

In the matter of the Resource Management Act 1991

And

In the matter A notice of requirement to designate land for educational purposes
at 9 Tawa Avenue, Kaiwaka by the Minister of Education

Statement of evidence of Nicholas Charles Scarles

Landscape

7 November 2023

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Statement of evidence of Nicholas Charles Scarles

1 Executive summary

- 1.1 I was engaged by the Ministry of Education (**MoE**) in May 2022 to prepare a Landscape and Visual Assessment (**LVA**) for the notice of requirement (**NoR**) to designate land to enable the relocation of Te Kura Kaupapa Māori o Ngāringaomatariki (**Kura**).
- 1.2 My evidence summarises the LVA, identifies landscape and amenity effects and responds to the submissions and the s42A report.
- 1.3 The method of assessment is taken from 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines' (the Guidelines), Tuia Pito Ora, New Zealand Institute of Landscape Architects (**NZILA**) July 2022. This is the NZILA's recommended assessment method and incorporates mātauranga Māori and the importance of tāngata whenua values alongside current assessment methods.
- 1.4 The **LVA** describes the character of the site as both one of openness (to the north of Settlement Road) and one of containment (due to the rural residential development and associated planting to the south of Settlement Road). The LVA cites the strong visual relationship of the site to Pukekaroro as contributing to landscape character from the perspective of mana whenua.
- 1.5 The character of the landscape is influenced by the activities that are existing or anticipated to be undertaken within it. In the context of this site, it includes the surrounding rural residential development, the wider rural landscape to the north of Settlement Road and the potential for relatively large structures to be built as a permitted activity within the site.
- 1.6 My evidence and LVA concludes that the scale and mass of the Kura buildings can be contained in the existing landscape that partially contains the site and with the application of mitigation measures resulting in very low adverse effects on rural landscape character. The LVA also describes that these effects may be beneficial when viewed from mana whenua's perspective.
- 1.7 The LVA and my evidence concludes that the development of the site for a Kura is not dissimilar from development that could occur on the site under the current district plan permitted activity standards for building controls.
- 1.8 I identify a revised total of 6 properties that may have their visual outlooks negatively impacted by the Kura buildings and associated activities associated with the Kura. This includes an additional property which has been added following my review of two submissions regarding 148 Settlement Road.
- 1.9 Multiple submissions were received relating to landscape character and visual amenity effects and I have addressed each of these matters in my evidence and I consider there are no outstanding landscape and amenity matters.
- 1.10 I note the Council planner's s42A Report confirms acceptance that "the adverse effects arising from the proposal on the receiving environment as set out in the

information provided generally will be acceptable” (at 6.28) and these effects “can be addressed through conditions and specific design components” (identified in the NoR documentation)

- 1.11 In addition, I note that the s42A report (at 6.6) invites the applicant “to clarify the mitigation offered that is intended to address the visual amenity effects on the five identified properties that will experience adverse visual amenity effects” through conditions and the provision of a Landscape Plan to inform the outline plan process. Therefore, my evidence on visual amenity will focus on these properties.

2 Qualifications and experience

- 2.1 My full name is Nicholas Charles Scarles. I am a professional landscape architect and have a total of 35 years of practice experience in the United Kingdom and New Zealand. I moved to New Zealand in 2008 and for all this time I have been employed by Jasmx as a Senior Landscape Architect.
- 2.2 My Qualifications are BA (Honours) Landscape Architecture 1984 (UK), Diploma in Landscape Design (1986), Chartered Landscape Architect 1991 (UK). I am currently registered as a Graduate Landscape Architect in New Zealand.
- 2.3 During my time at Jasmx I have been involved in the design and construction of over 10 schools of assorted sizes in Auckland and Northland. This includes Te Kura Kaupapa Māori o Hokianga.
- 2.4 I provided expert witness evidence at the Council Hearing for Happy Valley Milk Factory, Otorohanga in 2017 which addressed potential landscape amenity and landscape character effects arising from the scale and built form of a milk processing plant within the rural zone.
- 2.5 I have also acted as an expert witness for; No 1 Gilgit Road, a health facility within an urban residential area; Baradene College of the Sacred Heart Chapel volcanic view shaft; and was part of the team that prepared evidence for the Environment Court Appeals against aspects of the volcanic viewshaft PPC339 Auckland Unitary Plan.
- 2.6 As a Senior Landscape Architect at Jasmx I have also undertaken Landscape and Visual Assessments for resource consent applications for bridges, roads, science facilities and health facilities
- 2.7 I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court’s Practice Note 2023. I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

3 Role in the project and scope of evidence

- 3.1 The purpose of my evidence is to summarise the Te Kura Kaupapa Māori o Ngāringaomatariki Landscape Visual Assessment (**LVA**) report and respond to matters raised by the submitters and the Council planner.

- 3.2 My role in the project is to undertake a landscape and visual assessment of effects to support the Notice of Requirement (**NoR**).
- 3.3 Jasmox were engaged in May 2022 to undertake the LVA, this was finalised for submission in March 2023. The LVA considered the impact of the effects in relation to permitted activities for the site (within the rural zone) and potential mitigation measures that can be utilised in subsequent design stages.
- 3.4 A desktop assessment was undertaken prior to two site visits on the 15th and 16th May 2022.
- 3.5 As there is no specific design to assess, advice was sought from experienced school design architects at Jasmox to determine a typical range of building elements, their scale and mass, and other ancillary features to inform the assessment. Architectural and Landscape graduate staff also prepared analytical sections using LINZ data to determine relative levels from typical lines of sight for use in the assessment.
- 3.6 My evidence is set out as follows:
- (a) Landscape and Visual Assessment incorporating.
 - (i) Methodology
 - (ii) Statutory provisions (principally identifying relevant objectives and rules in the Operative Kaipara District Plan)
 - (iii) The proposal (a description of typical design elements required for the Kura)
 - (iv) Zone of visual influence and viewing audience
 - (v) Existing landscape characteristics and values (to be used as a baseline for the assessment)
 - (vi) Landscape and visual effects.
 - (b) An assessment of the submissions received relevant to my evidence.
 - (c) An assessment of matters raised in the Council Planner's s 42A Report.

4 Landscape visual assessment

Methodology

- 4.1 The method of assessment I used for the LVA is taken from 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines' (the Guidelines), Tuia Pito Ora, New Zealand Institute of Landscape Architects (NZILA) July 2022. These are recommended industry standards for LVA in New Zealand. As stated in the assessment the methodology promotes tailoring of assessment methods to suit each situation and recognises mātauranga Māori and the importance of tāngata whenua values alongside current assessment methods.
- 4.2 The assessment methodology requires the identification of existing landscape character values as a baseline to assess both the landscape effects and those

relating to visual amenity effects experienced from a particular viewpoint. These are identified in Section 2.2 and 2.4 of the LVA report.

- 4.3 Landscape character values are subjective, the way in which a person or group of people see landscape varies and therefore not all values are shared amongst the viewing audience. This is particularly relevant when recognising mātauranga māori and tāngata whenua values as the attributes that define their landscape values are based on māori history and beliefs. However, to minimise interpretive values for the existing landscape the assessment draws heavily and makes comparison with landscape attributes described for the Rural Zone in the Operative Kaipara District Plan (**KDP**). This is detailed in Section 6 Existing Landscape - Characteristics and Values of the LVA.
- 4.4 Sections 2.5 to 2.7 of the LVA outline the process for gathering and interpreting baseline information for inclusion into the assessment. These are standard LVA methodologies of desktop review, site visit and recording. As the assessment addresses change of use rather than a particular design, photorealistic visualisations showing before and after images cannot be undertaken. In response to this the methodology utilised typical sections showing the ground plane, permitted height plane and setback requirements identified in the KDP performance standards.
- 4.5 Section 3 of the LVA identifies relevant statutory provisions in the RMA and KDP. Matters in relation to the KDP are more relevant for the LVA as they give effective and detailed guidance on matters stated within the Regional Policy Statement. Furthermore, matters relating to the RMA and National Policy Statement are addressed in Section 4 of the evidence of Mr. Ensor.
- 4.6 While I understand that a designation does not have to comply with the provisions of a district plan, they are a relevant consideration for a decision maker assessing a designation under s171 RMA. The district plan provides an indication of the type of building and scale of development anticipated within the Rural Zone.
- 4.7 Rule 12.10.4 identifies that commercial and industrial buildings are possible and can cover a maximum 5,000 m² or 10% of the net site area whichever is the lesser. Rule 12.10 states a maximum height for these buildings of 10 metres. These are relevant when comparing the potential Kura buildings with those permissible under the KDP. I conclude in my LVA that the scale and size of the buildings anticipated as part of the Kura will be broadly comparable to a commercial or industrial building permitted under the KDP rules.
- 4.8 The planning context is discussed in relation to the KDP in further detail in the evidence of Mr Ensor, paragraph 5.10 to 5.12.

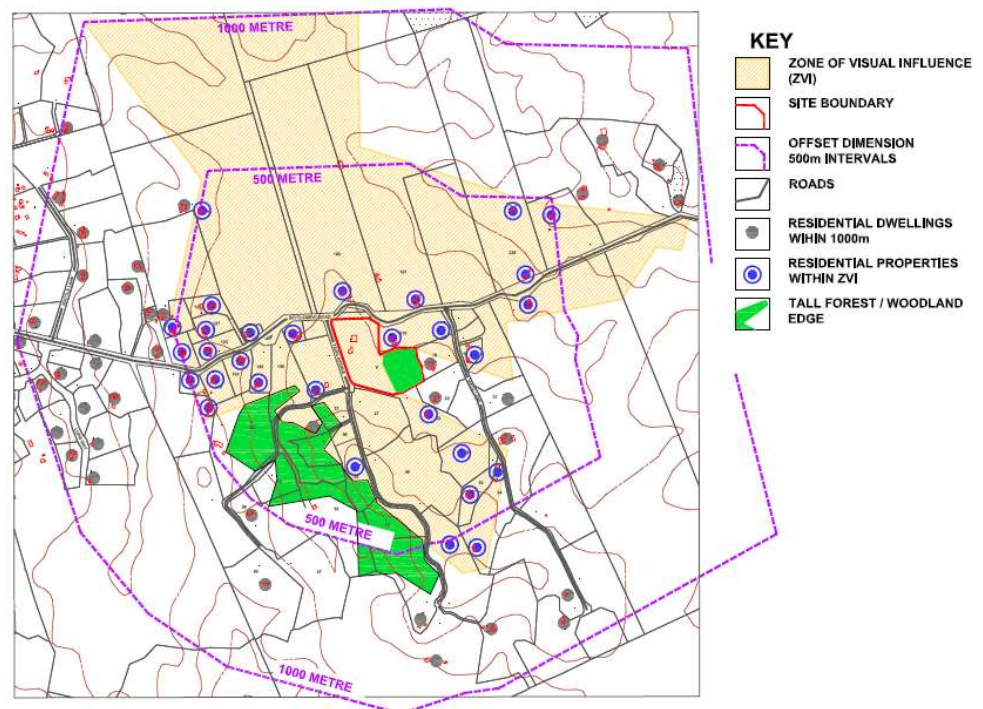
Proposal

- 4.9 Section 4 of the LVA identifies the cultural design rationale that relates to the Kura, and acknowledges site constraints imposed by existing wetlands and the natural forest within the Queen Elizabeth II Covenant. It identifies the built and landscape components that can be found in a typical rural kura. It explains how the buildings of the Kura can respond to the form of the existing landscape and reduce its apparent scale and impact through the articulation of a series of smaller building units, and outlines typical activities associated with this Kura.

- 4.10 Section 4.5 of the LVA identifies typical building heights of less than 9.1m for school buildings except pou, ātea or marae style buildings (which occasionally exceed 12m in height). Therefore, the majority of typical buildings that can be expected for a kura will be around the height generally anticipated within the rural zone.

Zone of Visual Influence and Viewing Audience

- 4.11 The LVA utilised a standard method to determine the zone of visual influence (ZVI) and relevant viewing audience. The outer limits of the ZVI were initially set at 1000m. However, a more detailed analysis of landform, built form and vegetative undertaken in the LVA substantially reduces the ZVI from its maximum extent. This is graphically illustrated in Figure 6 of the LVA below.



- 4.12 Furthermore, this assessment identified that viewing audiences are limited to rural residential properties, private dwellings and existing roads.
- 4.13 With regard to dwellings, individual assessment for each dwelling within the ZVI is not possible due to limitations of access and intervening stands of vegetation, landforms and built structures between the areas of public access and the dwelling. Accordingly, the LVA adopts the logical assumption that most of the living spaces associated with residential buildings face north to benefit from the sunny aspect and to make the most of views to the Brynderwyn Range and the maunga Pukekaroro and, across the rural plain to Otomatea Awa.

Existing Landscape - Characteristic and Values

- 4.14 Section 6 of the LVA identifies existing landscape characteristics and values. The s42A Planning Report (4.1) considers that this together with Section 3.0 of the application “provides an accurate and detailed description of the site and surrounds” and therefore no further replication of this section from the LVA is necessary for my evidence, particularly as reference to these values are made in criteria for assessment and when evaluating landscape and visual effects.

Landscape and Visual Effects

4.15 Both landscape (character) and visual (amenity) effects are addressed in the LVA.

4.16 The s42A report concludes;

“the adverse effects arising from the proposal on the receiving environment as set out in the information provided generally will be acceptable” (S6.28).

It also states these effects

“can be addressed through conditions and specific design components” (identified in the NoR documentation).

4.17 Landscape and visual effects are assessed in the LVA and are assessed on criteria set out in the KDP Performance Standards. Section 7 of the LVA identifies these as listed below:

- (a) visual intrusion of the built forms within the site from roads and public places and the effects on skylines and ridgelines
- (b) effects on the locality, particularly rural character, and amenity values
- (c) effects on landscape and heritage values effects on natural character
- (d) scale and bulk of the buildings in relation to the site activities associated with the building
- (e) outlook and privacy of adjacent and adjoining neighbours

Screening vegetation within and outside of the site.

4.18 The LVA assumes that most of the boundary vegetation within the site will be retained. It also identifies that rural residential sub-divisions have resulted in an increase in tree, shrub and hedge density along sub-division boundaries and adjacent new dwellings, and this new landscape pattern is likely to be maintained as further sub-divisions are developed.

Mitigation measures

4.19 A tool kit of mitigation measures is outlined in the LVA that can be utilised in the design to mitigate both general landscape (character) and visual (amenity) effects. These include the retention of existing vegetation within the site, articulation of building forms (to break up their scale and mass), the orientation and design of roof pitches, and use of recessive colours and low reflective surfaces.

Effects on Landscape Character Values

4.20 The LVA identifies the landscape character and the potential effects on this character because of the Kura. It concludes that the scale and mass of buildings associated with the Kura can be accommodated within the existing landscape framework, which together with mitigation measures, can result in very low adverse effects on the rural landscape character.

- 4.21 The LVA acknowledges the cultural and historical values of tangata whenua arising from the sites relationship with Pukekaroro, and concludes that the Kura is an appropriate and beneficial feature to this aspect of the areas landscape character.

Visual Amenity Effects (residential properties)

- 4.22 In the LVA, five dwellings were identified as having the potential to experience unsatisfactory adverse visual amenity effects if no mitigation was provided and permitted development was not considered. These were 22 Tawa Avenue, 50 Tawa Avenue, 178 Settlement Road, 4 Vista Lane and 15 Vista Lane.
- 4.23 The s42A report (at para 6.6) invites the applicant *“to clarify the mitigation offered that is intended to address the visual amenity effects on the five identified properties that will experience adverse visual amenity effects”* through conditions and the provision of a Landscape Plan for the OPW. Therefore, my evidence on visual amenity will initially focus on these properties.

Zone 2: 22 Tawa Avenue and 50 Tawa Avenue

- 4.24 In my LVA I state the following considerations in assessing visual amenity effects on these properties.
- 4.25 Both 22 and 50 Tawa Avenue are orientated north, presumably to capture the sun and views of a high quality landscape over the Kaiwaka River Valley and beyond to Pukekaroro and the Brynderwyn Range. Effectively this is the principal view experienced from each property. It is relevant to the assessment as the principal view is typically reflected in the location and orientation of habitable rooms within the dwelling.
- 4.26 The dwelling at 22 Tawa Avenue is 110m from the site. The direct view from the dwelling to the site is blocked by an equestrian building located within the property. However, the northern corner of the proposed Kura site is visible over shrubs and small trees.
- 4.27 Views from this dwelling will be opened further by the removal of trees and tall shrubs from within the site and by views of any new building projecting above the property’s eastern horizon. However, this is not the principal view from this dwelling and therefore the high-quality views to the north still prevail. The scale and size of new buildings associated with the development of the site may infringe partial views to the east of this dwelling which are not screened by the existing equestrian building.
- 4.28 I address effects on rural amenity and landscape character values enjoyed by this dwelling at 7.8.2.1 of the LVA. In my view, the main effect relates to visual amenity, derived from the potential for the Kura buildings to be higher than that anticipated within the District Plan. Overall, I concluded that adverse effects are low to moderate and can be mitigated to a low level through screen planting along the north-western boundary and within the boundary setback if required.
- 4.29 50 Tawa Avenue is located 205 m due south of the Kura site and overlooks the site from an elevated position. The site is partially screened by existing planting along the boundary between the dwelling and the site. However, the exotic shelterbelt element of this planting cannot be relied on for mitigation as maintenance cannot be relied upon to guarantee its health and condition.

- 4.30 I address effects on rural amenity and landscape character values enjoyed by this dwelling at 7.8.2.2 of the LVA. In this case, I also consider that the main effect relates to visual amenity, derived from the potential for the Kura buildings to be higher than that anticipated within the District Plan and centrally located on the site (which is central to the principal view from this dwelling). Overall, I conclude that there is potential for adverse effects, but that these can be reduced to a low level with appropriate building design (e.g.: recessive building materials, modulation of built structures) and screen planting.
- 4.31 I understand that an amendment is now proposed to the landscape plan condition requiring specific consideration of effects on 22 and 50 Tawa Ave when developing and implementing the Landscape Plan (which requires planting to mitigate adverse effects). As outlined in Mr Ensor's evidence (at para 5.22), MoE has internal design guidelines and a design review process for new buildings which consider matters such as the landscape context, form and appearance of the building. Overall, I consider that the amended landscape plan condition, the existing vegetation, the topography and design considerations maintain the potential for a low level of effect for these two properties.

Zone 3: 148 Settlement Road.

- 4.32 The submission of Dean Gray and Vicki Boddington highlighted potential visual amenity effects associated with 148 Settlement Road. I accept that the proximity of this property to the Kura site together with the Submitter's detailed knowledge regarding of the location and orientation of the main living spaces within this property (facing the Kura site) elevates adverse visual amenity effects to a level similar to the 5 properties previously identified in Zones 2 and 5. It's my opinion that it is appropriate to include 148 Settlement Road within designation condition 8.1 relating to the Landscape Plan, as is now proposed.

Zone 5: 178 Settlement Road, 4 Vista Lane and 15 Vista Lane.

- 4.33 Zone 5 consists of three dwellings, 178 Settlement Road, 4 Vista Lane and 15 Vista Lane. They are located 40 to 290m from the site and are at or below the site level. These dwellings have no definitive orientation, no view of the Kaipara Valley, Brynderwyn Ranges and Pukekaroro, and unlike other dwellings in the Rural Zone, have little surrounding vegetation. The rural amenity enjoyed by these properties is localised to the immediate area and influenced more by the characteristics of open pasture than anything else. Therefore, they will be sensitive to any development in the site where the kura is not screened by the native forest within the QEII Covenant located in the southwest of the site.
- 4.34 Visual impacts principally derived from the potential for built form above that anticipated by the District Plan are readily mitigated to a low level by planting within the setback along the shared boundary of 178 Settlement Road. Effects on the perception of rural amenity values through increased noise and activity associated with the Kura only apply to 178 Settlement Road as this directly borders the site. However, these matters are addressed in the acoustic assessment which advises these can be mitigated to comply with the Rural Zone limits.
- 4.35 As with 22 and 50 Tawa Ave, I consider the landscape plan condition, the existing vegetation, the topography and design considerations maintain the potential for a low level of effect for these properties.

Zones 1, 4 and 5

- 4.36 Visual amenity effects on most dwellings within the ZVI are wholly or partially mitigated by a combination of existing features. These include a reduction of visual effects through greater distances between the Kura and dwelling, and the orientation of most buildings north to capture the sun and to make the most of excellent views across the valley to Pukekaroro and the Brynderwyn Range. In addition, mitigation is provided by existing buildings together with existing stands of forest and native bush. This is supplemented through the cumulative effect of boundary vegetation of tall hedges together with tree planting which frequently occurs around residential properties as they become developed or renovated.
- 4.37 Effects on these properties should be considered in relation to the 10m permitted building height and building coverage rules which apply in the rural zone.
- 4.38 Residual effects can also be readily mitigated through a design toolbox. This includes; the articulation of building forms, the use of recessive colours to break up the scale of the Kura buildings, low reflective building surfaces, and roofing design elements to minimise building heights and the view of roofs, in addition to specific screen planting for nearby properties described in the previous sections of my evidence.

Effects on rural character of school activities, noise and transport

- 4.39 The KDP performance standards for activities in the rural zone provides no specific guidance as to the type and use of building and identifies that buildings can be commercial or industrial provided, they do not exceed the gross floor area of 5000m² or 10% of the net site whichever is less.
- 4.40 I consider that schools and particularly kura are established features within many rural locations throughout New Zealand and as such can be considered part of the rural landscape.
- 4.41 Increases in noise levels and traffic activity will affect the perception of tranquillity currently experienced in the area close to the Kura site and thereby impact landscape character values. However, these are addressed in the evidence of Ms Leitch who has identified the nearest noise sensitive receivers.
- 4.42 Ms Leitch has also assessed likely noise levels from groups of children outdoors and has identified that these events are short term and can be mitigated to acceptable levels.
- 4.43 Ms Leitch has assessed noise generated by traffic. This will be limited to peak hours from 8am to 9am and 2.30 to 3.30 and whilst clearly perceptible the overall noise levels will remain low.
- 4.44 The evidence of Mr Shields identifies a negligible difference for traffic flows along Settlement Road and whilst traffic flows along Tawa Avenue will noticeably increase these will be limited between the site entrance and Settlement Road.
- 4.45 In my opinion the activities associated with traffic and noise whilst discernible and impacting the perception of tranquillity these effects will be limited to the

main period of school activity in the morning and afternoon. These effects need to be considered in relation activities in the residential rural setting.

5 Submissions

Overview of submissions

- 5.1 Objections representing the interests of approximately 30 local properties were received. Most of these expressed concerns relating to landscape character effects and overarching effects on visual amenity. The issues raised are summarised below.

Relevant technical queries

“Lack of detail”.

- 5.2 The lack of design detail is not unusual at the NoR stage of a project. This has been accounted for in the method of Landscape and Visual Assessment as described in the LVA and has been accepted by the s42A report author.

Landscape character effects

“No school on rural land” and activities in relation to Rural zoning and “this is rural land and should remain rural meaning no commercial type buildings of any mass size should occupy with a rural zone and destroy its vista”

- 5.3 As discussed above in paragraphs previously I consider schools as an established feature in many rural locations throughout in New Zealand and note that under the existing rural zoning the performance standard permit relatively large buildings of comparable size and scale of the Kura for commercial and industrial use.

Visual amenity effects on Zone 2 properties “The photographs in Appendix E omit the actual elevated northeastern views from the properties or the private roadside the site which would show that the visual impact is substantially more than implied when presented from an elevated position. The northern and eastern rural and farmland views from Zone 2 are substantially impacted” and “the effect on a potential dwelling at 40 Tawa Avenue in Zone 2 is also not addressed”

- 5.4 The submission comments apply to existing lots along Tawa Avenue. However, the LVA focuses on existing dwellings evident at the time of the assessment and therefore includes 22, 34 and 50 Tawa Avenue. Undeveloped lots and farmland, specifically 33, 40, 47 and 49 Tawa Avenue are not assessed although they are acknowledged in the paragraph 7.8.1 of the LVA as potential development sites which are elevated above the site. As can be seen from the aerial photograph below, lots 33, 40, 47 and 49 receive some element of initial screening from trees and bush within existing sites and along existing boundaries. Regardless, these properties will share the benefit of the final mitigation solution for 50 Tawa Avenue required for the Landscape Plan.



“Lighting at the school and potential flood lighting of amenities and grounds has not been addressed as a visual impact to the countryside rural living after dark.”

- 5.5 This will be addressed through the outline plan process once the site has been masterplanned and building and playground layout is confirmed. Given the size of the site and the design process discussed in the evidence of Mr Ensor, it is anticipated that lighting can be designed so as to meet the KPD permitted activity standards for light spill.

6 Section 42A report

- 6.1 The s42A report raises the following matters with regard to the landscape and visual effects.
- 6.2 Further clarification of visual mitigation effects on selected properties are requested in item 6.6. This has been responded to in the evidence of Mr. Ensor who identifies a preference of using the landscape plan and the MoE design process as sufficient means to address this issue.
- 6.3 I agree with the conclusion on environmental effects regarding visual amenity and that residual effects can be addressed by specific design components and conditions and in my opinion, this can be addressed by the outline plan process. (at 6.28)
- 6.4 Concerns regarding loss of amenity values by increased noise and traffic, loss of privacy and rural vista / views raised by submitters are addressed in section 5 of my evidence.

7 Conclusions

- 7.1 The description of landscape character values provided in my evidence have been accepted as an accurate baseline in the s42A report and that potential

effects can be appropriately mitigated through designation conditions the outline plan process.

- 7.2 The LVA takes into consideration landscape and visual effects associated with permitted development in the KDP as a means of comparison to bulk and scale of this Kura. Rules relating to rural development stated in the KDP permit buildings up to 10 metres high and 5000m² or 10% of the net site area (including for industrial activities) which is not dissimilar to the extent of the Kura buildings anticipated.
- 7.3 It is my opinion that schools are a frequent element in New Zealand's rural landscape both currently and historical and therefore constitute an appropriate use for the site from a landscape character perspective.
- 7.4 A range of mitigation measures have been identified in my LVA and restated in my evidence which can be used to mitigate landscape and visual effects. These constitute a design toolbox which includes retention and addition of screening vegetation principally along the site boundaries which are ably accommodated (in strategic locations) within the 10m setbacks adjacent roads and 3m setbacks adjacent site boundaries; the articulation of building form and use of colour, materials to reduce the apparent scale of the new buildings; and if necessary, the design of roof pitches and use of low reflective recessive colours.
- 7.5 The recognition of mātauranga Māori and the importance of tāngata whenua values alongside current assessment methods has identified positive effects on the perception of landscape character values which has been extensively supported by numerous submissions.
- 7.6 Landscape character values are attributes that need to be considered when addressing landscape amenity effects.
- 7.7 Landscape amenity effects relate to specific properties. Where common attributes are discernible, e.g. orientation to northerly views, location, etc, these are grouped together in the LVA. For the majority of cases these effects are acceptable.
- 7.8 In total 6 properties have adverse landscape amenity effects which require careful consideration through the design process. This includes an additional property I have added following my review of two submissions relating to 148 Settlement Road which has provided additional information to me regarding the properties outlook not known to me at the time of undertaking my LVA. The submission provided clarification of the properties principal view which is to the site at 9 Tawa Avenue and not due north to Pukekaroro assumed for the LVA. Potential effects on this property are in my opinion able to be managed by the conditions, landscape planning process and a the MoE design review process set out in Mr. Ensor's evidence.

Nicholas Charles Scarles

7 November 2022