

Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

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

IN THE MATTER OF hearing submissions and further submissions on the Proposed
Waikato District Plan (Stage 1):

Topic 25 – Zone Extents

**PRIMARY EVIDENCE OF ROBERT JAMES PRYOR
ON BEHALF OF HAVELOCK VILLAGE LIMITED
(LANDSCAPE AND VISUAL)**

17 February 2021

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1. SUMMARY OF EVIDENCE

- 1.1 My full name is Robert James Pryor. I am a registered landscape architect.
- 1.2 I am providing landscape and visual amenity evidence in relation to the proposed rezoning sought by Havelock Village Ltd (“**HVL**”)¹ of the land at 5 Yashili Drive, 88 Bluff Road, 242 (in part) and 278 Bluff Road, Pokeno (“the **Site**”).
- 1.3 Development enabled by the proposed rezoning and urbanisation of the Site will significantly change its current open rural landscape character. The development will result in a significant visual change from the current open and undeveloped state of the land, to one with built characteristics, particularly for some of the Site’s immediate neighbours.
- 1.4 The Site is part of a highly modified rural environment, adjacent to the Pokeno urban settlement and industrial activity area. The Site and surrounding landscape therefore has the capacity to visually absorb the landscape and visual effects of development enabled by the proposed rezoning.
- 1.5 The proposed urbanisation of the land will inevitably result in the transformation of the Site from a fringe rural area to a mixed density urban residential area associated with ‘Transmission Hill’ and a lower density rural lifestyle area associated with the Havelock ‘Rural Lifestyle’ Zone. This will have implications on the surrounding rural land, with the urban development impacting on the rural qualities of these areas.
- 1.6 Development enabled by the rezoning of Transmission Hill will be highly visible from various locations in the surrounding rural environment due to its location straddling the ridge. Development enabled within the Rural Lifestyle Zone will have a restricted visual catchment due to the landform characteristics and limited visibility. The surrounding landscape is of a scale that is capable of accommodating development as enabled by the proposed rezoning. The Site is located within a highly modified semi-rural environment on the periphery of intensive residential expansion and industrial activities.
- 1.7 The Site is appropriate for the proposed rezoning in that it contains a number of natural landscape elements that will assist in integrating and/or screening future development from the surrounding environment. The containing spurs, intervening landforms and on and off-site vegetation patterns mean that views towards the Site are filtered and

¹ Submitter 862 and further submitter 1291.

screened from a number of public and private viewing locations, particularly to the west.

- 1.8 The Site comprises minimal productive values, and development enabled by the proposed rezoning will not visually compromise any outstanding or significant landscapes and features. The Site and surrounding area, while containing a degree of rural character are not high in landscape quality at a district level. The stands of indigenous vegetation within the Site, including those identified as Significant Natural Areas (“**SNA**”) are to be retained and some are to be enhanced as illustrated on the Havelock Precinct Plan.
- 1.9 The Site and its surrounding rural landscape to the south are not high in natural character. It is a distinctly modified environment through past and present land use including farming, horticulture, market gardening, and rural residential lifestyle activities. Development enabled by the proposed rezoning will not adversely affect the visual amenity values of the Outstanding Natural Feature (“**ONF**”) defined as the ‘Waikato River and Wetlands’ identified in the Proposed Waikato District Plan (“**PWDP**”). The site is also visually and physically separate from the revised Significant Amenity Landscape (“**SAL**”) recommended by the section 42A Report for Topic 21b to be relocated further to the south to align with the Waikato River. The evidence of Dr Bruce Hayward (Geopreservation Society of NZ) for Topic 21b did not identify the Site as an Outstanding Natural Feature or feature of geological significance.
- 1.10 Due of the size and nature of development enabled by the rezoning it is not practical nor considered necessary to screen development or create significant buffers to the adjacent rural areas(I note the proposed buffer provided to the industrial areas which are for non-landscape purposes although as outlined by Mr Munro provide a landscape context to the proposal). Instead, the proposed design approach is to accept the change and develop the Site in accordance with best practice urban design principles to create a quality residential development with a high level of amenity, albeit an urban amenity.
- 1.11 In terms of the landform, while there will be significant future modifications resulting from the construction of roads and the formation of lots, the Precinct Plan (and the supporting Havelock Concept Plan addressed by Mr Munro) has been sensitively designed to maintain the fundamental shape, contour and landscape characteristics of the Site as far as practical. The retention and enhancement of the streams and

watercourses through the Environmental Protection Area provisions of the PWDP² and, in relation to the Rural Lifestyle component, the creation of the extensive areas of open space and indigenous plantings³ would be consistent with the existing rural vegetation patterns and enhance the natural character values of the Site and surrounding area.

1.12 The change from the existing semi-rural character of this landscape to one dominated by the built form of a residential area in the northern part of the Site (Transmission Hill) and rural lifestyle activities in the south will also likely introduce a range of beneficial effects, including:

- (a) Enhancement to the watercourses and streams and riparian margins;
- (b) Enhancement of the steep sloping backdrop to Pokeno (being identified as Environmental Protection Area and the proposed Industry Buffer Area);
- (c) Extensive framework of planting including riparian and specimen trees in streets and open space areas, which will improve the character and amenity as well as enhance habitat values, and break up the contiguous urban expanse increasingly with time and contribute to the wider surrounding area;
- (d) A public hill top park at the top of Transmission Hill; and
- (e) Public access provided for along the green network through pedestrian paths and open space linkages that will create a high amenity interface throughout the area and extending through to Bluff Road and the Waikato River in the south.

1.13 While the Waikato River and adjoining wetlands are high in natural character and landscape values (as recognised in the PWDP as ONF, Significant Natural Area (“SNA”) and SAL) the wider landscape has a good ability to absorb changes within it. Development enabled by the rezoning of the Site will have no direct impact on the natural character of the River. The landscape does not have high aesthetic, heritage or rarity values and is typical of that found within the surrounding rural Waikato environment. In my opinion, the Site does not have high landscape character or rural character values and in my opinion, for the reasons outlined below, development enabled by the proposed rezoning will result in a significant change but not adversely affect the existing amenity values, landscape and visual character of the area.

1.14 The modified rural and pastoral nature of the surrounding environment to the south and adjacent urbanised and industrialised characteristics of the Pokeno environs provides

² Refer Havelock Precinct Plan and maps appended to the evidence of Mr Tollemache and Rules 16.4.16 and 23.4.11 of the PWDP

³ Rule 23.4.11 of the PWDP

the context for which the development is proposed to be located. Development enabled by the proposed rezoning will not be visually obtrusive and no significant views will be lost or interrupted.

- 1.15 While there will be a change in the localised rural character of the Site from that of the current open pastoral slopes and areas of indigenous vegetation, to one with built development and associated infrastructure, the natural character and open space elements will be addressed through the retention of the large area of indigenous bush within the Site, provision of an open space and reserve network with existing and proposed indigenous tree plantings and enhancement of the existing stream and watercourses throughout the Site with indigenous riparian plantings.
- 1.16 The proposed rezoning will have a minimal impact on views to and from key landscape features in the locality. Views from the Waikato River towards the Site will be largely screened by the extensive stands of kahikatea and exotic trees on the riverbanks. Development enabled by the rezoning will not adversely impact upon any of the key landscape elements and patterns in the surrounding area – the existing indigenous bush stands throughout the Site are to be retained as SNA's.
- 1.17 In conclusion, the rezoning of the Site will fulfil the need for a greenfield housing area and provide an opportunity for well-designed and planned urban development as an expansion of Pokeno. In my opinion, development enabled by the proposed rezoning can be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the surrounding rural and urban environment. The Precinct Plan proposes a large area of Environmental Protection Area, which with planting will provide a landscape context appropriate to Transmission Hill for this new neighbourhood of Pokeno. Any potential adverse landscape and visual effects on the environment will be acceptable within the surrounding landscape context.

2. INTRODUCTION

- 2.1 My full name is Robert James Pryor. I have the qualifications and experience set out in my curriculum vitae which is attached as **Appendix 1**.
- 2.2 I hold a Bachelor of Science degree in Psychology from Otago University (1980) and a post-graduate Diploma of Landscape Architecture from Lincoln University (1984). I am an Associate of the New Zealand Institute of Landscape Architects (“**NZILA**”) and have practised as a landscape architect in the following capacities:
- (a) As a landscape architect for Wellington City Council.

- (b) As director of the Wellington consultancy, Bannatyne Pryor Associates.
- (c) As a director of LA4, Landscape Architects, Auckland. I am currently a director of LA4 and have been since 1998.

2.3 I have over 30 years' experience undertaking landscape character, visual and amenity effects assessments for clients in both the public and private sectors on a wide variety of major projects within a range of landscape settings. This includes contexts where the relevant planning framework prioritised retention of existing landscape character and visual amenity, and those where significant change was sought. I specialise in the preparation of landscape character, visual and amenity effects assessments and have undertaken numerous assessments as outlined in my curriculum vitae.

2.4 My previous experience includes the following relevant projects involving rezoning of rural land to residential and business use:

- (a) Rotokauri, Hamilton;
- (b) Auranga, Drury;
- (c) Mangawhai Central;
- (d) Pakinui Rural;
- (e) Conmara Clevedon;
- (f) Kingseat Village;
- (g) Beachlands Village;
- (h) Northridge Estates; and
- (i) Red Hills.

2.5 I have been involved in the rezoning proposal by HVL since September 2018 when I prepared the Assessment of Landscape and Visual Effects for the Havelock Masterplan which was attached to the original submission.

2.6 I last visited the Site in February 2021.

Scope of evidence

- 2.7 My evidence assesses the landscape character and visual amenity effects of the proposed rezoning sought by HVL⁴.
- 2.8 I rely in part on my Assessment of Landscape and Visual Effects that I prepared for the Havelock Masterplan but have updated the assessment and conclusions based on the revised design and new Precinct Plan for Havelock as outlined in the evidence of Messrs Munro and Tollemache.
- 2.9 My evidence relies on and should be read in conjunction with that of:
- (a) Mr Ian Munro (Urban Design); and
 - (b) Mr Graham Ussher (Ecology); and
 - (c) Mr Mark Tollemache (Planning).
- 2.10 My evidence assesses the landscape character and visual amenity effects of the proposed rezoning sought by HVL and contains the following sections:
- (a) Site context and characteristics (Section 3);
 - (b) Key policy matters (Section 4);
 - (c) Relevant parts of the rezoning proposal and approach to urban design (Section 5);
 - (d) Natural character effects of the proposed rezoning (Section 6);
 - (e) Landscape character effects of the proposed rezoning (Section 7);
 - (f) Visual effects of the proposed rezoning (Section 8);
 - (g) Management of effects and achieving outcomes (Section 9); and
 - (h) Conclusions (Section 10).

Code of Conduct

- 2.11 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. I have complied with the Code of Conduct in preparing this statement of evidence and confirm that I will do so in presenting my evidence to the hearing commissioners. Unless I state otherwise, this evidence is within my sphere of

⁴ Submitter 862 and further submitter 1291.

expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

3. SITE CONTEXT AND CHARACTERISTICS

3.1 The Site is located at 88, 242 and 278 Bluff Road and 5 Yashili Drive. It is located immediately south of the Pokeno town and approximately 4.8km east of Tuakau. Bluff Road forms the southern extent of the Site and it abuts Potter Road to the west.

Landform

3.2 The Site has a fairly complex landform due to its size and location straddling the ridge. The northern part of the Site is characterised by the east-west running ridge landform extending to a high point of 123m ASL (where the telecommunication towers are located). The land falls from the ridge to the north fairly steeply to a low point at 50m ASL along the northern boundary.

3.3 The land falls more gently to the northwest down to 70m ASL. A spur extends into the Site in a northeast – southwest orientation from 130m ASL on the southwestern boundary to 80m ASL in the northeast before falling more steeply to the adjacent Industrial Zones. A shallow gully extends between the spur and the main ridge. A secondary spur originates from the high point in a northerly direction down towards the southern extent of Hitchen Road. The water reservoir is located here at 90m ASL.

3.4 To the south of the main ridgeline the land is more convoluted as it falls down towards the Waikato River and the river flats. The land falls gently in a southeast direction to an east-west running spur from 115m ASL in the west to 85m ASL in the east. From here the Site drops steeply in the west in the vegetated slopes and gully to the river flats along the western boundary at 10m ASL. The land is less steep on the eastern part of the Site falling towards Bluff Road to a low point of 15m ASL.

3.5 The southern part of the Site comprises an east-west running spur flanked by two gully systems extending down to the river flats on the adjoining property to the west. The low-lying hills within the Site are part of a chain of steeper hill country that extends for approximately 9km along both the north and south banks of the Waikato River, from near Tuakau in the west to Pokeno in the east.

Vegetation

3.6 Vegetation within the Site comprises pasture, shrubland, a mix of exotic tree species, and mature indigenous forest and scrub (some is identified as SNA in the PWDP and

that within 5 Yashili Drive is proposed by HVL as SNA). The northern part of the Site is predominantly in grazed pasture on the slopes extending down from the ridge. Low barberry shelterbelts form definition within some of the paddocks. A Japanese cedar (*Cryptomeria japonica*) shelterbelt extends along the northern slope from the telecommunication towers. Isolated specimens of mature Puriri (*Vitex lucens*), eucalypt and pine are evident within the paddocks.

- 3.7 An area of indigenous forest and scrub areas is located immediately to the south of the Potter Road paper road. This is contiguous with the stand along the southern side of the formed Potter Road. Species include kahikatea (*Dacrycarpus dacrydioides*), manuka (*Leptospermum scoparium*), kanuka (*Kunzea ericoides*), taraire (*Beilschmiedia taraire*) and tawa (*Beilschmiedia tawa*). Within this indigenous forest and scrub area are areas of tree ferns (*Cyathea medullaris*) and mapou scrub (*Myrsine australis*).
- 3.8 The southern part of the Site which is proposed to be the Rural Lifestyle area, in the vicinity of Bluff Road, is more degraded through past grazing regimes and the steeper gradients throughout the area. Rank pasture is interspersed with pine, eucalypt, Japanese cedar and exotic tree species. A number of areas of pine forestry are located within the 278 Bluff Road property and small areas of indigenous tree species are evident on the southern slopes.
- 3.9 The lower lying land in the south western part of the Site has been extensively grazed by stock. Extensive descriptions of the ecological values of the Site are contained within the evidence of Dr Graham Ussher.

Land use

- 3.10 The Site is accessed from a number of locations including Yashili Drive, Hitchen Road, Bluff Road, Coles Road and Potter Road. Grazing is the predominant land use within the property with several small areas of pine forestry, as yet unharvested.
- 3.11 Several farmhouses are located throughout the Site with the main one accessed off Cole Road. Farm sheds, garages and implement buildings support the farming activities. Three telecommunication towers are located on the ridge (described by Mr Munro as Transmission Hill or Havelock Hill) and accessed from Cole Road.

The wider landscape context

- 3.12 Immediately adjoining land to the northwest comprises land zoned for residential use under the PWDP. The Gateway Business Park extends to the north and north east and is zoned for industrial and heavy industrial activities. This industrial area has a

dominant influence on the area with the Yashili International infant formula manufacturing plant, Synlait Milk manufacturing plant, precast concrete panel manufacturing facility, RV rental storage yard, NZ Pure Water bottling factory, the Hynds Pipes pipe manufacturing plant, and storage facility and yards.

- 3.13 Land to the east is largely grazed and accessed off Bluff Road, with scattered vegetation patterns and pastoral slopes. Rural settlement is located off Bluff Road. The south facing adjoining slopes extending down from Potter Road are densely vegetated in taraire-tawa dominated forest and scrubland.
- 3.14 Pokeno is undergoing rapid transformation and development with intensive urbanisation. The wider surrounding area is dominated by these prevailing characteristics with established recent residential development to the north and north west and earthworks activities in the surrounding area forming roads and building platforms for urban expansion.
- 3.15 Rural zoned land is located to the west of the Site and the NIMT railway line extends through this area, beyond which is Pokeno Road that links through to Tuakau. Land further to the west is more of a working landscape, intensively farmed with small landholdings along with relatively well-established rural living and lifestyle block development. Pastoral farming and cropping are the predominant land uses and horticulture (including large glasshouses) is also present.
- 3.16 The Waikato River is the dominant natural feature and landscape element within the wider area to the south. The river has carved a distinctive path through the Waikato region geologically and historically, being important to both Maori and European settlement of the area. The banks of the river are characterised by the river plains, terraces and gentle to steep banks rising up from the water's edge. Vegetation patterns along the banks are a combination of exotic willows, stands of mature kahikatea, indigenous plantings and grazed pasture. The Waikato River is proposed to be identified as an ONF under the PWDP⁵.
- 3.17 To the south of the river the land is dominated by the Pukekawa settlement pattern and market gardening activities with the area's fertile soils producing a range of vegetables, including onions, potatoes and carrots. Pukekawa, an extinct volcano, is one of the oldest volcanic cones in the Auckland region. Pastoral farming characterises the land to the south east with some large stands of exotic forestry and indigenous bush areas extending up towards Mercer Ferry Road.

⁵ See Topic 21b Council Reply s42 Report (Jane Macartney) dated 23 December 2020

3.18 The wider surrounding rural landform is generally characterised by expansive areas of undulating to gently rolling lowland pasture, with areas of more localised fragmentation by shelterbelts, bush remnants, forestry stands and stream corridors. The wider landscape context incorporates the rural landscapes of the Waikato River valley, with hill slopes extending down towards the river. The low-lying flats and floodplains of the valley have been drained for pastoral use, although some scattered wetland areas remain.

4. KEY POLICY MATTERS

4.1 Having considered with Mr Munro the relevant provisions of the Regional Policy Statement (“**RPS**”) and PWDP as they relate to future urban growth, the policy outcomes and environmental effects as they relate to landscape can be synthesised into the following headings and related policies:

- (a) the development should contribute to a quality compact urban form that supports and enhances the local area⁶.
- (b) the development should achieve a well-connected, integrated built form outcome, with residential areas having high amenity, and being healthy, attractive and safe⁷.
- (c) the development should maintain or enhance the character of the local area⁸.
- (d) open spaces should be well integrated and physically connected where possible⁹.
- (e) the proposal should demonstrate how the site’s opportunities and constraints have been positively responded to¹⁰.

5. RELEVANT PARTS OF THE REZONING PROPOSAL AND APPROACH TO URBAN DESIGN

5.1 The full details of HVL's rezoning proposal are outlined in the primary evidence of Mr Mark Tollemache for this Topic.

5.2 The key characteristics of the refined HVL proposal are:

⁶ RPS 6.1 (and 6A), 6.12, 6.13, 6.14, 6.15, 6.16, and 6.17, and PWDP 4.1.1, 4.1.2 (and 4.1.11), and 4.1.7.

⁷ RPS 6.1 (and 6A), and PDP 4.1.1, 4.1.7, 4.2.1, 4.2.9, and 4.4.1.

⁸ RPS 6.1 (and 6A), and PDP 4.1.7, 4.2.1, 4.2.14, and 4.2.16.

⁹ RPS 6.1 (and 6A), and PDP 4.1.7 (and 4.1.8).

¹⁰ RPS (Ch 6 and 6A) and PWDP (Ch 4) provisions in terms of how the proposal will minimise adverse effects generally.

- (a) An overall housing yield of approximately 600 units, reduced from the original Constructed masterplan;
- (b) Protection of the northern face of 'Transmission Hill' within 88 Bluff Road facing Pokeno aligned with a 45dBA noise contour to avoid reverse sensitivity effects on existing industrial zoned land to the north (and identified as Environmental Protection Area on the proposed Havelock Precinct Plan). This includes a small section of proposed Industrial Zone at the Site's flat northern end at 5 Yashili Drive (so as to avoid any residential development occurring there).
- (c) A scaled-down neighbourhood centre (Business Zone) to serve the basic / daily needs of the neighbourhood.
- (d) Road connections to Yashili Drive, Hitchen Road, Potter Road, Cole Road and Bluff Road, and a specific slow-speed, one-way road link connecting the "hill" (also referred to in the refined concept as "Transmission Hill" or "Havelock Hill") and "tail" (referred to in the refined concept as "Havelock Rural Lifestyle" or just "Lifestyle") parts of the Site so as to minimise disruption to the bush and SNA.
- (e) Retention of streams and natural wetlands and the enhancement of their riparian edges through the Environmental Protection Area overlay¹¹.
- (f) Protection and enhancement of existing native bush and SNA areas (through the notified SNA's and HVL proposed use of the SNA overlay for the bush at 5 Yashili Drive, along with the use of the Environmental Protection Area to increase the scale of plantings adjoining the SNA's).
- (g) A focus of urban-scale development (minimum lot size 450m²) to the "Havelock Hill" section of the Site where development would conveniently connect to Pokeno via Hitchen Road and a Yashili Drive extension. Compared to the original HVL submission, the proposal removes the Residential Zone from the "Tail".
- (h) Identification of a "slope residential" overlay on steeper parts of the Havelock Hill area of the Site where a typical lot size of 2,500m² would apply along with a requirement for specific geotechnical design. These parts of the Site would also enjoy revegetation for the most part around and between dwellings. Different from the Environmental Protection Area where development is not anticipated, the "slope residential" overlay directs lower density forms of development more

¹¹ Refer Havelock Precinct Plan and maps appended to the evidence of Mr Tollemache and Rules 16.4.16 and 23.4.11 of the PWDP

compatible with the geotechnical limitations of this land. The landscape outcome in a more vegetated pattern of development on the slopes of the Hill, providing a visual backdrop to Pokeno.

- (i) The fragmented historic Havelock “village” area (accessed off Bluff Road) would remain in rural zoning.
- (j) For the Tail or Rural Lifestyle area of the Site (proposed to be Rural Lifestyle Zone), a rural lifestyle cluster concept has been developed that would justify continuation of a through road link to Bluff Road (securing a relatively direct link from Pokeno to the Waikato River), enable significant revegetation of the land (through the Environmental Protection Area overlay), and ensure development with a distinctive and semi-rural quality to establish that remained subordinate in scale and location to the natural environment. This could accommodate a maximum of 55 units, identified in clusters.
- (k) The “rural lifestyle cluster” was also identified on the basis of an outcome that would be compatible with the rural zoned land around the Site, and that into the long term, similar rural lifestyle development defining the long-term southern edge of Pokeno seems likely as the town continues to grow. This land, because of its topography and its physical separation from Pokeno, is unlikely to be developed for Residential Zone densities at this time.

5.3 In my opinion, the proposal has been developed in accordance with best practice urban design principles to create a quality residential development with a high level of amenity, albeit an urban amenity. This is discussed fully in the evidence of Mr Ian Munro.

6. POTENTIAL NATURAL CHARACTER EFFECTS OF PROPOSED REZONING

Natural character effects methodology

- 6.1 Natural character relates to the degree of ‘naturalness’ of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns and elements in the landscape.
- 6.2 The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which a proposal alters the biophysical and / or perceived naturalness of a landscape. Natural character is essentially concerned with

the degree of 'naturalness' associated with the natural elements, processes and patterns within the landscape.

Natural Character Effects Analysis

- 6.3 The Site itself is not high in natural character values and has been highly modified through previous pastoral activities. The Site is a component of the wider Pokeno urban settlement to the north and modified Waikato rural production environment to the south, east and west.
- 6.4 The Site has been highly modified through pastoral activities including grazing and settlement. It also contains structures including the transmission towers and the water reservoir. The proposed rezoning would not adversely affect the natural character values of the Site (for example the Significant Ecological Areas (“**SEA**”) or wider river and rural landscapes to the south. The retention and enhancement of the streams and watercourses with riparian plantings and creation of the extensive areas of open space and indigenous plantings (through the Environmental Protection Area overlay) would enhance the natural character values of the Site and surrounding area.

7. POTENTIAL LANDSCAPE CHARACTER EFFECTS OF THE PROPOSED REZONING

Landscape character effects methodology

- 7.1 Rural landscapes are a combination of the natural landform and human introduced elements. The type of rural activity and settlement patterns that overlay them are also factors that contribute to their character. In rural landscapes, natural patterns are evident and natural systems operate; however rural activities, such as pastoral farming, cropping and horticultural activities prevail.
- 7.2 Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change and development.
- 7.3 Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct.

Landscape character effects analysis

- 7.4 Based on that methodology, I consider that the Site and surrounding area have been subjected to various degrees of modification and are not high in landscape character values. This is as a result of the removal of natural cover, farming activities, as well as the farm and rural lifestyle dwellings and other buildings and structures associated with the rural environment. The proposal also has two distinct yet linked development outcomes, being the Residential zoning and urban development of the Hill and the Rural Lifestyle zoning and more spacious rural clustered development of the Tail.
- 7.5 While the surrounding area to the south, east and west displays a reasonable level of visual amenity which is influenced by the landform, surrounding vegetation patterns and the Waikato River, the landscape values associated with the Site are only moderate due its proximity to the Pokeno urban and industrial area, the modification resulting from the existing pastoral activities, the rural land use and lack of significant natural landscape features in the Site. While the Site and immediately surrounding area to the south and west retains a distinctly rural character with existing settlement integrated into the landscape, it is nonetheless a highly modified and working rural environment in close proximity to the Pokeno urban and industrial environment that assists in reducing sensitivity to change associated with the proposed rezoning.

Transmission Hill

- 7.6 In terms of landscape effects, resource consents to develop the Site based on the proposed rezoning for Transmission Hill would inevitably alter the landform of the Site to construct the roading network and form an appropriate gradient for the residential lots. Earthworks would be required for contouring the lots, creating the roads, slope stabilisation and drainage works. No significant vegetation removal will be required and existing vegetation falls within the notified and proposed SNA.
- 7.7 The modifications to the landform for residential, slope residential and business use in this area can be absorbed within the landscape without adversely affecting the landscape values. While the natural landform of Transmission Hill will be substantially altered from its present form, any adverse effects on the character, quality and aesthetic values of the landscape would be acceptable, particularly given its close proximity to the Pokeno urban and industrial environment that assists in reducing sensitivity to change.
- 7.8 The retention and enhancement of the streams and watercourses with riparian plantings and creation of the extensive areas of open space and indigenous plantings

(as illustrated on the Precinct Plan) would reinforce the existing vegetation patterns within the surrounding area and enhance the landscape character values of the Site and surrounding environment. The planting of the north eastern slopes of Transmission Hill would provide significant landscape and natural character enhancements due to the size of the areas and their prominence when viewed from Pokeno.

7.9 Overall, development enabled by the proposed rezoning of the Transmission Hill area of the Site will have a significant change on the existing landscape character of the Site itself however it will have moderate adverse landscape effects in relation to the rural character and quality of the surrounding environment, given that:

- (a) Any potential landscape effects will be localised due to the type and scale of change and existing landform and vegetation patterns.
- (b) Development enabled by the proposed rezoning will not adversely affect the landscape values of any SAL or the proposed Outstanding Natural Feature, defined as the 'Waikato River and Wetlands'. The rezoning will not impact on any key landscape features nor alter the distinctive patterns found within the surrounding landscape. The enhancements associated with the Environmental Protection Area overlay would result in a positive landscape character outcome in these locations.
- (c) The Site's moderate landscape values means it has a low sensitivity to change associated with the rezoning.

Rural Lifestyle Tail

7.10 In terms of landscape effects, resource consents to develop the southern Rural Lifestyle area of the Site would alter the landform of the Site to construct the roading network and form an appropriate gradient for the rural lifestyle lots. Earthworks would be required for contouring the lots, creating the roads, slope stabilisation and drainage works. No significant vegetation removal will be required and existing vegetation falls within the notified and proposed SNA areas.

7.11 The Site itself is not high in landscape quality, having been cleared for pastoral grazing activities. The site is not highly productive with relatively degraded pasture. The indigenous bush areas within the Site however retain high levels of landscape character and these are to be retained.

7.12 The proposal will initially have an impact on the existing rural amenity due to the currently undeveloped nature of the land. While a new activity will be introduced onto

the Site this is a distinctly working rural landscape with relatively low rural amenity values. The rural character will be reinforced through the retention of the indigenous bush areas and proposed indigenous forest and ecological enhancement plantings throughout the site.

- 7.13 The modifications to the landform of the Rural Lifestyle area of the Site resulting from the development of the Site for rural lifestyle use can be absorbed within the landscape without adversely affecting the landscape values. While the natural landform of part of the Site would be substantially altered from its present form in order to form the access road, any adverse effects on the character, quality and aesthetic values of the landscape would be acceptable. Less modification will be required to develop the areas for the rural lifestyle clusters because of the lower density nature of this form of development along with the positive landscape outcomes of the larger areas of Environmental Protection Area proposed between lifestyle clusters.
- 7.14 The retention and enhancement of the streams and watercourses with riparian plantings and creation of the extensive areas of open space and indigenous plantings would be consistent with the existing rural vegetation patterns and enhance the landscape character values of the Site and surrounding area.
- 7.15 Overall, development enabled by the proposed rezoning of the Rural Lifestyle area of the Site will have a moderate change on the current landscape character of the Site, however it will have low adverse landscape effects, particularly in relation to the rural character and quality of the Site and surrounding area to the south, east and west, given that:
- (a) Any potential landscape effects will be localised due to the type and scale of change, the existing landform and vegetation patterns and proposed indigenous bush plantings.
 - (b) Development enabled by the proposed rezoning will not adversely affect the landscape values of any SAL or ONF. The rezoning will not impact on any key landscape features nor alter the distinctive patterns found within the surrounding landscape. The extensive areas of indigenous vegetation proposed in the Rural Lifestyle Zone would provide significant landscape and natural character enhancements due to the size of their areas and their prominence when viewed from Bluff Road.
 - (c) The Site's moderate landscape values means it has a low sensitivity to change associated with the rezoning.

8. POTENTIAL VISUAL AMENITY EFFECTS OF PROPOSED REZONING

Visual amenity effects methodology

- 8.1 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate any changes within the landscape setting, where applicable.
- 8.2 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity.
- 8.3 While individual viewers will have different levels of sensitivity to a development (for example, a local resident would be more sensitive to change than a passing visitor) the effect on any viewer is largely dependent on the extent to which the proposal is visible. It is also important to note that visibility is not necessarily synonymous with adverse visual effects.
- 8.4 The methodology used in this evidence is designed to assess whether or not development enabled by the proposed rezoning of the Site would have adverse visual effects on the nature and quality of the surrounding environment.
- 8.5 This visual effects evidence has been undertaken in terms of the following criteria:
- (a) Quality of the view – the relative quality of views towards the Site, including landscape character and visual amenity values.
 - (b) Viewpoint / perceptual factors – the type and size of population exposed to views towards the Site, the viewing distance to the Site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the Site due to its physical character.
 - (c) Rural and urban amenity – the impact of the rezoning on the wider surrounding rural and urban amenity.
 - (d) Rural and urban form – the degree to which future development enabled by the rezoning would fit into the existing rural and urban context of the surrounding environs.

- (e) Visual intrusion / contrast – the intrusion into or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
- (f) Mitigation potential – the extent to which any potential adverse effects of development enabled by the rezoning could be mitigated through integration into its surrounds by specific measures.

Visual amenity effects analysis

- 8.6 The visual effects of development enabled by the proposed rezoning of the Site have been assessed from a number of representative viewpoints within the visual catchment area, which have potential for visual effects. A number of viewpoints have been identified from within the surrounding and wider area from which the visual effects have been assessed. This is achieved by using both descriptive and analytical means.
- 8.7 The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the proposed development. The analysis from the viewpoints is representative of the potential views from the most affected surrounding areas and roads.
- 8.8 Photographs have been taken with a 35mm SLR camera with a fixed 50mm lens from the viewpoints and a detailed assessment and analysis of potential effects have been carried out using a Visual Effects Matrix, which ensures that each view and changes within each view are evaluated thoroughly and consistently.
- 8.9 The assessment has been undertaken in cognisance of the ten viewpoint locations illustrated in **Appendix 2 – Viewpoint Photographs** as follows:

Viewpoint 1: Fraser Road – Market Street East

Viewpoint 2: Ascension Lane

Viewpoint 3: Helenslee Road

Viewpoint 4: Recreation Reserve – Glenkirk Crescent / Hillpark Drive

Viewpoint 5: Thomason Crescent

Viewpoint 6: Koheroa Road – SH1 overpass at Mercer

Viewpoint 7: Mercer Ferry Road – Mercer Rowing Club entrance drive

Viewpoint 8: Mercer Ferry Road

Viewpoint 9: Douglas Road

Viewpoint 10: Bluff Road

Viewpoint 11: Pokeno Road

- 8.10 The key factors contained in that matrix are given in detail in **Appendix 3**. It covers aspects such as the sensitivity of the view to change, the size of the viewing audience that would be affected, the legibility of the proposal, how well the proposal integrates with its surroundings and whether or not the proposal intrudes into any existing views.
- 8.11 Development enabled by the proposed rezoning will potentially have visual amenity effects to the following key areas:
- (a) Surrounding areas to the north and east
 - (b) Surrounding area to the south
 - (c) Surrounding area to the west
- 8.12 Those potential effects are considered in turn, as follows.

Surrounding areas to the north and east

- 8.13 **Viewpoint 1** illustrates the viewing perspective from the intersection of Dean Road and Market Street East looking in a south westerly direction towards the Site. **Viewpoint 2** is taken from the residential area in Ascension Lane looking in a south westerly direction. **Viewpoint 3** is more distant and taken from Helenslee Road looking south and **Viewpoint 4** from Hillpark Drive within the Pokeno urban residential area looking south.
- 8.14 From these viewing locations the landscape has distinctly modified characteristics through the urbanisation of the Pokeno area. The recently constructed residential area in the north and earthworked slopes for the ongoing urbanisation of the area are the dominant characteristics of the landscape. The industrial area is prominent with the Yashili and Synlait manufacturing facilities, industrial activities and the Hynds Pipe manufacturing facility and storage yard. The views are not of high quality due to the highly modified characteristics of the landscape including the built development and earthworked landform and the landscape has a good ability to visually absorb the proposed rezoning.
- 8.15 Development enabled by the rezoning will not be entirely out of context with the surrounding Pokeno environs and be gradual in nature. The Environmental Protection Area and lower density 'Slope Residential' overlay in conjunction with the open space areas, hilltop park and street tree plantings will maintain a sense of spaciousness and

assist in visually integrating the future development into the surrounding landscape. As outlined by Mr Munro, the proposal (including the Industry Buffer Setback) would result in the lower to mid slopes of Transmission Hill behind the Synlait site remaining undeveloped and retaining vegetated open space characteristics.

- 8.16 From these locations the full effects of the change brought about by the rezoning will be gradual as the land is retired from productive use, modified and staged built development extends across the landform. It is anticipated that the full progression from rural to urban will take a number of years. This will reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as development progresses. Development will also be viewed as a natural extension to the rapid urbanisation of Pokeno.
- 8.17 Development beyond the ridgeline associated with the Transmission Hill residential area and the southern Rural Lifestyle area will not be visible from northern and eastern viewing locations.
- 8.18 The green network (Environmental Protection Area) extending up the stream corridors will assist in breaking the development into more discrete units and filter views so that although the view will have changed from a rural to essentially an urban one, the full extent of the development will not be apparent. The extensive green network will assist in breaking up the expansiveness of the development, however the proposed rezoning will entirely change the landscape character and visual amenity currently experienced for the surrounding area to the north and east. The visual effects for the surrounding areas to the north and east would be moderate to high.

Surrounding area to the south

- 8.19 **Viewpoint 5** is taken from the Koheroa Road – SH1 overpass at Mercer. **Viewpoints 6** and **7** illustrate the viewing perspectives from Mercer Ferry Road looking in north westerly directions towards the Site and **Viewpoint 8** is from Douglas Road. **Viewpoint 9** is taken from Bluff Road looking in a north westerly direction towards the Rural Lifestyle area of the Site.
- 8.20 This landscape from these locations (other than Koheroa Road, which encompasses the Mercer built settlement) has distinctly rural characteristics with undulating grazed slopes with pockets of indigenous vegetation in the gullies, remnant exotic trees, pine forestry and farm access tracks portray an attractive working landscape. The Waikato River forms a strong natural element through its sinuous expanse. The views are typical of the Waikato rural landscape with expansive areas of undulating to gently

rolling pasture, with areas of fragmentation through shelterbelts, bush remnants, forestry stands and stream corridors.

- 8.21 From these locations, the views are wide and across the surrounding landscape and the Site makes up a small element of the view. The viewing distance away from the Site and the diversity of elements within the view will reduce potential adverse visual effects of development enabled by the rezoning. As illustrated, from here the undulating slopes and vegetation patterns within the Site and surrounding landscape will assist in partial screening towards the Site.
- 8.22 The proposed rezoning will have a low impact on the existing rural amenity from here. The rezoning will not adversely affect the existing rural amenity due to the extensive viewing distance, productive and working rural characteristics of the environs and settlement within the Mercer environs. The existing rural amenity values from here are characterised by the undulating pastoral slopes with pockets of indigenous vegetation in the gullies, remnant exotic trees, pine forestry and farm access tracks portraying an attractive working landscape. While development within the Site will alter the existing rural amenity of the Site itself, it will not adversely impact on the rural amenity values of the wider surrounding area.
- 8.23 As part of the landscape development proposed, indigenous plantings within the green network and stream corridors (Environmental Protection Area) will reinforce and complement the adjacent indigenous plantings and assist integrate the future built form into the landscape.
- 8.24 The Rural Lifestyle area (where visible) will be viewed within the vegetated setting of the enhanced and new native bush surrounding the rural clusters. The convoluted landform will visually and physically separate the clusters into more discrete units, filtering views towards them.
- 8.25 From these locations, development enabled by the rezoning will again be viewed sitting within the southern slopes. The surrounding hill landforms and indigenous bush will assist to visually absorb the development into the landscape and the vegetated southern river slopes will remain the dominant nature element in the view. The development will not adversely impact on the key landscape elements and patterns and the proposed indigenous plantings will reinforce the existing vegetation patterns within the Site and surrounding environs.

- 8.26 While development enabled by the rezoning will be visible, it will form only a small portion of the wider view and its visual impact will be moderate from here.
- 8.27 From Bluff Road, the Rural Lifestyle Zone is in a discrete visual catchment, with only one or two existing dwellings having views into this part of the site.

Surrounding area to the west

- 8.28 **Viewpoint 10** is taken from Pokeno Road looking in a south easterly direction towards the western part of the Site. This landscape portrays the elements of a typical rural setting with mixed vegetation patterns, grazed pasture; stands of indigenous and exotic trees, low-lying and gully areas, farm fences, hay barns and implement sheds set within the gently undulating landform. The recently constructed water reservoir demarcates the south western extent of the Site.
- 8.29 Again, from here, the overall landscape character of the wider surrounding area is that of a working rural production area with a low to moderate level of naturalness and landscape quality. The visual absorption capability of this landscape is moderate to high from this viewing angle with the undulating hills and north running spur within the Site and surroundings providing containment. The land immediately to the north of the reservoir extending down the western slope is zoned residential under the PWDP (and is currently under development for residential lots).
- 8.30 Development enabled by the proposed rezoning will have a low impact on the existing rural amenity from here. While development within the Site will alter the existing rural amenity of the Site, it will not adversely impact on the rural amenity values of the surrounding area. The majority of the Site is screened from view from here and where visible, development will be viewed in conjunction with the future residential development on the adjacent site to the north.
- 8.31 The rezoning of the Site will not impact on the key landscape elements and patterns and the proposed indigenous plantings within the Site will reinforce the existing vegetation patterns both within the Site and surrounding area. Overall, the adverse visual effects of the proposed rezoning will be low from areas to the west.

9. MANAGEMENT OF EFFECTS AND ACHIEVING OUTCOMES

- 9.1 Potential landscape character and visual amenity effects have been reduced and managed through the following mechanisms in the proposed Precinct provisions:

- (a) The Precinct Plan has been sensitively designed to maintain the fundamental shape, contour and landscape characteristics of the Site as far as practical. The use of the Environmental Protection Area, Slope Residential overlay and Rural Lifestyle clusters results in large areas of the Site being enhanced with future plantings, and these methods direct residential development to specific areas of the Hill where it is intended to provide a residential neighbourhood. The Precinct Plan provides a clear direction in respect to where opportunities for residential development are enabled, and where these are restricted through the use of overlays linked to existing PWDP rules or new rules proposed by Mr Tollemache.
- (b) The retention and enhancement of the streams and watercourses and the enhancement of their riparian margins, and in relation to the Rural Lifestyle component, the creation of the extensive areas of open space and indigenous plantings would be consistent with the existing rural vegetation patterns and enhance the natural character values of the Site and surrounding area. This would also assist in integrating the built development into the landscape and fragmenting the intensity of development.
- (c) Protection and enhancement of existing native bush throughout the Site and SNA areas will maintain existing rural vegetation patterns, and with the Environmental Protection Area overlay areas extend these features and create a vegetated setting within which the urban development will sit and be integrated within and reduce potential adverse visual effects through softening of the built development.
- (d) Management of urban-scale development (450m² lots) to the “Transmission Hill” section of the Site where development would be seen within the context of the existing Pokeno residential area.
- (e) Revisions of the relief sought by HVL to not include a Residential Zone in the ‘Tail’, and rezoning this as Rural Lifestyle to support rural cluster style housing and enable opportunities for roading and pedestrian and cycling connections to Bluff Road and the Waikato River, not currently available.
- (f) Identification of a “slope residential” overlay on steeper parts of the Havelock Hill area of the Site where a typical lot size of 2,500m² would apply along with a requirement for specific geotechnical design. These parts of the Site would also encompass revegetation around and between dwellings to assist in integrating the dwellings into the landscape and soften the built form. This would also

support a transition of landscape elements from the SNA's and Environmental Protection Area to the areas of Transmission Hill available for residential development.

- (g) For the Rural Lifestyle area of the Site, a rural lifestyle cluster concept has been developed that would enable significant revegetation and ensure development with a distinctive and semi-rural quality to establish that remained subordinate in scale and location to the natural environment. This would create a suitable buffer to the more typically rural area to the south of this area. This contrasts with the standard 'slice and dice' subdivision rules of the Rural Lifestyle Zone which would not result in the discrete landscape benefits that can be achieved by the use of clusters and the Environmental Protection Area in the Tail.

9.2 I therefore consider that the potential adverse landscape character and visual amenity effects of the proposed rezoning will be adequately managed and mitigated through the Precinct Plan and proposed provisions.

10. CONCLUSION

10.1 Development enabled by the proposed rezoning and future urbanisation of the Transmission Hill area of the Site will significantly change its current open rural landscape character. The development in this area will result in a significant visual change from the current open and undeveloped state of the land, to one with built characteristics, particularly for some of the Site's immediate neighbours. Development enabled within the Rural Lifestyle Zone will have a restricted visual catchment due to the landform characteristics and limited visibility.

10.2 The Site however is part of a highly modified rural environment, adjacent to the Pokeno urban settlement and industrial activity area. The Site and surrounding landscape therefore has the capacity to visually absorb the landscape and visual effects of development enabled by the proposed rezoning. In my opinion, the proposed rezoning of the Site will fulfil the need for a greenfield housing area and provide an opportunity for well-designed and high-quality urban development. In my opinion, development enabled by the rezoning can be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the surrounding rural and urban environment. Any potential adverse landscape and visual effects on the environment will be acceptable within the surrounding landscape context.

Robert James Pryor

17 February 2021

APPENDIX 1: CIRRICULUM VITAE



ROB PRYOR Director

Qualifications

Bachelor of Science Degree (Psychology) – Otago University (1982)
Diploma of Landscape Architecture – Lincoln University (1984)
Registered Member, New Zealand Institute of Landscape Architects
Member, Resource Management Law Association
Member, Urban Design Forum

Background

1996 – Present: Director, LA4 Landscape Architects, Auckland
1993 – 1996: Landscape Architect, LA4 Landscape Architects, Auckland
1989 – 1993: Director, Bannatyne Pryor Associates, Wellington
1984 – 1989: Landscape Architect, Wellington City Council, Wellington

Skills and Experience

Rob has over thirty years' experience as a practicing landscape architect, including five years as Landscape Architect for Wellington City Council and four years as director of the Wellington consultancy Bannatyne Pryor Associates. He has been involved in a wide variety of local authority, public and private sector work. He has been involved in a wide variety of local authority, public and private sector work and has had a longstanding involvement in landscape assessments, visual and landscape effects assessments, reserve management planning and precinct planning and urban design projects.

Rob specialises in landscape and visual effects assessments and has been involved in a number of large infrastructure projects, roading developments, marine farms and large scale commercial development including the North Shore Wastewater Treatment Plant, Mangere Wastewater Treatment Plant, Waikato River Water Source, Regional Prisons – site selection, marine farms, subdivisions and telecommunications facilities. This work has also included providing advice on landscape treatment and mitigation measures to reduce any adverse visual and landscape effects of development.

Rob has been involved in a number of Plan Change and NoR applications and peer reviews of landscape impact assessments and is very familiar with the Resource Consent and appeals process having prepared numerous applications for Auckland City, Queenstown Lakes District, North Shore, Waitakere, Far North District, Whangarei, Marlborough and Taupo District Councils.

He has prepared evidence for and appeared before numerous Council, Environment Court and Board of Inquiry hearings in relation to landscape, visual and amenity effects on the environment.

Fields of Special Competence

Landscape and Visual Effects Assessment

Landscape Planning and Design
Urban Design
Open Space and Recreation Planning
Contract Documentation
Contract Administration
Project Management
Expert Witness

Relevant Experience – Landscape and Visual Effects Assessments:

Large Scale Commercial Developments

- Beachside Mission Bay
- Milford Retail and Residential Development
- George Street Apartments
- Milford Town Centre Private Plan Change
- Progressive Enterprises
 - *Palmerston North*
 - *Hastings*
 - *Havelock*
 - *Regent*
 - *Onetangi*
 - *Warkworth*
 - *Peachgrove*
 - *Whitianga*
 - *Papakowhai*
 - *Hobsonville*
 - *Rotorua*
- Beachlands Village Business Centre
- Hobsonville Village Centre
- Highbury Shopping Centre Private Plan Change
- St Lukes Private Plan Change
- North Shore Hospital Private Plan Change
- Massey North Town Centre
- Matakana Estate
- Bunnings Queenstown
- Craddock Farms

Institutional Developments

- AUT City Campus
- University of Auckland Tamaki Campus
- Middlemore Hospital
- Middlemore Woman's Health
- North Shore Hospital Elective Surgical Centre
- Auckland Memorial Park
- Springhill Men's Corrections Facility
- South Auckland Women's Corrections Facility
- Somerset at St Johns
- Molly Ryan Retirement Village
- Arvida Aria Bay Retirement Village
- Aria Park Retirement Village
- Bethesda Retirement Village
- Copper Crest Retirement Village
- Wiri Men's Prison
- O-I Glass
- Orica Mining Services

Coastal Developments

- Murrays Bay Stormwater Outfall

- Murrays Bay Sailing Club
- Hatfields Coastal Precinct
- Marine Farms – Marlborough, Southland, Coromandel, Otago and Wellington
- Coastal Subdivisions
- Tinopai Peninsula – Kaipara Harbour
- Waiheke Island
- Owhanake Bay
- Matauwhi Wharf
- Karekare Surf Club
- Half Moon Bay Ferry Terminal

Public Infrastructure

- Watercare Northern Interceptor
- Wiri Oil Services – oil terminal expansion
- Orica Mining Services
- Vector Broadband Fibre Network Rollout
- Waikato River Water Source
- Vortec Wind Turbine
- Mangere Wastewater Treatment Plant
- Project Rosedale – North Shore Wastewater Treatment Plant
- Telecommunication Networks – Vodafone, Telecom and BCL
- Hunua No. 4 Watermain
- Ravensdown Fertiliser Te Puke
- Metservice Northland Radar
- Southdown Cogeneration Plant
- Kordia Trans-Tasman Cable
- Unison Networks Rotorua

Private Plan Changes

- Mangawhai Private Plan Change 78
- Warkworth-Clayden Plan Change 40
- Gibbston Valley Resort Zone
- Rotokauri
- Auranga B2
- Southern Cross Hospital
- Pokeno Village
- Havelock Village
- Pokeno West
- Westfield St Lukes
- Mangawhai Central
- Pakinui Rural
- Conmara Clevedon
- Ormiston Road Business

Proposed Auckland Unitary Plan – Evidence

- Topic 020 – Volcanic Viewshafts
- Topic 016 and 017 – Rural Urban Boundary North/West and RUB South
- Topic 050 – City Centre
- Topic 078 – Building Height
- Topic 081 Rezoning and Precincts (Geographical Areas)

Special Housing Areas – Auckland Unitary Plan

- Auranga A and B
- Kingseat Village
- McRobbie Road
- Great South Road
- Barrack Road
- Bremner Road
- Red Hills

- Oruarangi
- Northridge Estates – Flatbush
- Beachlands Multi-Housing
- Sale Street Apartments
- Pokeno

Quarries and Cleanfills

- Te Arai Quarry
- Paerata Cleanfill
- Wood Valley Managed Fill
- Drury Quarry Expansion
- Huntly Quarry Expansions
- Emerald Downs Gravel Extraction Plant
- Brookby Road Cleanfill
- Petersons Road Cleanfill
- Twilight Road
- Brookby Cleanfill
- Petersons Road

Corporates

- Progressive Enterprises Developments
- Z Energy Developments
- Restaurant Brands

Recreational

- Wairakei Golf and Sanctuary
- Whakapapa and Turoa Ski Areas
- Cable Bay Winery
- Waiheke Golf Club Course Development
- Northern Rock Climbing

Rural Subdivisions

- Awaroa River Road
- Taraunui Road
- Tudehope Road
- Albany Heights
- Hibiscus Coast Highway
- Royden Drive Rautangata
- Waikopua Whitford
- Monument Road Clevedon
- Oaia Road Muriwai
- Point View Drive

Motorways, Roading and Transport Networks

- AMETI Phase 1 and 1A
- AMETI Phase 2
- City Rail Link – Urban Design Delivery Work Plan
- Puhoi to Wellsford RoN's Motorway RoNS
- Dominion Road Transport Designation
- Waikato Expressway (Hamilton Section)
- Southern Links Hamilton
- Glen Innes to Tamaki Drive Cycleway
- Beach Road Cycleway
- Quay Street Cycleway
- New Lynn to Waterview Cycleway
- Waterview Connection Shared Path
- SH26 Ruakura Interchange
- Newmarket Railway Level Crossing
- Wairere Drive Interchange

- Tamahere East-West Link
- Te Atatu Road Widening
- Bombay Motorway Service Centre
- Central Rail Link Overpass
- Auckland Domain Rail Designation

Apartments

- Edition Parnell
- Great South Road
- Parkside Residences
- Lakewood Court
- Marua Residences
- Great North Road
- Mairangi Bay
- Beach Road
- Remuera Road
- Mission Bay
- Walmsley Road
- George Street
- Union Green
- The Point
- Milford Residential
- Sale Street

APPENDIX 2: VIEWPOINT PHOTOGRAPHS

Northern and Eastern Viewpoints



Viewpoint 1: Fraser Road / Market Street East



Viewpoint 2: Ascension Lane



Viewpoint 3: Helenslee Road



Viewpoint 4: Recreation Reserve – Glenkirk Crescent / Hillpark Drive



Viewpoint 5: Thomason Crescent **Southern Viewpoints**



Viewpoint 6: Koheroa Road - SH1 Overpass at Mercer



Viewpoint 7: Mercer Ferry Road - Mercer Rowing Club entrance drive



Viewpoint 8: Mercer Ferry Road



Viewpoint 9: Douglas Road



Viewpoint 10: Bluff Road

Western Viewpoint



Viewpoint 11: Pokeno Road

APPENDIX 3: VISUAL EFFECTS MATRIX

Use of a matrix offers one way in which the various facets of visual change - qualitative change, visual contrast etc. - can be pulled together and evaluated in a way which gives due weight to each. This matrix was designed to measure the scale of no or low visual effects through to high visual effects.

The assessment matrix is broken into two stages. The first involves looking at the existing situation and assessing the visual quality and sensitivity of the present view to change. This is followed by an evaluation of the changes associated with the proposed development. Key issues or variables are addressed within each stage and ratings for these are eventually combined to provide a composite visual effects rating. Set out below is the basic structure, showing what these key variables are and how they are arranged:

PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

A1. Analysis of the view's **Visual Quality** is carried out on the basis that higher quality views are more sensitive to potential disruption and degradation than poorer quality views.

A2. Analysis of the view's **Visual Absorption Capability** is an evaluation of the degree to which a view is predisposed, or otherwise, to change by virtue of its land uses and/or screening elements and will either accommodate change or make it stand out from its setting.

A3. Analysis of **Perceptual Factors**. In this section the type and size of population represented by the viewpoint, the viewing distance to the development site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the viewpoint to the site because of its physical character is assessed.

PART B - INTRUSION AND QUALITATIVE CHANGE

B1. Analysis of **Intrusion / Contrast**: the degree to which a proposal's location and specific structural content and appearance make it either blend into its surroundings or be made to stand out from them in terms of form, linearity, mass, colour and physical factors. Whether or not the proposal would intrude into existing views.

B2. Analysis of the proposal's **Aesthetic Characteristics**: exploring the degree to which it would relate aesthetically and in terms of general character to its surroundings.

Ratings are combined for each viewpoint via a system of averaging and multiplying of ratings to progressively indicate each viewpoint's **sensitivity**, followed by levels of **intrusion and qualitative change**, and culminate in an **overall visual effects rating**.