

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management
Act 1991(**RMA**)

AND

IN THE MATTER of Proposed District Review
Plan for Lower Hutt

& IN THE MATTER of Hearing Stream 1 (HS4)

SUBMITTER Winstone Aggregates

**STATEMENT OF LANDSCAPE EVIDENCE OF DAVID COMPTON-MOEN ON
BEHALF OF WINSTONE AGGREGATES**

DATED: 3 July 2026

**PERNNE
TANCOCK**

Barrister, Harbour Chambers
phernne.tancock@legalchambers.co.nz
+64 21 496 823

INTRODUCTION

- 1.1. My name is David Compton-Moen. I am a Director of DCM Urban Design Limited. I am a Registered Landscape Architect and Urban Designer
- 1.2. I have been engaged to provide evidence to Winstone Aggregates (**Winstone**) in respect of the Hutt City, Proposed District Plan Review. I have been advising Winstone on this since mid-2023. I provided landscape advice in terms of their submission on the draft plan and prepared a landscape assessment dated 14 December 2023 (**attached** as Appendix 1) that was provided as part of Winstone's comments on the Draft Plan.
- 1.3. I hold the qualifications of a Bachelor of Landscape Architecture (hons), a Bachelor of Resource Studies (Planning), and a Master of Urban Design (hons). I am a Full Member of the New Zealand Planning Institute and a member of the Urban Design Forum, and I have been a Registered Landscape Architect of the New Zealand Institute of Landscape Architects since 2001. I have approximately 25 years' experience in landscape architecture, urban design, and planning within New Zealand and internationally.
- 1.4. I confirm that I have complied with the Environment Court's Code of Conduct for expert witnesses, as stated in the Environment Court of New Zealand's Practice Note 2023. In preparing this evidence, I affirm that my expertise covers the matters discussed unless I explicitly rely on the evidence of others. Moreover, I confirm that I have considered all material facts known to me that may impact or detract from my stated opinions.
- 1.5. I confirm that I have been provided:
 - Winstone's submission and further submission.
 - Notified version of the plan.
 - Section 42A report for the Quarry Zone.
 - Section 32 report and section 32AA Report.

2. SCOPE OF EVIDENCE

- 2.1. The purpose of my evidence is to provide expert evidence as to the landscape and visual effects associated with the relief sought by Winstone in the Special Purpose Quarry Zone.
- 2.2. This evidence addresses the following matters:

- The landscape and visual basis for deleting QUARZ-S5 and removing the Quarry Amenity Protection Overlay from the Belmont Quarry frontage area;
 - My response to the S42a Officer's report, particularly paragraphs 104 to 112 and 165 to 174;
 - My response to the reasoning provided for retaining the Amenity Protection Overlay in the section 32 Report to the notified provisions (page 45 and 46);
- and
- A potential reduced and more targeted visual amenity edge treatment should the Panel decide that retaining some form of mapped visual buffer is needed. See Plan appended Appendix 2 to my evidence.
 - The visual effects of allowing quarry operational structures such as radio towers, cell towers, support structures, and cement silos to exceed the height limits in QUARZ-S1 in appropriate quarry locations;

2.3. This evidence updates and incorporates the visual findings of my December 2023 assessment. That reasoning remains valid; for avoidance of doubt, I have removed reliance on biodiversity or ecological matters and focus only on visual amenity and landscape character effects (as I understand these provisions have been withdrawn from the scope of the district plan review).

3. EXISTING LANDSCAPE AND VISUAL CONTEXT

3.1. Belmont Quarry is an established active quarry located on the western side of the Hutt Valley, adjacent to State Highway 2 / Western Hutt Road and the Hutt River corridor. It is visible in parts of the valley floor and from some elevated and recreational viewpoints, but views vary depending on angle, distance, intervening vegetation, and topography.

3.2. The existing visual environment is not an unmodified natural hillside. It includes exposed quarry benches and faces, quarry plant and buildings, stockpile and processing areas, haul roads, State Highway 2 / Western Hutt Road, the Hutt River corridor and urban development on the valley floor. This context is important when considering whether further quarry-related features would be out of character.

3.3. My December 2023 assessment considered six representative viewpoints for residents, road users, and recreation trail users. The assessment findings are summarised below.

Viewpoint	Representative receptor / view	Approx. distance (m)	Type of view	Magnitude
VP1	Hutt River Walking Trail, looking north	0-100	Partial / screened	Low
VP2	1226 Taita Drive, looking northwest	250-300	Partial / screened	Minor (Low)
VP3	Rimutaka Cycle Trail, looking northwest	180-320	Partial / screened	Minor (Low)
VP4	Taita Rock River Trail, looking west	350	Partial / screened	Minor (Low)
VP5	17 Whitechapel Grove, looking southwest	1200	Screened	Negligible
VP6	Hutt River Trail / Eastern Hutt Road, looking southwest	1500-1750	Screened	Negligible

3.4. Overall, my assessment found that there would be limited views of the relevant excavation and frontage changes, and that potential adverse visual amenity effects would be minor (Low) overall. The most affected views are from the Hutt River / Taita Drive / trail corridor, where views are partial, transient, and already influenced by the existing quarry and transport corridor.

3.5. For nearby residents, the most relevant assessed residential views were from Taita Drive and Whitechapel Grove. At Taita Drive, the proposed change was assessed as minor in visual terms because the quarry is already visible and the change would be read as an extension of existing quarry activity. At Whitechapel Grove, views were screened and effects were assessed as negligible or less than low (Very Low).

4. QUARZ-S5 AND THE QUARRY AMENITY PROTECTION OVERLAY

4.1. Winstone seeks deletion of QUARZ-S5 and removal of the Quarry Amenity Protection Overlay. The S42a Officer's report accepts that the notified standard incorrectly refers to the Special Amenity Area Overlay when the mapped layer is the Quarry Amenity Protection Overlay but recommends retaining the overlay and amending the standard to refer to the mapped Quarry Amenity Protection Overlay. The Officer's report identifies the smaller southern area of the overlay at Belmont Quarry as the key consideration and states that the overlay mitigates visual effects on nearby residential zones, particularly Manor Park and Taita.

4.2. I do not agree that the broad mapped area is necessary from a landscape and visual amenity perspective. The S42a Officer's report does not include any separate landscape or visual evidence supporting retention of the relevant mapped area. My

December 2023 assessment directly considered the visual amenity effects of removing vegetation in the relevant quarry frontage area and edge buffer (Area 3). I understand that Areas 1 and 2 relate to areas that are retired from Quarrying and/or subject to QEII.

- 4.3. There appears to be an assumption made by the Officer that Area 3 affords significant amenity protection. The Officer reports that:

“The impact on potentially affected persons of not amending the provisions for QUARZ-S5 and the Quarry Amenity Proportion Overlay potentially affects the residents of nearby the residential zones to the east. The overlay mitigates the visual effects of the quarry on the adjacent residential areas, particularly Manor Park and Taitā. The PDP provides a resource consent pathway for activities that would breach this standard, as well as objectives and policies to guide decision-making when considering a resource consent application for an activity that does not meet the standard (particularly objective QUARZ-O3, QUARZ-P5 and QUARZ-P7). I consider standard QUARZ-S5 should be retained and amended to refer to the Quarry Amenity Protection Overlay. In addition, I recommend that the Quarry Amenity Protection Overlay map layer is retained as notified.”

- 4.4. The findings of my assessment do not support the need for retention of the broad mapped area. The assessment found that effects on visual amenity would be minor (Low) at most. In essence, the Area 3 Amenity Buffer does not provide the protection afforded to it by the Officer. The reasons for that conclusion remain applicable for the purposes of this evidence.

- For the Hutt River Walking Trail (from locations >40m), the quarry is already partially visible above the treeline, and the lower half is screened by existing vegetation along the trail and state highway. In all views the quarry is viewed with the state highway, vehicles, lighting, and signage in the foreground. The relevant change would be experienced as an extension of an existing visible quarry, rather than as a new activity in an otherwise unmodified landscape.
- For Taita Drive (from locations >240m), the quarry and its frontal operations are already visible in the view. The lower elevations retain screening functions, and the proposed change would be read in the context of the existing quarry. The magnitude of change was assessed as minor (Low), noting that progressive quarrying and rehabilitation of retired areas is a long term feature of this area. Like above, the view includes state highway 2 in the middle ground, in most

locations, views of the lower quarry area are already screened by vegetation.

- For the Rimutaka Cycle Trail and Taita Rock River Trail (from locations .220m), views are partial and influenced by intervening vegetation and the scale and angle of enclosing landform. The views are also experienced by moving receptors, which reduces the duration of exposure.
- For Whitechapel Grove and the Hutt River Trail / Eastern Hutt Road viewpoint (>800m), views are screened or effectively absent due to intervening vegetation, distance, viewing angle and landform. Effects for those receptors were assessed as negligible or indiscernible.

4.5. As a result, I do not consider that the broad Quarry Amenity Protection Overlay at the front of Belmont Quarry (Area 3) is required to maintain amenity for Taita, Manor Park, or users of the river and road corridors. Retaining it would not materially change the visibility of the existing quarry faces and plant that already form part of the visual context.

4.6. A broad vegetation protection overlay is also a blunt method for managing visual amenity in an active quarry environment. Visual effects can be more appropriately managed through quarry staging, progressive rehabilitation, landscape treatment, and the Quarry Management Plan, which can respond to the changing quarry landform over time.

4.7. For those reasons, from a landscape and visual effects perspective I support deletion of QUARZ-S5 and removal of the Quarry Amenity Protection Overlay from the Belmont Quarry frontage area.

4.8. With reference to pages 45-46 and the 'costs' associated with the removal of the special amenity area, I disagree that there are '*significant amenity effects*¹'. As determined in my assessment, any adverse effects are considered Low (minor) at most.

5. POTENTIAL REDUCED OVERLAY OR EDGE TREATMENT

5.1. If the Panel considers that some form of mapped visual amenity protection should be retained, I consider that the minimum area with a clear visual purpose would be a narrow edge strip along the State Highway 2 / Western Hutt Road and Hutt River corridor side of the site.

5.2. A strip of approximately ten metres measured from the relevant eastern or south-

¹ Section 32 Report, page 46

eastern site boundary would be a more proportionate response than retaining the broader triangular area. The purpose of such a strip would be to filter low-level views of the quarry floor, processing area and vehicle movements from the closest public road and river corridor viewpoints. Such a strip would not, and could not, fully screen the upper quarry faces from all valley floor views. Nor is full screening necessary in this context because Belmont Quarry is an established visible quarry and the anticipated visual change has been assessed as minor (Low) at most.

- 5.3. If an edge treatment is retained, it should be drafted to allow reasonable flexibility for access, safety, utilities, maintenance, quarry operations, and staged rehabilitation. It should also allow alternative screening or landscape treatment to be identified in the Quarry Management Plan if existing vegetation cannot be retained in a particular location or stage.

6. QUARZ-S1: HEIGHT OF QUARRY OPERATIONAL STRUCTURES

- 6.1. Winstone seeks an exclusion from the QUARZ-S1 height standard for radio towers, cell towers, support structures, and cement silos. The S42a Officer's report rejects that relief on the basis that structures above the permitted height could have visual effects and should be considered case by case. From a landscape and visual perspective, the key issue is not simply the absolute height of a structure. The key factors are its location, form, profile, backdrop, visibility, and the character of the receiving environment.
- 6.2. Quarry operational structures of the type identified by Winstone are visually different from conventional buildings. They are typically narrow or utilitarian structures associated with quarry processing and communications. While some can be tall, their visual bulk and massing is generally low compared with a building of the same height. Where those structures are located within the established processing area, yard, or quarry floor, they are seen in the context of existing quarry plant, conveyors, stockpiles, buildings, exposed quarry faces and vehicle movements. In that context they would not appear unexpected or incongruous.
- 6.3. With reference to the S42 Officer's report² and a change to the Datum referenced I do not consider this will result in any additional adverse effects which would be discernible from outside of the Quarry zone. From my understanding of the changes to the datum, conversion values vary from location to location, but across the Wellington region the

² S42 Report, paragraph 110

vertical offset average is about 0.408m.³ Given the existing viewing distances, the existing nature of the quarry site and the quality of existing views, the change of the Datum will unlikely result in additional adverse effects. Visibility is not of itself an adverse effect⁴.

- 6.4. The existing landform also assists. The quarry floor and processing areas sit within a modified quarry setting, with enclosing quarry faces and surrounding topography. From many public and residential viewpoints, the lower quarry is screened or partly screened by intervening vegetation, landform, the Hutt River corridor, and the highway corridor.
- 6.5. I consider that a targeted exemption from QUARZ-S1 is appropriate from a visual effects perspective, provided it is limited to quarry operational structures that are:
 - a. Ancillary to quarrying activities or quarry processing;
 - b. Located within the existing quarry floor, processing area, stockpile area, or yard;
 - c. Not located on ridgelines or external faces where they would be read as prominent skyline elements from outside the Quarry Zone; and
 - d. Designed and finished in a recessive or utilitarian manner consistent with quarry plant and structures.
- 6.6. As a result, I expect the additional adverse visual effect of such structures to be low. The structures would be part of the ordinary operational character of the Quarry Zone and would not materially change the visual amenity experienced from the key viewpoints assessed in my December 2023 memo.

7. CONCLUSION

7.1. In conclusion:

- In relation to QUARZ-S1, I support a targeted exemption for quarry operational structures such as radio towers, cell towers, support structures, and cement silos where they are located within the quarry floor, processing area or yard and do not form prominent skyline elements. The visual effects of such structures are likely to be low in the active quarry context.
- In relation to QUARZ-S5 and the Quarry Amenity Protection Overlay, I support deletion of the standard and removal of the overlay from the Belmont Quarry frontage area. My visual assessment found that the relevant vegetation removal

³ Toitu te Whenua, Wellington 1953 to NZV2016 Conversion

⁴ Te Tangi a te Manu, p146, Sidenote 150

and quarry frontage changes would have minor effects at most on nearby sensitive receptors.

- If the Panel conclude that some visual amenity control is retained, it should be reduced to a targeted highway / river corridor edge strip with operational flexibility and integration with the Quarry Management Plan.

A handwritten signature in black ink, appearing to read 'A. Alwe', followed by a horizontal line.

Signature _____

Dated 3 July 2026

APPENDIX 1



DCM URBAN DESIGN LIMITED

10/245 St Asaph Street
Christchurch 8011
www.dcmurban.com

Thursday 14 December 2023

WINSTONE AGGREGATES LIMITED

Belmont Quarry
LOWER HUTT 5010
Email: Philip.Heffernan@winstoneaggregates.co.nz

Ref: 2023_076_Winstone Belmont Quarry_Visual Amenity Assessment
Memo_A

Attachment: 2023_076 Winstones Belmont Quarry LVIA Memo Submission_A

BELMONT QUARRY DISTRICT PLAN SUBMISSION

~~THE FOLLOWING MEMO IS AN INITIAL ASSESSMENT OF THE VISUAL AMENITY EFFECTS FROM REMOVAL OF THE SNA AREA WITHIN THE EXISTING QUARRY AND THE REMOVAL OF THE 25M BUFFER STRIP AROUND THE EDGE OF THE QUARRY BORDERING THE REGIONAL PARK. OUR METHODOLOGY IS BASED ON THE PRINCIPLES AND GUIDANCE PROVIDED BY TE TANGI A TE MANU - AOTEAROA NEW ZEALAND DEAR PHIL LANDSCAPE ASSESSMENT GUIDES (JULY 2022), NZILA. THIS MEMO SHOULD BE READ IN CONJUNCTION WITH THE ATTACHED FIGURES.~~
VISUAL AMENITY ASSESSMENT MEMO

VISUAL RECEIVING ENVIRONMENT

The visual context of the receiving environment plays a pivotal role in evaluating the potential effects on visually sensitive receptors. The assessment focuses on key viewpoints, such as those of local residents and passersby, providing a comprehensive understanding of the likely impacts. A detailed table outlines potential visual effects on various Visually Sensitive Receptors (VSR), considering factors like distance, type of view, magnitude of change, and proposed mitigation measures. The proposed excavation extension at Belmont Quarry is systematically analysed from multiple perspectives, with a keen focus on preserving the existing visual amenity. The overall effects on visual amenity are deemed minor, considering the scale and location of the existing quarry and the proposed extension. Mitigation measures are strategically proposed to address any perceived residual visual effects, emphasising a commitment to maintaining the visual context and integration of Belmont Quarry and its surrounding environment.

VP1 – View from Hutt River Walking Trail, looking north towards the site

VP2 – View from 1226 Taita Drive, looking northwest towards the site

VP3 – View from Rimutaka Cycle Trail, looking northwest towards the site

VP4 – View from Taita Rock River Trail, looking west towards the site

VP5 – View from 17 Whitechapel Grove, looking southwest towards the site

VP6 – View from Hutt River Trail/ Eastern Hutt Road, looking southwest towards the site

In assessing the potential effects on visually sensitive receptors, the key viewpoints outlined above have been used as a reference point where it is considered that the effects will be similar to the viewpoint of local residents and visitors passing by.

VISUAL AMENITY ASSESSMENT

The following table outlines the potential visual effects each Visually Sensitive Receptor might receive and how the effects may potentially be mitigated. The effects take into account the likely sensitivity of the receptor (based on type), combined with the likely magnitude of effects (a combination of distance from the proposal and degree of change) to determine what the likely residual effects from the proposal will be.

Table 1: Assessment of Effects on Visually Sensitive Receptors

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Magnitude of Change
1	Track users travelling north along Hutt River.	0-100	PARTIAL/ SCREENED	Low
2	Residents and vehicle users travelling both directions along Taita Drive	250-300	PARTIAL/ SCREENED	Minor
3	Cycle track users travelling both directions	180-320	PARTIAL/ SCREENED	Minor
4	Track users travelling southwest from Taita Rock River Trail	350	PARTIAL/ SCREENED	Minor
5	Residents and vehicle users along Whitechapel Grove	1200	SCREENED	Negligible
6	Road and trail users travelling southwest along Hutt River Trail and Eastern Hutt Road	1500-1750	SCREENED	Negligible

1. VP1 – View from Hutt River Walking Trail, looking North towards the site

Description of existing view – Views of the quarry is partially screened, revealing only views of the quarry's upper elevation above the treeline. The view consists of open green spaces surrounded by dense vegetation with open views of the gravel track and Hutt River. There are also partial views of the passing vehicles along Western Hutt Road and the Quarry facility's building, partially screened by vegetation.

Description of Effects – Those travelling along the Hutt River Walking Trail will experience a partial view of the overall quarry, including the proposed excavation extension. The proposal will modify the existing vegetated hills to a cleared stepped topography. It will predominantly impact the visibility of the upper elevations of the quarry from the trail, with the lower half of the quarry remains screened by the existing vegetation along the trail. The proposal is an extension of the existing visible quarry so the proposal will not be out of context and the overall magnitude of change is considered to be **low**.

2. VP2 - View from 1226 Taita Drive, looking Northwest towards the site

Description of existing view – The northwestern view from 1226 Taita Drive showcase expansive green space leading up to an open view of Belmont Quarry. The view of the landscape features hills showcasing both vegetated and cleared areas within the quarry premises. Due to the excavation operation being conducted perpendicular to the roads and residential properties, rather than parallel or along the edge of the hills, only the frontal operations of the quarry are visible. There are also unobstructed views of the buildings and the frontal section of the quarry, situated within its premises.

Description of Effects – Residents will experience open views of the planned excavation extension, revealing a cleared stepped topography, predominantly at the upper elevations of the quarry. The lower elevations will maintain existing vegetation, providing a natural screening for the residential properties along Taita Drive. The proposed excavation, when observed from the front of the quarry (northwest from 1226 Taita Drive), is discontinuous from the existing quarry, allowing for the preservation of vegetation. This mitigated visual impact, rendering the cleared land less pronounced and softening the overall appearance. The proposal will not be out of context due to the visibility and extent of the existing quarry so the overall magnitude of change is considered to be **minor**.

3. VP3 - View from The Rimutaka Cycle Trail, looking Northwest towards the site

Description of existing view – The northwestern views from the Rimutaka Cycle Trail prominently showcase expansive open spaces, with a continuous row of pre-mature trees and substantial shrubs lining one bank of the Hutt River. The vegetation on the opposing side appears more scattered and discontinuous. The background is dominated by hills with an expanse of vegetation that stops at the quarry where there are visible large, excavated steep areas and supporting industrial building facilities at the lower elevations. The lower sections of the quarry predominantly feature screening, transitioning to open views of the upper quarry sections. The remaining part of the quarry, extending into the hills, is visually obstructed by the foreground hills.

Description of Effects – When travelling along the Rimutaka Cycle trail, the visibility of the proposed site is partially obstructed by the retention of the vegetated front hills. It provides a degree of enclosure and screening for the proposed front excavation from the cycle trail users. Although the trail is a short distance (approximately 300m away from VP3), the obstructive elements' angle and scale hinder expansive, unobstructed views over both extended periods and distances. The view of the proposal will closely resemble the current perspective of the quarry front, revealing only a portion of the overall quarry. It is considered that users will experience **minor** change when travelling along the Rimutaka Cycle Trail.

4. VP4 - View from Taita Rock River Trail, looking West towards the site

Description of existing view – View west from Taita Rock River Trail is open green spaces with sparse areas of vegetations and mixed indigenous scrubland on the rolling hills. The open expanse features predominantly level terrain, gently sloping towards the river, while on the opposite bank, native vegetation aligns the riverbank. The view also includes the beginning of the trail and associated infrastructure (carpark, signage, fencing). A small portion of the existing quarry front can be seen. A limited section of the current quarry and a building excavation front is visible, primarily screened by the surrounding vegetation and the slope of the hills.

Description of Effects – When travelling west along the Taita Rock River Trail, views to the proposed excavation extension will be partially screened. The visibility of both the existing quarry and the proposed extension are predominantly screened, primarily attributed to the substantial retention of vegetation and the imposing scale of the sloping hills that enclose the majority of the quarry. There are open views of the upper elevations of the proposal, above the tree line with no obstructions, are anticipated while the lower areas of the proposed excavations will be fully screened. The view of the proposal will closely resemble the current perspective of the quarry front, revealing only a portion of the overall quarry. It is considered that users will experience **minor** change when travelling along the Taita Rock River Trail.

5. VP5 - View from 17 Whitechapel Grove, looking Southwest towards the site

Description of existing view – The southwestern view from residential properties along Whitechapel Grove is completely obstructed by an abundance of vegetation, preventing a direct line of sight to the quarry excavations. Dense vegetation lines the side of the street closest to the quarry. The view features a residential cul-de-sac street and residential properties, characterized by a vegetated property edge that effectively screens residents from the street.

Description of Effects – Residents along Whitechapel Grove, positioned facing the quarry, will be devoid of any view of the proposed excavation. This absence of visibility is attributed to the natural screening present along the street edge and within the residential property boundaries. It is considered that users will experience less than low change and visual effects.

6. VP6 - View from Hutt River Trail/ Eastern Hutt Road, looking Southwest towards the site

Description of existing view – The southwestern perspective from the Hutt River Trail/Eastern Hutt Road in this area is entirely obstructed by a continuous stretch of vegetation, ranging from medium shrubs to tall trees. There are open spaces on the lower slopes leading towards the river. The view also includes the beginning of the trail tracks and the road, featuring associated infrastructure such as streetlights and signage.

Description of Effects – Travelers along this stretch of the Hutt River Trail will encounter a complete absence of views regarding both the existing quarry and the proposed excavation extension. This lack of visibility is attributed to the combined factors of distance, angle, and obstructive vegetation in between. It is considered that users will experience an indiscernible change to existing views.

SUMMARY OF EFFECTS ON VISUAL AMENITY

Given the scale and location of the existing quarry and the proposal, there will be limited views of the excavations, and levels of potential adverse effects on visual amenity are overall considered to be minor.

Effects on vehicle / road and trail users – The effects of the proposed excavation extension on the visual landscape vary across different viewpoints. From the Hutt River Walking Trail, there will be a partial modification of the existing view, with the upper elevations of the quarry becoming more visible, while the lower half remains concealed by vegetation. Along 1226 Taita Drive, residents will experience open views of the planned excavation, yet the discontinuity with the existing quarry softens the overall appearance. On the Rimutaka Cycle Trail, the proposed site is partially obstructed by vegetated front hills, providing a degree of enclosure and screening for trail users. The Taita Rock River Trail presents partially screened views of both the existing quarry and the proposed extension due to substantial vegetation retention and the slope of enclosing hills. Residents along Whitechapel Grove are shielded from any direct view of the proposed excavation by dense vegetation. The perspective from the Hutt River Trail/Eastern Hutt Road is entirely obstructed by continuous vegetation. Given the visibility of the existing quarry and how the proposed excavation will be mostly continuous with the existing quarry, the proposal is not considered to have any significant adverse effects on the existing visual amenity of the surrounding environment of Belmont Quarry and Lower Hutt. Mitigation measures are proposed to address any perceived residual visual effects, acknowledging the diverse viewpoints and experiences of road users in the affected areas.

Effects on nearby residents – The effects of the proposed excavation extension at the quarry site on nearby residents vary depending on their specific locations. For residents along 1226 Taita Drive, the extension will result in open views of the planned excavation, softened by the discontinuity from the existing quarry and the preservation of existing vegetation. Those situated along Whitechapel Grove, facing the quarry, will be devoid of any view of the proposed excavation due to the natural screening present along the street edge and within residential property boundaries. Residents along this street will experience less than low change and visual effects. Overall, the proposed changes are anticipated to have minor to negligible visual effects on the specific views experienced by residents in these locations. Mitigation measures are proposed to address any perceived residual visual effects, acknowledging the diverse viewpoints and experiences of residents in the affected areas.

CONCLUSION

Please note these are our initial findings and we are in the process of working through suggested mitigation measures with the Acoustic expert. However, based on the finding above, I consider that the removal of the SNA area and the 25m vegetated buffer on the Regional Park boundaries will have Minor effects at most on the visual amenity experienced by nearby sensitive receptors.

Please do not hesitate to contact me if you require any clarification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dave Compton-Moen', followed by a horizontal line and a period.

Dave Compton-Moen

DIRECTOR, REGISTER LANDSCAPE ARCHITECT, URBAN DESIGNER
MUD (Hons), NZILA(reg.), MNZIP



APPENDIX TWO - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - MEMO SUBMISSION

BELMONT QUARRY
WINSTONES AGGREGATES LIMITED

14 DECEMBER 2023
PROJECT NO. 2023_076
REVISION A



BELMONT QUARRY - LVIA MEMO SUBMISSION

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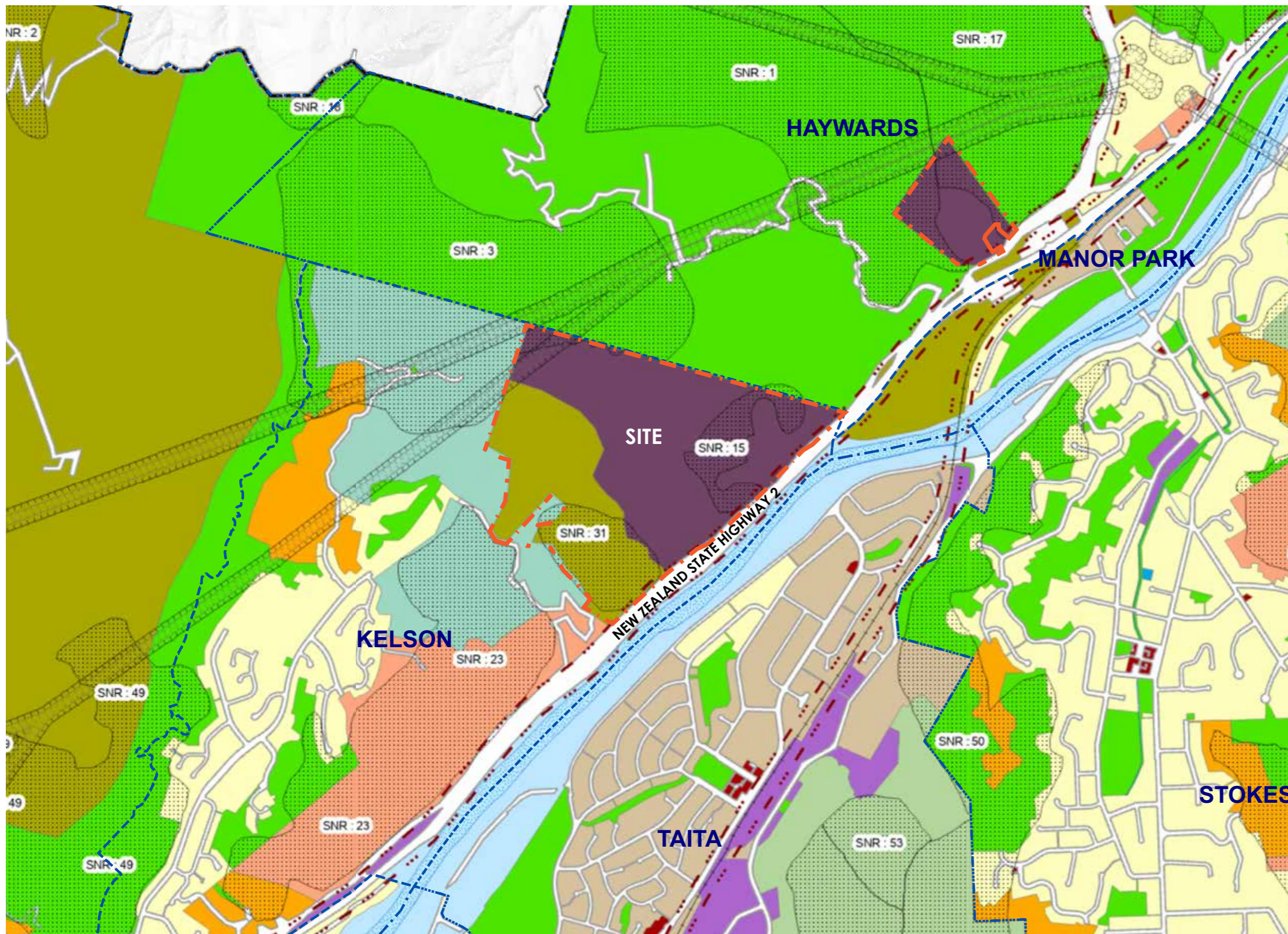
DCM URBAN DESIGN LIMITED

10/245 St Asaph Street
Christchurch 8011

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- LEGEND**
- - - Site Boundary
 - Suburban Mixed Use
 - Landscape Protection
 - Hill Residential
 - Medium Density Residential
 - General Rural
 - General Recreation
 - Passive Recreation
 - Rural Residential
 - River Recreation
 - General Business
 - Quarry Land
 - High Density Residential
 - Road Corridors

A. HUTT CITY DISTRICT PLANNING MAP (NTS)

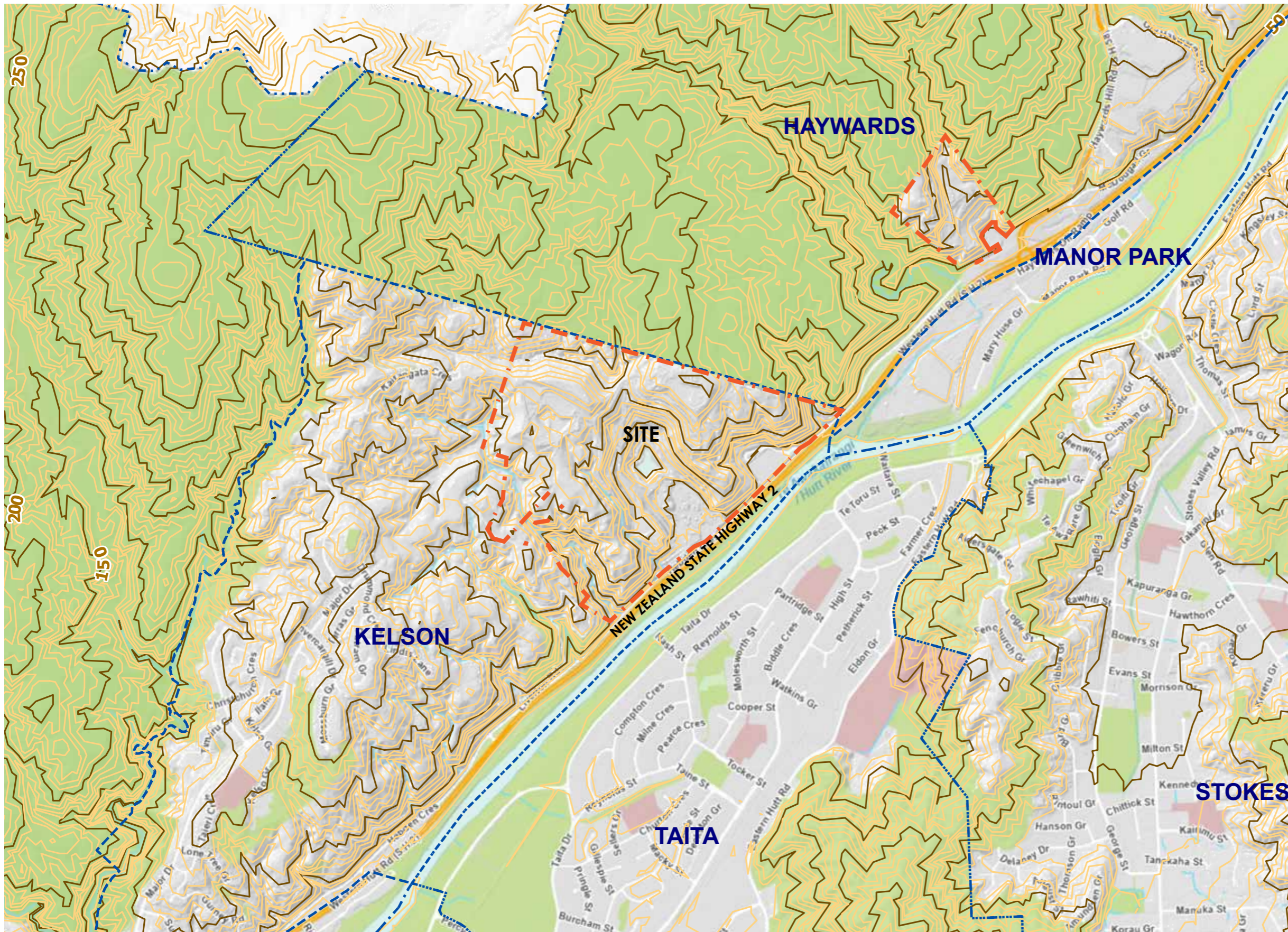
Map / image source: Hutt City Council GIS

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - MEMO SUBMISSION

CONTEXT - HUTT CITY OPERATIVE DISTRICT PLANNING MAP

2023_076_WINSTONES AGGREGATES LIMITED_BELMONT QUARRY





LEGEND
 - - Site Boundary

A. HUTT CITY CONTOUR MAP (NTS)

Map / image source: Hutt City Council GIS





A. EXISTING VIEW

Image source: Google Earth 2023

APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT - MEMO SUBMISSION

PROPOSAL - ELEVATED PERSPECTIVE A

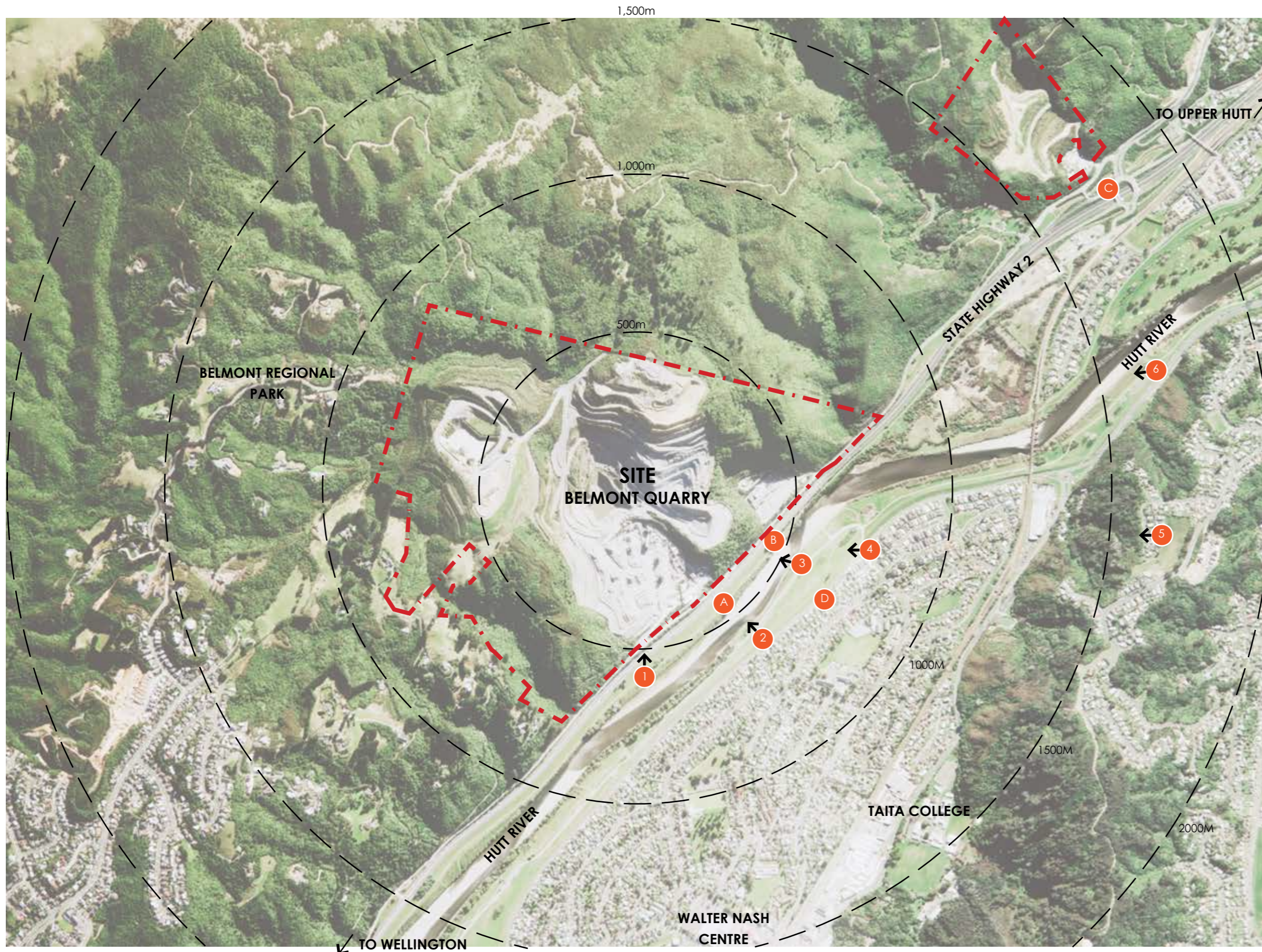
2023_076_WINSTONES AGGREGATES LIMITED_BELMONT QUARRY



A. SIMULATED VIEW - VEGETATION REMOVED



A. SIMULATED VIEW - RENDERED QUARRY



LEGEND (EXAMPLE)

CHARACTER PHOTOS

- A** View Southeast from SH2
- B** View Southwest towards Wellington from SH2
- C** View Northwest from SH2 on the Wellington-bound off ramp
- D** View from Southwest from Taita Drive

VIEWPOINT LOCATIONS

- 1** View North from the Hutt River walking trail
- 2** View Northwest from 1226 Taita Drive
- 3** View Northwest from the Rimutaka Cycle Trail
- 4** View West from Taita Rock River Trail
- 5** View southwest from 17 Whitechapel Grove
- 6** View southwest from Hutt River Trail

Site Boundary

A. LOCATION MAP (SCALE 1:2500 @A3)

Map / image source: Hutt City Council GIS





A View Southeast from State Highway 2. Showing the use of the area across the valley from Belmont Quarry.



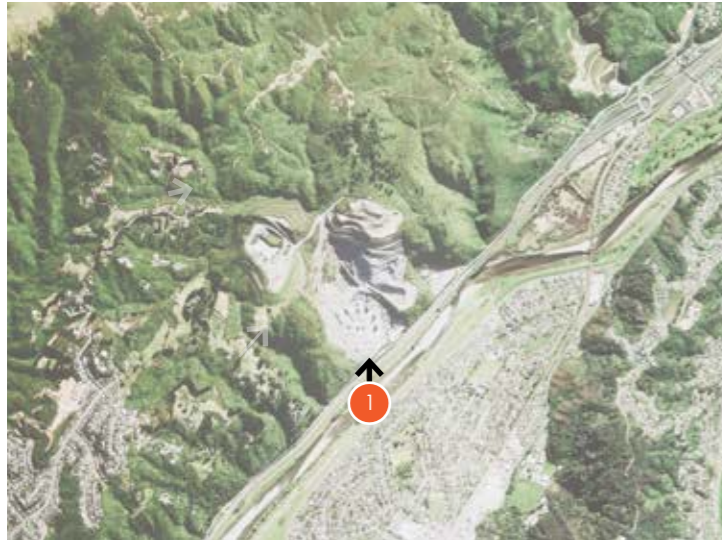
B View Southwest towards Wellington from State Highway 2. Showing the motorway parallel to Belmont Quarry and how the site is obscured by the existing terrain.



C View Northwest from State Highway 2 on the Wellington-bound off ramp. Showing the motorway and the existing landscape in the area.



D View from Southwest from Taita Drive. Showing the nearest residential road to Belmont Quarry across the Hutt River.



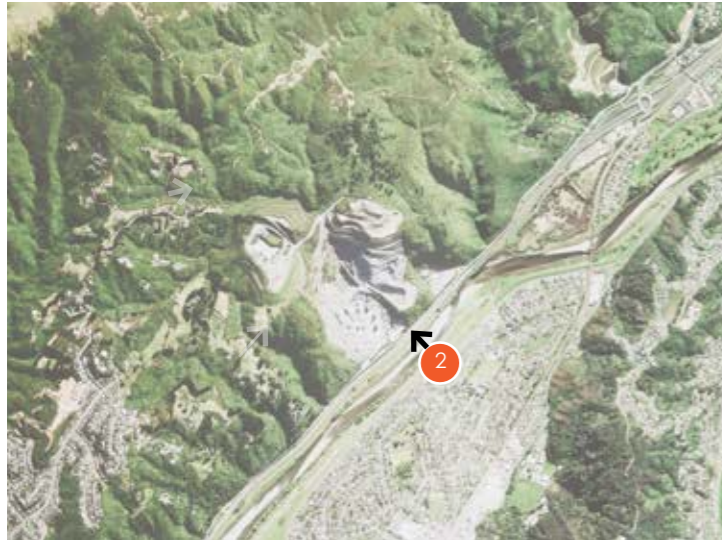
A. IMAGE LOCATION



B. EXISTING VIEW



B. PROPOSED VIEW



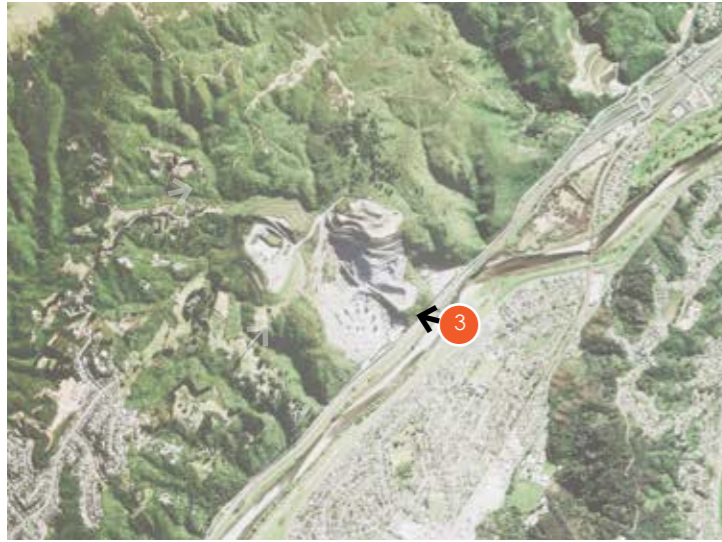
A. IMAGE LOCATION



B. EXISTING VIEW



B. PROPOSED VIEW



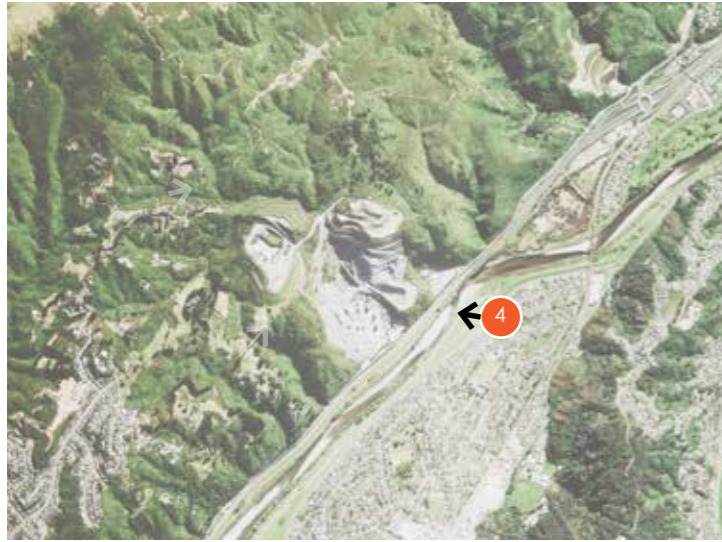
A. IMAGE LOCATION



B. EXISTING VIEW



B. PROPOSED VIEW



A. IMAGE LOCATION



B. EXISTING VIEW



B. PROPOSED VIEW



A. IMAGE LOCATION



B. EXISTING VIEW



B. PROPOSED VIEW (SITE NOT VISIBLE FROM THIS VANTAGE DUE TO EXISTING VEGETATION)



A. IMAGE LOCATION



B. EXISTING VIEW



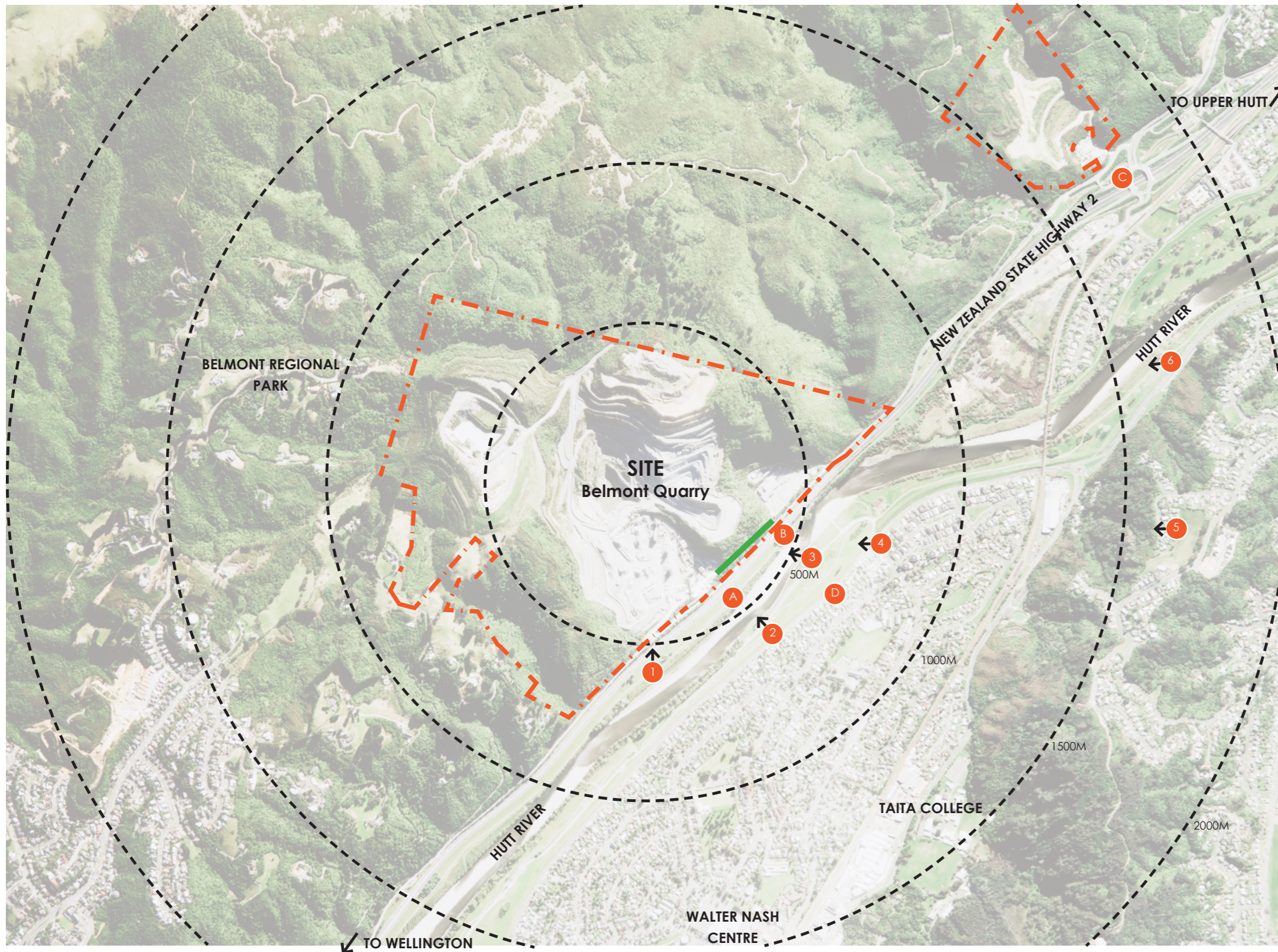
B. PROPOSED VIEW (SITE NOT VISIBLE FROM THIS VANTAGE DUE TO EXISTING VEGETATION)



A. EXISTING VIEW
Image source: Google Earth 2023

Indicative 10m wide landscape buffer strip

10M WIDE LANDSCAPE STRIP - VISUAL SCREEN -ELEVATED VIEW



LEGEND (EXAMPLE)

CHARACTER PHOTOS

- A** View Southeast from State Highway 2
- B** View Southwest towards Wellington from State Highway 2
- C** View Northwest from State Highway 2 on the Wellington-bound off ramp
- D** View from Southwest from Taita Drive

VIEWPOINT LOCATIONS

- 1** View North from the hutt river walking trail
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- 5** View southwest from 17 whitechapel grove
- 6** View southwest from hutt river trail

- Site Boundary
- 10m wide landscape buffer strip

A. LOCATION MAP (SCALE 1:2500 @A3)

Map / image source: Hutt City Council GIS

10M WIDE LANDSCAPE STRIP - VISUAL SCREEN -PLAN VIEW