

21 October 2022

Waipa District Council
Attn: Marne Lomas
Via email: Marne.Lomas@waipadc.govt.nz

Dear Marne,

Resource Consent Application – Addendum to Assessment of Environmental Effects (AEE)

Application number(s): LU/0147/22

Applicant: Kiwifruit Investments Limited

Address: 582 Parallel Road, Cambridge

Proposed activity(s): Retrospective land use consent to construct vertical and horizontal (overhead) artificial kiwifruit shelter

The purpose of this addendum is to address the changes that have been made in respect to the proposed resource consent application at 582 Parallel Road, Cambridge (Councils records – LU/0147/22). This memorandum is to be read together with the amended site plan attached in **Appendix A**, and the existing resource consent application and Applicant evidence submitted to Waipa District Council on the 5th October 2022.

The following changes have been made to the site plan and supporting documents:

1. Proposed landscape planting:

- The existing Cryptomeria hedging located 4m from the northern and western boundaries of the property located at 598 Parallel Road will be removed and replaced with Pittosporum Crassifolium (NZ Karo). The Pittosporum will be also located at 4m from the northern and western internal boundaries of 598 Parallel Road, Cambridge;
- The Pittosporum has been selected as it will not grow to exceed 6m, if left unmaintained and untrimmed and can provide sufficient windbreak for the adjoining Kiwifruit Orchard. The supporting specification sheet provided from Amber Nurseries, contained in **Appendix B** confirms its characteristics; including its size, weather resilience and growing speed. We also include, a copy of

an online specification sheet prepared by Southern Woods nursery¹ contained in **Appendix C** as a supplementary form of confirmation of its physical qualities.

- These specification sheets, can confirm that the proposed Pittosporum planting can meet the requirements of Rule 4.4.2.58 – Tree Planting. This Pittosporum Karo species will not grow to a height that will exceed 6m. Therefore, this planting is permitted under this rule.
- Whilst this species achieves the necessary wind sheltering requirements for the proposed Kiwifruit Orchard, it is also understood that the proposed native variety of the Pittosporum responds better to the adjacent rural residential property, and could be considered more visually appropriate in this regard. This responds to the Landscape evidence of Joanna Louise Soanes, where Ms Soanes concludes² a more appropriate planting response could include a plant species that responds to the rural residential property of the Submitter’s property. The Pittosporum Karo will be planted at 4 metres from the northern and western boundaries of the property located at 598 Parallel Road, which leaves sufficient distance to enable the Pittosporum to be maintained on both sides within the Applicants property. The Pittosporum will need to be maintained on both sides to ensure its structural stability against the prevailing wind.
- It is noted that the growing speed of the Pittosporum Karo is not as rapid as the Cryptomeria ‘Egmont’, however it can be expected that the Pittosporum will grow 60cm a year. The Applicant has sourced, and intends to plant seedlings that are currently 1.4m, thus the Pittosporum will reach its mature height of 5m in approximately 5 years. It is acknowledged that this is slower than what was presented in my evidence under Paragraph 10.18 where it was expected that the Cryptomeria will reach its mature height of 6m in 3-4 years. Notwithstanding this difference, the proposed maturity of the Pittosporum Karo will still reach its mature height of 5m faster than the predicted date of 8 years as estimated in the s42a report³, thus achieving visual mitigation on a short-term and temporary basis. This continues to align with the processing planner’s view of what constitutes a ‘temporary effect’ as given in her wider environment conclusion⁴.

2. Cryptomeria shelterbelt:

- The existing Cryptomeria hedging planted at 4m from the eastern boundary of 598 Parallel Road will be retained, as the proposed hedging will be located 30.5m from the closest part of the residential dwelling within the property located at 598 Parallel Road. This measurement has been depicted on the site plan. It must be noted, that in terms of the literal of this rule for planting, the rule states “30m from any dwelling on an adjoining site”, and does not reference a setback to a residential activity.

¹ <https://www.southernwoods.co.nz/shop/pittosporum-crassifolium/>

² Paragraph 12.14 of evidence of Joanna Louise Soanes

³ Section 12.1.17 of s42a report

⁴ Section 12.1.8 of the s42A report

- A separate resource consent has been sought to authorise the existing Cryptomeria shelterbelts in respect of Rule 4.4.2.58. All locations of the existing and proposed Cryptomeria that is/ will be planted on site are addressed in this application.

3. Changes made to Artificial shelter location:

- As previously referenced in the Applicant's planning evidence (Paragraph 14.1), the setback from the closest point of the artificial shelter to the northern boundary of the property located at 598 Parallel Road is increased from 6.0m to 8.0m to provide greater manoeuvring of orchard vehicles to enable the proposed Pittosporum to be maintained on both sides.
- The site plan attached in **Appendix A** has also had some minor adjustments in respect to the location of the artificial shelter from the eastern and western boundaries of 598 Parallel Road. These adjustments have been made in response to changes made to the hedging to ensure that there is adequate separation from the hedging to the shelter to enable adequate manoeuvring for orchard vehicles.

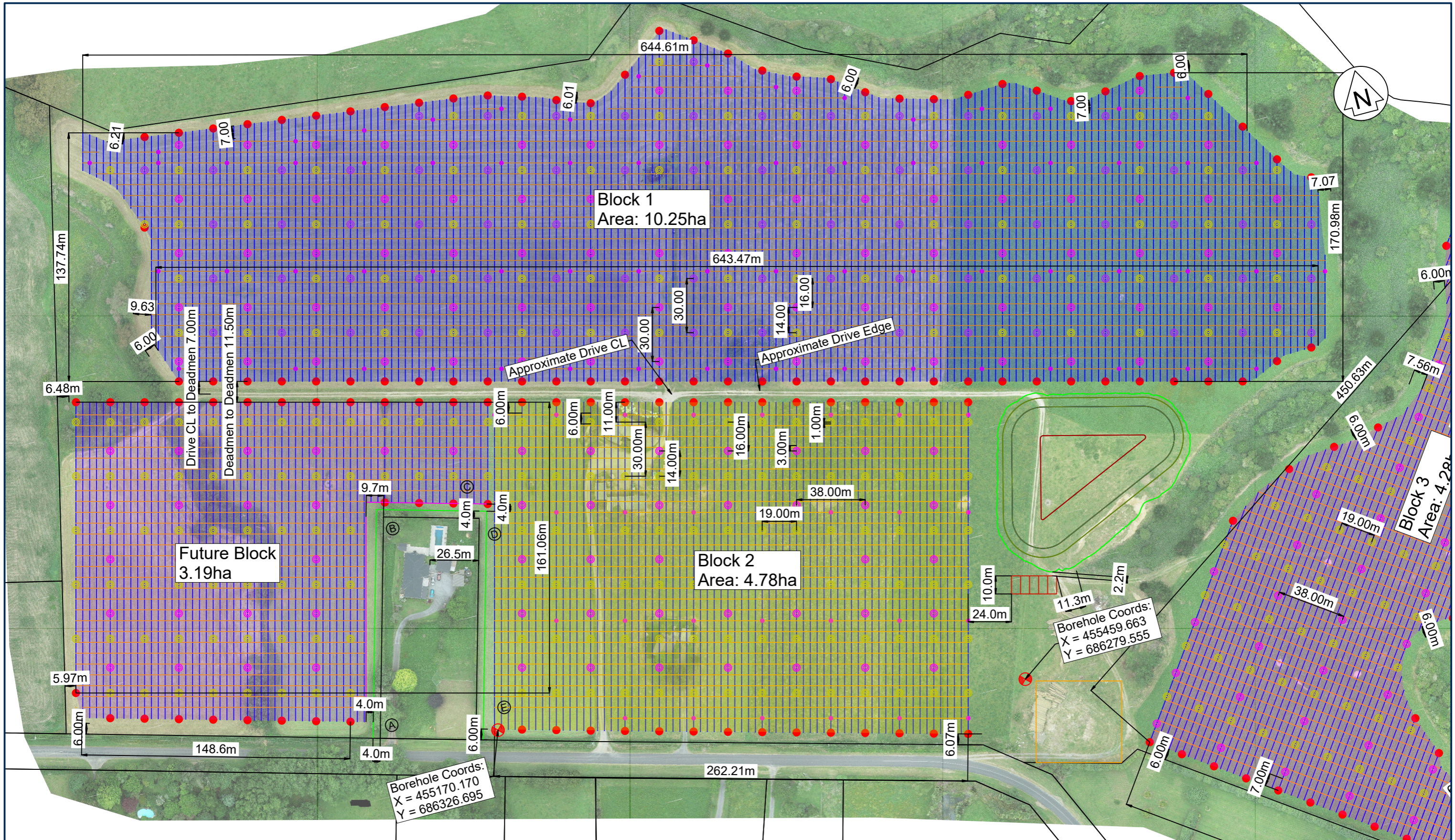
4. Amended Elevation Plans:

- In light of the changes made to the increased setback to the artificial shelters from the northern boundary of 598 Parallel Road, and the changes to the proposed planting near the northern and western boundaries of 598 Parallel Road, an amended elevation plan is provided in **Appendix D** of this addendum.
- These changes reflect the changes to the maximum height of the Pittosporum, being 5m which sees greater clearance of the daylight recession planes demonstrated in Pages 7, 8 and 9 to the northern and western boundaries of 598 Parallel Road.

5. Summary of changes:

- The application is amended to reference Pittosporum Karo shelterbelts at 4m from the western and northern boundaries with 598 Parallel Road.
- The Pittosporum Karo has a mature height of 5m and as such is a permitted shelterbelt species that fully complies with Rule 4.4.2.58.
- The Karo could be planted on the internal boundary with 598 Parallel Road as a permitted activity. The Karo will be set back 4m from that boundary to enable maintenance trimming.
- The shelterbelts need to be trimmed on both sides to ensure a balanced shape that will withstand wind.

- The Cryptomeria shelterbelt planted 4m from the eastern boundary with 598 Parallel Road is permitted under Rule 4.4.2.58 because it is located more than 30m from the dwelling within 598 Parallel Road.
- A separate land use consent has been sought for the Cryptomeria shelterbelts along the roadside boundaries. Those shelterbelts will be maintained to 3.5m height to ensure no adverse effect on the overhead power lines. Those shelterbelts are the same as originally noted in this application and have been assessed as having no adverse effects on the public or any other person in particular.



PLOT DATE: 20/10/22 16:52



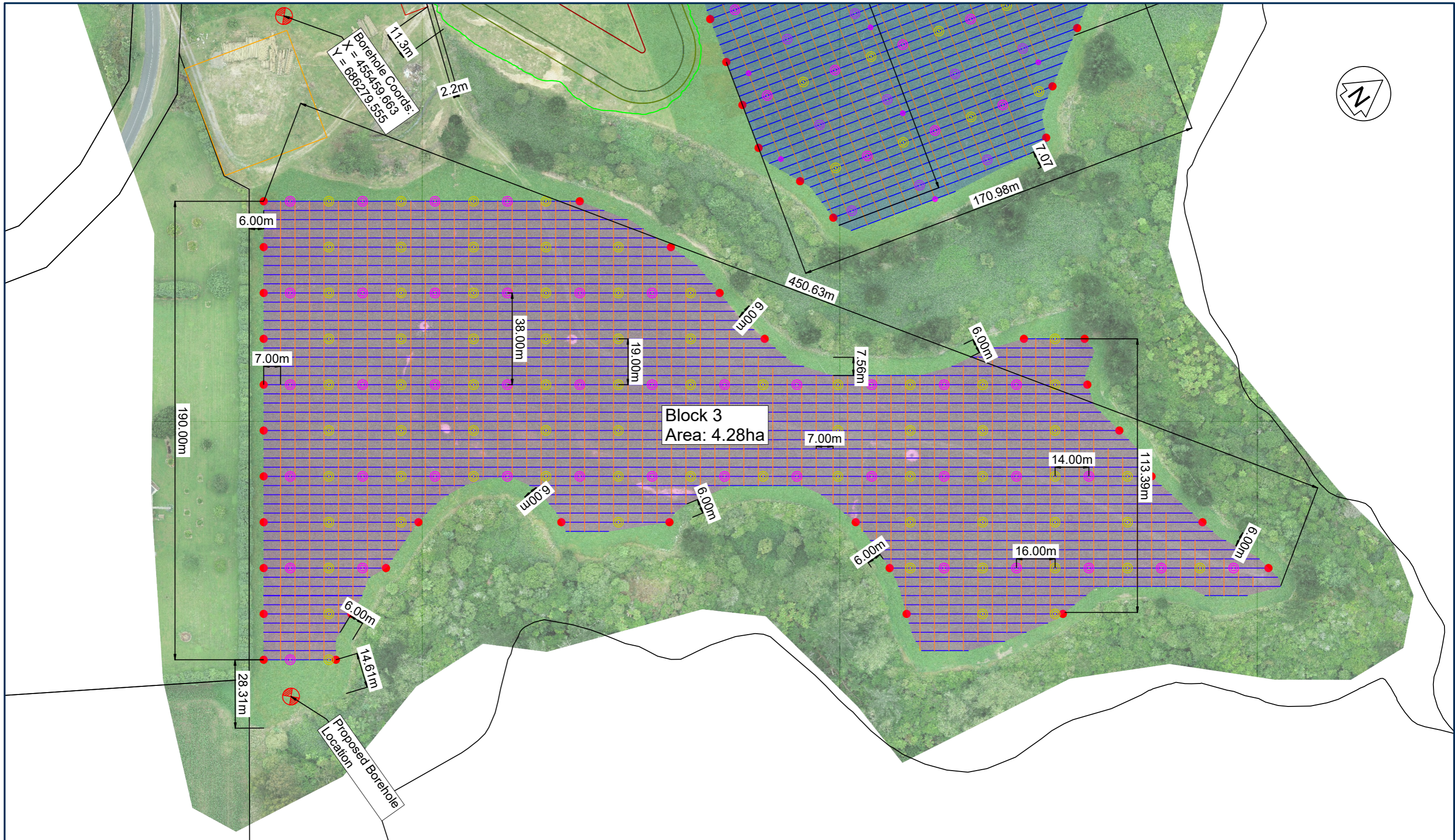
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DRAWN	CE	20.10.22
DESIGNED	CE	20.10.22
CHECKED	CE	20.10.22
APPROVED	DRAFT	DRAFT

PROJECT	582 Parallel Road, Cambridge
CLIENT	Bains Horticulture
TITLE	Block 1-3 Layout
BEARING AND COORDINATE DATUM	Mount Eden Circuit 2000
LEVELS ARE IN TERMS OF	Moturiki Vertical Datum 1953

SCALE	1:2000 (A3)
PROJECT NUMBER	0323
DRAWING NUMBER	0323-200-10
SHEET NUMBER	1 of 3
REVISION	0

NOTES:
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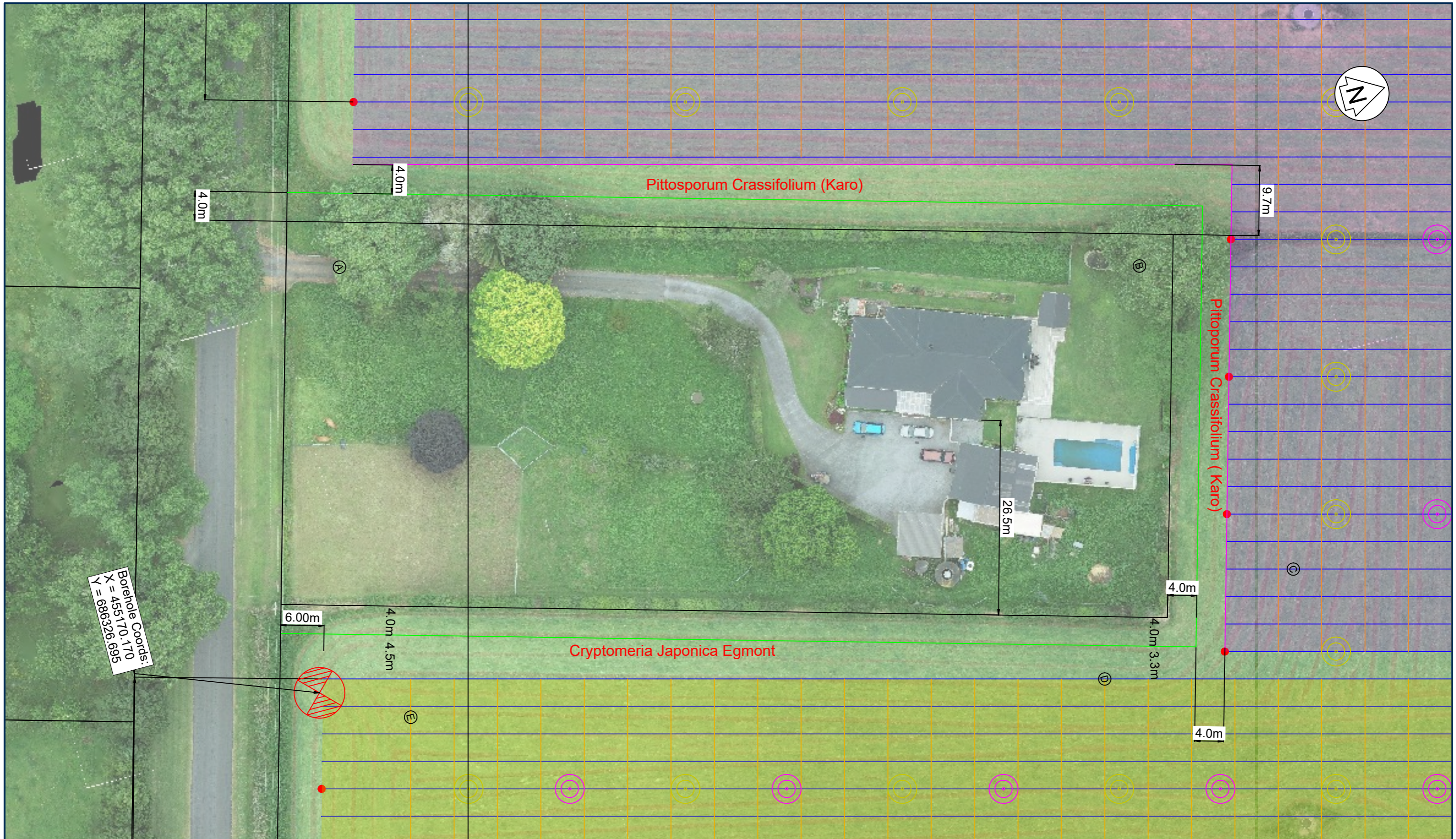
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LEVELS ARE IN TERMS OF	Moturiki Vertical Datum 1953

SCALE	1:1500 (A3)
PROJECT NUMBER	0323
DRAWING NUMBER	0323-200-10
SHEET NUMBER	2 of 3
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Borehole Coords:
 X = 455170.170
 Y = 686326.695



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APPROVED	DRAFT	DRAFT

PROJECT	582 Parallel Road, Cambridge
CLIENT	Bains Horticulture
TITLE	Block 1-3 Layout
BEARING AND COORDINATE DATUM	Mount Eden Circuit 2000
LEVELS ARE IN TERMS OF	Moturiki Vertical Datum 1953

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PROJECT NUMBER	0323
DRAWING NUMBER	0323-200-10
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Kiwifruit Investments Limited
582 Parallel Road
Cambridge
18/10/2022

Pittosporum crassifolium

Also known as Karo. A hardy shrub or small tree that is excellent for shelter. Has small, burgundy coloured flowers that are fragrant at night to attract pollinators. A native evergreen that tolerates dry conditions. Has a dense growth habit and may be trimmed to create hedges and screens.

In the Waikato they will get up to 5m ht x 3m wide if left unclipped. I have never come across them growing over 5 meters in my 40 years of growing plants. It will take 2 1/2 to 3 years to reach 3m ht as long as it has water and fert , It should be planted in full sun. Karo will tolerate strong winds and frosts. At this stage the largest we have is 400mm to 500cm in a 2 litre pot. Now is the best time to plant.

Karo has a low maintenance requirement.



Regards Robert Clancy

Owner of AMBER GARDEN CENTRE



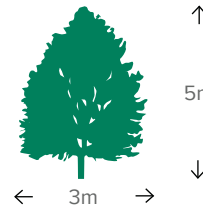
Buy Plants Online / New Zealand Natives / Pittosporum crassifolium



Pittosporum crassifolium

NZ Karo

A small, densely-foliaged bush or small tree. Excellent on the coast. Responds well to trimming. Excellent for growing under tall deciduous trees. Dark-red flowers and grey/green leaves. Nectar from November-December. Fruit/seeds from February-June. Evergreen. Frost-tender when young.



↑
5m
↓
← 3m →

Growth Rate: **Rapid**
Height after 5 years: **3m**
Height when mature: **5m**

Buy Online - Pot Size

60-85cm
6L Pot

30-70cm
7cm Pot

2.5L Pot

Price **\$25.00** Each NZ\$ (inc GST)

Bulk Pricing

10 or more	100 or more
\$22.50	\$20.00

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Quantity

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 Drainage
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 Sunlight
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 Origin
NZ Native

 Winter Foliage
Evergreen

Flower Colour ● Foliage Colour ●

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Our website will automatically calculate freight for smaller consignments. For bulkier orders, we'll be back in touch to confirm a freight price. Check out our [Shipping Information](#) page for more info.

Need more info?


Check out our [FAQs](#), or [Contact Us](#) – we're here to help.

Our plant growth, height and grade information is given in good faith, but is subject to natural variables beyond our control.

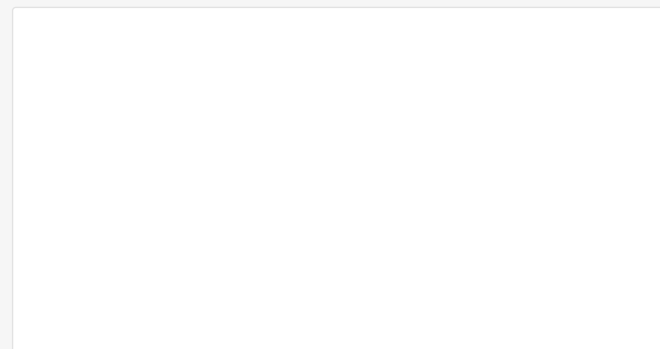
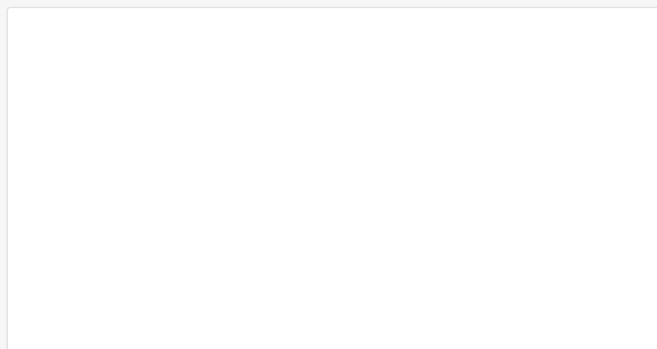
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Kapuka / Kaupuka
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Pittosporum eugenioides
Tarata / Lemonwood
From **\$4.50** >





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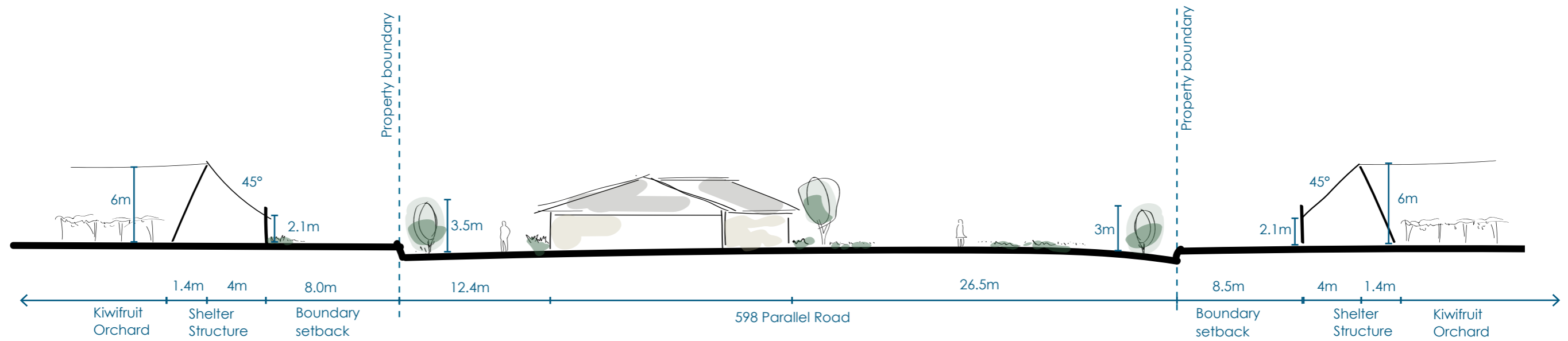
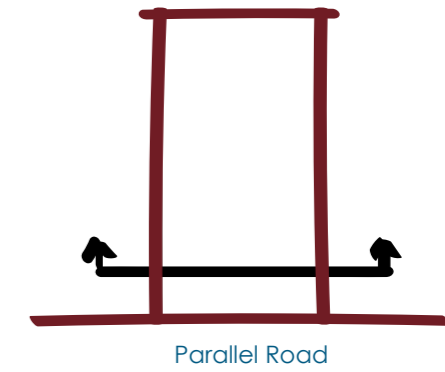
- Weekdays 8am - 5pm
- Weekends 9am - 5pm
- Online - Anytime

Southern Elevation Plan for 598 Parallel Road

Scale: 1: 300 (A3)

Site Reference Plan

Not to scale



Notes.

- Legend
- Site
 - Property Boundary

598 Parallel Road
Section Elevation Plans - Kiwifruit Shelter
Figure 1

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Date: 15/09/2022

Status: For Resource Consent
Sheet: NA

For Resource Consent

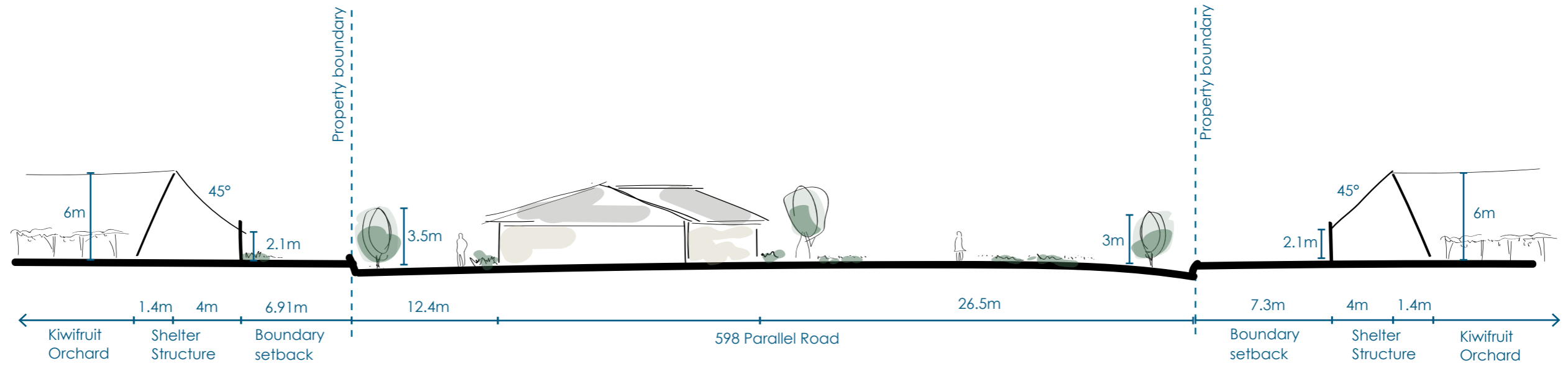
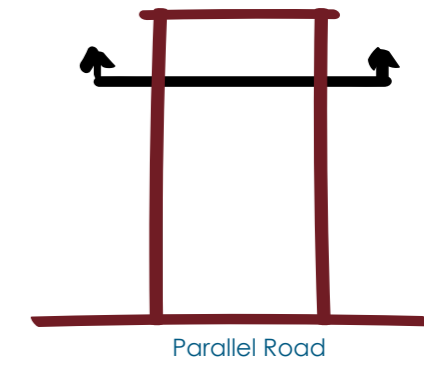


Southern Elevation Plan for 598 Parallel Road

Scale: 1: 300 (A3)

Site Reference Plan

Not to scale



Notes.

Legend

- Site
- Property Boundary

For Resource Consent

598 Parallel Road
Section Elevation Plans - Kiwifruit Shelter
Figure 2

Scale: 1:300 at A3
Date: 15/09/2022

Status: For Resource Consent
Sheet: NA

B&A

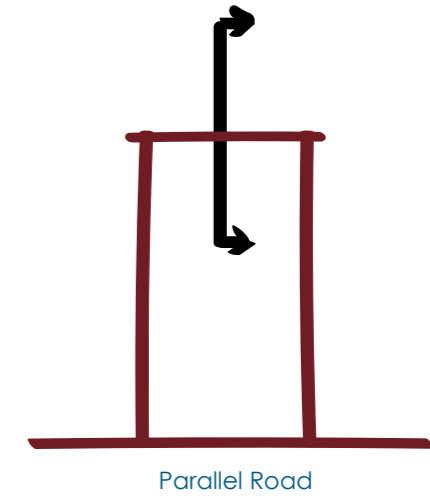
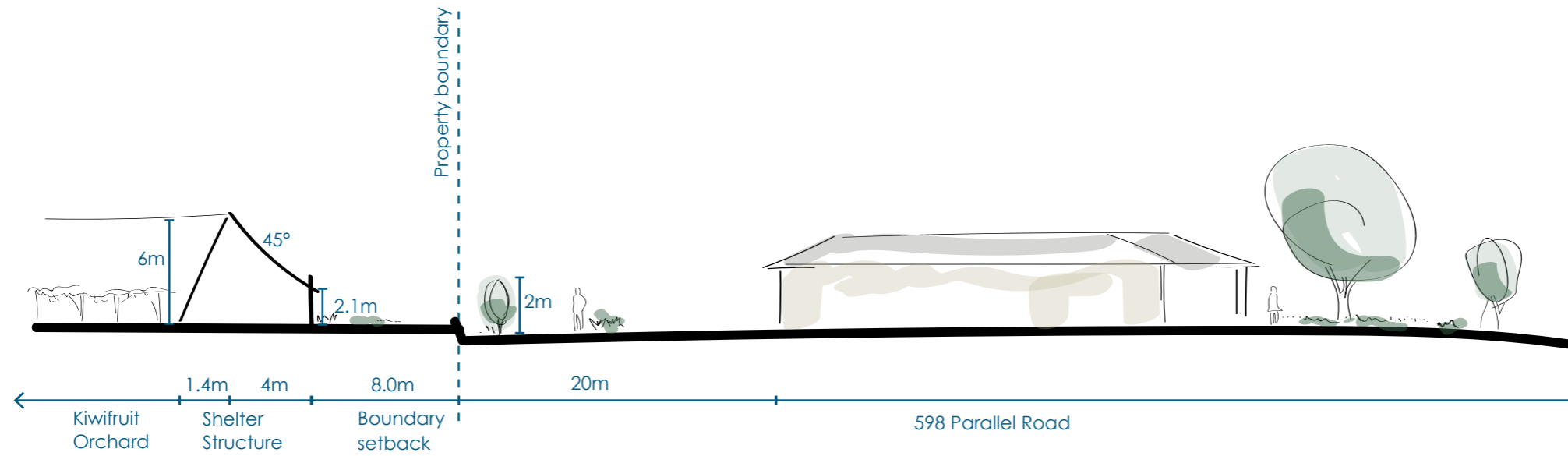
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Western Elevation Plan for 598 Parallel Road

Scale: 1: 300 (A3)

Site Reference Plan

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Notes.

- Legend
- Site
 - Property Boundary

For Resource Consent

598 Parallel Road
Section Elevation Plans - Kiwifruit Shelter
Figure 3

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Date: 15/09/2022

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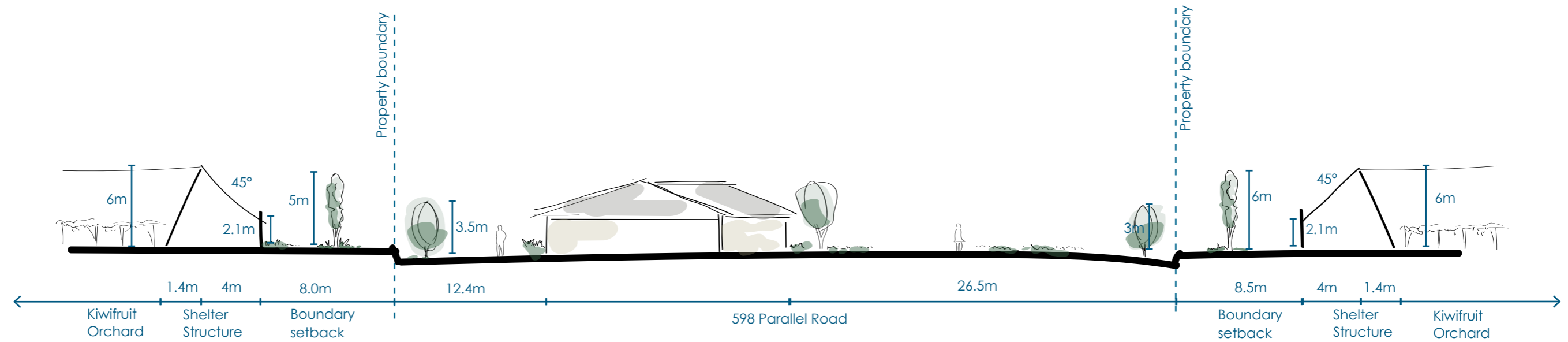
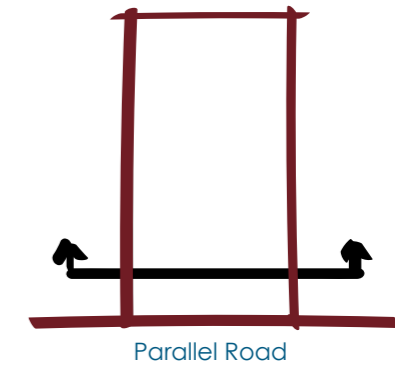
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Southern Elevation Plan for 598 Parallel Road - Shelter Belt 4m from Boundary

Scale: 1:300 (A3)

Site Reference Plan

Not to scale



Notes.

- Legend
- Site
 - Property Boundary

598 Parallel Road For Resource Consent
Section Elevation Plans - Kiwifruit Shelter
Figure 1



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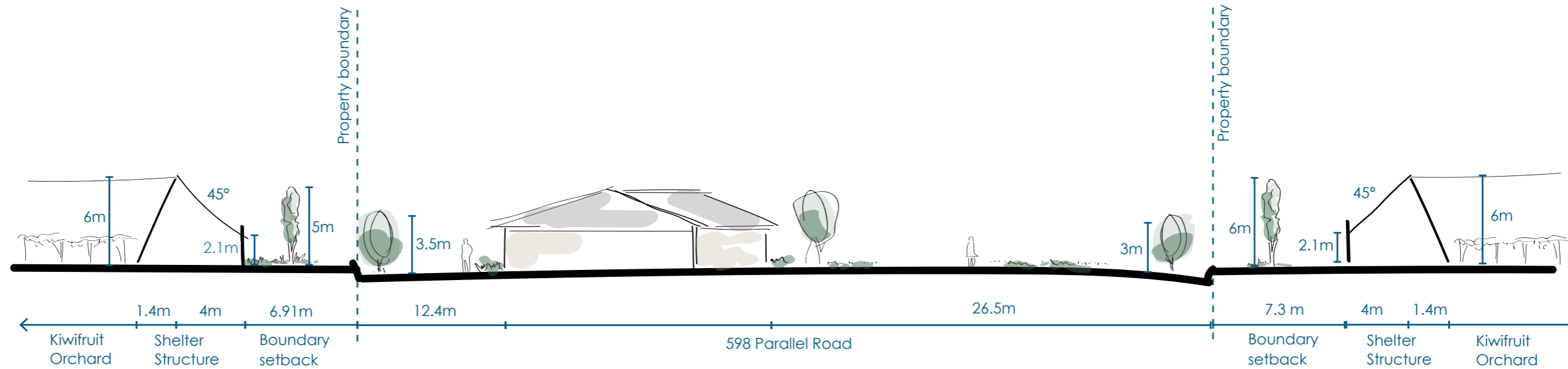
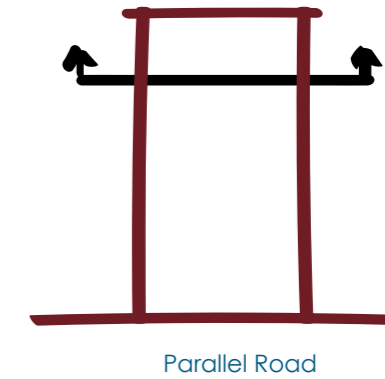
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Southern Elevation Plan for 598 Parallel Road - Shelter Belt 4m from Boundary

Scale: 1: 300 (A3)

Site Reference Plan

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Notes.

Legend

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For Resource Consent

598 Parallel Road
Section Elevation Plans - Kiwifruit Shelter
Figure 2

Scale: 1:300 at A3
Date: 15/09/2022

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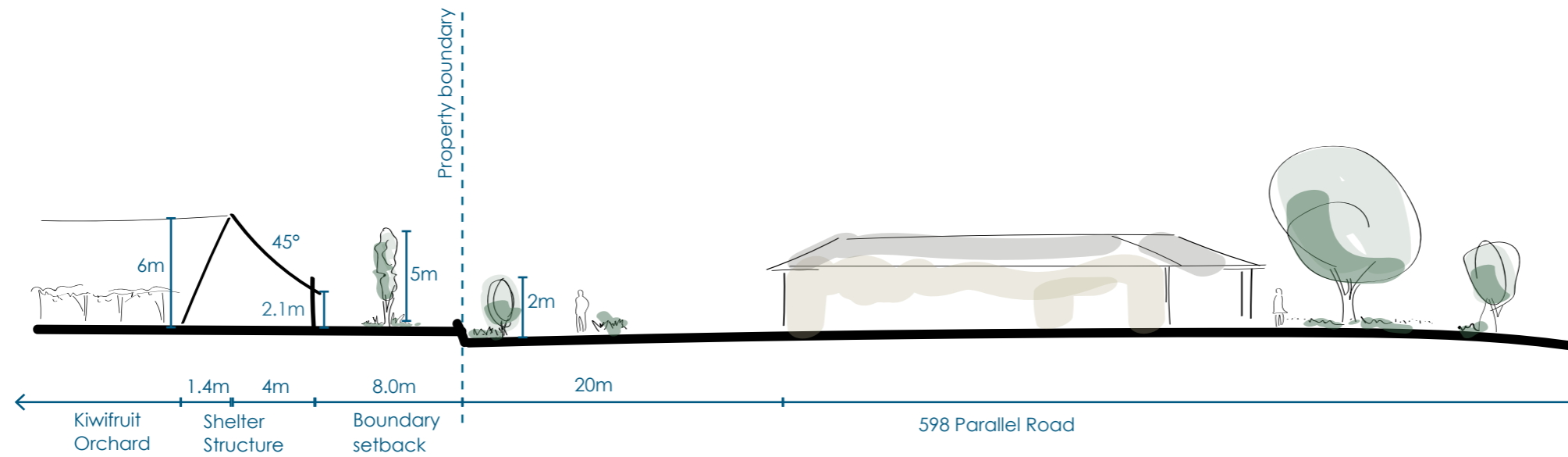
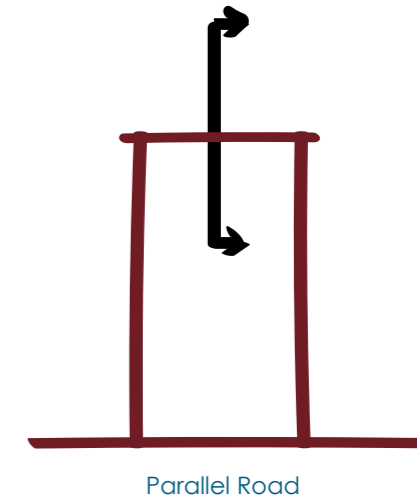
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Western Elevation Plan for 598 Parallel Road - Shelter Belt 4m from Boundary

Scale: 1: 300 (A3)

Site Reference Plan

Not to scale



Notes.

- Legend
- Site
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For Resource Consent

598 Parallel Road
Section Elevation Plans - Kiwifruit Shelter
Figure 3

Scale: 1:300 at A3
Date: 15/09/2022

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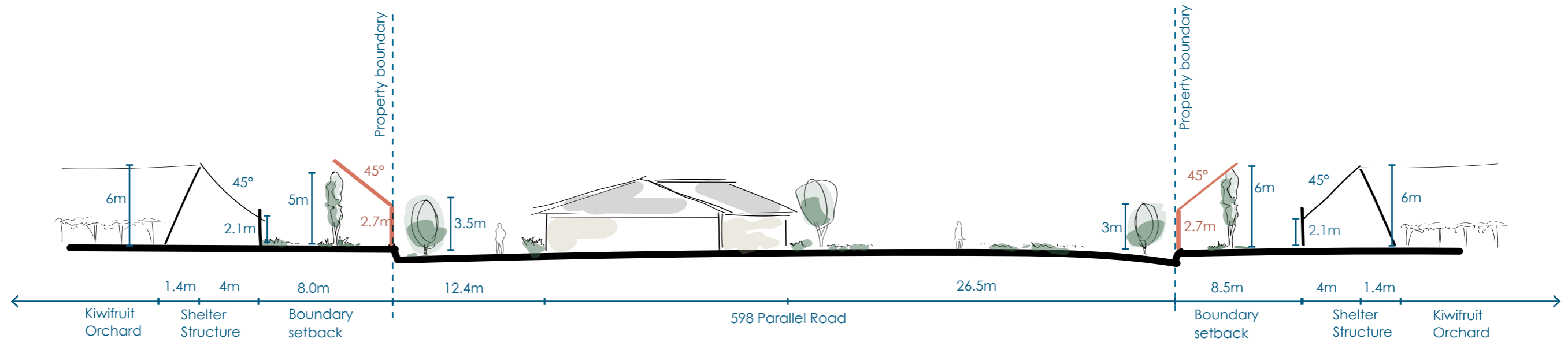
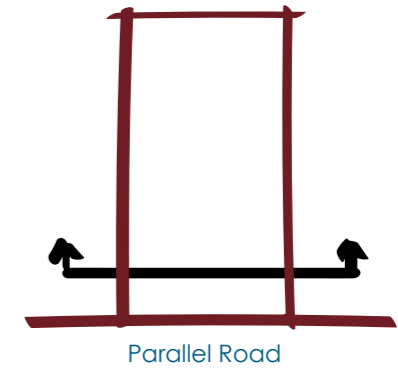
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Southern Elevation Plan for 598 Parallel Road - Shelter Belt 4m from Boundary with Height in Relation to Boundary

Scale: 1:300 (A3)

Site Reference Plan

Not to scale



Notes.

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For Resource Consent

598 Parallel Road
Section Elevation Plans - Kiwifruit Shelter
Figure 1



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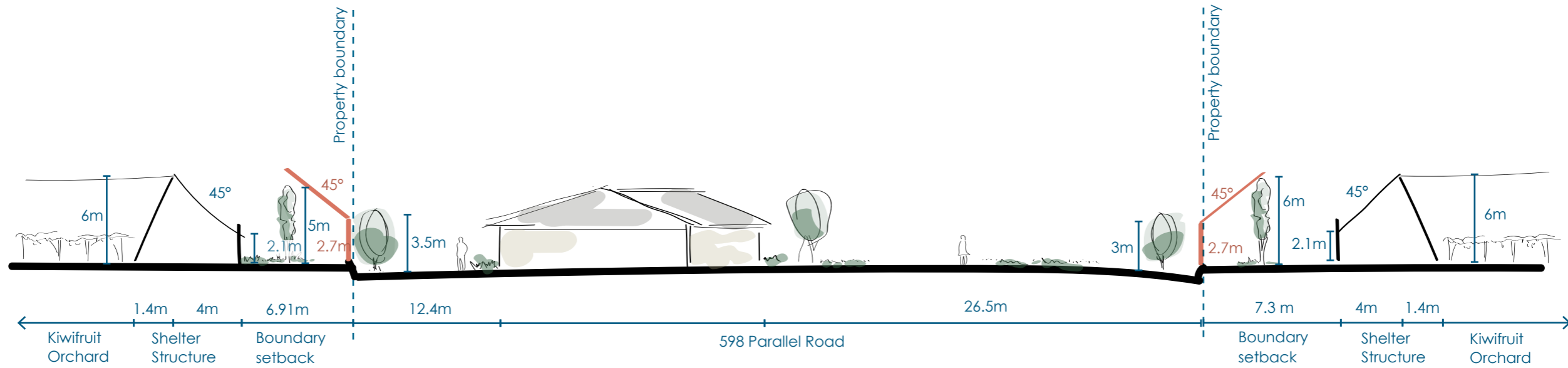
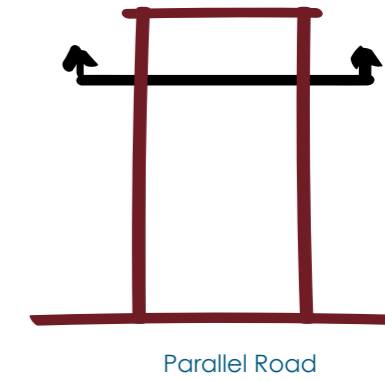
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Southern Elevation Plan for 598 Parallel Road -
 Shelter Belt 4m from Boundary with Height in Relation to Boundary

Scale: 1: 300 (A3)

Site Reference Plan

Not to scale



Notes.

Legend

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For Resource Consent

598 Parallel Road
 Section Elevation Plans - Kiwifruit Shelter
 Figure 2

Scale: 1:300 at A3
 Date: 15/09/2022

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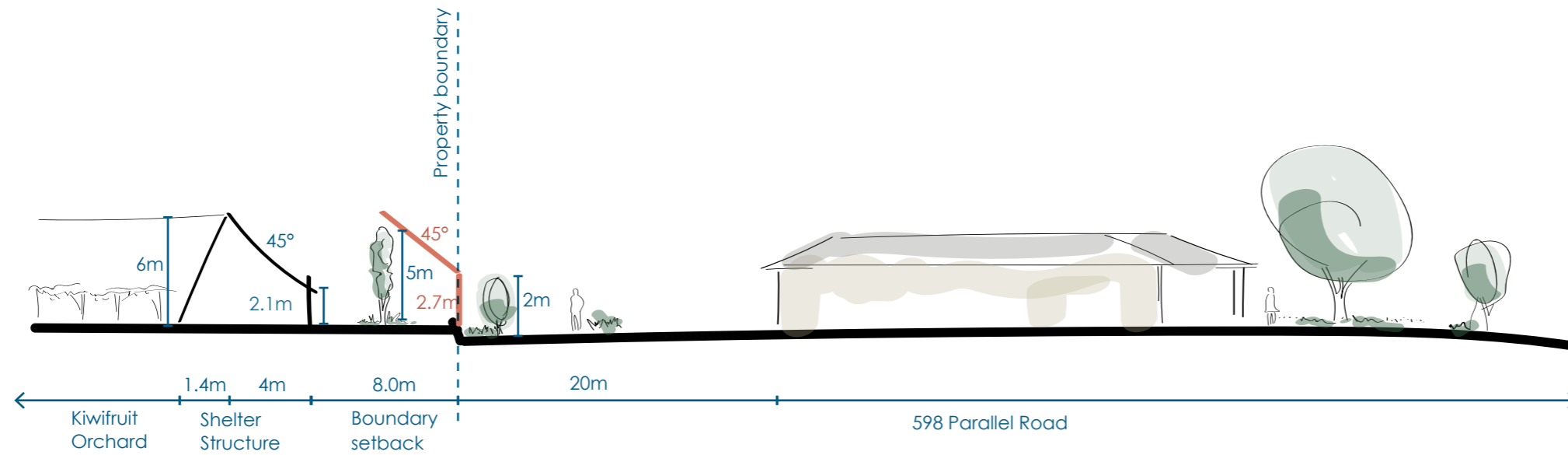
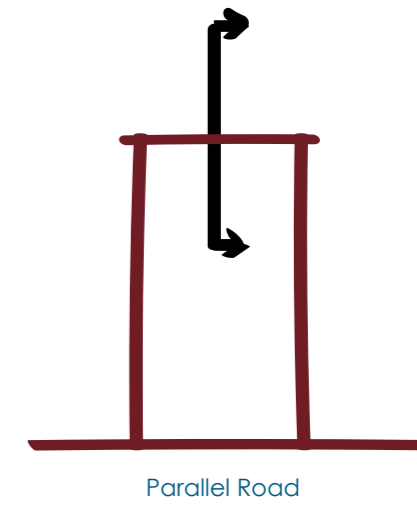
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Western Elevation Plan for 598 Parallel Road -
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598 Parallel Road
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