Ambury Properties Development, Ohinewai

Landscape and Visual Assessment Report

This Landscape and
Visual Assessment Report
has been prepared for
Ambury Properties, Ohinewai.
All work has been undertaken and/or reviewed by a
Registered NZILA Landscape Architect.

Report prepared by:

Michael Graham
B SC, BLA
Registered NZILA Landscape Architect
Director

Registered Member
of the
New Zealand Institute of Landscape Architects.

Report Version: R5

Date: December 2019

mansergh graham
LANDSCAPE ARCHITECTS

CONTENTS

INTRODUCTION 3
METHODOLOGY 4
EXISTING LANDSCAPE AND VISUAL CHARACTER 5
Landscape Context 5
PROPOSED DEVELOPMENT 11
ASSESSMENT OF EFFECTS ON VISUAL AMENITY AND LANDSCAPE CHARACTER 13
Visual Catchment 13
Visual Catchment Map 14
Viewing Audience 15
Visual Absorption Capability 15
ANALYSIS OF VISUAL EFFECTS 16
Visual Obstruction, Intrusion and Amenity Values 21
ANALYSIS OF LANDSCAPE EFFECTS 22
RELEVANT PLANNING MATTERS 23
Resource Management Act 1991 23
DEVELOPMENT INTEGRATION 24
CONCLUSIONS 26
APPENDIX ONE: METHODOLOGICAL FLOW CHART 28
APPENDIX TWO: ZONING AND FRAMEWORK PLANS 29
APPENDIX THREE: VIEW LOCATION IMAGES 33
APPENDIX FOUR: VISUAL ABSORPTION CAPABILITY RATINGS 42
APPENDIX FIVE: LANDSCAPE AND VISUAL AMENITY EFFECT – RATING SYSTEM 43

INTRODUCTION

Mansergh Graham Landscape Architects Ltd (MGLA) has been engaged by the applicant to assess the landscape and visual effects of a proposed rezoning of their site in Ohinewai as part of the Waikato District Plan Review Process.

This landscape and visual effects assessment is intended to inform and support the preparation of the proposed rezoning and supporting *Structure Plan and Zoning* plans for the subject site.

Four main aspects are evaluated within this report. They are:

a. The existing landscape character of the site and its place in the local and regional context.
b. The potential landscape and visual effects of the types of development expected from typical viewer locations.
c. An overview of the effects of the types of development expected on landscape character.
d. Proposed mitigation to assist with the integration of the development with the receiving environment.

The subject site is located within the Waikato District.

BACKGROUND TO PROPOSED DEVELOPMENT

Sleepyhead Estate is a mixed-use master planned community proposed to be located on a site adjacent to the Waikato Expressway and the North Island Main Trunk railway. The overall site is 178ha in size and located at the corner of Lumsden Road and Tahuna Road, Ohinewai.

Ambury Properties Limited (APL) are the property holding entity of the New Zealand Comfort Group Limited (NZCG), the manufacturer of Sleepyhead, Sleepmaker, Serta, Tattersfield and Design Mobel Beds along with Dunlop Foams and Sleepyhead flooring underlay. They also produce a wide range of related products including pillows, mattresses, drapes, furniture and other soft furnishings. The manufacturing operations are currently based at several locations in Auckland. Ambury has been investigating options to consolidate all of their manufacturing operations onto one site. It has searched extensively in Auckland and the Waikato for a suitable site.

APL has found a suitable property on the corner of Lumsden Road and Tahuna Road, Ohinewai (Allotment 405, Lots 1 and 2 DPS 29288 and Lots 1-3 474347). The property is zoned Rural in the operative and proposed Waikato District Plans.

The proposed 100,000m² factory will be the major industrial anchor for the project. It will be accommodated in a 63ha industrial hub with rail siding access from the North Island Main Trunk railway. The project will also include approximately 9ha of business (commercial) development including a service station, local convenience stores and factory outlet shops. Approximately 53ha of residential land for approximately 1100 new houses will also be provided, together with approximately 55ha of public open space and stormwater management areas.

APL has lodged a submission on the proposed Waikato District Plan requesting that the land be rezoned to a mix of industrial, residential and business zone to accommodate the mixed-use community. To support the proposed rezoning, Ambury are also seeking to embed a Structure Plan for Ohinewai within the District Plan. The structure plan will provide a framework for the development of the wider site, outlining the location of activities, the indicative road network and the general location of the open space that will provide for recreation, ecological enhancement and the management of stormwater.

The development site is currently zoned Rural under the Operative and Proposed District Plans.

METHODOLOGY

A standard assessment approach has been used to identify the existing landscape character of the site and its surroundings; and to assess the potential effects of development of the site on landscape and visual amenity as a result of the proposed rezoning.

In broad terms, the assessment consists of the:

a. Identification of the key elements or attributes of the types of development expected;
b. Identification of the existing landscape values, character, key attributes and social preferences within the context of biophysical, associative and visual landscape interpretation; and
c. Identification of relevant assessment criteria within the context of the relevant statutory framework.

A combination of GIS view shed analysis and field assessment has been undertaken to identify the potential visibility of the development from surrounding areas. By considering the above, the likely effects of the type of development expected are able to be identified and rated.

A methodological flow chart is contained in **appendix one**.

EXISTING LANDSCAPE AND VISUAL CHARACTER

Landscape character is a function of the landscape's visual expression. This includes elements that contribute to its appearance and the cultural modifications which have occurred upon it. The landscape and visual quality of the site is a function of a series of factors including intactness of visual and physical elements such as topography and vegetation cover, the degree of modification that has occurred, surrounding landscape elements and attributes. Further contributing factors include juxtaposition and coherence between landscape elements within the subject site and those of the surrounding area, as well as human attributes or values assigned to an area.

Landscape Context

The relationship between the major geographical features contained within this landscape and the human modifications that have occurred upon them are important factors to consider when assessing how the type of development expected will influence existing amenity values and the natural character of the adjacent rural environment.

Key topographical features that influence perceptions of overall landscape character at the macro level include the low lying land and water features of the *Lower Waikato Valley* contained by the *Hapuakohe Range* to the east, the western up lands and *Taupiri Range* to the south, and includes the *Waikato River, Lake Waikare,* and the *Whangamarino Wetlands.* Distinctive to this landscape is the prevalence of shallow lakes, wetlands and the sporadic small hills that are evidence of the formative geological processes of the area.

Local landscape features that influence perceptions of overall character of the landscape surrounding the subject site include:

a. *Lake Rotokawau* and associated wetland reserve to the east (which adjoins Lake Waikare further to the northeast);
b. *Lake Ohinewai* to the south*;*
c. The low rolling hills within the predominantly flat area; and
d. Low lying wetland areas.

The landscape's character is further influenced by land use, land management and development patterns including:

a. State Highway 1 and surrounding local roads;
b. The North Island Main Trunk Line;
c. Surrounding rural context predominantly in pasture, some of which contain scattered mature trees and shelter belts;
d. Scattered clusters of rural and rural residential houses;
e. The existing Ohinewai village development; and
f. The *Lumber Corp* site and occasional intensive farm developments.

Site Context

The site is located near the Ohinewai interchange approximately 9 km north of Huntly, 6 km south of Rangiriri and 10 km north of Te Kauwhata and is set within the pastoral low-lying rolling land of the *Lower Waikato Valley*.

The site lies to the east, and at a similar elevation, to the transport corridor containing the existing State Highway 1 (SH1) and the North Island Main Trunk Railway (NIMT), affording clear views into the site from the transport corridor. The site is bordered to the north, south and west by local roads (Balemi Road, Tahuna Road and Lumsden Road respectively).

To the east of the site, lies the *Lake Rotokawau Reserve,* which is part of the *Lake Waikare Outstanding Natural Feature* notation within the PWDP, with the *Lake Waikare* itself located some 1.5 kilometres further to the north east. A small portion of the surrounding vegetation of Lake Rotokawau (approximately 0.4 ha) extends into the north eastern corner of the site. The *Lake Waikare* feature links with another *Outstanding Natural Feature, the Whangamarino Wetland,* further to the north.

Ohinewai is the nearest settlement and lies some 350 metres west of the Ohinewai interchange. Ohinewai is a modest settlement (population approx. 186) of residential and mixed commercial activity, formed predominantly as ribbon development along Ohinewai Road with two minor outlying residential clusters being Lilley Lane and Lumsden Road.

The Lumsden Road residential cluster is proximal to the Ohinewai settlement, but spatially disconnected by the transport corridor and interchange. Lumsden Road is aligned approximately north – south and forms the western boundary of the site. Residential and lifestyle developments are located adjacent to the site and access off Lumsden Road, both to the east; as an incursion into the block of land which contains the site, and the west; between the transport corridor and Lumsden Road.

Tahuna Road forms the southern boundary of the site and traverses a series of rolling hills, which encroach into the southern portion of the site, and visually limit views from the south. South of Tahuna Road, adjacent to the south western corner of the site, is the *Lake Ohinewai Reserve,* an area of wetland vegetation on the edge of *Lake Ohinewai* set within a wider area of pastoral landscape.

The balance of the surrounding area is comprised of rural pastoral development with open pasture and scattered mature trees and shelter belts. Buildings in the wider landscape are generally widely dispersed and include farm houses, and associated ancillary buildings. Typically, shelter and curtilage planting exists in and around the farm houses and larger complexes, such as intensive farming operations.

The following photographs depict the character of the site and surrounding landscape.

Fig 1; View from Tahuna Road looking north-west across the site.

Fig 2; View from Lumsden Road looking south to Ohinewai Roundabout with the site to the east (left on image).

Fig 3; Waikato River edge with existing vegetation, river terraces and flood bank at Ohinewai.

Fig 4; Vista across northern end of Lake Waikare.

Fig 5; View from Tahuna Road toward Huntly with Lake Ohinewai in midground.

Fig 6; View from Lumsden Road across NIMTL and SH1 toward abandoned Woolscour building.

Fig 7; View from eastern portion of Tahuna Road to industrial farm at the foot of the Taupiri Ranges.

PROPOSED DEVELOPMENT

The purpose of this report is to evaluate the effect of the proposed rezoning and future development of the subject site, on the existing landscape and visual amenity values of the surrounding receiving environment. The following description outlines the form of development as outlined in the *Illustrative Masterplan (Rev K)* (refer **appendix two)** which indicates expected development within the proposed rezoning area. Note that the Masterplan is indicative only, and the Ohinewai Structure Plan, Zoning Plan and associated Objectives, Policies and other Plan provisions will guide the development form.

The development comprises three main areas; an *industrial manufacturing area* which includes a component of bulk retail commercial development and service centre; *a residential area* which includes both housing and community facilities; and *an open space area* which includes stormwater management wetlands, a wilderness park, sports fields, and market garden and orchard areas.

The western portion of the site will be given over to the industrial manufacturing area, while the residential development occupies the central portion. The open space wilderness park area occupies a significant portion of the eastern extent of the site, and extends through the balance of the site by way of a 'central park' connecting the industrial commercial zones, residential areas and wilderness park through shared pedestrian pathway linkages. Amenity planting is included within and around the periphery of the site, with particular attention given to the industrial manufacturing area to assist with reducing the potential propagation of the effects of the development on the surrounding rural environment. Ecological enhancement plantings are proposed on the margins of Lake Rotokawau and will be integrated with stormwater management functions and community facilities.

Industrial Manufacturing Area
The Industrial manufacturing area will be set within a formal grid street network which runs parallel to SH1 and therefore will be slightly oblique to Lumsden Road, with the southernmost portion oriented to align with Tahuna Road. The road network contains avenues of street trees with large buildings set back from the Lumsden Road by some 50 metres which includes a 15 m landscape area containing open space and tree plantings. This setback diminishes south along Lumsden Road. The buildings will be a range of warehouse and commercial type structures of various sizes but typically of the order 50m x 100m footprint and 10-12 metres high. The largest building will be located at the northern extent, 170 metre wide by 500m long structure with a maximum height of 17.5 metres. Surrounding this building will be an extensive area of hardstand allowing for container storage, rail sidings and car parking. Adjacent to the Lumsden /Tahuna Road roundabout development shifts to bulk retail/service centre character with associated car parking.

Residential Area
The residential area will be separated from the boundaries of the site by amenity planting. The area will contain a split grid street network, with the northern residential area oriented to the northern site boundary, while the southern street network articulates following the alignment of Tahuna Road. The two areas are separated by 'Central Park', an area of open space containing wetland and restoration planting. The road network contains avenues of street trees. Residential buildings include both detached and attached housing typologies. The residential buildings will vary in height with a maximum of three storeys. The higher density buildings are typically positioned internally to the site, addressing areas of open space, while the detached housing is distributed throughout the area but with a greater concentration around the periphery of the site.

Open Space Area
The eastern third of the site (excluding a band of residential housing along Tahuna Road) will contain an open space area which forms the *Wilderness Park.* The *Wilderness Park* will include significant ecological and amenity enhancement through the introduction of wetland areas and ecological plantings. This area includes the 0.4 ha incursion of vegetation surrounding *Lake Rotokawau* as part of the Lake Waikare ONF, and will extend the planted edge of *Lake Rotokawau* enhancing the existing landscape while reducing potential fringe encroachment effects. Open space areas such as sport fields, market gardens and orchards will transition between the broader ecological plantings toward the central area of residential development

'*Central Park'* links to the '*Wilderness Park'* and forms a broad band of park land which extends west bisecting the residential area, terminating at the industrial commercial/ residential interface. A portion of *Central Park* also extends north, between the residential and industrial manufacturing areas, and along the eastern boundary of the site adjacent to the Primary Industrial Tenant. As a result *Central Park* will create spatial separation between the *residential* and *industrial manufacturing* areas of the site, while the larger *Wilderness Park* component spatially buffers the development from the *Lake Rotokawau Reserve* to the west.

In combination the *Wilderness Park and Central Park* open space areas will also provide an extensive shared pedestrian network that links the different areas of the site.

For the purpose of this report, the types of development expected within the master plan have been analysed to assess the likely landscape and visual effects of the future development.

Key components of the application that have the potential to affect the landscape and visual amenity of the receiving environment include the following and are related to the increased levels of development within the subject site.

Development will likely consist of:

- Industrial lots with direct rail siding access;
- Primary Industrial Tenant;
- Light Industrial Area;
- Reinstatement of Historic Train Station;
- Service Centre with Truck Stop and convenience retail.
- Emergency Service Buildings and Bus Depot
- Community Facilities, Hall and Community Hub
- Residential housing including attached and freestanding housing
- Sports Fields
- Market garden and café
- Orchard and Processing Area
- Open Space/Park development with wetlands and shared pathway connections to DOC Reserve and Lake Rotokawa.
- Associated infrastructure including road network and car parking.

ASSESSMENT OF EFFECTS ON VISUAL AMENITY AND LANDSCAPE CHARACTER

Visual Catchment

As part of the initial investigation into the potential visibility of expected development, a zone of theoretical visibility (ZTV) analysis was carried out using GIS software to identify areas from where proposed development within the proposed rezoning area would potentially be visible. The ZTV analysis used a Digital Elevation Model (DEM) but did not include vegetation or other developments into the analysis. Broad building heights and building pad levels were assumed for the development. The purpose of this exercise was to identify areas from where any change resulting from development might be seen and to assist in directing field verification. This allowed any potential effects on visual and landscape character to be identified and assessed.

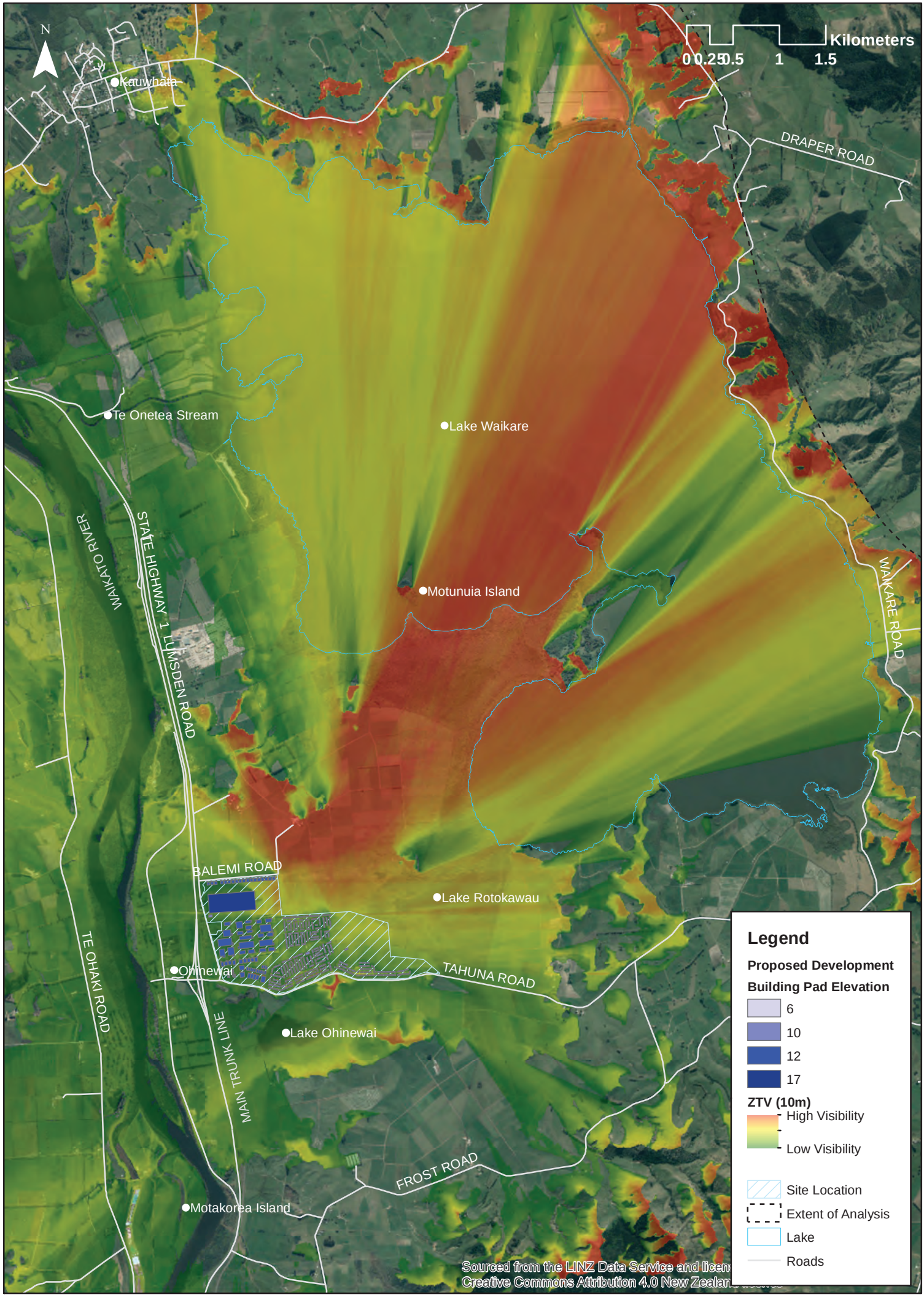
Key findings from the ZTV analysis and site investigation are:

a. The theoretical visual catchment surrounding the proposal predicted potential views predominantly from the north east of the site.
b. Site investigation identified that from publically accessible viewing opportunities, due to distance, landform and the existing extent of vegetation, only very limited viewing opportunities from this direction were obtainable. Views of the proposed rezoning area are largely limited to within 1.5km of the site from a north westerly orientation.
c. Views of the proposed rezoning area are afforded from close proximity on SH1, NIMTL and adjacent Lumsden Rd and northern sections of Tauhara Rd.

The following maps identify the visual catchment within which development would be potentially visible and identify the view location points analysed in the visual effects section of this report.

Site inspection, in combination with ZTV analysis, identified that the proposed rezoning area is contained within a limited viewing catchment as a result of the low hills and vegetation that populate the area. With the exception of the neighbouring residential properties around the perimeter roads, which will obtain views of portions of the site, from other surrounding locations views of this site are either partially or fully obscured by topography or existing vegetation, including the reserve planting associated with Lake Waikare.

It is noted that during winter slightly more extensive views of the site are attainable than during summer, due to the presence of deciduous vegetation within the surrounding landscape.



Ambury Properties Ltd. Ohinewai

Zone of Theoretical Visibility (ZTV) Analysis

Scale 1:50,000 at A4 . July 2019 . Map No-1 Rev-0

Viewing Audience

The potential public[1] viewing audience for the proposed rezoning area is likely to comprise:

a. Residents and motorists on perimeter road network (Lumsden, Tahuna and Balemi Roads);
b. Motorists on SH1 and passengers using train services on the NIMTL within 1.5 kilometres north of the site.

Visual Absorption Capability

One of the main factors that will influence developments' visual effect is the visual absorption capability (VAC) of the surrounding landscape. This is the ability of the landscape to integrate a development, or feature into its existing visual character without significant change.

Factors that are considered in determining a VAC rating include:

c. The degree to which the development is visible;
d. Visual and physical links with other similar elements or activities in the landscape;
e. The level of modification to the surrounding landscape (short and long term);
f. Appropriateness of scale;
g. Distance;
h. Backdrop; and
i. Atmospheric conditions.

Site inspections indicated that, at a macro level, existing vegetation and topographical variation will restrict viewing opportunities of development from publically accessible locations to a relatively constrained view catchment, relative to the scale and extent of the development. Close proximity views of development, however, will be afforded from portions of the perimeter road network, including residential properties on Lumsden Road, with partial screening provided by existing mature vegetation where present.

Rural buildings in the form of farm dwellings, ancillary building, intensive farming developments and the *Lumber Corp* site in the surrounding landscape provide limited context for proposed development. Although clusters of buildings are not uncommon, existing development in the surrounding area is generally dispersed. They are typically comprised of farm houses in relatively close proximity to milking sheds, vehicle storage sheds or sorting yards and often combined with surrounding shelter planting.

As a result it is considered that the wider environment has good absorption capability for this type of development due to the topographical and vegetative screening. It is also considered that the presence of existing development within the receiving environment provides a modicum of built context within the wider setting.

From closer proximity (within a kilometre of the site), the potential screening and integration opportunities for a development of this type are reduced and the scale and extent of the development will be more evident. While this change will have an effect on the surrounding rural character; the degree to which this occurs will be based on proximity, elevation and the efficacy of mitigation planting. The proposed development will introduce a townscape with both industrial/commercial and urban character into the existing rural character. The development will be of a scale and intensity that is not present within the immediate locale but is consistent with other towns within the wider district and will be seen as an extension of the existing development around Ohinewai.

While some limited aspects of this type of manufacturing/industrial town character are present in Huntly, the similarities are functional rather than spatially determined. The development presents a planned masterplan approach, with the proposed rezoning area generally contained within peripheral buffer planting, larger industrial elements of the development address the transport corridor and the rural land to the north, while the residential component is book ended by open space components such as sports field,

[1] Private views from adjacent dwellings (except where represented by a public view)) have not been assessed).

orchard and market garden and restoration planting areas of the reserve land, that address Lake Rotokawau (a component of the Lake Waikare ONF).

As a result, the site's ability to visually absorb the type of development expected ranges from *good to poor* (using a 5 step scale ranging from *very poor* to *very good)*. *Good* ratings are attributed to views of the site where existing vegetation and land form will largely screen the site from view. *Poor* ratings occur where clear views of the site will be afforded from close proximity view locations and the development of the site will be seen in contrast to the neighbouring open pastoral landscape character. A visual absorption rating definition table is found in **appendix four**.

ANALYSIS OF VISUAL EFFECTS

Potential view locations were investigated during the preparation of this assessment. Representative view locations (VL) were identified on the basis of viewing frequency, viewer types, and availability of the view from publicly accessible locations, viewer distance and the viewing time available at the time of study.

These representative views were analysed within the methodological framework and rated using a standardised rating system.

A view location map is found at the end of this section.

Close Proximity Views

Existing Landscape and Visual Character

VL's 1 to 4 are all located immediately adjacent to the site and look directly into the site from the surrounding road network of Balemi Road, Lumsden Road and Tahuna Road. VL 1 is located on Balemi Road, at the north western corner of the site, while VL 2 is located opposite 82 Lumsden Road some 300 metres further south. Both of these views represent the views of adjacent properties and road users within the vicinity.

VL 1 looks toward the south east across the site, capturing the gently undulating pastoral land, populated by the occasional farm building, specimen trees and shelter belts. To the east, beyond the trees in the mid distance, the low lying vegetation associated with Lake Rotokawau is visible as a darker thin band, typical of the presentation of the wetland lake edges of the area. The residential development along Lumsden Road to the south is also visible in the mid distance, but largely screened by trees planted within curtilage and along the road side. While a number of low hills are located within the site and limit broader views of the site, portions of the elevated southern boundary can also be seen. In the distance the Taupiri Range forms the backdrop and the skyline of the view, with the occasional mid and fore ground tree planting breaking the skyline.

The view is characterised as a rural landscape, presenting open pastoral land populated with dispersed development and specimen trees. The gently undulating contour, specimen trees and shelter belts constrain expansive low level views, while more distant views of the upper portions of the Taupiri Ranges form the back drop and skyline.

VL 2 is located some 300 meters further south of VL 1 along Lumsden Road and affords a very similar outlook with only a small variation in the ratio of elements within the view. The greater proximity to the residential development increases the relative presence of development, while the elevated southern boundary topography is more noticeable as a result of the visible rise of the southern portion of Lumsden Road. The view remains of predominantly rural landscape character with a residential accent provided by the existing residential and lifestyle properties along Lumsden Road.

VLs 3 and 4 are located on Tahuna Road, which forms the southern boundary of the site. Both are oriented east north-east toward the site and are located within 10 metres of the site boundary. VL 3 is positioned

some 300 metres east of the Lumsden Tahuna Road Roundabout, while VL 4 is a further 1500m east. These VLs are slightly raised relative to the site as Tahuna Road traverses a series of low hills. The slight elevation affords a more expansive view but the general components remain the same; a gently undulating pastoral landscape populated by scattered specimen trees and shelter belts. The presence of farm buildings and residences are less frequent compared to VLs 1 and 2. The Taupiri range is still visible in the background and forms the back drop in the view.

From VL 3, a darker thin band of low lying vegetation associated with Lake Rotokawau in the mid distance can be made out beyond specimen trees and undulating land form. VL 4 however provides a much clearer view of the low lying wetland vegetation being in closer proximity (approx. 300m) to the wetland edge. This alters the ratio of elements within the view, reducing the extent of pasture which is replaced by wetland vegetation associated with Lake Rotokawau. Buildings, structures and specimen trees are largely absent from the view attained from this VL. Overall this shifts the character of the view from VL 4 from rural to rural/natural character, whereby indigenous vegetation forms a significant component of the view.

Potential Change to Landscape Character and Visual Amenity

With the introduction of the proposed development the character of VLs 1-4 are expected to alter significantly, shifting from rural character to an urban character with an industrial component.

VL 1 sits immediately to the north of the proposed bend introduced into Lumsden Road. The bend in the road will be clearly visible as a distinct deviation in the road alignment, emphasised in part by the proposed rail crossing. From this location the large warehouse building located at the north western extent of the site will be visible in the mid foreground through the fore ground band of amenity planting along Lumsden Road. Although partially screened, the building will still be readily discernible due to its significant size, and in some cases extending above the amenity planting in the foreground. Due to its proximity to the VL its roofline will form a large portion of the skyline. Any containers or rolling stock located within the northern hardstand area are also likely to be visible from this VL. This building will obstruct views of other components of the development beyond it.

Further south, the other buildings that address Lumsden Road will be either screened by the primary industrial building in the foreground, or where visible there western facades will be glimpsed obliquely through the band of amenity planting. As a consequence of the non-parallel alignment of Lumsden Road to the industrial buildings orientation, the diminishing effect of perspective will be partially offset resulting in more of the southerly buildings being seen than would otherwise be expected.

Looking eastward, save for a view of the northern extent of the northern arm of '*Central Park'* parkland, just beyond the north eastern corner of the large warehouse, the balance of the development will be obscured.

VL 2 is located on Lumsden Road approximately perpendicular to the south western corner of the large warehouse. This view captures the relationship between the proposed development and the existing residential and lifestyle properties. While the proposed mitigation planting, once established, will afford screening from these properties, development will be visible and views obtained from the existing houses will be sensitive to the elevations of the large manufacturing/industrial buildings that address Lumsden Road with regard their relative height and extent. Provisions are proposed to introduce a 15 metre setback and a restrictive recession plane along this boundary to control the location and height of buildings along this elevation to limit their visual presence relative to the residential properties. (Refer *Development Integration, page22)*

This view will look through the tree lined avenue which runs perpendicular to Lumsden Road to capture the existing lifestyle blocks. Immediately beyond these life style blocks, seen amid layers of boundary and amenity planting, three commercial buildings of differing sizes will be partially visible but clearly discernible. Between the gaps created by these buildings portions of other commercial buildings and amenity and street trees plantings will be visible. Glimpses of the Taupiri Ranges will also be obtained between and above the mid ground commercial building roof lines.

VL 3 looks north east from Tahuna Road. It will capture the southern aspect of the Industrial *Manufacturing Area* which has a service centre bulk retail focus. The buildings in this area will be of medium scale, present some active frontage and typically be surrounded by extensive car parking areas punctuated by amenity planting. Views between these buildings will be limited due to the change in street grid orientation associated with Tahuna Road, effectively terminated by the buildings beyond. More directly east along the Tahuna Road alignment, beyond the bulk retail buildings, glimpsed views will be obtained of a small portion of the residential area, containing detached and attached housing seen within street trees and amenity planting.

VL 4 also looks north east. It captures the eastern most extent of the *Residential Area* presenting a narrow band of attached and detached housing set within tree lined street grid layout, back dropped by the *Wilderness Park*. This portion of the park contains a swathe of ecological and restoration planting which will appear as an extension of the existing wetland planting associated with the *Lake Rotokawau*. The eastern most extent of the site contains the orchard development with processing shed partially visible within the trees.

Overall these close proximity views of the proposed development will shift the character of the view, expressing a high level of intensification that is of *industrial/ manufacturing urban* character. In the case of VL 4, the transition is to an *urban residential character.* VL 4 differs however in that it also retains the ecological character of the existing view associated with the *Lake Rotokawau wetland vegetation*, and enhances it through the additional of ecological restoration planting. As result VL4 expresses a combination of urban/ecological character.

More Distant Views

Existing Landscape and Visual Character

VL's 5 to 8 are all located in excess of 1 kilometre from the site on Tahuna Road, Waikare Road and Lumsden Road respectively. These views represent the views from properties and road users within the wider catchment and are of a rural pastoral character (VL 5, 6 and 8) or scenic character (VL7).

These views identify the rapid increase of VAC over a comparatively short distance provided by the wider receiving environment as a result of the extent of screening by landform and surrounding vegetation. Consequently none of these VLs provides visibility of the site, or the extent of site development that will be visible will form such a small component of the overall view that it is not considered to have a significant effect.

VL 5 is located 3.3 kilometres east of the site and looks north toward *Lake Waikare.* This VL captures the undulating pastoral character of the landscape which provides contained discrete vistas. It offers no view of the subject site with the undulating topography blocking views. VL 6 is located some 5.6 kilometres east of the site and looks west toward the site across Lake Waikare providing a scenic setting. In this instance although slightly elevated, distance, topography and intervening vegetation along the shores of Lake Waikare and Lake Rotokawau obscure views of the site.

VL7 and VL8 are a return to views along Lumsden Road and the associated rural setting of pasture, specimen trees, remnant shelter belts, hedge rows and farm buildings within the area. The two views differ mainly in respect to distance from the site with VL 7 located some 2.25 kilometres north of the site and VL 8 some 1.75 kilometres from the site. In both instances topography and existing vegetation largely screen views of the site such that the proposed development would not be clearly visible from these locations.

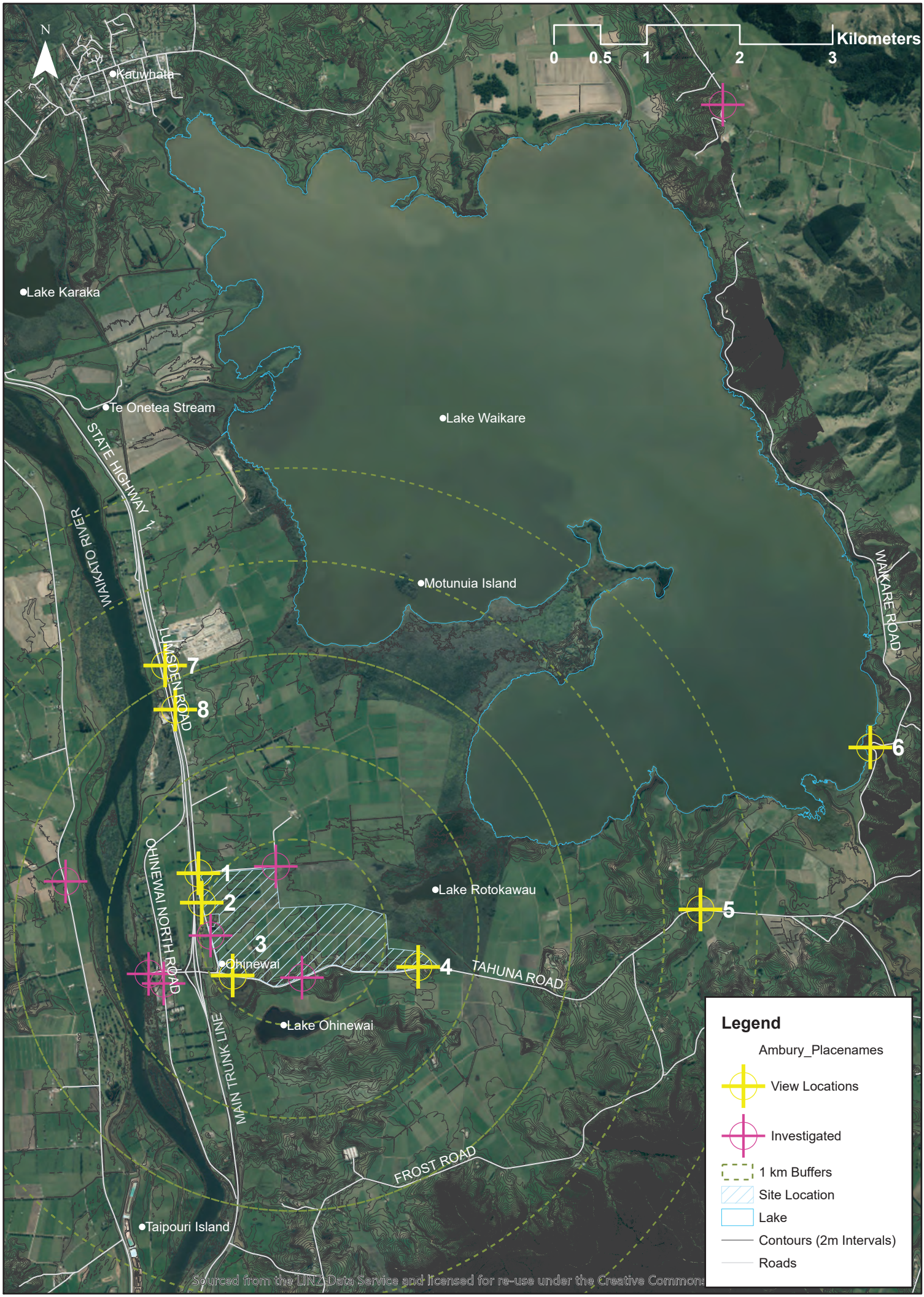
Potential Change to Landscape Character and Visual Amenity

From these more distant VLs, the rural character of the area remains unaffected as the site and proposed development do not impinge on the view. When transitioning closer to the site however, the development will become visible and introduce a distinctly different character to that of the surrounding environment. The rural character will be influenced by the visibility and presence of the urban industrial character.

Effect Ratings

From VLs 1- 4, being at close proximity, the proposed development is anticipated to have a *high effect* on the characteristics of the receiving environment, while the more distant VLs of 5-8 are considered *very low to negligible*. The effect is anticipated to begin to occur approximately one kilometre from the site, and increase until reaching the level of effect attained at VL 1-4, as the urban development is not only visible but exerts an influence on the character of the land beyond the physical boundaries of a site in terms of traffic movement, activities and reverse sensitivities.

These ratings are based on the effect the proposed development will have on the existing zoned rural environment and therefore considered against the maintenance of rural environment characteristics such as relative absence of buildings and maintenance of open space. A change in the underlying zoning of the environment does not alter the effects of the development, but rather alters the factors against which those effects are evaluated. Based on a successful proposed rezoning altering the underlying zoning of the receiving environment to that of a mixed use environment, in conjunction with appropriate mitigation then the rating of the effects would reduce to an acceptable level and reflect a greater coherence with the anticipated character of the underlying zone. While the establishment of the mitigation within the landscape buffer will substantially reduce the effects of the proposal on visual amenity from most surrounding locations, the effects on the adjacent residential properties may be higher. The effects on these properties should be considered within the detailed mitigation design associated with any future consent application.



AMBURY PROPERTIES LTD. OHINEWAI

VIEW LOCATION PLAN

SCALE 1:50,000 AT A4 . JULY 2019 . MAP NO-1 REV-1

Visual Obstruction, Intrusion and Amenity Values

The development has also been assessed in terms of its potential to result in either obstructive and/or intrusive effects on landscape amenity.

Visual intrusion occurs when a pre-existing view of the landscape is encroached upon adversely by a new element, which is of poorer visual quality, or gives rise to degraded visual amenity value. Conversely, visual obstruction results from such a development blocking and preventing visibility of any pre-existing view. These may affect existing landscape and visual amenity.

Given that the development is of a significant scale within the existing environment a degree of intrusion and obstruction may be expected. In this instance, however, due to undulating topography around the site and the proximity and nature of the outstanding natural features (ONF's) (*Lake Waikare* and the *Waikato River*; being low lying and somewhat entrenched within the landscape), the effect of visual obstruction and intrusion on these features is negligible.

With respect to the *Waikato River*, the spatial separation, in conjunction with the topographical and vegetative screening between the site and the landscape feature provide no inter-visibility, as result the development will not obstruct or intrude into views of the river. Intervening features include the existing corridor of disturbance generated by the transport corridor containing SH1, the elevated overpass components of the Ohinewai interchange and the NIMT. In addition the general topography between the site and the river trench some 800 metres to the west, contains a series of natural shallow river terraces stepping down to the river, and an artificial stop bank. This area also contains by several tiers of planting. These screening elements, in combination with the spatial separation, prevent the development from being seen from the river and conversely the development will not block or intrude into views of the river.

With regard to the *Lake Waikare ONF,* the development will obstruct a limited portion of views of the vegetation within the ONF. More specifically the views affected are small portion related to *Lake Rotokawau* from areas of the road network that are adjacent to the development; specifically the southern extent of Lumsden road, (approx. 1 kilometre) and portions of the western extent of Tahuna Road (approx. 2 kilometres).

It is considered however that although the location of Lake Rotokawau can be inferred by the visibility of this portion of vegetation, the vegetation itself is not a highly valued scenic aspect of the ONL itself. The affected views are not considered to be highly significant as they do not enable an appreciation of the landscape feature itself nor the formative processes that cause it, but rather obstruct a small visible component of an aspect of the wider feature. The affected portion, low lying vegetation, is considered to have greater ecological than visual amenity value, which will be enhanced by restoration planting within the *Wilderness Park* area as part of the development. In addition the pathways proposed for the rezoning area will link with and enhance opportunities to view the *Lake Rotokawau Area*

Beyond this area, the development is likely to intrude into broader vistas capturing the vegetated margins of *Lake Rotokawau* and *Lake Waikare.* It is estimated that this is likely to occur for approximately a kilometres beyond the development to the north and north-west. This is considered an intrusion as the existing landscape is of rural character with a modest degree of buildings within the area. The development will introduce a localised concentration of buildings resulting in a change in landscape character transitioning from rural to urban.

ANALYSIS OF LANDSCAPE EFFECTS

In order to understand how the proposal will affect amenity values derived from existing landscape character, it is necessary to identify the attributes of the key landscape elements that influence the character of the site and its surroundings.

Following field investigation of the site and surrounding area it was determined that the key attributes of the existing landscape, which contribute to the landscape character and amenity of the site and its immediate surroundings include the following:

a. The rural pastoral landscape.
b. Established shelter rows and specimen tree planting.
c. Low levels of built development, often in the form small clusters of rural buildings, set within a pastoral landscape.
d. Low lying undulating hills
e. The settlement of Ohinewai
f. Lakes and wetlands including *Lake Rotokawau* and *Lake Waikare*
g. The *Waikato River*
h. The *Taupiri Range*.

Due to the relatively contained nature of the development proposed in the masterplan, it is not considered that the development will detract significantly from the existing amenity derived from the wider rural landscape patterns or the outstanding natural landscape features. The development will introduce an increased intensity of development associated with the Ohinewai settlement in relatively close proximity to two outstanding natural landscape features; the Waikato River and Lake Waikare. (It is noted that the portion of Waikato River proximal to the proposed rezoning area development is identified as an amenity landscape under the Proposed Waikato District Plan (PWDP)). In this instance due to the presence of existing land uses; the transport corridor and Ohinewai settlement, spatial separation between the proposal and the ONFs, and the functional and ecological buffer contained within the development itself; the Wilderness Park development, it is considered that the development will not have a negative effect on the amenity values of these features but may include some minor enhancement. The development will be seen as an extension of the Ohinewai settlement and a coherent extension of the existing transport linkages.

While the proposed rezoning area is considered well positioned within the landscape context, likely subsequent development will alter the existing landscape pattern, introducing earthworks, infrastructure development and buildings over an extent and to a degree that are not present within the receiving environment, which will substantially alter the character of the site. As a consequence, development will have an effect on attributes of the surrounding landscape character and associated rural amenity values. The level of effect is proximity based as the landscape itself is relatively compartmentalised due to the undulating topography and the variety of land uses in the area (Wetland Reserve, Transport Corridor, Residential Development, commercial development and pastoral land).

It is considered that the visual mitigation planting, landscape buffers, open space, wetland and restoration planting areas proposed, and forming part of the *Overall Master Plan* in support of the proposed rezoning, would generally mitigate the effects on landscape character and visual amenity to an acceptable level.

RELEVANT PLANNING MATTERS

Existing Planning Context

Only the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters have been considered.

Resource Management Act 1991

The development must meet the requirements of this Act, and it is therefore important that the assessment of visual, landscape and amenity effects addresses the requirements of Part 2, of the Act. In particular:

6 Matters of national importance
(a) 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:
(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

7 Other matters
(c) the maintenance and enhancement of amenity values:

With regard to section 6 (a) and (b), the application site is not contained within an identified outstanding natural features or landscape, but does contain a small portion of the vegetation fringe of the *Lake Waikare* area and is within the broad proximity to the *Waikato River* (Outstanding Natural Features and Landscapes under the OWDP. Under the PWDP *Lake Waikare*, including *Lake Rotokawau*, is identified as an outstanding landscape feature, while the extent of the *Waikato River* proximal to the rezoning area, is identified as a *Significant Amenity Landscape*).

As addressed in the visual effects section of this report, it is considered that the proposed development will not significantly intrude or obscure views of these features from surrounding public locations, nor will it have a negative effect on the amenity values of these features. The combination of the undulating topography and distance to the site, means that the *Waikato River* feature will not be affected by the rezoning. While the proposed rezoning site is at closer proximity to *Lake Waikare* feature, it is considered that the *Wetland Park open* space component, contained in the illustrative plan and forming part of rezoning area, provides sufficient spatial separation from the built component of the development while the extent of restoration planting would result in enhancement of the amenity of *Lake Rotokawau* surrounding vegetation(part of the *Lake Waikare* ONF). The proposed rezoning is therefore considered consistent with the requirements of section 6 (a) and (b) of the RMA.

With regard to section 7(c), the adverse effects of the development on existing visual amenity values will range between *negligible* and *high,* as the development will alter the landscape and amenity characteristics of the receiving environment. This evaluation under section 7(c), is made on the basis of existing visual amenity values of a rural environment. Based on a successful rezoning application, altering the underlying zoning of the receiving environment to that of a mixed use environment and including the proposed provisions, the ratings of the effects are anticipated to reduce to a level that is coherent with the anticipated character of the site. While existing *rural amenity* will be lost, amenity will be maintained and enhanced by the implementation of the open space and restoration planting that forms part of the Wetland and Central Park, and buffer planting shown on the *Illustrative Plan* in support of the *Zoning and Framework Plans*. The proposed development is considered consistent with section 7(c).

DEVELOPMENT INTEGRATION

When considered in the context of the proposed rezoning and Zoning and Framework Plans, a number of factors have been identified that will allow compliant future development to successfully integrate into the receiving environment. These are:

Building Height and Setback Controls

Along the Lumsden Road boundary, the relationship between the height and setback of the proposed buildings should be considered within the context of the height and setback of existing adjacent developments. This is particularly the case where large industrial developments will address residential properties. Consideration should be given to this relationship to ensure that the elevations of larger buildings are sympathetic in scale to their neighbours along this interface. In so far as they are do not appear more than twice their height. Where practical, developments with components with lower height requirements, such as administration, could be located along this frontage.

In order to achieve this result it is recommended that the following provisions are included in the proposed plan provisions:

i. That all buildings along the Lumsden Road frontage of the site are set back a minimum distance of 15 metres from the boundary to allow for *Visual Mitigation Planting* to be established;

ii. That no building shall breach a recession plane set at 30 degrees above the horizontal from a point 2.5 metres above ground level at the Lumsden Road boundary.

iii. That no building shall exceed a maximum height of 17.5 metres.

Visual Mitigation Planting – Lumsden & Balemi Road Frontages

In addition to the building set back and height controls, visual mitigation planting is recommended along Lumsden and Balemi Road. Along the Lumsden Road boundary a 15m wide buffer of *Visual Mitigation Planting* is recommended. The purpose of this buffer is to allow for the establishment of screen planting to reduce the effect of larger structures on the visual amenity of adjacent residential properties. The 15m width is required to ensure that the efficacy of the *Visual Mitigation Planting* is maintained and provides sufficient space to allow replacement plantings to occur overtime without a loss of the screening function.

Along the Balemi Road boundary an 8m wide buffer of *Visual Mitigation Planting* is recommended. The purpose of this buffer is to allow for the establishment of screen planting to reduce the effect of larger structures on the visual amenity from the more distant transport corridor and adjacent properties. The 8m width is considered adequate to provide efficacy of the *Visual Mitigation Planting* is maintained and sufficient space to allow replacement plantings to occur overtime without a loss of the screening function.

In order to achieve this result it is recommended that the following provisions are included in the proposed rezoning:

i. A 15 metre wide band of *Visual Mitigation Planting* shall be established along the Lumsden and an 8 metre wide band of *Visual Mitigation Planting* along the Balemi Road property boundary. Planting shall be capable of substantially screening development along these frontages from view and shall be capable of achieving a minimum 5m height within 5 years.

ii. Where future consent applications are adjacent to the existing residential properties on Lumsden Road, specific consideration of the efficacy of the screening of the detailed mitigation design is required.

iii. The *Visual Mitigation Planting* shall be implemented within 12 months of consent being granted and maintained for the duration of the consented activity.

Landscape Buffer

In addition to the *Visual Mitigation Planting* along Lumsden and Balemi Road, a *Landscape Buffer* is shown for the development. This is formed by an open space setback along Tahuna Road, open space/restoration planting areas along the eastern boundary of Primary Industrial Tenant Lot, and as open space parkland along the northern boundary of the residential area. In conjunction with the broad swathe of the Wilderness Park (containing wetland, restoration and productive plantings), these elements provide a spatial buffer, separating and softening the interface between the built components of the development and the surrounding rural land. (It is assumed that the extent and arrangement of the *Central Park* and *Wilderness Park* as shown on the *Overall Masterplan* are incorporated into the *Zoning and Framework Plans* which support the proposed rezoning). This *Landscape Buffer* assists in both reducing visual presence of the development on the adjacent rural land, and potential sensitivity and reverse sensitivity effects between rural, manufacturing, business and residential activities.

While a 15 m wide buffer is considered appropriate for the industrial and residential zone, a reduced extent of buffer is considered appropriate for the business zone where it addresses Lumsden Road and Tahuna Road. A recommendation is made in respect to the business zone with regard to maintaining a level of separation from the surrounding road network with an appropriate level of visibility for commercial retail activity.

In order to achieve this result, it is recommended that the following provisions are included in the proposed plan provisions:

i. Within the business zone, a minimum 7.5 metre wide *building set back* shall be provided around the Lumsden Road and Tahuna Road frontage of the zone.

ii. *Within the business zone, a minimum 3 metre wide band of amenity planting shall be established along the Lumsden and Tahuna Road frontages, excluding vehicle ingress and egress points.*

iii. Where *Visual Mitigation Planting* is not otherwise required, and excluding the business zone, a 15 metre wide *Landscape Buffer* shall be provided around the periphery of the zone. No buildings shall be located within the *Landscape Buffer.* The *Landscape Buffer* may be used for open space, parkland, restoration planting and/or wetland planting. It may also include shared pathways for the purpose of pedestrian or non-motorised traffic as a part of the overall pathway network.

Within the business zone, in addition to the landscape buffer, consideration should be had in regard to the orientation of building development such that where buildings are not specifically designed to address a road frontage, specific consideration of screening of service yards, loading bays and storage areas from adjacent road frontages, be it through screening structures or vegetation, is considered within the zone provisions.

Additionally consideration of amenity planting along the internal road network in both the industrial and commercial zone should be considered. It is recommended that a minimum 3 metres wide amenity planting band extends along the road frontage of all manufacturing and business developments, excluding vehicle ingress and egress points.

CONCLUSIONS

Preliminary analysis of the proposed development within the context of the characteristics of the wider landscape, the view locations identified and the proposed re-zoning, found that:

a. Site inspection, in combination with ZTV analysis, identified that the proposed rezoning area is contained within a limited (publicly accessible) viewing catchment as a result of the low hills and vegetation that populate the area. With the exception of the neighbouring residential properties and a portion of the transport corridor containing SH1 and the NIMTL, views of the site from surrounding locations are either partially or fully obscured by topography and/or existing vegetation, including the reserve planting associated with Lake Waikare.

b. The proposed rezoning area's ability to visually absorb the type of development expected ranges from *good* to *poor* (using a 5 step scale ranging from very poor to very good). *Good* ratings are attributed to the wider environment site where existing vegetation and land form will largely screen the site from view. *Poor* ratings occur where clear views of the site will be afforded from close proximity view locations and the development of the site will be seen in contrast to the neighbouring open pastoral landscape character.

c. Within the context of the underlying rural zone, against which effects on rural character and amenity derived from rural vistas are assessed, the proposed development is likely to result in a *high effect* on the rural character of the receiving environment from nearby locations (VLs 1- 4). From more distant locations (VLs 5-8), the effects are likely to be *very low to negligible*. The level of effect is anticipated to diminish over a distance of approximately one kilometre from the site, associated with the reduction in the visibility and influence of the urban character of the development in terms of traffic movement, activities and reverse sensitivities. When considered within the context of the proposed zone, it is anticipated that a complying development would result in an acceptable level of effect on landscape and visual amenity.

d. The proposed rezoning area is in proximity to two identified *outstanding natural features (Lake Waikare* and the *Waikato River)*. With respect to the Waikato River, the combination of the undulating topography around the site and the distance to the features means that it will not be affected by the rezoning. With respect to *Lake Waikare,* the area of the *Wetland Park* including restoration planting forms preserves and enhances the Lake Edge*. The Wetland Park* is included on the *Illustrative plan* which supports the *Zoning and Framework Plans*.

e. Due to the presence of existing land use patterns within the wider area; the transport corridor, the Ohinewai settlement and the ONFs; the development will be seen as an extension of the Ohinewai settlement, an increased intensity of development which forms a coherent extension of the existing transport linkages and integrates with the surrounding landscape through the functional and ecological buffer contained within the development itself. While the proposed rezoning area is considered well positioned within the landscape context, subsequent development will alter the existing landscape pattern, introducing earthworks, infrastructure development and buildings over an extent and to a degree that are not present within the receiving environment. When considered within the context of the proposed zone, it is anticipated that a complying development with appropriate mitigation would result in an acceptable level of effect on landscape amenity.

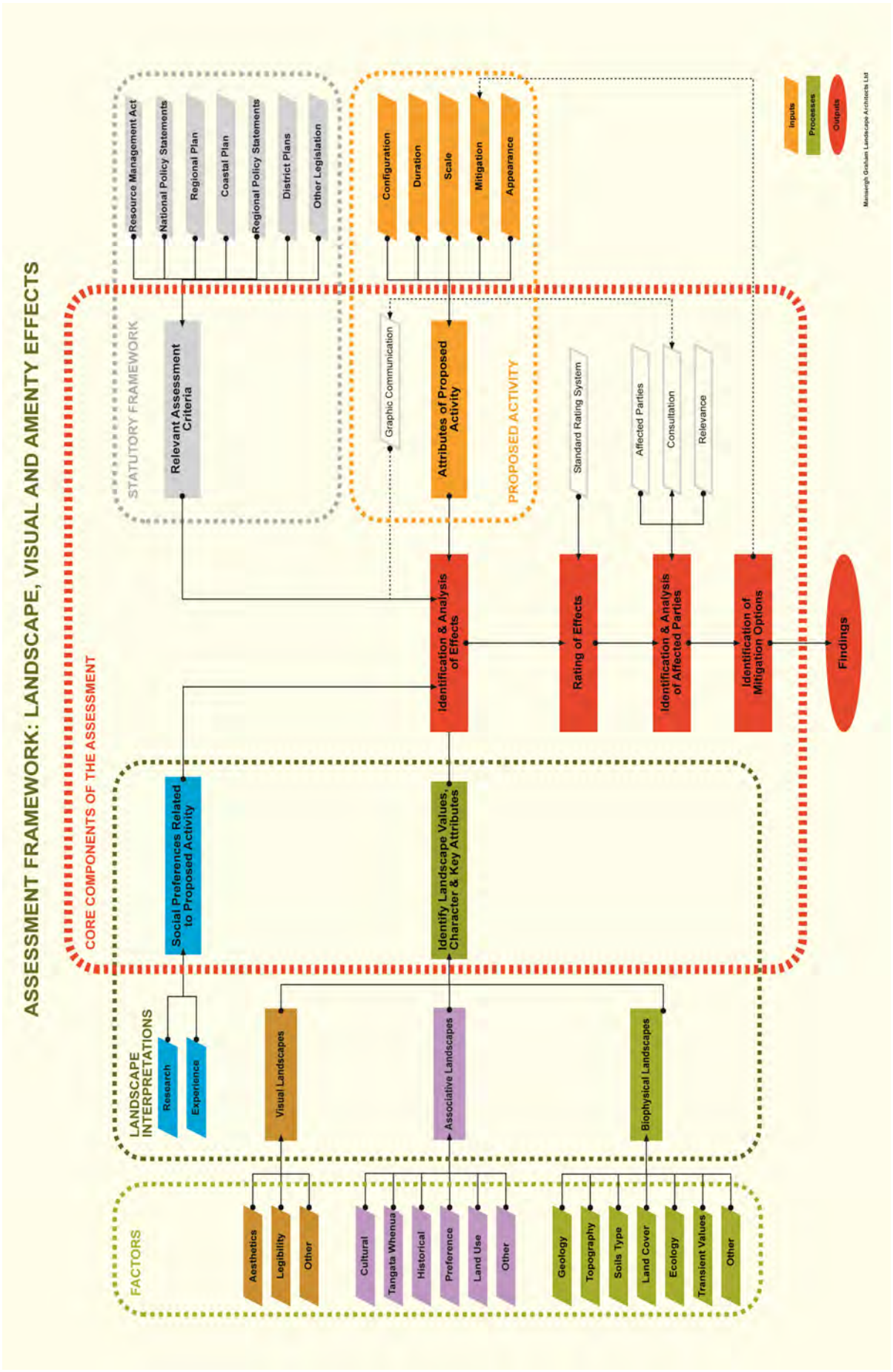
f. While the proposed subsequent development is considered appropriately configured from a landscape and urban design perspective, mitigation is required to reduce the effects on landscape and visual amenity to acceptable levels. These include recommendations that pertain to Building Height and Setback, Recession Planes, Visual Mitigation Planting, amenity planting and the Landscape Buffer. (Refer *Development Integration* page 25). While the establishment of the mitigation within the landscape buffer will substantially reduce the effects of the proposal on visual amenity from most surrounding locations, the effects on the adjacent residential properties may be higher. The effects on these properties should be considered within the detailed mitigation design associated with any

future consent application. It is recommended that should the proposed rezoning application be successful these provisions would form part of that decision.

g. It was found that the proposed rezoning was consistent with the requirements of section 6 (a) and (b) of the RMA, as although the application site does include a minor portion of an identified outstanding natural feature, the development includes significant areas of restorative planting that will buffer the feature (Lake Waikare), while resulting in enhancement to its fringes. Also while future development would be in proximity to the Waikato River it is not considered to have any adverse effect on the amenity values of this feature as the combination of the undulating topography and the distance from the site means that it will not be affected by the rezoning.

h. Within the context of the underlying *Rural Zone*, the overall adverse effects of the potential future development within the proposed rezoning area on existing visual amenity values were found to range between negligible and high. As a result, the effects on landscape and visual amenity s7(c) effects will be more than minor from surrounding viewer locations. It is considered however that with appropriate mitigation requirements, including the visual mitigation planting, landscape buffers, open space, wetland and restoration planting areas proposed, and forming part of the Overall Master Plan in support of the proposed rezoning, and including the proposed provisions built into the planning provisions of the proposed zone, the effect on landscape character and visual amenity can be mitigated to an acceptable level.

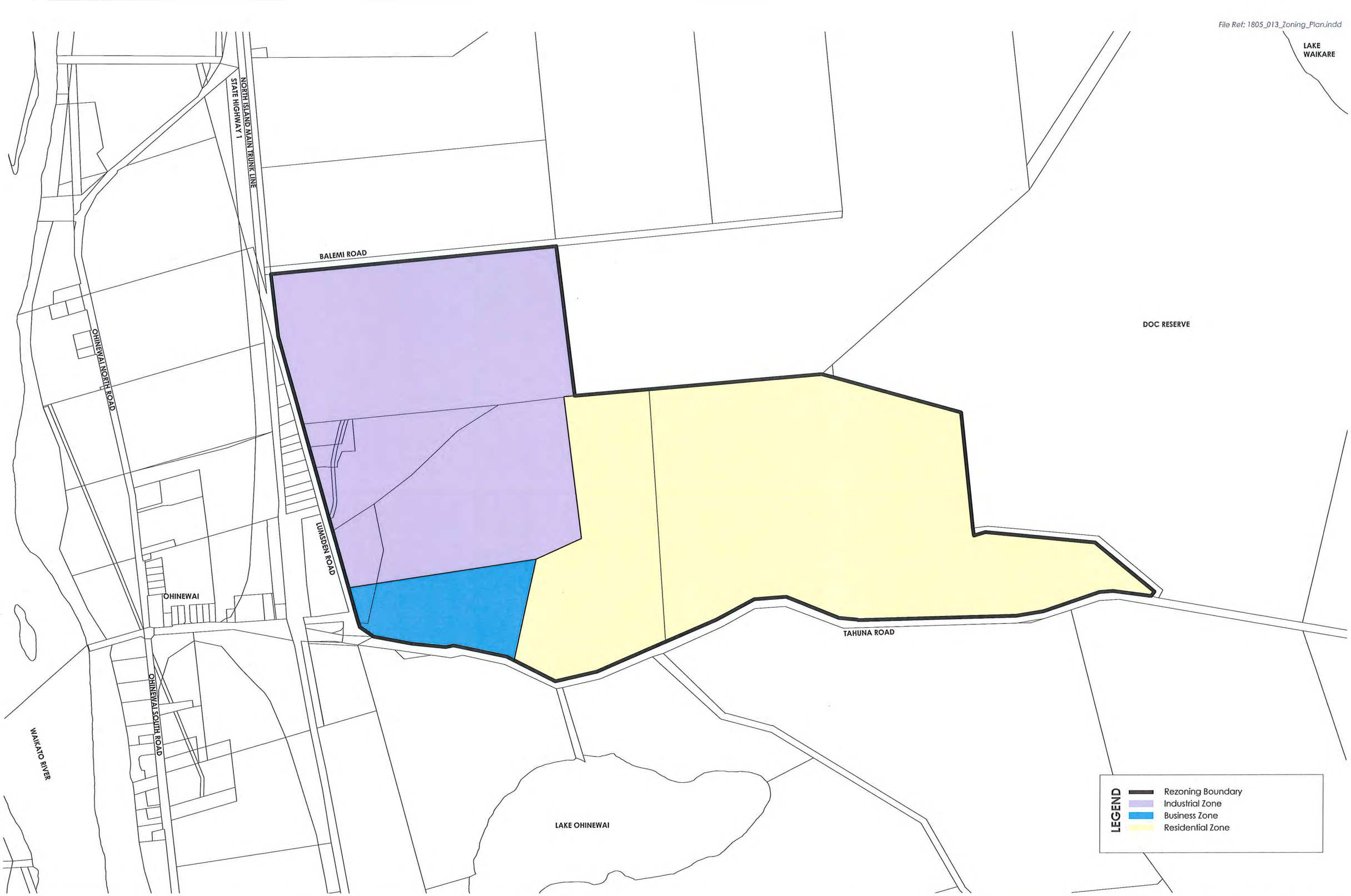
APPENDIX ONE: METHODOLOGICAL FLOW CHART



APPENDIX TWO: ZONING AND FRAMEWORK PLANS

Zoning Plan (Rev C)
Framework Plan (Rev C)
Illustrative Masterplan (Rev K)

File Ref: 1805_013_Zoning_Plan.indd



N

0 300m

1:10,000 @ A3

SLEEPYHEAD ESTATE

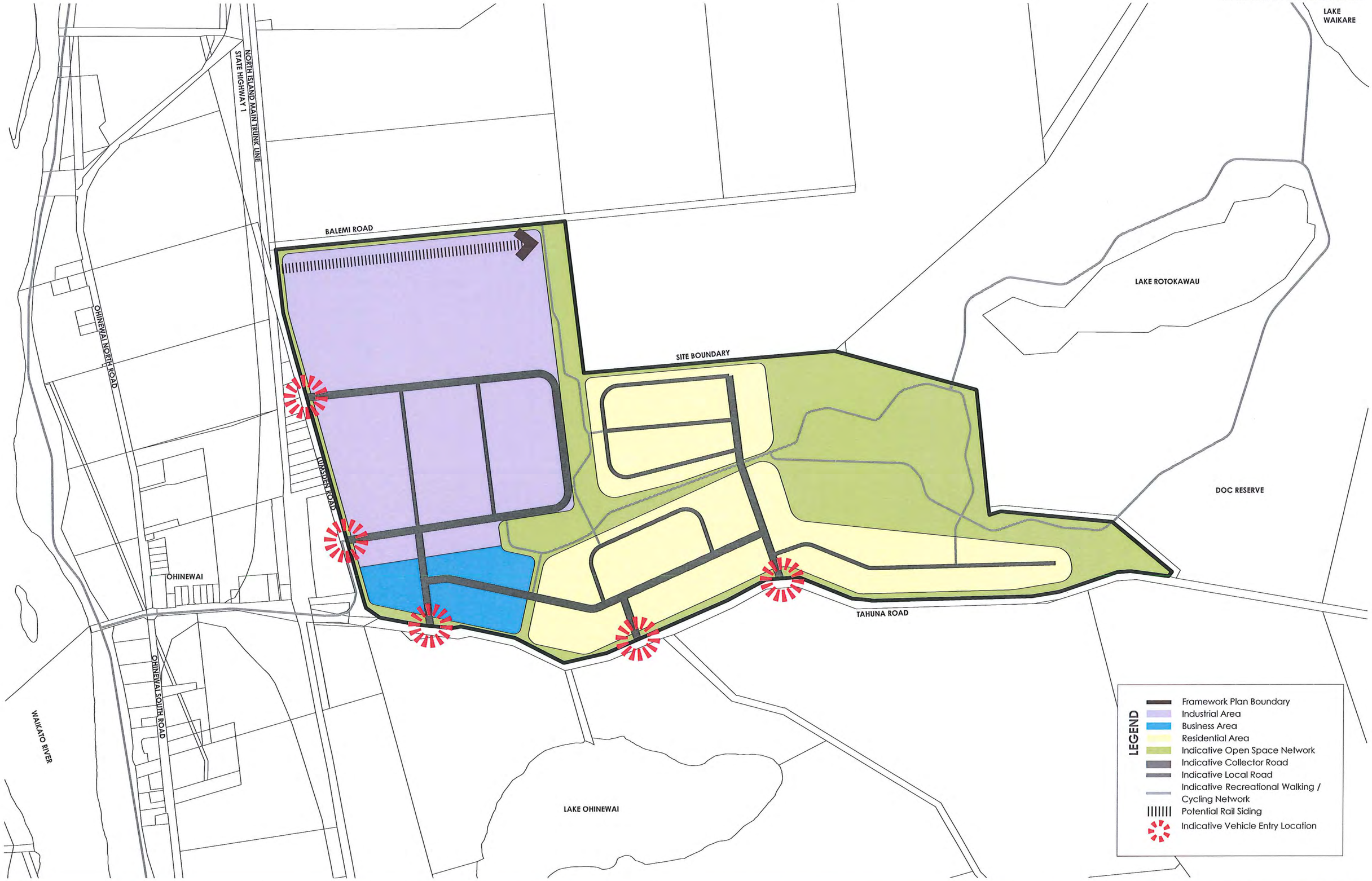
Zoning Plan

Date: 08 July 2019 | Revision C

Drawing Number: 1805_013

Plan prepared by Adapt Studio Ltd

File Ref: 1805_012_Framework_Plan.indd



N

0 300m

1:10,000 @ A3

SLEEPYHEAD ESTATE

Framework Plan

Date: 10 July 2019 | Revision C

Drawing Number: 1805_012

Plan prepared by Adapt Studio Ltd

1. REALIGNED LUMSDEN / BALEMI ROADS SO SIDING CROSSES AT 90 DEGREES
2. CARGO / FREIGHT STORAGE AREA
3. PRIMARY INDUSTRIAL TENANT WITH DIRECT ACCESS TO RAIL SIDING, OFFICE AND CAR PARKING
4. ACCESS TO RAIL SIDING AND FACTORY SITE
5. LIFESTYLE LOTS TO REMAIN
6. MAIN LIGHT INDUSTRIAL AREA
7. SHARED PATH CONNECTION TO EXISTING OHINEWAI, PRIMARY SCHOOL AND WAIKATO RIVER
8. SERVICE CENTRE WITH TRUCK STOP AND CONVENIENCE RETAIL
9. EMERGENCY SERVICE BUILDINGS AND BUS DEPOT
10. FACTORY OUTLET STORES
11. POTENTIAL FUTURE ROAD ACCESS IF ADJOINING FARM IS DEVELOPED
12. COMMUNITY FACILITY / HALL / COMMUNITY HUB
13. COMMUNITY CORNER SHOP
14. SPORTS FIELDS
15. MARKET GARDEN AND PROCESSING AREA / CAFE
16. SHARED PATH CONNECTIONS INTO DOC RESERVE
17. ORCHARD / BEE HIVES AND PROCESSING AREA
18. FULL THREE WAY INTERSECTION. DESIGN TBC
19. LEFT IN / LEFT OUT INTERSECTION. DESIGN TBC
20. REINSTATEMENT OF HISTORIC TRAIN STATION AND POSSIBLE SERVICE TO AUCKLAND / HAMILTON
21. UTILITIES AREA
22 POTENTIAL TRANSFORMER STATION LOCATION
23. OPPORTUNITY FOR MANA WHENUA GATEWAY POU OR ARTWORK

N

0 250m

1:7,500 @ A3

OHINEWAI STRUCTURE PLAN

Illustrative Masterplan

Date: 22 November 2019 | Revision K

Drawing Number: 1805_018

Plan prepared by Adapt Studio Ltd for Gaze Property Solutions

APPENDIX THREE: VIEW LOCATION IMAGES

View Location Data

NZTM Easting:	1791056.5
NZTM Northing:	5849682.9
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

VL 1 - Photograph From Balemi Road (looking south towards the site)

Ambury Properties Development, Ohinewai - July 2019. RD

View Location Data

NZTM Easting:	1793423.4
NZTM Northing:	5848674.0
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

VL 2 - Photograph from Lumsden Road (looking south-east towards the site)

Ambury Properties Development, Ohinewai - July 2019. RD

mansergh graham LANDSCAPE ARCHITECTS

View Location Data

NZTM Easting:	1796463.0
NZTM Northing:	5849292.9
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

VL 3 - Photograph from Tahuna Road (looking east towards the site)

Ambury Properties Development, Ohinewai - July 2019. RD

mansergh graham LANDSCAPE ARCHITECTS

View Location Data

NZTM Easting:	1798291.8
NZTM Northing:	5851037.3
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

VL 4 - Photograph from Tahuna Road (looking north-east towards the site)

Ambury Properties Development, Ohinewai - July 2019. RD

View Location Data

NZTM Easting:	1790698.4
NZTM Northing:	5851919.8
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

VL 5 - Photograph From Tahuna Road (looking north-east)

Ambury Properties Development, Ohinewai - July 2019. RD

mansergh graham
LANDSCAPE ARCHITECTS

View Location Data

NZTM Easting:	1790980.5
NZTM Northing:	5850419.5
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

View Location Data

NZTM Easting:	1791092.5
NZTM Northing:	5849366.2
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

VL 7 - Photograph from Lumsden Road (looking south towards the site)

Ambury Properties Development, Ohinewai - July 2019. R0

mansergh graham LANDSCAPE ARCHITECTS

View Location Data

NZTM Easting:	1791425.7
NZTM Northing:	5848581.7
Focal length:	50mm
Photographer:	M. Graham
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	18th June 2019

APPENDIX FOUR: VISUAL ABSORPTION CAPABILITY RATINGS

Visual Absorption Capability Definition Ratings	
VAC Rating	**Use**
Very Good	The type of proposed development expected/activity would be completely screened, almost completely screened or completely absorbed by existing landscape features. Any views of the development would be either unidentifiable or at a great distance, and/or; The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity would introduce a visual element into the landscape or view which may be viewed very frequently or continuously in that or similar landscape types.
Good	The type of proposed development expected/activity would be mostly screened or visually absorbed by existing landscape features, but still be identifiable. The development/activity may act as a tertiary focal attraction within the landscape or view in which it is seen, and/or; The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity may introduce a visual element into the landscape or view which may be viewed frequently in that or similar landscape types.
Neutral	The type of proposed development expected/activity would neither be screened nor become a visual intrusion or focal attraction within the landscape or view in which it is seen. The type of proposed development expected/activity may act as a minor focal attraction from some locations, and/or; The development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity would introduce a visual element into the landscape or view which may be viewed occasionally in that or similar landscape types.
Poor	The type of proposed development expected/activity would be clearly visible but would not act as a primary focal attraction, and/or; It would be expected that the type of proposed development expected/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity may introduce a new visual element into the landscape or view. The development/activity may be viewed infrequently in that or similar landscape types.
Very Poor	The type of proposed development expected/activity will be highly visible and may act as a primary focal attraction or feature. It would also be expected that the type of proposed development expected/activity will significantly alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity will introduce a new visual element into the landscape or view, which will be significantly different in appearance, or scale from the landscape elements surrounding it, and/or; The development/activity would be found very rarely in that or similar landscape types.

APPENDIX FIVE: LANDSCAPE AND VISUAL AMENITY EFFECT – RATING SYSTEM

LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM	
Effects Rating	**Use and Definition**
Extreme	*Use* The development/activity would: a. Result in an extreme change on the characteristics or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have an extreme effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Extreme: adjective 1 utmost. 2 reaching a high or the highest degree.
Very High	*Use* The development/activity would: c. Have a very high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or d. Have a very high level effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.
High	*Use* The development/activity would: e. Have a high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or f. Have a high level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.
Moderate	*Use* The development/activity would: g. Have a moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or h. Have a moderate level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Moderate: adjective 1 average in amount, intensity, or degree.
"Minor" Threshold Under the RMA. Ratings above this threshold are "More than Minor". Ratings below this threshold are "Less than Minor". Low-Moderate ratings are "Minor".	
Low	*Use* The development/activity would: i. Have an low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or j. Have a low level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.
Very Low	*Use* The development/activity would: k. Have an very low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or l. Have a very low level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.
Negligible	*Use* The development/activity would: m. Have an negligible effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or n. Have a negligible effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Negligible: adjective that need not be considered.
Detectable Effect Threshold	
No Effect	The development/activity would have no effect on the receiving environment.
Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).	