

Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

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

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

Topic 25 – Zone Extents

**PRIMARY EVIDENCE OF ROBERT JAMES PRYOR
ON BEHALF OF TATA VALLEY LIMITED
(LANDSCAPE AND VISUAL)**

17 February 2021

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1. SUMMARY OF EVIDENCE

- 1.1 My full name is Robert James Pryor. I am a registered landscape architect.
- 1.2 I am providing landscape and visual evidence in relation to the proposed rezoning sought by TaTa Valley Limited (**TVL**)¹ of the land at 42B Potter Road and 35 Trig Road, Pokeno (**Site**).
- 1.3 The proposed rezoning from rural zoning to the proposed TaTa Valley Resort Zone (**TVRZ**) will visually result in a degree of change to its current open rural landscape character. The current open and undeveloped state of the land, will change to one with some built characteristics, particularly for some of the Site's immediate neighbours. This change will be most noticeable in respect of the proposed hotel. The Site, however, is part of a highly modified rural environment and the Site and surrounding landscape has the capacity to visually absorb the landscape and visual effects of development enabled by the rezoning due to the physical characteristics and prevailing attributes and rural settlement pattern within the area.
- 1.4 Development enabled within the proposed Hotel Precinct will be more visible from various locations in the surrounding rural environment due to its elevated characteristics and wider visual catchment. Potential adverse visual effects will be addressed through the proposed resource consent assessment criteria in the Precinct provisions². Development enabled within the balance of the **TVRZ** will be less visible as many parts of the Site have more restricted visibility due to the intervening landform and vegetation patterns.
- 1.5 The surrounding landscape is of a scale that is capable of accommodating the form, size and scale of development enabled by the rezoning subject to future consent processes. The Site is located within a highly modified 'working' environment and is appropriate for the proposed rezoning since it contains a number of natural landscape features and elements that will assist in integrating and/or screening future development from the surrounding environment. The containing ridgelines, intervening landforms and off-site vegetation patterns mean that views towards the Site are filtered and screened from a number of public and private viewing locations.
- 1.6 The landscape has a good ability to absorb changes within it. While the Waikato River and wetlands designated as an Outstanding Natural Feature (**ONF**) extending along the southern boundary of the Site, the Significant Natural Areas (**SNA**) that incorporate

¹ Submitter 574 and further submitter 1340.

² Matters of Discretion 29.7.18(a).

the stands of kahikatea trees beside the river, and the proposed amended Significant Amenity Landscape (**SAL**) on the river flat are high in landscape and natural character values, the Site itself does not have high aesthetic, heritage or rarity values and is typical of that found within the surrounding rural Waikato environment. The modified rural and pastoral nature of the Site and surrounding environment provides the context for the rezoning. In my opinion, development enabled by the rezoning will not adversely affect the existing landscape, and visual character of the Site and surrounding environment. Development enabled by the proposed rezoning is physically located away from these higher quality landscape features and protection is afforded to the stands of kahikatea trees through their SNA designation which will ensure their retention and protection.

- 1.7 While there will be a change in localised rural character from that of the current open pastoral land, to one with future built development and associated infrastructure, the rural character will be reinforced through retaining large open pasture areas on the lower river flats, the retention of the areas of indigenous bush throughout the Site and the existing SNAs and proposed amended SAL on the river floodplain identified under the Proposed Waikato District Plan.
- 1.8 Development enabled by the rezoning of the Site would not adversely affect the natural character values of the Site or wider river and rural landscape due to the existing modified characteristics of the Site. Development enabled by the rezoning will have a minimal impact on views to key landscape features in the locality and will not adversely impact upon any of the key landscape elements and patterns in the surrounding area.
- 1.9 In conclusion, the rezoning of the Site will provide an opportunity for an innovative and environmentally sustainable rural tourism development. In my opinion, development enabled by the rezoning could be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the Site and surrounding rural environment. Any potential adverse landscape and visual effects on the environment will be acceptable within the surrounding landscape context.

2. INTRODUCTION

- 2.1 My full name is Robert James Pryor. I have the qualifications and experience set out in my curriculum vitae which is attached as **Appendix 1**.
- 2.2 I hold a Bachelor of Science degree in Psychology from Otago University (1980) and a post-graduate Diploma of Landscape Architecture from Lincoln University (1984). I am

an Associate of the New Zealand Institute of Landscape Architects (**NZILA**) and have practised as a landscape architect in the following capacities:

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

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

2.4 I have been involved in the rezoning proposal by TVL since September 2018, when I prepared the 'Assessment of Landscape and Visual Effects' for the TaTa Valley Hotel and Spa Resort, Farm Showground and New Zealand Made Hub project. I also assisted in with the preparation of the original submission by TVL in October 2018.

2.5 I last visited the Site in September 2020.

Scope of evidence

2.6 My evidence assesses the landscape character and visual amenity effects of the proposed rezoning sought by TVL and contains the following sections:

- a) Site context and characteristics (Section 4);
- b) The rezoning proposal (Section 5);
- c) Natural character effects of the proposed rezoning (Section 6);
- d) Landscape character effects of the proposed rezoning (Section 7);
- e) Visual effects of the proposed rezoning (Section 8);
- f) Management of effects and achieving outcomes (Section 9); and
- g) Conclusions (Section 10).

2.7 My evidence relies on and should be read in conjunction with that of:

- a) Mr Tim Martin (Ecology);
- b) Mr Ryan Pitkethley (Land development / engineering); and
- c) Mr Chris Scrafton (Planning).

3. CODE OF CONDUCT

- 3.1 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. I have complied with the Code of Conduct in preparing this statement of evidence and confirm that I will do so in presenting my evidence to the hearing commissioners. Unless I state otherwise, this evidence is within my sphere of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

4. SITE CONTEXT AND CHARACTERISTICS

- 4.1 The 235ha Site is located at 42B Potter Road and 35 Trig Road, Pokeno. It is approximately 2km to the south west of Pokeno Township and approximately 4.8km east of Tuakau. The Waikato River borders the Site's southern boundary and the steep slopes extending up to Potter Road and Bluff Road bound the remaining boundaries of the Site.

Refer to:

- *Figure 1 – Site Location*
- *Figure 2 – Site Aerial and Landscape Context*
- *Figure 3 – Site Aerial and Landscape Context*
- *Site Landscape Character Photographs*

Landform

- 4.2 The majority of the Site comprises the flat low-lying river terrace. These flats are partly within the floodplain of the river and are frequently submerged during flood events. The Site rises up towards the northern boundary from approximately 20m ASL to a high point in the north eastern corner of the Site at 100m ASL. Beyond the northern boundary the adjoining land rises up to the Potter Road ridge at approximately 120m ASL.
- 4.3 A spur extends into the Site from the western boundary at a high point of 108m ASL, falling in a south easterly direction down to the lower river terrace. This spur is the location of the proposed Hotel Precinct. The eastern part of the Site rises up from the river flats to a south westerly running spur at 40m ASL and follows this up to the high point at 100m ASL at the north eastern corner of the Site.

- 4.4 The low-lying hills within the Site are part of a chain of steeper hill country that extends for approximately 9km along both the north and south banks of the Waikato River, from near Tuakau in the west to Pokeno in the east.

Geology

- 4.5 The low-lying land of the Site comprises river and swamp deposits of Holocene age. Low hills, such as those in the Mercer and Tuakau area, are of Pleistocene basalts, with some areas of sandstone and siltstone.

Geomorphology

- 4.6 The Site's geomorphology is defined by watercourse and gullies running northeast and south from an elevated central portion of the Site. Shallow seated arcuate shaped scarp features are located at the heads of the gullies which are likely controlled by the perched groundwater tables and the steepness of land gradients within these areas.
- 4.7 The southern portion of the Site is hummocky in nature that likely represents that it has moved in ancient times, prior to the infilling and effective buttressing of the southern toe of this area with alluvial sediment associated within the Waikato River.

Soils

- 4.8 Soils of flat low-lying land close to the Waikato River are either poorly drained gleyed alluvial soils or peaty soils. On the low-lying hills, clay soils derived from volcanic ash are widespread. More locally, some areas of hill country have leached soils derived from sedimentary rocks.

Vegetation

- 4.9 Vegetation within the Site comprises a mix of exotic tree species, mature indigenous forest and scrub, pasture and shrubland. The low-lying flats are characterised by extensive areas of wetland habitats including reed grassland, raupo reedland, swamp grassland, herb field and ryegrass. These have been extensively grazed by stock within the Site.
- 4.10 Indigenous forest and scrub areas are located throughout the Site including kahikatea (*Dacrycarpus dacrydioides*), manuka (*Leptospermum scoparium*), kanuka (*Kunzea ericoides*), taraire (*Beilschmiedia taraire*) and tawa (*Beilschmiedia tawa*). Within these indigenous forest and scrub areas are areas of tree ferns (*Cyathea medullaris*) and mapou scrub (*Myrsine australis*).

- 4.11 There are several small stands of secondary kahikatea and a small area of kahikatea swamp forest is present on the western margin of the floodplain near the centre of the Site. Large stands of mature kahikatea are present in the southern part of the Site close to the Waikato River.
- 4.12 Wetlands, dominated by either indigenous or exotic species, are located on the fringes of the low-lying flats. Wetland vegetation is dominant on the wet gully floor alluviums including swamp grassland, reed grassland, rye grass and herb field. Gorse and pampas tussock land vegetation is also present within the Site.

Land use

- 4.13 The Site is currently accessed off Potter Road via an existing easement and metalled accessway through 42B Potter Road. This accesses the farm shed and stockyards in the north western part of the Site. A new access is proposed for the Resort and Farm Park from an extension to Yashili Drive in Pokeno and will connect to the subject site at its north-eastern extent adjoining 242 Bluff Road. Farm tracks also access the southern and eastern parts of the Site and drainage channels traverse the low-lying flats. The Site is currently utilised for grazing with cattle and sheep with a small number of llamas and goats present.

The wider landscape context

- 4.14 Immediately adjoining land to the north is a rural property with dwelling and associated farm buildings, barn, garage and sheds. This was the original dwelling for the farm before being subdivided off. A second dwelling, garaging and sheds are located to the north of this and occupied by the farm manager.
- 4.15 Land to the east is similarly grazed and accessed off Bluff Road, with scattered vegetation patterns and pastoral slopes. Rural settlement is located off Bluff Road. A large stand of exotic forestry dominates the land to the east. Watercare's Waikato River water supply pipeline facility is located on this site.
- 4.16 The northern adjoining slopes rising up towards the Potter Road ridge are densely vegetated in taraire-tawa dominated forest and scrubland. Beyond here the pastoral slopes extend down towards the rapidly developing Pokeno village. The existing urban area of Pokeno is located in the low-lying lands and surrounded by the dominant pastoral ridgelines that provide a rural backdrop to the village.
- 4.17 These ridgelines are visible from many locations locally and from a distance. The ridgelines associated with Ridge Road and Bluff Road and the descending slopes from

these ridgelines to date have significance to Pokeno as they provide a sense of enclosure and a backdrop to the existing settlement.

- 4.18 Land further to the west is more of a working landscape, intensively farmed with small landholdings along with relatively well-established rural living and lifestyle block development. Pastoral farming and cropping are the predominant land uses and horticulture (including large glasshouses) is also present. High voltage transmission pylons and overhead wires traverse the 35 Trig Road portion of the Site.
- 4.19 Te Toki Island is a small, elongated island in the river to the south east of the Site. This is grazed with scattered vegetation patterning within it. Winstone Aggregates operate a large aggregate quarry to the south west of the Site in Smeeds Quarry Road on the southern banks of the river.
- 4.20 To the south of the river the land is dominated by the Pukekawa settlement pattern and market gardening activities with the area's fertile soils producing a range of vegetables, including onions, potatoes and carrots. Pukekawa, an extinct volcano, is one of the oldest volcanic cones in the Auckland region. Pastoral farming characterises the land to the south east with some large stands of exotic forestry and indigenous bush areas extending up towards Mercer Ferry Road.
- 4.21 The wider surrounding rural landform is generally characterised by expansive areas of undulating to gently rolling lowland pasture, with areas of more localised fragmentation by shelterbelts, bush remnants, forestry stands and stream corridors. The wider landscape context incorporates the rural landscapes of the Waikato River valley, with hill slopes extending down towards the river. The low-lying flats and floodplains of the valley have been drained for pastoral use, although some scattered wetland areas remain.
- 4.22 The Site is located within the Northern Hills Landscape Character Area in the Waikato District Landscape Study³. The landscape is described as dominated by agricultural land use of cattle and sheep grazing, with dairy land use in less steep areas. Native vegetation is sparse and mostly located in steep terrain or wetland areas and along the steep coastal cliffs.
- 4.23 A proposed SAL overlay covers a large part of the Site, encompassing the degraded lower river flats. A submission was prepared by TVL and evidence filed as part of the Proposed Waikato District Plan (PDP) Hearing 25B Landscapes seeking to reduce the

³ *Waikato District Landscape Study, Boffa Miskell, June 2018*

size of the SAL. This was based in part on my expert opinion that the extent of the SAL overlay on the Site was not appropriate from a visual and landscape perspective. In my opinion, the SAL extended too far into the Site covering highly modified areas which do not illustrate the natural formative processes of the Waikato River course throughout the district. I therefore considered that the inclusion of these parts of the Site in the SAL overlay, as notified, did not adequately reflect the visual or physical attributes of a SAL and that the SAL should be reduced as it applied to Site.

- 4.24 I understand that the s42a Hearing Report on Topic 25B concurred with this and recommended amending the extent of the SAL to retain the river plains as part of the River corridor but exclude the reaches that extend into upper modified gully arms where the sensory values and relationship to the river are lower. I support this conclusion.

5. RELEVANT PARTS OF REZONING PROPOSAL

- 5.1 The full details of TVL's rezoning proposal are outlined in TVL's submission as updated in the primary evidence of Mr Chris Scrafton for TVL for this Topic. TVL seeks an appropriate planning framework for the Site to complement the proposed resort activities and to allow for integrated and long term planning of the entire Site.

- 5.2 The relevant parts of the proposal for the purposes of my evidence are the key activities proposed on Site including:

- a) A tourism resort including a range of activities such as hotel accommodation, a conference centre, spa and restaurant activities;
- b) Farm showground and NZ made hub;
- c) Outdoor recreation activities, camping and glamping activities;
- d) A stormwater wetland (to receive runoff from the Site for treatment prior to discharge); and
- e) A ferry service on the banks of the Waikato River to connect to a ferry landing at Mercer.

6. NATURAL CHARACTER EFFECTS OF THE PROPOSED REZONING

Natural character effects methodology

- 6.1 Natural character relates to the degree of 'naturalness' of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns, and elements in the landscape.
- 6.2 Assessments of natural character therefore broadly assess:
- a) Natural processes – the underlying formative processes that have shaped and given expression to the landscape (geological, volcanic, ecological, fluvial etc.);
 - b) Natural elements – features within the landscape that are products of natural processes (landform, vegetation, waterbodies etc.);
 - c) Natural patterns – the natural expression or distribution of un-manufactured elements and features within the landscape; and
 - d) Development / land use – the presence or absence of development such as structures and buildings and the level of modification as a result of land use and management.
- 6.3 The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which a proposal alters the biophysical and / or perceived naturalness of a landscape. Natural character is essentially concerned with the degree of 'naturalness' associated with the natural elements, processes and patterns within the landscape.

Natural Character Effects Analysis

- 6.4 While the Waikato River, the SNA and SAL retain a high level of natural character, the Site itself is not high in natural character values and has been highly modified through past pastoral activities. The Site is a component of the wider modified Waikato rural production environment.
- 6.5 The Site has been highly modified through pastoral activities including grazing and the construction of drainage channels. Development enabled by the rezoning of the Site would not adversely affect the natural character values of the Site or wider river and rural landscape due to the existing modified characteristics of the Site and minimal impact of the proposal on the existing natural character values of the Site.

7. POTENTIAL LANDSCAPE CHARACTER EFFECTS OF THE PROPOSED REZONING

Landscape character effects methodology

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

Landscape character effects analysis

- 7.4 Based on that methodology, I consider that the Site and surrounding area have been subjected to various degrees of modification and are not high in landscape character values. This is as a result of the removal of natural cover, farming activities, the degraded lower river flats, as well as the farm and rural lifestyle dwellings and other buildings and structures associated with the rural environment.
- 7.5 While the wider surrounding rural area to the south and west displays a reasonable level of landscape amenity which is influenced by the landform, surrounding vegetation patterns and the Waikato River, the landscape values associated with the Site are only moderate due to the modification resulting from the existing pastoral activities, the rural land use and lack of significant natural landscape features in the Site. While the existing environment retains a distinctly rural character with existing settlement integrated into the landscape, it is nonetheless a highly modified and working rural environment that assists in reducing sensitivity to change associated with the proposed rezoning.

- 7.6 The proposed modifications to the landform in the Site⁴ could be absorbed within the rural landscape without adversely affecting the landscape values. While the natural landform of part of the Site to enable development within the Hotel Precinct would potentially require significant earthworks, any adverse effects on the character, quality and aesthetic values of the rural production landscape would be small in magnitude.
- 7.7 Modifications to the landform of the Site enabled by the rezoning through a future earthworks consent application, could be absorbed within the landscape without adversely affecting the landscape values. While the natural landform of part of the Site associated with the Hotel Precinct would be altered from its present form, any adverse effects on the character, quality and aesthetic values of the landscape would be acceptable.
- 7.8 Overall, the development enabled by the proposed rezoning of the Site will have low landscape effects, particularly in relation to the landscape character and quality of the Site and the surrounds, given that:
- a) Any potential landscape effects will be localised due to the type and scale of change and existing landform and vegetation patterns.
 - b) The proposed rezoning will not adversely affect the landscape values of:
 - i. the Outstanding Natural Feature (**ONF**), defined as the 'Waikato River and Wetlands' (which is located to the south of the Site),
 - ii. the proposed ONF for the entire Waikato River (as recommended by the Council within Hearing Topic 21b)⁵, or
 - iii. the SNAs and (amended) SAL on the Site.

Development enabled by the proposed rezoning is physically located away from these higher quality landscape features and protection is afforded to the stands of kahikatea trees through their SNA designation which will ensure their retention and protection..

- c) The rezoning will not impact on any key landscape features nor alter the distinctive patterns found within the surrounding landscape.

⁴ This would be subject to a future earthworks consent application

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

- d) The Site's moderate landscape values means it has a low sensitivity to change associated with the rezoning.

8. POTENTIAL VISUAL AMENITY EFFECTS OF THE PROPOSED REZONING

Visual amenity effects methodology

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

- f) Mitigation potential – the extent to which any potential adverse effects of development enabled by the rezoning could be mitigated through integration into its surrounds by specific measures.

Visual Catchment and Viewing Audience for the Proposed Rezoning

- 8.5 The visual catchment is the physical area that would be exposed to the visual changes associated with development enabled by the proposed rezoning. The containing ridges to the north, east and west largely restrict views into the Site from the wider area in these directions. Views towards 35 Trig Road will be gained from the road in the vicinity. The immediately adjoining properties to the east, north and west will gain views into parts of the Site, and in particular the adjacent property immediately to the north at 42A Potters Road and properties to the west at 5 and 21 Trig Road.
- 8.6 Views towards the Hotel Precinct will be gained from some of the rural lifestyle properties in Trig Road to the west and Bluff Road to the east. Views will be gained from parts of Bluff Road, Potter Road and Trig Road. Surrounding vegetation patterns and landform currently provide varying degrees of screening from these areas. Distant views towards the Hotel Precinct will be gained from some of the rural properties on the southern side of the Waikato River in the northern and north eastern Pukekawa environs accessed off Smeeds Quarry Road and Mercer Ferry Road. Views towards the northern areas of the TVRZ will be highly variable due to its location at the base of the Potters Road ridge.
- 8.7 Distant views will be gained from parts of Mercer Ferry Road and Douglas Road. Recreational users on the Waikato River will gain views to parts of the Site, open views will however be screened by the large stand of mature kahikateas adjacent to the river. These kahikatea trees are within the SNA and therefore are likely to be retained and protected. The Site is not visible from Mercer, Pokeno or State Highway 1.
- 8.8 The primary visual catchment therefore includes land to the south, south east, east and west/north-west including the rural lifestyle properties. The viewing audience that will be exposed to development enabled by the rezoning (to varying degrees) is limited and will therefore comprise:
 - a) Residents/workers on some of the properties immediately to the north west of the Site at 5 and 21 Trig Road;
 - b) Residents/workers within the site to the north at 42A Potter Road;

- c) Residents/workers on the rural properties to the east of the Site accessed off Bluff Road;
- d) Residents/workers on some of the rural properties accessed off Douglas Road;
- e) Residents/workers within the rural properties to the south of the Waikato River (northern and north eastern Pukekawa environs) accessed off Smeeds Quarry Road, Mercer Ferry Road and Hunter Road;
- f) Motorists travelling along sections of Potter Road, Trig Road and Bluff Road surrounding the Site;
- g) Workers in the Winstones Aggregate quarry accessed off Smeeds Quarry Road;
- h) Motorists travelling along sections of Mercer Ferry Road and Douglas Road; and
- i) Recreational users of the Waikato River in the immediate vicinity of the Site.

Visual amenity effects analysis

- 8.9 The visual effects of the proposed development enabled by the rezoning of the Site have been assessed from a number of representative viewpoints within the visual catchment area, which have potential for visual effects. A number of viewpoints have been identified from within the surrounding and wider area from which the visual effects have been assessed. This is achieved by using both descriptive and analytical means.
- 8.10 The viewpoints were selected as representative locations that capture and fairly represent the potential 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 public and private areas and roads.
- 8.11 Photographs have been taken with a 35mm SLR camera with a fixed 50mm lens from the viewpoints and a detailed assessment and analysis of potential effects have been carried out using a Visual Effects Matrix, which ensures that each view and changes within each view are evaluated thoroughly and consistently. The assessment has been undertaken in cognisance of the ten viewpoint locations illustrated in **Appendix 2 – Viewpoint Photographs**.
- 8.12 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 development enabled by the proposed rezoning, how well the proposal integrates with its surroundings and whether or not the proposal intrudes into any existing views.

8.13 Development enabled by the proposed rezoning of the Site will potentially have visual amenity effects to the following key areas:

- a) Rural areas to the north, west and north west;
- b) Rural area to the south east;
- c) Rural area to the east;
- d) Rural area to the south; and
- e) Waikato River.

8.14 Those potential effects are considered in turn, as follows.

Refer to:

- *Appendix 2: Viewpoint Photographs*

Rural areas to the north and north west

8.15 **Viewpoints 1 – 3** illustrate the viewing perspective from several locations along Potter Road looking in southerly directions towards the Site. **Viewpoint 4** is taken from 42A Potter Road and **Viewpoint 5** is from Trig Road looking in a south easterly direction.

8.16 From these viewing locations the landscape has typically rural characteristics with the undulating pastoral slopes, lower degraded river flats, pockets of indigenous forest and scrubland in the gullies and slopes, exotic forestry, drainage channels, farm buildings, access roads, transmission pylons and overhead wires, and post and wire fences. Distant views extend across to the Pukekawa settlement environs with the distinctive market gardening quilt work pattern of fields.

8.17 The modified characteristics of the rural environment are apparent with the farm dwellings, barns, garaging, fencing and access drives. The pastoral slopes are relatively degraded with noxious weed species. The lower flats have a rather unkempt character to them through their rank pasture and weedy growth habit. The views are characteristic of the surrounding Waikato rural environment.

8.18 From the Potter Road viewpoints the anticipated level of audience exposure would be very low, being a no-exit road accessing the rural property at the eastern end of the road. The viewing audience from here is largely transient and the exposure to the view is therefore brief. From these viewpoints the anticipated level of audience exposure would be low and restricted to residents and workers in the rural properties accessed off Potter Road. From these locations, the views are wide and across the surrounding

landscape towards the Pukekawa area. Similarly, from Trig Road the anticipated level of audience exposure would be relatively low and restricted to residents and workers in the rural properties accessed off Trig Road.

- 8.19 Development enabled by the proposed rezoning will have a moderate impact on the existing rural amenity from here initially through the introduction of a number of buildings within the rural environment. The rural amenity values of the Site and surroundings (away from the river) are not high as illustrated in the viewpoint photographs. The landform is highly modified through the drainage patterns, access road and farm buildings. It is a working landscape characteristic of the surrounding area. While a new activity will be introduced into the view this is a distinctly working rural landscape with low rural amenity values. While a number of buildings will be introduced into this landscape, large structures are not uncommon in the rural environment with packinghouses, glasshouses and barns as evidenced in the views.
- 8.20 While development associated with the Hotel Precinct will be highly visible from these locations, the natural features of the surrounding landform, and backdrop afforded by the vegetated slopes on the southern side of the Waikato River will assist in visually integrating built development into the landscape. Development throughout the wider TVRZ would be visible to varying degrees with large parts of the Site not being highly visible from these viewing locations.
- 8.21 In consideration of the above, the adverse visual effects of development enabled by the proposed rezoning will be low to moderate.

Rural area to the south east

- 8.22 **Viewpoints 6 and 7** illustrate the viewing perspectives from Mercer Ferry Road looking in north westerly directions towards the site. The cleared pasture on the western spur demarcates the Hotel Precinct within the Site. These viewpoints are from approximately 3.5km away from the Site. **Viewpoint 8** illustrates the viewing perspectives from Douglas Road looking in a north-westerly direction from approximately 3km distance.
- 8.23 The landscape has distinctly rural characteristics with undulating grazed slopes with pockets of indigenous vegetation in the gullies, remnant exotic trees, pine forestry and farm access tracks portray an attractive working landscape. The views are typical of the Pukekawa rural landscape with expansive areas of undulating to gently rolling pasture, with areas of fragmentation through shelterbelts, bush remnants, forestry stands and stream corridors.

- 8.24 From these locations, the views are wide and across the surrounding landscape and the Site is peripheral to the view. The viewing distance away from the Site and the diversity of elements within the view will reduce any adverse visual effects of development enabled by the rezoning. The views are also representative of potential views gained from parts of some of the surrounding rural properties in the vicinity. However, some of these have limited, partial and glimpsed views towards the Site due to the screening afforded by intervening landform and vegetation within the line of sight.
- 8.25 The proposed rezoning will not adversely affect the existing rural amenity due to the restricted visual catchment, extensive viewing distance and the productive rural characteristics of the Pukekawa environs with a number of large packing sheds and glasshouses in the vicinity.
- 8.26 From rural areas to the south east, the viewing distance and low-lying nature of development enabled by the rezoning, relative to the surrounding landform, will reduce the adverse visual effects. Large parts of development within the TVRZ areas will be screened entirely from view from these directions.
- 8.27 Overall, the adverse visual effects would be very low from rural areas to the south east.

Rural area to the east

- 8.28 **Viewpoint 9** illustrates the viewing perspective from Bluff Road immediately north of the intersection with Reynolds Road looking in south westerly directions towards the Site. The spur within which the Hotel Precinct is located is visible from here with the vegetated backdrop. Large parts of the Hotel Precinct land are screened from view by the landform, particularly the northern area towards Potter Road.
- 8.29 This landscape again has distinctly rural characteristics with undulating grazed slopes with pockets of indigenous vegetation in the gullies, remnant exotic trees, pine forestry and farm access tracks portraying a working landscape. The view is typical of the surrounding rural landscape with expansive areas of undulating to gently rolling pasture, with areas of fragmentation through shelterbelts, bush remnants, forestry stands and stream corridors. The degraded lower flats within the Site are evident with their darker toning. The working faces and stockpiles of Smeeds Quarry are visible above the spur, reinforcing the working and productive characteristics of the Waikato landscape.
- 8.30 The viewing audience from here is largely transient and the exposure to the view is therefore brief. Similar views may be gained from several of the properties within the

vicinity although views become increasingly screened travelling south along the road from here. From this viewpoint the anticipated level of audience exposure would be relatively low due to the scattering of dwellings, screening characteristics and low volume of traffic on the no exit road.

- 8.31 From here, the viewing distance and low-lying nature of development enabled by the proposed rezoning relative to the surrounding landform will reduce the adverse visual effects of the rezoning. From this elevation future development within the Hotel Precinct will be viewed set into the western hill slope. From here the undulating slopes and vegetation patterns within the surrounding area will assist in integrating the future built forms into the Site.
- 8.32 The Site and the surrounding landscape have the capacity to absorb development enabled by the rezoning proposal. Built development within the Hotel Precinct would sit well below the skyline ridge. Overall, from the rural area to the east, the adverse visual effects would be low.

Surrounding area to the south

- 8.33 **Viewpoint 10** is taken from Smeeds Quarry Road just north of the property at number 72 looking in a northerly direction towards the Site. A small number of properties accessed off Smeeds Quarry Road and Mercer Ferry Road will be exposed to views to varying degrees.
- 8.34 The overall landscape character of the wider surrounding area is that of a working rural production area with a moderate level of naturalness and landscape quality. The modified characteristics of the rural environment are apparent with ploughed paddocks, farm dwellings, roading, the high voltage transmission pylons and overhead wires, fencing and access tracks traversing the landscape. The vegetation patterns on the northern side of the Waikato River are dominant from here with mixed indigenous bush and exotic forestry plantings. The backdrop hills of the Hunua Ranges are prominent along the skyline and in particular, Mt William rising to a height of 373m ASL.
- 8.35 The viewing audience from here is largely transient and the exposure to the view is therefore brief. From this viewpoint the anticipated level of audience exposure would be moderate, comprising motorists, residents and workers in the rural properties accessed off Smeeds Quarry Road. From this location, the views are wide and extensive, across the surrounding landscape towards the backdrop of the Hunua Ranges.

- 8.36 The visual absorption capability of this landscape is moderate from this viewing angle with the undulating hills within the Site and surroundings providing containment. The hill slopes rising up from the Site will provide a good backdrop to development enabled within the Hotel Precinct and the Site makes up only a small portion of the overall wider panoramic view.
- 8.37 The rezoning will have a low impact on the existing rural amenity from here. The existing rural amenity values from here are characterised by the pastoral slopes, vegetated gullies and the dominant transmission pylons and wires within the scene. Development within the Site will not adversely impact on the rural amenity values of the surrounding area.
- 8.38 From these distant locations to the south, development enabled by the rezoning within the Hotel Precinct will be viewed sitting low on the western spur. Built development will be visually assimilated into the landscape through the surrounding hill landforms visually absorbing the built form. Development within the Hotel Precinct will be viewed sitting below the Potter Road ridgeline and flanked by the existing stand of indigenous forest in the south-western part of the Site.
- 8.39 The vegetated backdrop slopes will remain the dominant nature element in the view and the future development will be subservient in this landscape. From here, the views are extensive and development within the Hotel Precinct will make up only a small component of the wider view. Development throughout the overall TVRZ will be viewed within the Site to varying degrees, visually well integrated into the landscape. Overall, from the rural area to the south, the adverse visual effects would be low.

Views from the Waikato River

- 8.40 Recreational users on the Waikato River will gain views to parts of the Site, open views will, however, be screened by the large stand of mature kahikateas adjacent to the river. Views experienced from the river will also be in the context of views along the southern side of the river encompassing the sand processing works of Smeeds Quarry. The existing mature kahikateas along the riverbanks will provide a vegetated setting and partial screen towards the Hotel Precinct in the vicinity of the western spur.
- 8.41 The photographs contained within Appendix 2 illustrate the visual containment of the Site from the river and the screening effect of the kahikateas within the SNA. The kahikateas are within the SNA already identified in the PDP and therefore will be retained and protected. Views from the river are transient and brief. Overall, the adverse visual effects of the rezoning from the river will be low to moderate.

9. MANAGEMENT OF EFFECTS AND ACHIEVING OUTCOMES

- 9.1 The key landscape and visual policy provisions relevant to this evidence are contained within new Chapter 29: TaTa Valley Resort and outlined in the evidence of Mr Scrafton.
- 9.2 The proposed provisions for the TVRZ direct that the development and operation of TaTa Valley Resort is undertaken to manage adverse effects on the amenity and character values of the surrounding rural environment, and the values of the Waikato River.
- 9.3 The Precinct Plan identifies the location of the Hotel Precinct and the location of existing SNAs in the PDP and areas of significant indigenous biodiversity. The zone relies on the district wide rural rules for the management of effects on significant indigenous biodiversity.
- 9.4 Outside the Hotel Precinct, the zone enables resort activities and built form that generally 'adopts' recommended rural zone provisions for a number of standards for example - height, lighting, SAL rules and setbacks. Adoption of these provisions will ensure that the rural character, landscape and amenity values of the Site and surrounding rural area are largely maintained.
- 9.5 For built form beyond that typically contemplated in the rural zone, matters of discretion are proposed which enable consideration of the effects of any such infringement and measures to manage those effects. So for example, infringement of the height rules will require assessment of any associated visual effects.
- 9.6 The zone also includes a building coverage rule⁶. This differs from the 5000m² recommended for rural zone but will still ensure sufficient retention of open space. In my opinion this is appropriate given the intended vision and use for the Site (tourism/recreation destination), the extensive area of the Site, and restricted visual catchment of large parts of the Site through the topography and vegetation patterns. For these reasons, I consider that it is appropriate to propose a higher level of permitted development onsite.
- 9.7 In terms of visitors accommodation outside the Hotel Precinct (temporary structures – e.g. tents, and permanent structures – e.g. chalets) the proposed TVRZ provisions provide for appropriate height standards and maximum building footprint⁷. Anything

⁷ 29.5.9

over this would trigger a resource consent requirement, including the matter of discretion above.

- 9.8 Within the Hotel Precinct, the hotel building itself will require a restricted discretionary resource consent and there are matters of discretion relates to building design and appearance and the potential effects on the amenity values and character of the surrounding area. This matter of discretion will ensure these effects can be further addressed at subsequent consenting phases.
- 9.9 In my opinion, these provisions and expected outcomes will provide an appropriate framework under which any adverse landscape and visual effects can be effectively managed.

10. CONCLUSION

- 10.1 The proposed rezoning from rural zoning to the proposed TVRZ will visually result in a degree of change to its current open rural landscape character. The current open and undeveloped state of the land, will change to one with some built characteristics, particularly for some of the Site's immediate neighbours. This change will be most noticeable in respect of the proposed hotel. The Site, however, is part of a highly modified rural environment and the Site and surrounding landscape has the capacity to visually absorb the landscape and visual effects of development enabled by the rezoning due to the physical characteristics and prevailing attributes and the rural settlement pattern within the area.
- 10.2 Development enabled by the proposed rezoning is physically located away from the sites higher quality landscape features on the River margins and protection is afforded to the stands of kahikatea trees through their SNA designation which will ensure their retention and protection
- 10.3 In conclusion, the rezoning of the Site will provide an opportunity for an innovative and environmentally sustainable rural tourism development. In my opinion, development enabled by the rezoning could be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the surrounding rural environment. Any potential adverse landscape and visual effects on the environment will be acceptable within the surrounding landscape context.

Robert James Pryor

17 February 2021

APPENDIX 1: CIRRICULUM VITAE



ROB PRYOR Director

Qualifications

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

Background

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

Skills and Experience

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

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

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

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

Fields of Special Competence

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

Relevant Experience – Landscape and Visual Effects Assessments:

Large Scale Commercial Developments

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

Institutional Developments

- AUT City Campus
- University of Auckland Tamaki Campus
- Middlemore Hospital
- Middlemore Woman's Health
- North Shore Hospital Elective Surgical Centre
- Auckland Memorial Park
- Springhill Men's Corrections Facility
- South Auckland Women's Corrections Facility
- 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

Private Plan Changes

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

Proposed Auckland Unitary Plan – Evidence

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

Special Housing Areas – Auckland Unitary Plan

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

- Bremner Road
- Red Hills
- Oruarangi
- Northridge Estates – Flatbush
- Beachlands Multi-Housing
- Sale Street Apartments
- Pokeno

Quarries and Cleanfills

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

Corporates

- Progressive Enterprises Developments
- Z Energy Developments
- Restaurant Brands

Recreational

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

Rural Subdivisions

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

Motorways, Roading and Transport Networks

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

- Newmarket Railway Level Crossing
- Wairere Drive Interchange
- Tamahere East-West Link
- Te Atatu Road Widening
- Bombay Motorway Service Centre
- Central Rail Link Overpass
- Auckland Domain Rail Designation

Apartments

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

APPENDIX 2: VIEWPOINT PHOTOGRAPHS



B	Layout Update	JC	RP	RP	10.02.21
A	Layout Update	JC	RP	RP	10.06.19
-	Preliminary	JC	RP	RP	29.06.18
No.	Revision	By	Chk	Aspt	Date

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ORIGINAL © A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client: **TATA VALLEY LIMITED**

Project: **TOPIC 25 - ZONE EXTENTS**

Title: FIGURE 1: SITE LOCATION VIEWPOINT MAP	Project No. 20948	Rev. B
	Drawing No. VP01	



A	Layout Update	JC	RP	RP	10.02.21
-	Preliminary	JC	RP	RP	29.06.19
No.	Revision	By	Chk	Aspt	Date



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Client:	TATA VALLEY LIMITED
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Project:	TOPIC 25 - ZONE EXTENTS
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Title:	FIGURE 2: SITE AERIAL + LANDSCAPE CONTEXT
Project No:	20948
Drawing No:	VP02
Rev:	A



A	Layout Update	JC	RP	RP	10.02.21
--	Preliminary	JC	RP	RP	29.06.18
No.	Revision	By	Chk	Aspt	Date



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	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:	TATA VALLEY LIMITED
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Project:	TOPIC 25 - ZONE EXTENTS
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Title:	FIGURE 3: SITE AERIAL + CONTEXT (BOUNDARIES)			Project No:	20948
	Drawing No:	VP03	Rev:	A	

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..	Preliminary	JC	RP	RP	20.06.18
No.	Revision	By	Chk	Appt	Date



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	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:	TATA VALLEY LIMITED
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Project:	TOPIC 25 - ZONE EXTENTS
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Title:	VIEWPOINT 2: POTTER ROAD
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Project No.	20948
Drawing No.	VP02
Rev.	*



1	Preliminary	JC	RP	RP	29.06.18
No.	Revision	By	Chk	Appt	Date



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	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:	TATA VALLEY LIMITED
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Project:	TOPIC 25 - ZONE EXTENTS
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Title:	VIEWPOINT 3: POTTER ROAD
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Project No.	20948	Rev: +
Drawing No.	VP03	



..	Preliminary	JC	RP	RP	29.06.18
No.	Revision	By	Chk	Appt	Date



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	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:	TATA VALLEY LIMITED
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Project:	TOPIC 25 - ZONE EXTENTS
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Title:	VIEWPOINT 4: 42 POTTER ROAD
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Project No.	20948
Drawing No.	VP04
Rev.	*



-	Preliminary	JC	RP	RP	29.06.15
No.	Revision	By	Chk	Appd	Date



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ORIGINAL @ A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:
TATA VALLEY LIMITED

Project:
TOPIC 25 - ZONE EXTENTS

Title:	VIEWPOINT 6: MERCER FERRY ROAD		
	Project No.	20948	
	Drawing No.	VP06	Rev: -



ORIGINAL
@ A3

Design	RP
Drafting	JC
Drafting Checked	RP
Approval	RP

TATA VALLEY LIMITED

TOPIC 25 - ZONE EXTENTS

VIEWPOINT 7: MERCER
FERRY ROAD

Drawing No. VP07

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No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	29.06.15


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ORIGINAL @ A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client: **TATA VALLEY LIMITED**

Project: **TOPIC 25 - ZONE EXTENTS**

Title: **SITE CHARACTER PHOTOS 01**

Project No.	20948	Rev.
Drawing No.	VP09	-



No.	Revision	By	Chk	Appd	Date
-	Preliminary	JC	RP	RP	29.06.15



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ORIGINAL @ A3	Design JC	RP
	Drafting JC	RP
	Drafting Checked RP	RP
	Approval RP	RP

Client:
TATA VALLEY LIMITED

Project:
TOPIC 25 - ZONE EXTENTS

Title:
SITE CHARACTER PHOTOS 02

Project No.
20948

Drawing No.
VP10


Rev.
-



										 LA4 Landscape Architects 26 Kitchener Street, Auckland P.O. Box 5969, Wellesley Street, Auckland t 09 338 0804 f 09 338 0895 e la4@la4.co.nz www.la4.co.nz		ORIGINAL @ A3		Design: RP Drafting: JC Drafting Checked: RP Approvals: RP		Client: TATA VALLEY LIMITED		Project: TOPIC 25 - ZONE EXTENTS		Title: SITE CHARACTER PHOTOS 03		Project No. 20948	
* Preliminary JC RP 29.06.13 - Revision Bv Qsk Apod Date																		Drawing No. VP11		Rev			



-	Preliminary	JC	RP	RP	10.06.19
No.	Revision	By	Chk	Appd	Date


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ORIGINAL @ A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:	TATA VALLEY LIMITED
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Project:	TOPIC 25 - ZONE EXTENTS
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Title:	VISUAL CATCHMENT: VIEW FROM SITE LOOKING SOUTH / SOUTHEAST
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Project No:	20948
Drawing No:	V102
Rev:	*



					<div><div>LA4 Landscape Architects 26 Kitchener Street, Auckland P.O. Box 5069, Wellesley Street, Auckland p: 09 358 0904 f: 09 358 0995 e: la4@la4.co.nz www.la4.co.nz</div><div>ORIGINAL @ A3</div></div>	Design Drawing Drafting Checked Approval	RP JC RP RP	Client: TATA VALLEY LIMITED	Project: TOPIC 25 - ZONE EXTENTS	Title: VISUAL CATCHMENT: VIEW FROM SITE LOOKING EAST / NORTHEAST	Project No: 20948
A	Layout Update	JC	RP	RP	16.07.19	Drafting	JC				
-	Preliminary	JC	RP	RP	15.06.19	Drafting Checked	RP				
						Approval	RP				
No.	Revision	By	Chk	Appd	Date						
									Drawing No: V104	Rev: A	

APPENDIX 3: VISUAL EFFECTS MATRIX

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

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

PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

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

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

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

PART B - INTRUSION AND QUALITATIVE CHANGE

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

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

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