to the amenity of the	ULDMP - Section 1.3 The ULDMP Guiding Principles, ULDMP - Section 2.1 – Corridor zones ULDMP - Sections 4.5-4.6	Section 1.3 of the ULDMP outlines the guiding principles of the document which have been informed by the Urban Design and Landscape Study. The Landscape Planting Plans and sections have also been informed by the original Landscape Concept Plans and corridor design. The design responds to differing character areas, including integrating

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
	local area; iii. encourages passive surveillance (where appropriate); and; iv. seeks to reinforce the landscape patterning of the area and integrates with adjacent bush and riparian plantings.	ULDMP - Sections 3.1, 3.7 and 4.2 ULDMP - Section 4.1 - 4.3	existing vegetation and reinforcing landscape patterning. For example, section 4.2 of the ULDMP outlines the planting palette response to different portions of the corridor. The integration of stormwater management devices is addressed in Section 4.5 and 4.6 of the ULDMP. These sections set out the outcomes to be achieved through the design of the stormwater devices. This includes including that devices are to reinforce local landscape character, ecological process and cultural connections to water. Further passive surveillance is considered throughout the ULDMP (e.g. Sections 3.1, 3.7 and 4.2).
	(c) How and when the areas within the designation footprint used during the construction of the Redoubt Road – Mill Road Corridor Project are to be restored;	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304, Outline specification Aug 2026 607380020-SHT-LD-0050	The landscape planting plans and sections illustrate how the areas within the designation footprint will be restored, along with the outline specification which also refers to P39.
	(d) Show any vegetation to be retained, boundary fences and walls to be retained, new retaining walls, noise fences, areas of landscape/visual mitigation planting and ecological enhancement planting;	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304, Outline specification Aug 2026 607380020-SHT-LD-0050	Areas of landscape/visual mitigation planting, retaining walls and noise fences are illustrated in the landscape planting plans and sections. Vegetation to be retained is outlined in the arborist report and referred to in the outline specification.

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
	(e) Show the proposed design, materials and colouring of fences (including acoustic fences);	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304, Outline specification Aug 2026 607380020-SHT-LD-0050	Whilst ULDMP does not specifically show the proposed design, materials and colouring of fences, it outlines the design intent and principles for fences.
	(f) Show the location and design of off-road walking and cycling tracks to be implemented as part of the Project;	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0109 – 0110	A small section of off-road walking and cycling is provided and connects to either end of the termination of the old Mill Road alignment.
	(g) Show the location and design details for gabion cages and retaining walls. Gabion and retaining structures shall be designed to form high quality landscape elements that contribute positively to the local area. In the case of the large scale retaining at the intersection of Murphys Road and Redoubt Road, the retaining structures should be designed to form a memorable and high quality gateway feature. Appropriate retaining wall finishes are likely to include scoria cladding, and decorative patterned and/or textured concrete finishes. Appropriate gabion cage materials are likely to include welded steel cage structures;	ULDMP - Section 3.3 Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304, Outline specification Aug 2026 607380020-SHT-LD-0050	Gabion cages and scoria cladding are not proposed. One of the objectives of utilising gabion cages and scoria cladding was to link elements to their landscape context and sense of place. It is considered the proposed approach still achieves this outcome.
	(h) Show the location and design of all street lighting. Street lighting in NoR 3 shall be designed to minimise external light spill;	ULDMP - Section 3.6	Location and design of street lighting will be as per NZTA standards. Consideration in relation to lighting is outlined in the ULDMP (Section 3.6) which includes the minimisation of light spill.
	(i) Show design details for bridge structures. Ensure bridges contribute positively to the identity of the local area. This is likely to include the consideration of the design, materiality and colour of balustrading, the base of the bridge and the bridge supports, to avoid the perception of a distinctly utilitarian engineered structure;	ULDMP - Section 3.1 and 3.2 – Bridges	These matters are detailed in the ULDMP which includes how they are to be integrated into the environment. Section 3.2 of the ULDMP illustrates some elevations which provide details

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
			of how the bridges can be appropriately integrated.
	(j) Show design details for stormwater wetlands including areas of landscape/visual mitigation planting and ecological enhancement planting;	ULDMP - Section 4.5-4.6 – Wai – Culvert Stream Diversions, Swales Stormwater wetlands ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304, Outline specification Aug 2026 607380020-SHT-LD-0050	The ULDMP addresses how culverts, stream diversions, swales and wetlands will be designed and integrated into the environment. The Landscape Planting Plans, sections and outline specifications also provide detail of these elements.
	(k) Retaining walls on Murphys Road are the same or lesser than those shown on plans 60317081-SKE-30-0000-C-0065Rev A and 60317081-SHT-30-0000-CD-0118; and	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0105, Nov 2025 60755376-SHT-LD-0305	Comparison of the revised General Arrangement Plan (60755376-SHT-CI-0115) with the 2014 design drawings (60317081-SHT-30-0000-CD-0118) indicates several refinements to the Murphys Road cutting and retaining wall arrangement. The revised design increases the maximum retained height from approximately 3.9 m to 4.5 m in some locations and incorporates planted batters above the retaining structures. Along the western extent of Murphys Road, the design has been adjusted to integrate with the future upgrade of Murphys Road (which is outside the scope of this Project) which necessitate a localised increase in retaining wall height. The potential effects associated with this change are discussed in Section 4.3.4.2.2 above.

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
	(l) The design creates an appropriate interface and access, for all road users to and from the Murphys Bush neighbourhood centre.	N/A	Implementation of works on Murphys Road does not form part of the Project. This condition will remain unaltered for Designation 2 (which does not form part of the current Project).
Condition 32 – Open Space Restoration Plans 32.1	As part of the Urban Design and Landscape DWP, an Open Space Restoration Plan or Plans (should construction of the corridor be staged) shall be prepared to outline how open space land occupied during construction which adjoins Auckland Council Park/reserve land is to be reinstated / restored. This includes land occupied during construction that will be reinstated or replaced on completion of construction, for handover to Auckland Council.	ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0103 – 0106	The Landscape Planting Plans demonstrate the design outcomes of areas of open space (Tōtara Park and St Johns Redoubt) which will be occupied during construction.
32.2	The Open Space Restoration Plans shall be prepared in consultation with the Auckland Council Parks Department and Iwi. In the case of St Johns Redoubt, NZHPT and Department of Conservation shall also be consulted. The Open Space Restoration Plans shall include the following open spaces: a) Tōtara Park Restoration Plan; b) St Johns Redoubt; c) Murphys Bush; and d) Ostrich Farm.	Substantive application – Part B	Engagement has been undertaken with Auckland Council, the Local Board and DOC in relation to the effects of the Project on Tōtara Park and St John's Redoubt. A consultation summary is located in the substantive application. In our opinion this adequately addresses the condition. Murphys Bush and Ostrich Farm are adjacent to the Murphys Road designation. This condition will remain in place for the Murphys Road designation.
32.3	All Open Space Restoration Plans shall be prepared in general accordance with the CEMP(s) and DWP Plans, and shall include, but not be limited to, the following:	ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0103 – 0106	The design outcomes of the areas of open space are illustrated on the landscape planting plans and have been prepared in general accordance with the ULDMP.
	(a) Details of any vehicle access to the reserves and parking areas.	Landscape Planting Plans Aug 2026 60755376-SHT-LD-0103 GA Plan 60755376-SHT-CI-0103	Landscape Plans demonstrate integration with existing assets within reserves.

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
	(b) In the case of Tōtara Park, details of: i. The means by which any retaining structures facing the park will be designed or mitigated so that views from within the park maintain a rural or informal rather than built appearance; and ii. The reinstatement of mountain bike trails and bridle paths, including appropriate linkages to the park entry / exit points and the provision for continuing use of these facilities during the construction phase. The mountain bike trail layout shall be re-instated if approved by the Auckland Council Parks Department and developed in consultation with mountain biking clubs.	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0103 to 60755376-SHT-LD-0106 Nov 2025, 60755376-SHT-LD-0302 Substantive application – Part B	Retaining has been significantly reduced with the use of planted embankments along the interface of the park. Views from within the park will maintain an informal feel rather than hard edge to the road corridor. These outcomes are illustrated in the landscape planting plans and sections. The reinstatement of impacted mountain bike trails is also indicated on the landscape planting plans.
	(c) In the case of Murphys Bush, details of tree removal, works required within the dripline of trees and proposed replacement plantings;	N/A	Implementation of works on Murphys Road does not form part of the Project. This condition will remain unaltered as it relates to Murphys Road.
	(d) The inclusion and integration of the design for all pedestrian and cycleway linkages and facilities;	ULDMP - Section 2.3 ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0103 to 60755376-SHT-LD-0106	Section 2.3 of the ULDMP outlines the opportunities to integrate pedestrian and cycleway linkages. The landscape plans illustrate where suitable linkages can be enabled and integrated.
	(e) Implementation programme, including sequencing of works and completion dates.	Substantive application – Part B	This matter is addressed in the construction methodology in Part B of the substantive application.
	(f) This shall include works that could be implemented prior to practical completion of construction works or are outside the Project area including re-instatement of the mountain bike trails prior to construction commencement;	ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0103 to 60755376-SHT-LD-0106	The planting plans show works outside of the Project Area, including the mountain bike trails reinstatement which could be implemented prior to construction commencement.
	(g) Implementation programmes for planting and field reinstatement; and	ULDMP Appendix – Landscape Planting Plans – Outline	The outline specification provides sets out the planting requirements (and refers to NZTA P39).

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
		specification Aug 2026 607380020-SHT-LD-0050	
	(h) Documentation of consultation undertaken required by Condition 32.2 and the views and concerns expressed by this consultation.	Substantive application – Part B	Engagement has been undertaken as part of the application. A consultation summary is located in the substantive application.
Condition 33 – Landscape Mitigation Planting Plan 33.1	As part of the Urban Design and Landscape DWP a Landscape Mitigation Planting Plan (LMPP) shall be prepared by a suitably qualified landscape specialist and a suitably qualified arborist to manage landscape/visual mitigation planting. The LMPP shall include:	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304, Outline specification Aug 2026 607380020-SHT-LD-0050	The landscape planting plans and sections have been prepared and reviewed by Tuia Pito Ora NZILA Registered Landscape Architects. A suitably qualified arborist who also provided the arboricultural reporting for the project has reviewed the tree species list. Input on species has also been sought by Mana Whenua.
	(a) Plans that identify any vegetation to be retained, areas of landscape/visual mitigation planting and ecological enhancement planting required by condition 34. This shall include a schedule of the species to be planted including botanical name, average plant size at the time of planting, planting density and average mature height of each species;	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304, Outline specification Aug 2026 607380020-SHT-LD-0050	The landscape planting plans address these matters. In relation to vegetation to be retained, the outline specification refers to the arboricultural reporting which details these areas.
	(b) Location-specific details of site preparation, planting, and maintenance operations;	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification provides these details with reference to P39.
	(c) Location specific details of site preparation weed and pest control measures, planting methodology, mulching, weed and pest control, replacement planting, and ongoing maintenance until 100% canopy closure is achieved (in the case of mass planted areas) in accordance with NZTA P39 Standard Specification (or subsequent document) for Highway Landscape Treatments;	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification provides these details with reference to P39.

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
	(d) Details of measures to be undertaken for topsoil and subsoil amelioration and management, to rehabilitate the soil profile so as to provide a viable growing medium for the areas to be planted, and for use on the berms;	ULDMP – Section 4.4 ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The ULDMP outlines the cut/fill strategy in addition to soils. The outline specification details this matter further with reference to P39.
	(e) Details of landscape planting on fill abutments between 146 Mill Road and 38 Mill Road to comprise of appropriate low growing native vegetation that enhances connectivity for fauna between these areas but does not compromise road safety;	ULDMP Appendix – Landscape Planting Plan Aug 2026 60755376-SHT-LD-0108	The landscape planting plan contains the details for planting on the abutments between 146 and 38 Mill Road.
	(f) Details of screening and enhancement planting to soften or naturalise adverse visual effects and visual enhancement of the route for road users and the surrounding visual catchment (including dwellings and public open space areas);	ULDMP - Section 4.1 to 4.3 ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304,	The landscape planting plans and sections illustrate how the planting will screen, enhance the route for road users and the surrounding visual catchment. The ULDMP, sections 4.1, 4.2 and 4.3, also detail the approach.
	(g) Plans and elevations showing screening and enhancement planting to soften or naturalise batter slopes, stormwater ponds, retaining walls MSE walls, bridges and acoustic fencing;	ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304,	Plans and elevations illustrating these matters are outlined in the landscape planting plans and sections package. Other relevant plans and elevations of project elements such as retaining walls and bridges are illustrated in the ULDMP.
	(h) Selection of locally appropriate eco-sourced native plant species; to ensure that once established, the type of planting is such that it does not require specific ongoing maintenance;	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050 ULDMP Appendix – Landscape Plant Schedule Aug 2026 60755376-SHT-LD-0151	The outline specification details these matters and the landscape plant schedule outlines the appropriate species. .
	(i) The integration of cut and fill batters with existing topographical features;	ULDMP - Section 4.4 ULDMP Appendix – Landscape Planting Plans & Sections Aug	The ULDMP outlines how cut and fill is to be integrated into the landscape. The cut and fill batters are illustrated

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		2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304,	on the landscape planting plans and sections which include how these earthworked features are integrated.
	(j) Where practicable, including gentle grades and well-rounded profiles for batters, and shaping tops of cut batters for top soiling and grassing.	ULDMP - Section 4.4 ULDMP Appendix – Landscape Planting Plans & Sections Aug 2026 60755376-SHT-LD-0100 – 0150, Nov 2025 60755376-SHT-LD-0301, 0302, 0305, 0306, Feb 2026 60755376-SHT-LD-0303, 0304	The ULDMP outlines how cut and fill is to be integrated into the landscape. The cut and fill batters are illustrated on the landscape planting plans and sections which include how these earthworked features are integrated.
	(k) Maintenance and establishment requirements (see also Condition 33.5)	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification details the maintenance and establishment requirements and where relevant refers to P39.
	(l) Measures to minimise clearing work to preserve soil and any indigenous vegetation;	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification details these matters and where relevant refers to P39.
	(m) Measures to ensure the appropriate disposal of any clearance of invasive/noxious weeds;	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification details these matters and where relevant refers to P39.
	(n) Integration with the design of noise mitigation measures (such as noise fences) so that the combined measures can be implemented in a co-ordinated manner; and	ULDMP - Section 3.4 ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0106	Section 3.4 of the ULDMP outlines how noise fences can be implemented in a coordinated manner. The landscape plans illustrate where noise barriers have been integrated.
	(o) How the Auckland Council Parks Department, the general public and mana whenua are to be communicated and liaised with on the management of the adverse effects relating to the removal of trees and	Substantive application – Part B	Engagement has been undertaken with these groups regarding vegetation that may need to be removed. Ongoing

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	vegetation.		engagement will continue with the likes of Auckland Council Parks and Mana Whenua.
	(p) the Proposed Mitigation Vegetation Planting for 116 Ranfurly Road shown on Attachment 2 of Dennis Scott's evidence dated 21 November 2016. The type of planting shall be locally appropriate eco-sourced native plant species, with reference to the former "Manukau City Council Restoration Planting Guidelines: Restoring our native plants" where this does not conflict with other detailed conditions (including but not limited to Condition 34 Ecological and Restoration DWP).	ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0109-0110	The landscape planting plans illustrate the proposed design response. Planting will be eco sourced as per the broader planting response for the Project. Planting will be implemented with industry best practice which includes Te Haumanu Taiao: Restoring the natural environment in Tāmaki Makaurau 2024 instead of outdated Manukau City Council Restoration Planting Guidelines: Restoring our native plants, in line with current best practice.
33.2	15 Pin Oaks (<i>Quercus Palustris</i>) and one Algerian Oak (<i>Quercus Anariensis</i>) situated at 242 Redoubt Road will need to be removed to construct the new intersection of Redoubt Road and Murphys Road. For that stage of the project including this new intersection, the LMPP shall include a minimum of 16 replacement trees within the same genus, capable of achieving large dimensions planted in proximity to the new intersection. The trees should be of good quality nursery stock and have a minimum root ball grade of 400 litres at the time of planting. The trees should be planted with sufficient spacing from each other and any adjacent structure such that their optimum final dimensions can be achieved. The growing environment should be free of impediments to root growth and will need to be conducive with sustaining healthy tree function allowing for a sufficient permeable area and natural additions of organic material to foster the trees' long term development and success. Once planted, the requiring authority shall legally protect the replacement trees in perpetuity.	ULDMP Appendix – Landscape Planting Plan Aug 2026 60755376-SHT-LD-0105 ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	These replacement trees have been included in the landscape planting plans and planted in accordance with the outline spec and references to P39.

Condition	Condition	Section of ULDMP where this is addressed	Assessment/Comment
33.3	Planting sites in the road corridor should be engineered to optimise planting success and long term performance, avoiding confining trees to compacted clay or road base. The planting sites should be engineered such that the newly planted trees have access to a sufficient volume of good quality un-compacted soil appropriate for the growing location and species selection.	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification details these matters and where relevant refers to P39.
33.4	Any landscaping included under the Urban Design and Landscape DWP shall be implemented in accordance with this plan within the first planting season following the construction completion of the Redoubt Road - Mill Road Corridor Project (or if staged – section of the project). If the weather in that planting season is unsuitable for planting, as determined by the Auckland Council Consent Monitoring officer (in consultation with the Auckland Council Parks Department), the landscaping shall instead be implemented at the first practicable opportunity thereafter. The next practicable opportunity shall be agreed by the Auckland Council Consent Monitoring officer.	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification details these matters and where relevant refers to P39.
33.5	The landscaping shall be maintained by the Requiring Authority for a period of five (5) years for specimen street trees and for all other landscape planting.	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification details these matters and where relevant refers to P39.
23.2	When the section on Hilltop Road is constructed as part of the project, a footpath is to be constructed between the Redoubt Road footpath and the existing footpath on Hilltop Road.	ULDMP Appendix – Landscape Planting Plan Aug 2026 60755376-SHT-LD-0103	The landscape planting plan illustrates this element.
23.3	All redundant infrastructure (such as street furniture, footpaths, kerb and channel, road signs and pavement) on the portion of roads that are closed are to be physically removed and replaced with appropriate landscape treatment.	ULDMP Appendix – Landscape Planting Plans – Outline specification Aug 2026 607380020-SHT-LD-0050	The outline specification details these matters and where relevant refers to P39.
23.4	Where feasible and safe, pedestrian and cycle connections are to be installed from newly formed cul-de-sac heads to the new road network.	ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0105, and 109, 110	Newly formed cul-de-sac heads feature in three locations, one of these at the termination of the old Redoubt Road alignment and the other two are at either end of the termination of the old Mill Road alignment. Pedestrian and cycleway connections are

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			indicated in the landscape planting plans.
40.1	The bridge structure spanning the bush referred to as Cheesman's bush (146 Mill Road) shall be constructed without piers or other bridge support structures between the abutments.	ULDMP - Section 3.2 General Arrangement Plan 60755376-SHT-CI-0505 and 60755376-SHT-CI-0506	Section 3.2 of the ULDMP illustrates an elevation of the bridge. The General Arrangement Plans also demonstrate this response.
40.5	All stormwater wetlands are to be designed in collaboration with a landscape architect. The stormwater wetland designs are to be submitted as part of the Urban Design and Landscape DWP required by condition 31.2.	ULDMP - Section 4.6 ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0100 – 0151	Stormwater wetlands have been designed in collaboration with the project landscape architects. The design outcomes for these elements are outlined in the ULDMP and illustrated in the landscape plans.
40.6	As part of detailed design, and in consultation with the landowner, the requiring authority shall investigate opportunities to limit land take, limit removal of landscape plantings and provide suitable access in relation to 208 Redoubt Road.	ULDMP Appendix – Landscape Planting Plans Aug 2026 60755376-SHT-LD-0104	An approach to landscape design is illustrated in the landscape plans which demonstrate appropriate integration of the road corridor to the adjoining property.