

Sydney Harris

From: Sydney Harris
Sent: Thursday, 25 June 2026 5:02 pm
To: Rebecca Steenstra
Cc: Eloise Lonnberg-Shaw; Marnie Rydon; Julie Cathie; Dave Mansergh; Sarah Budd
Subject: 597 Horahora - Update Boffa Miskell Landscape Assessment

Hi Rebecca,

Thanks for sending out the addendum, we just had a few follow up queries regarding discrepancies in the specialist addendums and an assessment of updated legislation.

Discrepancies in addendum

Following our review of the project addendum and circulation of the material to our peer reviewers, a few minor inconsistencies have been identified.

In the Boffa Miskell Assessment of Landscape Effects dated 19 June 2026 we found the following mistakes:

1. **Section 1.1** – here they say they have been engaged to assess an 81 Lot Subdivision, and while further down it says updates were made to the proposal, it does not clarify that this assessment is for the updated 73 Lot subdivision. While this is not necessarily a mistake, it would be nice to tidy this up.
2. **Section 3.0** – Here the report says the proposal is a 77-lot rural lifestyle subdivision. This section also says the lot sizes range from 2.5567ha to 1.2908ha. These claims are not consistent with the scheme plan.
3. **Section 3.2** – this section crosses out the total amount of earthworks proposed but does not include the new total volume of earthworks proposed.
4. **Section 5.2.1** – this part of the report also claims the proposal to be for 77 Lots.
5. The Zone of Theoretical Visibility Maps appear to show the old site layout

We also found the following mistakes in the Bluewattle Assessment of Ecological Effect memo dated 15 June 2026:

1. **Section 2.0** – this section says the addendum includes the removal of 7 lots, however, the scheme plan shows the removal of 8 lots. Additionally, this section says the original proposal was for 83 lots (this should say 81).
2. **Figure 2** – update the removed Lot numbers to include Lot 40.
3. **Section 3.0** - this section refers to the removal of three lots.

The Ecological Management Plan:

1. **Section 1.1** – this section refers to a 79 lot subdivision. Also refers to Lot 40 under point d).
2. **Figure 2** - shows old 81 Lot layout.
3. **Figure 3** -shows old 81 Lot layout.

These are the inconsistencies we identified during our review. However, it may be worthwhile undertaking a full review of all documents, particularly the figures, plans, and images, to ensure there are no other references that have been overlooked.

These are relatively minor matters, but it would be beneficial to tidy them up before the hearing to ensure the documentation is internally consistent.

Legislative updates

Please provide an assessment of any relevant legislative and policy changes that have occurred since the original application was lodged, and outline whether these changes have any implications for the proposal.

In particular, please assess the proposal against the National Policy Statement for Natural Hazards (NPS-NH), including whether the proposal remains consistent with its objectives and policies. In addition, please identify and assess any other relevant new or amended national direction, legislation, regulations, or planning instruments that may be applicable to the proposal and discuss whether they alter the conclusions of the original assessments.

Timeframe

We are hoping to progress this matter as quickly as possible. Would you be able to provide your response by the end of next week? If that timeframe is not achievable, could you please let us know the earliest date by which you would be able to provide a response?

Thank you,

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Planner

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