

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

**I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKĀURAU**

IN THE of appeals under Clause 14 of
MATTER Schedule 1 of the Resource
Management Act 1991

BETWEEN **BOONHAM**
(ENV-2021-AKL-000061)

MANGAWHAI MATTERS
INCORPORATED & OTHERS
(ENV-2021-AKL-000062)

Appellants

AND **KAIPARA DISTRICT COUNCIL**

Respondent

**STATEMENT OF EVIDENCE OF ROBERT JAMES PRYOR ON BEHALF
OF MANGAWHAI CENTRAL LIMITED
(LANDSCAPE AND VISUAL)**

17 December 2021

INTRODUCTION

Qualifications and experience

1. My full name is Robert James Pryor. I am a registered landscape architect and a Director of LA4 Landscape Architects. I have the qualifications and experience set out in my curriculum vitae which is attached as **Appendix 1**. 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 a registered member of Tuia Pito Ora New Zealand Institute of Landscape Architects.
2. 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.
3. In October 2019, I prepared the Assessment of Landscape and Visual Effects for proposed Private Plan Change 78 ('**PC78**') for the operative Estuary Estates Structure Plan ('**EESP**') site at 83 Molesworth Drive ('the **Site**'). I presented landscape and visual evidence at the Kaipara District Council hearing in November 2019.
4. I am familiar with the application Site and the surrounding locality.

Code of Conduct

5. I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note (2014) and I agree to comply with it. In that regard, I confirm that this evidence is written within my expertise, except where I state that I am relying on the evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

6. In my evidence, I:
 - (a) Provide an executive summary of my key conclusions;
 - (b) Summarise the relevant aspects of PC78 with respect to landscape character and visual amenity effects;
 - (c) Set out an assessment of PC78 with respect to anticipated landscape character and visual amenity effects; and
 - (d) Address relevant appeal points.

EXECUTIVE SUMMARY

7. The proposed urbanisation of the PC78 area would significantly change its current undeveloped, open rural and coastal landscape character. That urbanisation would not, however, be at odds with the Site's existing zoning for urban expansion, as envisaged in the operative EESP and Chapter 16 sub-zones 1 to 7.
8. Large areas of the Site have undergone extensive earthworks and other preliminary development works under resource consents which have recently been granted (all consents granted to date are in line with PC78 outcomes). While the remainder of the Site is largely in pasture with the extensive area of manuka gumland in the north, its rural and coastal character is lessened to a degree by the existing land uses, relatively degraded pasture, and modified characteristics through past agricultural and ongoing earthworking and other development activities.
9. The Site is a modified degraded site with relatively low landscape values and is largely separated from the wider coastal edge. In light of these considerations the Site is well suited to the type of urban development proposed. The proposed urbanisation of the land would inevitably result in the transformation of the Site from a fringe rural area to a mixed density urban area. This process of urbanisation is already underway with the bulk earthworks and modifications being undertaken for development that has been authorised and/or is under construction. This would have implications

on the surrounding rural land, with the urban development impacting on the rural qualities of these areas. Nevertheless, this is a landscape in transition and is an area already identified for urban expansion in the future.

10. Because of the size and nature of the potential development under PC78 and the anticipated eventual urbanisation of the area, rather than trying to screen the development or create significant buffers to the adjacent semi-rural areas, the approach has been to accept change and attempt to develop the Site in accordance with accepted urban design principles to create a quality mixed use development with a high level of amenity, albeit an urban amenity.
11. The change from the existing rural character of this landscape to one characterised by the proposed built form of a residential, business and service area (as enabled by PC78) would also introduce a range of beneficial effects, including:
 - (a) Retention and protection of the large stand of manuka gumland in the northern part of the Site and indigenous bush stand (kanuka scrub) in the south-western part of the Site;¹
 - (b) Implementation of weed management and restoration planting in Sub-Zone 8 with suitable native species (Rule 16.10.8.2 i.);
 - (c) Amenity planting associated with the areas of steeper slopes as illustrated on the Structure Plan Map;²
 - (d) Retention and enhancement of watercourses and wetlands, and enhancement of riparian margins throughout the Site;³
 - (e) Enhancement to the western gully area and watercourse;⁴
 - (f) Localised widening of the Tara Creek Esplanade Reserve to accommodate an upgraded recreation trail;⁵

¹ Refer the PC78 Structure Plan Map legend: "Existing native vegetation and/or wetlands to protect and enhance". The Structure Plan Map is attached to the evidence of Mr Tollemache.

² Refer the PC78 Structure Plan Map legend: "Amenity planting".

³ Refer the PC78 Structure Plan Map legend: "Existing native vegetation and/or wetlands to protect and enhance" and "Stream, wetlands and riparian margins to enhance".

⁴ Refer the PC78 Structure Plan Map legend: "Stream, wetlands and riparian margins to enhance".

⁵ Refer the PC78 Structure Plan Map legend: "10m esplanade reserve widening".

- (g) An area of Indicative Public Open Space is identified on the proposed Structure Plan Map in the vicinity of Sub-Zone 1.⁶
 - (h) An extensive framework of planting, including specimen trees in streets, swales, rain gardens, and open space areas which would improve character and amenity as well as enhance habitat values, and break up urban areas increasingly with time and contribute to the wider surrounding Mangawhai area; and
 - (i) Public access through the PC78 area through pedestrian and cycle paths and linkages that would create a high amenity interface between the urban area and the coast.⁷
12. While development enabled by PC78 would result in a significant visual change from the Site's current state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area.
13. While a higher density of urban development would result from PC78 over and above the Operative EESP, the landscape character and visual amenity effects would be moderated by the landscape initiatives proposed to assist assimilate the buildings into the landscape.
14. Despite the relatively low landscape values and relatively limited visual catchment area, the development enabled by PC78 would initially generate landscape and visual effects of some significance. These however are inevitable with urban development in a predominantly rural area at the start of a process of urbanisation. In addition, the visual effects of the development of the Site apparent from the early stages would decrease over time as the proposed vegetation matures.
15. In conclusion, in my opinion PC78 would provide for a high-quality urban development with a range of positive landscape outcomes; and the proposed PC78 provisions provide a framework under which any adverse landscape, visual, and natural character effects can be effectively

⁶ Refer the PC78 Structure Plan Map legend: "Indicative public open space (park)".

⁷ Refer the PC78 Structure Plan Map legend: "Cycle and walking trail", "Existing Gum Diggers Track", and "Gum Diggers Track extension (partly within farm track)".

managed. In my opinion, there are no visual, landscape, or natural character reasons why PC78 should not be approved.

PLAN CHANGE 78: SUMMARY

16. Below I summarise key aspects of PC78 relating to landscape and visual matters.
17. As described in the evidence of Mr Munro, PC78 has included a concept plan based design process. The concept plan has demonstrated that the land can be subdivided in a way that would support a high-quality urban neighbourhood. The natural landscape elements and topography of the Site and its estuarine setting have been considered as a starting point into which to integrate the land use change. PC78 has been founded upon a comprehensive Site and surrounding environment assessment and analysis resulting in the allocation of various development types and intensities to specific and suitable parts of the Site.
18. PC78 proposes four residential Sub-Zones, 3A to 3D; and an Integrated Residential overlay over part of Sub-Zone 3A to support a wide range of residential housing typologies and lot sizes. PC78 would provide for approximately 1,000 houses on lots typically ranging between 350m² (Sub-Zone 3A) up to 1,000m² (Sub-Zone 3D) (with integrated residential and retirement facility opportunities close to Business Sub-Zone 1) - refer to the PC78 zone map attached to the evidence of Mr Tollemache.
19. Residential intensification across the Site has been based on a thorough analysis of densities that could be supported based on the physical, visual and landscape characteristics of each part of the Site. As identified in Mr Munro's evidence, the Site comprises four landscape character areas, being the low '**bowl**' adjacent to Molesworth Drive; the '**flank**' linking the bowl area to Old Waipu Road which contains a stream and wetland; a central '**saddle**' area, being more elevated and gently undulating; and the northwestern '**slope**'.
20. The most intensive development enabled by PC78 has been concentrated in the bowl, and I understand that the operative EESP and Chapter 16 in the District Plan anticipates a significant level of development in this area.

This area has the most restricted visibility, being on the lower coastal flat, screened from the north by the extensive manuka gumland and coastal vegetation flanking the Tara Creek, and screened from the west by the saddle and slope landform. The majority of development within this area would be screened by the 'front line' of development enabled by PC78, including residential and commercial development, along the Molesworth Drive frontage.

21. The most obvious change proposed by PC78 would be to enable more development within the 'flank', 'saddle' and 'slope' sectors of the Site. Minimum site sizes vary between 500m² – 750m² (flank and saddle) and 1,000m² (slope). The larger lots are to be located on the north-western and northern slopes to ensure a greater level of spaciousness at the interface with the adjoining rural residential areas. This will provide sufficient space for landscape development within the sites, assisting in softening and filtering views towards the future dwellings.
22. Future residential development on the northern and north-western slopes is to be set back from the existing estuarine and wetland edge and physically separated by the landscaped road network, preventing encroachment into the more sensitive natural areas. Development on the northern slopes would be well integrated through the retention and enhancement of the large northern stand of indigenous bush, the retention of the south-western bush stand and the backdrop vegetated Brynderwyn Hills.
23. As identified below,⁸ the PC78 Structure Plan for this residential area proposes to retain and enhance the watercourses and incorporate large areas of indigenous planting to effectively soften and break up the built elements. In addition, landscape enhancements, with a focus on coastal native vegetation, are proposed for buildings within the Coastal Environment Overlay to soften the visual appearance of buildings more proximate to the Coastal Marine Area. In this overlay area, recessive, and generally dark colours with low reflectivity finishes are to be utilised for roofs and walls. Yard controls relating to the Coastal Marine Area, streams,

⁸ Paragraph 29.

wetlands, and Sub-Zone 8 would further assist to visually integrate the future dwellings into the landscape.

24. PC78 also amends the extent of Business Sub-Zone 1 and the layout of the road network to provide for a Mainstreet development with associated retail, food, and beverage (café, restaurant, tavern), services, supermarket, and associated activities. This aligns with the recently approved resource consent for the supermarket and town centre.⁹
25. In addition, PC78 amends the Service Sub-Zone 7 provisions and includes the landscape buffer to the adjoining residential zone.¹⁰ This aligns with the recently approved resource consent for the local service subdivision).¹¹
26. Part of the Green Network of the operative EESP is proposed to be rezoned as Sub-Zone 8 Natural Environment. The extent of anticipated native plantings within the pasture areas is reduced associated with the proposed PC78 structure plan (compared with the operative EESP), while the areas of bush, wetland and watercourses are proposed to be protected and enhanced under PC78.
27. In summary, the proposed PC78 Sub-Zones and Structure Plan area include:
 - (a) Business 1 Sub-Zone (5.34ha);
 - (b) Residential 3A Sub-Zone (30.85ha);¹²
 - (c) Residential 3B Sub-Zone (28.12ha);
 - (d) Residential 3C Sub-Zone (2.38ha);
 - (e) Residential 3D Sub-Zone (25.64ha);
 - (f) Service 7 Sub-Zone (8.2ha); and
 - (g) Natural Environment 8 Sub-Zone (29.75ha).
28. Operative Sub-Zones 2, 4, 5 and 6 are deleted or replaced.

⁹ Resource consent RM190282.

¹⁰ Refer the PC78 Structure Plan Map legend: "Buffer to residential".

¹¹ Resource consent RM190283.

¹² Recently, including to respond to issues raised by the NZ Fairy Tern Charitable Trust, MCL has proposed to amend a portion of the 3A subzone adjacent to Tara Creek/Mangawhai Estuary to be 3B subzone instead. The minimum lot size for Subzone 3B is 500m², as opposed to 350m² for Subzone 3A.

29. In summary, PC78 includes the following landscape initiatives:

- (a) Retention and enhancement of the existing stand of manuka gumland in and around Wetland 3 in the northern part of the Site (now identified as Sub-Zone 8 on the PC78 Zone Map);¹³
- (b) Retention and enhancement of the gully area along the western part of the Site adjoining Sub-Zone 7; ¹⁴
- (c) A 16.5m wide planted landscape bund along the southern boundary of the Site adjoining Sub-Zone 7, which has already been established and mass planted as part of the consented Local Service Sub-Zone 7 subdivision;¹⁵
- (d) A 5m wide planted landscape strip around the eastern part of the Site adjacent to Molesworth Drive (as consented for the supermarket and town centre¹⁶ and required by proposed rule 16.8.2.3(e));
- (e) A planted landscape strip along the western boundary with Old Waipu Road;¹⁷
- (f) Localised widening of the Tara Creek Esplanade Reserve to accommodate an upgraded recreation trail;¹⁸
- (g) Retention and enhancement of watercourses and wetlands, and enhancement of riparian margins throughout the Site;¹⁹
- (h) Amenity planting associated with the areas of steeper slopes as illustrated on the Structure Plan;²⁰ and
- (i) An area of Indicative Public Open Space is identified on the proposed Structure Plan in the vicinity of Sub-Zone 1.²¹
- (j) Landscape enhancements, with a focus on coastal native vegetation are proposed for the construction of buildings within the Coastal Environment Overlay on the Structure Plan Map (with consent

¹³ Refer the PC78 Structure Plan Map legend: "Existing native vegetation and/or wetlands to protect and enhance".

¹⁴ Refer the PC78 Structure Plan Map legend: "Stream, wetlands and riparian margins to enhance".

¹⁵ Refer the PC78 Structure Plan Map legend: "Buffer to residential".

¹⁶ Resource consent reference RM190282.

¹⁷ Refer the PC78 Structure Plan Map legend: "Amenity planting".

¹⁸ Refer the PC78 Structure Plan Map legend: "10m esplanade reserve widening".

¹⁹ Refer the PC78 Structure Plan Map legend: "Existing native vegetation and/or wetlands to protect and enhance" and "Stream, wetlands and riparian margins to enhance".

²⁰ Refer the PC78 Structure Plan Map legend: "Amenity planting".

²¹ Refer the PC78 Structure Plan Map legend: "Indicative public open space (park)".

required for such buildings) to soften the visual appearance of buildings closer to the coastal marine area (PC78 16.6.8.1, 16.7.1-1, 16.7.4-1, and 16.17.2). Recessive, and generally dark colours with low reflectivity finishes are to be utilised for roofs and walls.²²

- (k) Yard controls relating to the Coastal Marine Area, streams, wetlands, and Sub-Zone 8 were added (PC78 Rule 16.8.2.3). These require buildings to be set back 30m from the CMA and 10m from streams, wetlands and Sub-Zone 8 which will provide an additional level of protection for these areas from a visual/landscape perspective.

30. The subdivision provisions include minimum Site Area Standards to enable the basic 'development building blocks' to be established. In the case of the proposed Residential 3 Sub-Zones there is provision for a diversity of housing typologies and lifestyle choice across the 3 A-D areas.

31. The proposed PC78 Zone Map²³ also includes an Integrated Residential Overlay to provide for potential increased development potential in that part of the PC78 area which is not as visible or prominent from outside views.

PC78 in the context of the operative EESP/Chapter 16

32. PC78 is based on an Integrated Catchment Management ('**ICM**') approach following a rigorous technical analysis incorporating landscape, urban design and ecological aspects. While there are clear differences between PC78 and the Operative EESP/Chapter 16, PC78 has sought to reflect many of the design principles and values within the Operative Chapter 16 of the District Plan through:

- (a) Providing a density that responds to and reflects the characteristics and carrying capacity of the landform.
- (b) Avoiding, remedying, or mitigating adverse effects on sites outside of the subject Site, and creating high-quality new amenity values within the Site.

²² 16.17.2.

²³ Refer the evidence of Mr Tollemache.

- (c) Providing for ecological protection and enhancement of key natural features.
- (d) Subdivision and land use controls that require high-quality landscape and urban design outcomes.

ASSESSMENT OF PLAN CHANGE 78

- 33. Key to assessing the landscape character and visual amenity effects of PC78 is first to establish the existing characteristics and values of the landscape and then to assess the effects of the development on them. In accordance with the Resource Management Act 1991 ('**RMA**') this includes an assessment of the cumulative effects of the development combined with existing developments in the surrounding area.
- 34. In the context of PC78, the land is already zoned for a variety of urban to countryside living purposes. Under the Operative Plan, the land on the flat has been sub-zoned to provide for reasonably intensive urban retail, commercial, service, and residential activities, while the sloping and higher ground has a mixture of lower density residential and countryside living activities. These are in the context of the EESP which anticipates significant landscape plantings to effectively screen much of the development from being visible from the surrounding environment.
- 35. I understand that the Operative EESP and Chapter 16 in the District Plan anticipates a significant level of development in Sub-Zone 1. This equates to 4 urban blocks, and the indicative buildings illustrated on the EESP have a coverage of 1.7ha in total. I also understand the buildings can be developed to at least two storeys. These adjoin Molesworth Drive, with separation provided by a wide landscape strip incorporating a stormwater management area. This would provide a significant level of screening for intensive urban development in the Business Sub-Zone 1.
- 36. A considerable level of development is therefore anticipated by the Operative District Plan. Consequently, while the Site is currently in the process of being developed, an important aspect of the assessment of effects relating to PC78 is between the extent of development enabled by the Operative Chapter 16 and the amendments proposed by PC78. This is

a focus of my assessment below. However, I also note that several resource consents have already been granted, and are currently being implemented, for key aspects of the PC78 area, including the supermarket/Mainstreet, Service Sub-Zone, and Molesworth Drive upgrade, plus several bulk earthworks consents (as outlined in Mr Tollemache's evidence). The development authorised by those consents – which aligns with PC78 – forms part of the existing environment.

Natural Character Effects

37. While the Tara Creek estuarine edge²⁴ and large stand of manuka gumland retain a level of natural character, the wider Site itself is not high in natural character values and has been highly modified through past agriculture and pastoral activities and more recent development authorised by resource consents for the Mangawhai Central development. The area has previously undergone extensive agricultural activities and was modified by vegetation clearance, artificial farm drains, farm buildings and a dwelling. The Site is a component of the wider modified Mangawhai rural production and coastal settlement environment.
38. The Operative EESP anticipates a wide (60-80m) reserve as an addition to the Tara Creek esplanade reserve. PC78 proposes to narrow this to localised widening of the existing esplanade reserve by up to 10m where the so-called Gum Diggers track is located in this reserve.²⁵
39. Once completed, development enabled by PC78 would not adversely affect the natural character values of the Site or wider rural and coastal environment/landscape due to the existing modified characteristics of the Site and surrounding area. This is also in the context of the extent of development already enabled by the Operative EESP and Chapter 16. While there would be a reduction in the area of plantings and the width of additional reserves compared with the Operative Plan, this does not represent an adverse effect on natural character but rather a lesser degree of positive effects. Given the above, in my opinion PC78 aligns with Policy

²⁴ The estuary is identified in the Northland Regional Policy Statement as having High Natural Character.

²⁵ Refer the PC78 Structure Plan Map legend: "10m esplanade reserve widening".

13 (preservation of natural character) of the New Zealand Coastal Policy Statement 2010.

Landscape Character Effects

40. The Site and surrounding area have been subjected to various degrees of modification and are not high in landscape character values (other than the coastal and estuarine edge with its high landscape character values and the area of manuka gumland and indigenous bush) 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 and coastal environment.
41. While the surrounding area displays a reasonable level of landscape amenity which is influenced by the landform, surrounding vegetation patterns, Tara Creek and coastal/estuarine edge, the landscape values associated with the Site are only moderate due to the modification resulting from the previous pastoral activities, the track constructed along part of the coastal/estuarine edge, the consented and ongoing earthworks and other development, lack of significant natural landscape features within the Site and the adjoining residential settlement pattern. While the area retains a distinct rural and coastal character with existing residential settlement integrated into the landscape, it is nonetheless a highly modified and working rural and coastal environment. This assists in reducing sensitivity to change associated with PC78.
42. Development enabled by the EESP and Operative Chapter 16 would inevitably transform the local rural character to that of mixed urban and countryside living which would also have an influence on the surrounding area. It is important to note however that this type of urban development has been advanced by a number of planning strategies, including the Operative District Plan which identifies the Site within the EESP as an area to accommodate future urban growth requirements in the area. So do more recent Council planning documents, including the Mangawhai Spatial Plan.
43. Compared with development envisaged by the Operative Plan, development enabled by PC78 would generally result in a similar built form outcome on the flat land, while the high ground would have more intensive

development in the form of residential Sub-Zones 3B, C and D with lot sizes between 500m² and 1000m² rather than the 1000m² to 3000m² anticipated by the Operative Chapter 16. There would be a reduction of planted areas and reserves to vest, however there is no change to the manner in which the existing features of the bush or wetlands add to the landscape character of the area. A positive effect is that PC78 proposes to delete the road running through the bush/wetland 3 feature, avoiding the further fragmentation of this important natural landscape element.

44. It is also important to note that although the Site and local area currently exhibit rural and coastal characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, the patterns of rural-residential settlement, urban residential development, existing infrastructure, and the surrounding roading network. This environment would be altered by the outcomes anticipated by the Operative Chapter 16.
45. Based on the preceding description and analysis of the Site and surrounding environment, in my opinion there are relatively low landscape values and sensitivity associated with the area. It is also an area subject to considerable existing planned change. The PC78 Site is a relatively degraded, highly modified rural environment lacking any significant landscape features (other than the large stand of manuka gumland and regenerating bush and the wetlands, streams, and riparian margins which are to be retained and protected) and generally has relatively low visual amenity. Therefore, the only negative outcomes in landscape terms would be the loss of the remaining rural and coastal character, which is anticipated by the relevant planning strategies for the area.
46. The key methods within PC78 for mitigating these effects are to retain and enhance where possible existing landscape features, including the extensive area of manuka gumland and regenerating bush, and create a quality urban development. Although PC78 would result in the loss of the remaining rural character there are a number of positive landscape outcomes associated with the development (although in comparison to the operative Chapter 16 provisions and EESP, these would achieve fewer overall plantings and a reduction in areas of reserves to vest).

47. The establishment and enhancement of watercourses, wetlands, and slopes under PC78,²⁶ including the provision for associated open space with extensive planting, would have beneficial landscape effects including the enhancement of amenity and habitat values, and the establishment of ecological linkages. Compared to the operative Chapter 16 provisions and EESP, these positive effects resulting from PC78 are to a lesser extent, although they are still positive contributions to the landscape of the Site and surrounding Mangawhai environment.
48. The PC78 Structure Plan and related rules package will ensure a good level of open space and comprehensive planting to enhance the area's overall amenity and assist in its integration with the surrounding area over time. These aspects are addressed in more detail in the Urban Design evidence of Mr Munro. The PC78 development would result in a change in landscape character (with more intensive residential development in the Operative Sub-Zones 5 and 6 and lesser overall landscape plantings), but will ensure a suitable level of amenity, albeit an urban, rather than a rural-residential or countryside living character, is achieved.
49. Overall, development enabled by PC78 would have low adverse landscape effects, particularly in relation to the rural and coastal character and quality of the Site and the surrounds, given that:
- (a) Significant change is already enabled by the Operative EESP and Chapter 16;
 - (b) Any potential landscape effects would be localised due to the type and scale of change and existing landform and vegetation patterns;
 - (c) Development enabled by PC78 would not impact on any key landscape features nor alter the distinctive patterns found within the surrounding landscape;
 - (d) The Site's moderate landscape values mean it has a low sensitivity to change associated with development enabled by PC78; and
 - (e) The proposed landscape initiatives throughout the Site would provide a high level of landscape amenity to the Site and surrounding area.

²⁶ Refer the PC78 Structure Plan Map legend: "Amenity planting", "Existing native vegetation and/or wetlands to protect and enhance" and "Stream, wetlands and riparian margins to enhance".

Visual Amenity Effects

50. Visual effects are effects on landscape values as experienced in views. They are a technique to help understand landscape effects and are a subset of landscape effects.
51. Development enabled by PC78 raises a number of visual issues, including the potential effects on visual amenity to the following key areas:
- (a) Adjoining land holdings;
 - (b) Surrounding road network; and
 - (c) Wider area.
52. The visual amenity effects of PC78 have been assessed from a number of representative viewpoints within the visual catchment area, which have potential for visual effects. Five viewpoints have been identified from which the visual effects have been assessed. This is achieved by using both descriptive and analytical means.
53. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Site. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties and roads. Survey accurate and view verified photomontages have been prepared by U6 Photomontages for the viewpoints as illustrated in **Appendix 2**. The photomontages give an indication of the type of development that may be delivered under PC78 to assist assessment, as opposed to necessarily representing what will in fact be developed.
54. I note that while photomontages and similar visual representation techniques are a useful way of informing judgments regarding visual effects, they can never precisely portray the way in which development enabled by PC78 will be perceived, particularly with respect to visual perception of finished materials, colours, landscaping, and the interrelationship between the buildings.
55. Accordingly, while these visualisations are of particular benefit when assessing the location, size and form of potential development enabled by PC78 and the way in which they will sit in the landscape, judgment is

required when considering matters of detail. In addition, it is essential that any photomontages are viewed in an appropriate context (i.e. that the extent and nature of those parts the landscape that are not subject to the photomontage, being beyond its outer edges, are also taken into account).

56. The photographs used in the photomontages were taken in August 2019 and the photomontages issued in October 2019.²⁷
57. A detailed assessment and analysis of potential effects has been carried out using a Visual Effects Matrix (score sheet), which ensures that each view and changes within each view are evaluated thoroughly and consistently. 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.
58. The total score given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the best practice guidelines contained within the Te Tangi a te Manu – Aotearoa New Zealand Landscape Guidelines 2021:

Very Low | Low | Low-Moderate | Moderate | Moderate-High | High | Very High

Adjoining Properties

59. The adjoining properties to the Site would be the most affected by future development enabled by the Operative EESP and Chapter 16, and by PC78. This includes the rural residential properties to the south-west and south of the Site as well as those to the north-west and north. Views towards the Site from a number of these areas however would be moderated, filtered, or screened in entirety by the landform and existing vegetation patterns within the surrounding properties, particularly in relation to a number of established shelterbelt and mature tree plantings. **Viewpoint 1** – Old Waipu Road and **Viewpoint 2** – Cove Road are illustrative of views from the adjoining areas. Planting identified in PC78 along the Old Waipu Road boundary of the Site would also, over time,

²⁷ Mr Munro's evidence includes at Attachment 2 some photos of the site from December 2021.

screen future development from this road, albeit considered unnecessary in my opinion.

60. For the immediately adjoining properties to the south-west the existing outlook would change significantly from an open rural scene into a more comprehensive and urban built environment. Although this would constitute a noticeable change to the existing rural character and a loss of the existing spaciousness, it is not the type of change which is unexpected within the planning context of the area (as explained above), as the land is zoned to undergo change by the Operative EESP and provisions which anticipate the Sub-Zone activities. PC78 and its development pattern would therefore not be entirely out of context with the Operative EESP and would be graduated in nature due to the zoning of the Site and surrounding area.
61. As illustrated in Viewpoint 1, development within the Service Sub-Zone 7 would be viewed in the foreground behind the now-established landscaped buffer with street tree plantings lining the streets. Beyond here, views extend towards the residential area and the consented Mainstreet developments. Views from the adjoining properties to the south-west and south encompass the natural features of the surrounding landform, vegetation patterns and backdrop afforded by the more distant vegetated slopes on the northern and eastern sides of the coastal inlet that would assist in visually integrating the future buildings into the landscape.
62. The planted landscaped bund along the southern boundary of the Service Sub-Zone 7 and the retention of vegetation and enhancement planting within the western gully system would provide a vegetated buffer to assist integrate development enabled by PC78 into the surrounding landscape. This includes the reduction in the extent of plantings in Sub-Zone 7 proposed by PC78, and the increase in the building coverage of the local service activities from 20% to 60% (both these elements have now been consented). From this viewing distance, and due to the complexity of elements within the view, the amendments proposed by PC78 would not be markedly different in visual terms.
63. Once the Site is developed, the existing views would be replaced with a mixture of urban development including the consented local service

activities within operative Sub-Zone 7, and in the Business 1 Sub-Zone the consented supermarket and commercial activities; along with the retirement village and residential activities within residential Sub-Zone 3A. The PC78 discretions and assessment criteria anticipate a high level of visual amenity through the quality architectural design of the buildings and streetscape landscape development in the Business 1 Sub-Zone. Street tree plantings, planted berms, and rain gardens would maintain a sense of spaciousness and assist in visually integrating the future development into the surrounding landscape throughout the flat land.

64. For the adjoining properties to the north and west, the views would encompass only the residential development on the north-western and northern slopes facing this viewing audience (within Sub-Zones 3B, C and D Residential). As illustrated in Viewpoint 2 from Cove Road looking south-east, a hierarchy of residential lot sizes are proposed throughout the overall PC78 area with the larger lots located on the north-western and northern slopes to ensure a greater level of spaciousness at the interface with the adjoining rural residential areas. This would provide sufficient space for landscape development within the sites, assisting in softening and filtering views towards the future dwellings.
65. Future residential development on the northern and north-western slopes will be set back from the existing estuarine and wetland edge, preventing encroachment into the more sensitive natural area. PC78 proposes to retain and enhance the watercourses with 10m wide riparian planting on either side of the stream banks and incorporate large areas of indigenous planting to effectively soften and break up the built elements. In addition, landscape enhancements, with a focus on coastal native vegetation, are proposed for buildings within the Coastal Environment Overlay²⁸ to soften the visual appearance of buildings more proximate to the Coastal Marine Area (PC78 16.6.8.1, 16.7.1-1, 16.7.4-1, and 16.17.2). Recessive, and generally dark colours with low reflectivity finishes are to be utilised for roofs and walls. Yard controls relating to the Coastal Marine Area, streams, wetlands, and Sub-Zone 8 have been added (PC78 Rule 16.8.2.3).

²⁸ Refer the PC78 Structure Plan Map legend: "Coastal Environment".

66. Street tree plantings would further assist in integrating the future built development into the landscape and minimising potential adverse visual effects to the rural residential area to the north and north-west. PC78's provisions address the design and layout of subdivision, along with the implementation of the proposed Structure Plan. While a higher density of urban development would result from PC78 over and above the operative EESP, the visual effects would be moderated by the extensive areas of planting proposed to assimilate the buildings into the landscape.
67. In summary, the adverse visual effects resulting from future development enabled by PC78 for the adjoining and adjacent rural-residential and residential properties would be moderate at worst initially, however the quality nature of the proposed urban development would ensure that a high level of urban amenity is achieved. Over time, with the establishment of planting within the enhanced watercourses and indigenous planting areas, along with street tree plantings and planting within individual properties, the adverse visual effects would reduce to low and the future development would integrate well into the northern slopes.

Surrounding Road Network

68. For road users on the surrounding road network, in particular those who live locally, the development of the Site is likely to result in noticeable visual effects, particularly for Molesworth Drive users in the vicinity of the Site. For general road users the effects are likely to be of much less significance as development enabled by PC78 would be seen as part of a predictable pattern of land use changes expected to occur under the Operative EESP.
- Viewpoint 3** – Molesworth Drive illustrates the view travelling in a south-westerly direction in the vicinity of the Tara Creek overbridge.
69. Although a large audience, road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of parts of the Site whilst moving through a landscape. The sensitivity, and the effects of development enabled by PC78, would be reduced further by the fact that development would be incremental and occur progressively. The extensive street tree plantings (including those proposed with the consented and under-construction Molesworth Drive upgrade, not illustrated in the photomontage) and other landscape elements would assist

in integrating the built development and infrastructure into the landscape and provide a vegetated framework of appropriate form and scale.

70. As illustrated in the photomontage, potential views from Molesworth Drive would largely encompass the residential development along the north-western side of Molesworth Drive and beyond in the distance to the Service 7 Sub-Zone. Mature vegetation, including Pohutukawa, along the estuarine edge (and within the existing esplanade reserve) largely screen views towards the majority of the Site and in particular the proposed residential development on the northern slopes.
71. The landscape design philosophy adopted for the Molesworth Drive upgrade has been designed to integrate the road corridor into the surrounding Mangawhai landscape setting and to mitigate any adverse visual effects of the road corridor on the surrounding area. The under-construction landscape design initiatives will maintain and enhance the visual amenity, character and natural features of the surrounding area and provide a sense of scale to complement the future built form.
72. The tree planting strategy is aimed at maintaining a high level of visual amenity along the road corridor and adjacent areas. Street trees are to be a combination of deciduous and evergreen species, including indigenous specimens selected for their appropriateness within the Mangawhai environs.
73. Street tree plantings, planted berms, rain gardens and swales throughout the Site would maintain a sense of spaciousness and assist in visually integrating future development enabled by PC78 into the surrounding landscape.
74. Overall, the adverse visual effects from the surrounding road network would be low and entirely appropriate within the landscape context experienced from the road corridor which encompasses built development between the Mangawhai Heads and Mangawhai Village settlements. The adverse visual effects from the surrounding road network would not be markedly different to that envisaged under the operative EESP provisions.

Wider Area

75. Views would be gained towards parts of the PC78 area from land holdings within the wider area and in particular from some of the properties within the parts of the residential area on the slopes to the east and north-east on the Molesworth Peninsula. **Viewpoint 4** – Grove Road Walkway and **Viewpoint 5** – Mangawhai Golf Club are representative views from the wider area.
76. As illustrated in Viewpoint 4, from more distant viewing locations, the backdrop hill landforms are the dominant natural element and would assist to visually absorb the future development enabled by PC78 into the landscape. From here, development within the Service 7 Sub-Zone would be visually well contained below the backdrop slopes extending up from Old Waipu Road and behind the landscaped buffer extending along the south-eastern side of Molesworth Drive. Similarly, the future residential development would be well integrated into the landscape setting through sitting low into the landscape with the hillslopes providing a vegetated backdrop of significant scale.
77. Development on the northern slopes would be well integrated through the retention and enhancement of the large northern stand of indigenous bush, the retention of the south-western bush stand and the backdrop vegetated Brynderwyn Hills.
78. Viewpoint 5 illustrates the view towards the Site from the Mangawhai Golf Course and from here the PC78 Site is largely screened from view by intervening vegetation. Parts of the future residential area on the lower flats would be visible and some of the future dwellings on the upper northern slopes. These would be seen in the context of the wider Mangawhai settlement pattern and would not appear incongruous.
79. Through the retention and enhancement of the stands of indigenous bush, and proposed street tree plantings, over time the 'hard edges' of the future built structures would be softened and development enabled by PC78 would integrate fully into the surrounding landscape from viewing locations within the wider area. Planting associated with PC78 would provide a vegetated framework within which future development would sit.

80. Overall, the adverse visual effects from the wider area would be low. While a higher density of urban development would result from PC78 over and above the operative EESP, the visual effects from the wider area would be moderated by the viewing distance and extensive areas of planting proposed to assimilate the future built development into the landscape.

Rainwater Tanks

81. Mangawhai Central Ltd is proposing amendments to rule 16.8.3 to require that all residential units that are not connected to a reticulated water system must provide a minimum 50m³ of water storage. My understanding is that this requirement would often in practice be met by two 25,000L tanks. If water tanks are required to be underground or in rear or side yards only (as is proposed to be required through 16.8.2.3 cc)), then I do not consider they are likely to have any adverse visual or landscape effects, especially in the Mangawhai context where water tanks are part of the established fabric of the area.

Construction Effects

82. Earthworks are necessary to facilitate the anticipated developments within the area, including the preparation of building platforms, formation of roads, and construction of infrastructure and services for the development. A range of such works are already consented and are underway or completed, in line with PC78. Due to the nature and scale of the development, and the level of disturbance it would bring to the existing landscape, the visual effects would initially be high during and immediately following construction due to the exposed nature of the surface material.
83. These visual effects would reduce quickly following reinstatement of grass/planting on the batter slopes and exposed surfaces.

RESPONSE TO ISSUES RAISED IN NOTICES OF APPEAL

84. I have read the issues raised in the notices of appeal and s274 notices in relation to PC78 as relevant to my area of expertise. In my opinion, the issues raised relating to visual, landscape and amenity effects in the Mangawhai Matters appeal can be broadly summarised as a concern that

urban/residential density is too high, with an associated impact on character.

85. I have already comprehensively addressed this issue in my AEE report and in this evidence (refer also to the evidence of Mr Munro). In summary, in my opinion there are no significant visual/landscape/character constraints to the urbanisation of the PC78 area in the manner proposed by PC78; the development enabled by PC78 is appropriate from a visual, landscape and natural character perspective; and the PC78 provisions provide a framework to manage visual, landscape, and natural character effects.

Robert James Pryor
LA4 Landscape Architects

17 December 2021

APPENDIX 1: CURRICULUM VITAE

ROB PRYOR Director of LA4 Landscape Architects

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:

Private Plan Changes

- Mangawhai Private Plan Change 78
- Warkworth-Clayden Plan Change 40
- George Street Precinct Plan Change 44
- 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

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

Large Scale Commercial Developments

- Beachside Mission Bay
- Milford Retail and Residential Development
- George Street Apartments
- Milford Town Centre Private Plan Change
- 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
- Progressive Enterprises
 - *Palmerston North*
 - *Hastings*
 - *Havelock*
 - *Regent*

- *Onetangi*
- *Warkworth*
- *Peachgrove*
- *Whitianga*
- *Papakowhai*
- *Hobsonville*
- *Rotorua*

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
- Summerset 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

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)

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, Roding 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: PHOTOMONTAGES

ESTUARY ESTATES PRIVATE PLAN CHANGE

MANGAWHAI

PHOTOMONTAGES FOR
LANDSCAPE AND VISUAL ASSESSMENT

Date of issue: 21 October 2019 | Resource consent issue | Revision: -





Viewpoint 1
Shooting date: 28 August 2019 14:37 p.m
Camera viewpoint location: (Mt. Eden 2000 Circuit) 884464.95 mN / 382310.67 mE
Camera elevation: (Vertical Datum: NZVD 2016): 37.60m
Camera: Canon EOS 5D Mark III FFDSLR / 50mm prime lens, focal length of 50mm
Field of view: Approximately 93 deg horiz FoV, 27 deg vert FoV



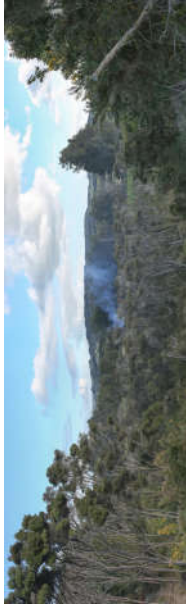
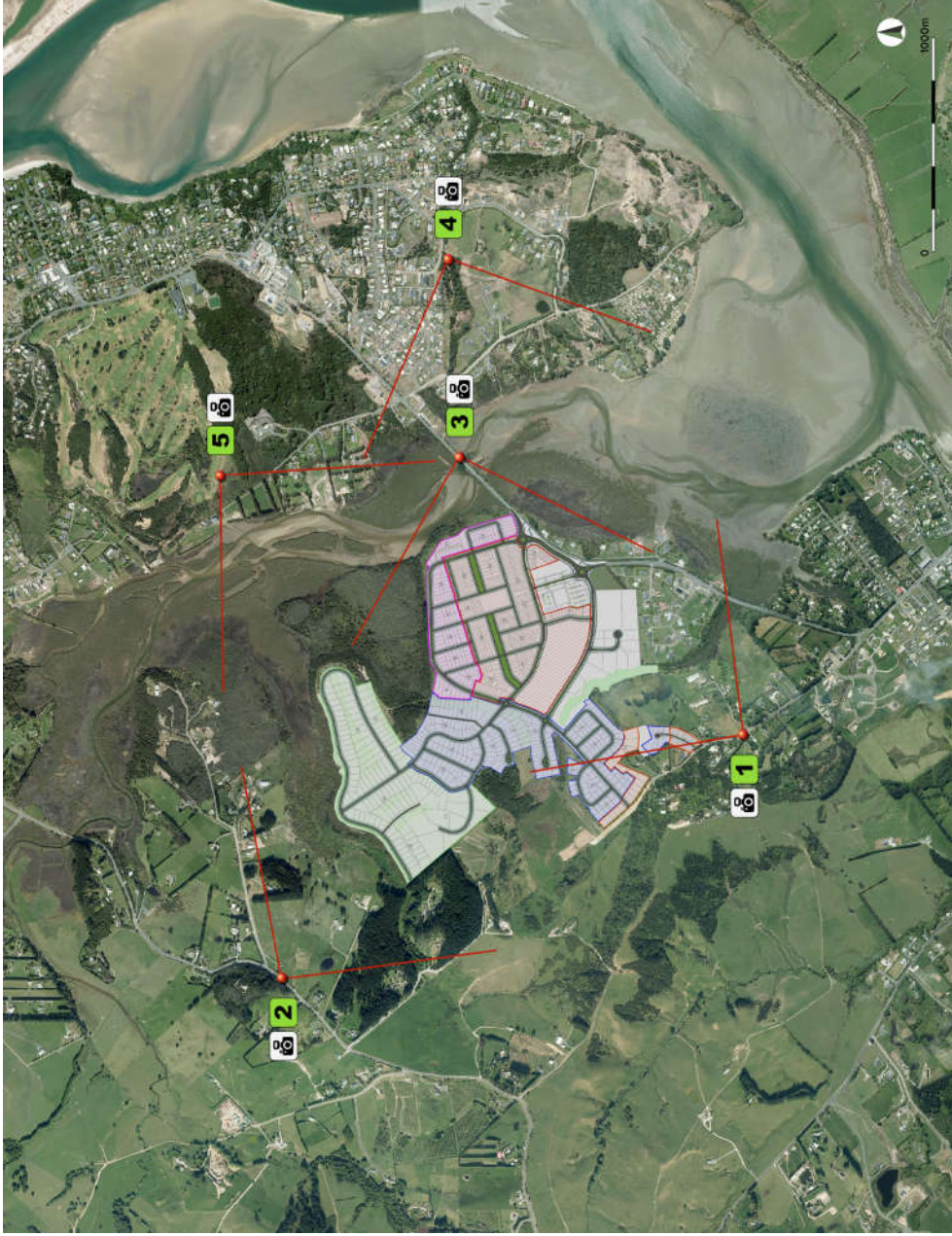
Viewpoint 2
Shooting date: 28 August 2019 11:55 p.m
Camera viewpoint location: (Mt. Eden 2000 Circuit) 885601.55 mN / 381364.12 mE
Camera elevation: (Vertical Datum: NZVD 2016): 37.88m
Camera: Canon EOS 5D Mark III FFDSLR / 50mm prime lens, focal length of 50mm
Field of view: Approximately 93 deg horiz FoV, 27 deg vert FoV



Viewpoint 3
Shooting date: 28 August 2019 14:03 p.m
Camera viewpoint location: (Mt. Eden 2000 Circuit) 885555.28 mN / 383386.63 mE
Camera elevation: (Vertical Datum: NZVD 2016): 5.17m
Camera: Canon EOS 5D Mark III FFDSLR / 50mm prime lens, focal length of 50mm
Field of view: Approximately 93 deg horiz FoV, 27 deg vert FoV



Viewpoint 4
Shooting date: 28 August 2019 13:34 p.m
Camera viewpoint location: (Mt. Eden 2000 Circuit) 885601.55 mN / 384145.84 mE
Camera elevation: (Vertical Datum: NZVD 2016): 35.20m
Camera: Canon EOS 5D Mark III FFDSLR / 50mm prime lens, focal length of 50mm
Field of view: Approximately 93 deg horiz FoV, 27 deg vert FoV



Viewpoint 5
Shooting date: 28 August 2019 15:54 p.m
Camera viewpoint location: (Mt. Eden 2000 Circuit) 886459.92 mN / 383298.35 mE
Camera elevation: (Vertical Datum: NZVD 2016): 17.16m
Camera: Canon EOS 5D Mark III FFDSLR / 50mm prime lens, focal length of 50mm
Field of view: Approximately 93 deg horiz FoV, 27 deg vert FoV



ESTUARY ESTATES PRIVATE PLAN CHANGE, MANGAWHAI

VIEWPOINT LOCATIONS MAP AND IMAGE DATA

PHOTO VIEWPOINT 1
EXISTING SITUATION



PROPOSED DEVELOPMENT



ESTUARY ESTATES PRIVATE PLAN CHANGE, MANGAWHAI
VIEW FROM OLD WAIPU ROAD LOOKING NORTH-NORTHEAST

Date of issue: 21 October 2019
Page 2



Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 200mm

PHOTO VIEWPOINT 2

EXISTING SITUATION



PROPOSED DEVELOPMENT



ESTUARY ESTATES PRIVATE PLAN CHANGE, MANGAWHAI VIEW FROM COVE ROAD LOOKING SOUTH-EAST

Date of issue: 21 October 2019
Page 3

0 50mm

Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 200mm

PHOTO VIEWPOINT 3 EXISTING SITUATION



PROPOSED DEVELOPMENT



ESTUARY ESTATES PRIVATE PLAN CHANGE, MANGAWHAI **VIEW FROM MOLESWORTH DRIVE LOOKING WEST-SOUTHWEST**

Date of issue: 21 October 2019
Page 4



Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 200mm

PHOTO VIEWPOINT 4

EXISTING SITUATION



PROPOSED DEVELOPMENT



**ESTUARY ESTATES PRIVATE PLAN CHANGE, MANGAWHAI
VIEW FROM THE GROVE ROAD WALKING TRACK LOOKING WEST**

Date of issue: 21 October 2019
Page 5



Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 200mm

PHOTO VIEWPOINT 5

EXISTING SITUATION



PROPOSED DEVELOPMENT



ESTUARY ESTATES PRIVATE PLAN CHANGE, MANGAWHAI VIEW FROM BESIDE THE FAIRWAY ON MANGAWHAI GOLF COURSE LOOKING SOUTH-WEST

Date of Issue: 21 October 2019
Page 6



Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 200mm

APPENDIX 3: VISUAL EFFECTS MATRIX METHODOLOGY

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**.