

Taha Auto Group Limited
Proposed Car Wreckers and Storage Yard

Landscape and Visual Effects Assessment

LA4 Landscape Architects
PO Box 5669, Victoria Street West
Auckland 1010

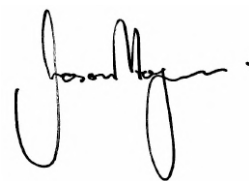
**Landscape and Visual Effects Assessment
Quality Assurance Statement**

Prepared by:



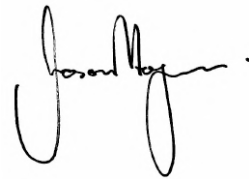
Director

Reviewed by:



Director

Approved for issue by:



Director

Status: **Final**

Date: 6 May 2025

File Number/Name	25009 Drury Car Wreckers and Storage Yard LVA
Author	Rob Pryor, Director NZILA Registered Landscape Architect
Client	Taha Auto Group Limited

Taha Auto Group Limited
Proposed Car Wreckers and Storage Yard

Landscape and Visual Effects Assessment

Table of Contents

1.0	Introduction ...	... 4
2.0	The Proposal ...	... 4
3.0	Assessment Methodology ...	... 4
4.0	The Subject Site and Surrounding Environment ...	... 5
5.0	Statutory Context ...	... 10
6.0	Evaluation of the Proposal ...	... 13
7.0	Conclusions ...	... 21

Annexure 1: Viewpoint Photographs

Landscape and Visual Effects Assessment

1 Introduction

- 1.1 LA4 Landscape Architects have been engaged by Taha Auto Group Limited (**'applicant'**) to undertake a Landscape and Visual Effects Assessment (**'LVA'**) for the proposed car wreckers and storage yard (the **'proposal'**) within the site at 395 Fitzgerald Road, Drury (the **'site'**).
- 1.2 This assessment investigates the existing landscape character and the key landscape and visual features of the site and surroundings, and outlines the effects of the proposal on the landscape character and visual amenity values of the site and surrounding area. Investigations of the site and surrounding Drury environment were undertaken in February 2025.

2 The Proposal

- 2.1 The warehouse proposal is illustrated on the plans prepared by Babingtons Civil and Environmental Consultants and involves:
- i) demolition of the existing dwelling and greenhouses on the site
 - ii) site clearance to enable a flat platform
 - iii) construction of a 2,016m² warehouse building
 - iv) construction of a 2,496m² vehicle dismantling and parts storage building
 - v) planted bund along the Fitzgerald Road frontage
 - vi) ponding area at the front of the site
 - vii) two lane vehicle access along the alignment of the existing access drive

3 Assessment Methodology

- 3.1 The key to assessing the effects of the proposal on the landscape values and visual amenity on the site and surrounding environment is first to establish the existing characteristics and values of the landscape and then to assess the effects of this proposal on them. In accordance with the Resource Management Act (1991) (**'RMA'**) this includes an assessment of the cumulative effects of the proposal combined with existing developments within the area.
- 3.2 The methodology used in this assessment is in accordance with the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, 2022 (**'TTatM'**), and designed to assess whether the proposal would have adverse effects on the landscape values and visual amenity of the site and surrounding environment. The following methodology has been used in this assessment.

Background Review

- 3.3 A review of the existing background information, site layout and architectural plans was undertaken in relation to the landscape character and visual amenity aspects of the proposal. Key landscape and environmental factors which could potentially be affected by the proposal were identified and reviewed.

Statutory Context

- 3.4 A review of the relevant RMA and Auckland Unitary Plan (Operative in Part) ('AUP') statutory provisions was undertaken to identify the key landscape, natural character and visual amenity related objectives and policies. The statutory provisions serve to frame the evaluation of landscape and visual effects within the legal and policy context. They help ensure that the assessment aligns with the relevant objectives, policies, rules, and criteria set out in regional and district plans, national policy statements, and other statutory documents.

Site and Landscape Evaluation – Landscape and Visual Environment

- 3.5 Detailed site investigations and an analysis of the site and surrounding environment were undertaken. The landscape, rural character, and visual amenity values were identified and outlined and a photographic record of the site and surrounding environment compiled. Key landscape features and elements were identified and an analysis of the landscape values and the landscape's ability to accommodate change as a result of the proposal undertaken.
- 3.6 An analysis of the existing landscape character of the site and surrounding environment was undertaken. The analysis identified the vulnerability of the site and surrounding environment to change resultant from the proposal.

Visual Catchment and Viewing Audience

- 3.7 The physical area that would be visually affected by the proposal was defined. In turn, this indicated the range, type and size of viewing audiences that would be impacted upon.

Viewpoint Selection

- 3.8 The next step was to establish a platform from which detailed analysis could be carried out. The most practical platform for conducting such analysis is a series of viewpoints, strategically located within the visual catchment in order to assess the impact of the proposal for most of the potential viewing audiences.

Landscape Character and Visual Effects Assessment

- 3.9 A specific analysis and assessment was undertaken and key questions addressed derived from the very nature of anticipated effects on landscape, rural character, and visual amenity. This process assessed the effects of the proposal and identified the aspects which were likely to have high or adverse landscape character or visual amenity effects.

Conclusions

- 3.10 An evaluation of the proposal as a whole considering all the preceding analysis was undertaken in relation to potential effects on landscape character and visual amenity values. Conclusions were made in relation to the potential landscape character and visual amenity effects of the proposal, including recommendations for avoiding, remedying, or mitigating these effects.

4 The Site and Surrounding Landscape Context

The Site

- 4.1 The 2.7679 hectare site comprises Lot 3 DP 194356, located at 395 Fitzgerald Road, Drury, approximately 200m northwest of the Cossey Road intersection. The majority of the site is predominantly flat to gently sloping at approximately RL 20m, before falling in a southerly direction towards the stream extending along the southern boundary at approximately RL 14m.

- 4.2 A dwelling is located in the central part of the site with a greenhouse to the east. A larger greenhouse in a state of disrepair is located to the southwest of the dwelling with the remains of a number of potted plants and ancillary horticultural equipment. The front part of the site is partly utilised for horticulture production, including sunflowers and some recently planted vegetable seedlings. The horticultural plot is not of high quality and has not been well maintained. Vegetation within the site is largely restricted to amenity tree and shrub plantings around the dwelling of no great stature or value.



Figure 1: The site (Auckland Council GIS maps 2017)



Figure 2: Looking in a southerly direction towards the site from Fitzgerald Road

- 4.3 Land to the west and southeast of the site is predominantly in horticultural use with large greenhouses, storage and accessory buildings, and other structures. A number of rural lifestyle properties are also within the area and along the northern side of Fitzgerald Road

and Cossey Road. Adjoining land to the south is currently been earthworked as part of the extensive Drury South Crossing industrial development. A paper road extends along the eastern boundary of the site, to facilitate access to the future industrial area.

- 4.4 The land opposite the site, on the northern side of Fitzgerald Road is zoned Residential – Mixed Housing Urban (**'MHU'**) and land to the northwest on the western side of Fielding Road zoned Residential – Terraced Housing and Apartment Buildings (**'THAB'**) which will significantly change the existing landscape character in the future.



Figure 3: The northern part of the site



Figure 4: The northwestern part of site



Figure 5: The southern part of site and rear of the greenhouse



Figure 6: Looking in a southeasterly direction across the adjoining Drury South Crossing land

The Wider Landscape Context

- 4.5 Drury Quarry occupies an extensive and highly visible area of land to the southeast of the site, with approximately 250ha of land extending from the foothills of the Hunua Ranges to the lower flatter areas. The aggregate quarry is characterised by its extensive open pit and associated infrastructure including overburden area and managed fill area, along with the cut rock faces, and haul roads. The quarry infrastructure also includes the main access road, quarry laboratory, transport office and truck parking area, aggregate crushing plants, aggregate stockpiles, aggregate storage bins, workshops, offices, concrete batch plant, weighbridge and dispatch area to the north-west of the quarry pit accessed off Bill Stevenson Drive.

- 4.6 Land between the quarry and SH1 lies within the Drury South Precinct ('**DSP**') in the AUP. The precinct applies to approximately 257ha of land, bounded by the Southern Motorway ('**SH1**') in the west, the Drury Quarry and the Hunua foothills in the east, the rural areas of Fitzgerald Road in the north and Ararimu Road in the south. The precinct provides for heavy and light industrial activities as well as an area of residential zoning to the south-west, adjacent to SH1 and the Ramarama interchange which is rapidly undergoing development.
- 4.7 The DSP has been designed to specifically accommodate construction, manufacturing, wholesale trade and distribution activities to the west of the Quarry Zone. This land is currently being developed as part of the Drury South Crossing project comprising the light and heavy industrial zones, as well as an area of residential development, which is currently being constructed on land to the west, accessed off Maketu Road. Construction is also well advanced for the industrial development with a number of large logistics and warehouse developments already constructed and a number underway.
- 4.8 The wider landscape further to the east is broadly defined by the foothills of the Hunua Ranges, with rolling to steep hill formations covered in pasture interspersed with pockets of native vegetation in the gullies, with rural and rural residential lifestyle settlement. This combination creates a well-defined matrix of lower density development and rural landscape amenity with good levels of visual continuity.
- 4.9 Landholdings within the wider surrounding area comprise some larger rural pastoral blocks with some smaller rural lifestyle, typically 10-acre blocks, in the north and south. Some of these support rural productive land uses including horticulture and floriculture with supporting buildings, whilst in the north there are a number of rural service small businesses. Some properties within the surrounding area have been developed for their rural lifestyle amenity with substantial gardens and hobby farm grazing, horses and associated rural lifestyle amenities.
- 4.10 Some rural residential development has extended up into the Hunua foothills including that accessed off Macwhinney Drive, extending along the northern boundary of the quarry. There is also an area of rural residential development to the south-west of the Quarry zone accessed off Davies Road.
- 4.11 Further to the south is the elevated corridor of SH1 which comprises a strong linear feature with its associated near constant presence of vehicles. The linear corridor of the state highway is also reinforced by the alignment of the high voltage transmission line corridor which generally runs in parallel with the state highway and traverses the Maketu and Hingaia Streams. Transpower's electricity switchyard occupies a large site off Quarry Road. The surrounding area is undergoing significant transformation as part of the DSP which is entirely changing the character of the area.
- 4.12 The I450 Drury Centre Precinct lies further to the northeast to the south of Drury township. The 53-hectare site is undergoing initial earthworks for a new town centre for the Drury region. The purpose of the precinct is to provide for the development of a new, comprehensively planned, high density, transit-orientated centre at Drury that supports a quality compact urban form. The precinct also provides for the highest employment-generating activities and retail and residential densities around the future Drury Central train station.

5 Statutory Context

- 5.1 The statutory context is covered fully in the assessment of environmental effects ('AEE') prepared by Saddleback Planning in support of the application. The application site is zoned Future Urban ('FUZ') with a small area zoned Business – Light Industry ('B-LI') in the Auckland Unitary Plan (Operative in Part). The relevant key landscape character and visual amenity provisions from the RMA and AUP have been reviewed for this assessment. The purpose of reviewing the statutory provisions is to help frame the landscape assessment. It is not to undertake a planning assessment of the proposal against the provisions, which is outlined fully in the AEE.

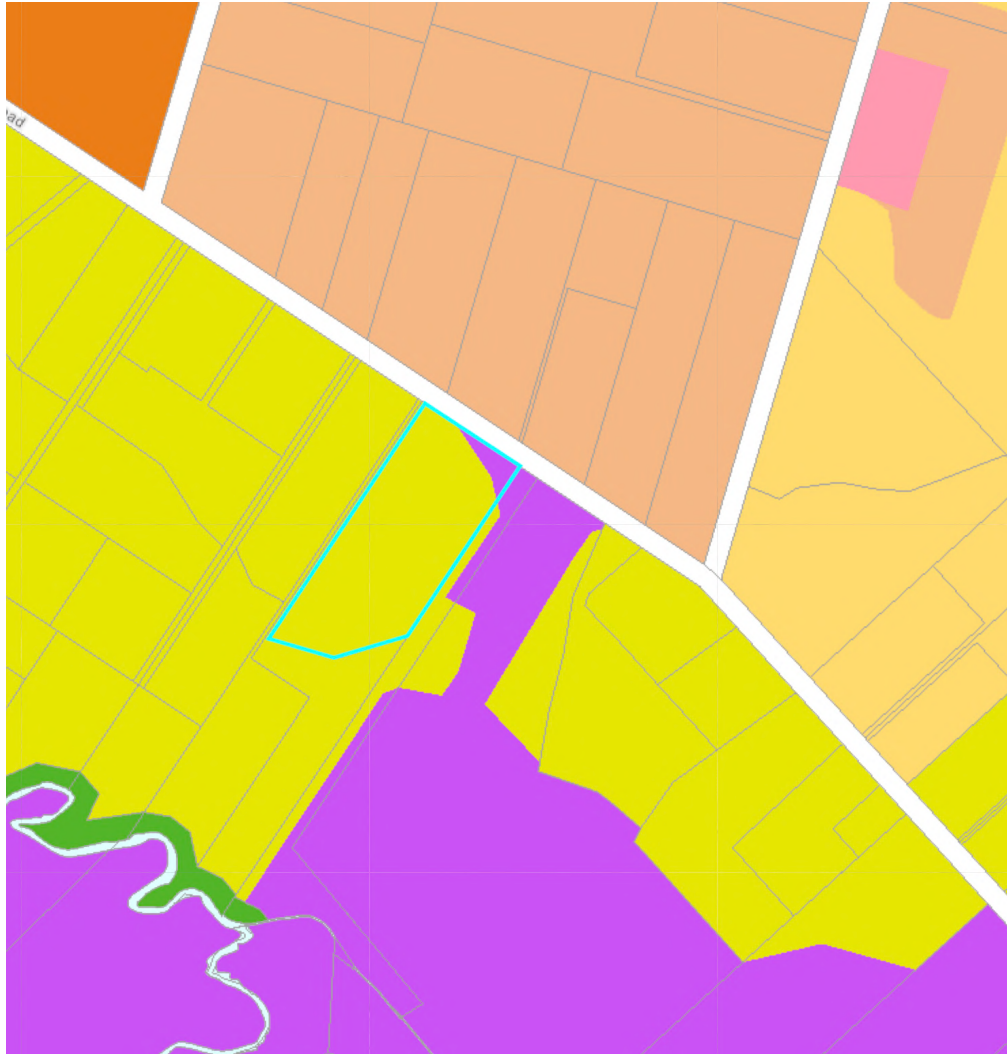


Figure 7: AUP Zoning Map

Resource Management Act (1991)

- 5.2 Part 2 of the Resource Management Act sets its purpose and principles. Part 2, Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA. Section 7 contains other matters that must be given particular regard to, and section 8 states that the principles of the Treaty of Waitangi must be considered in achieving the purpose of the RMA.

- 5.3 Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA. Of relevance to this proposal is section 7(c) – the maintenance and enhancement of amenity values and Section 7(f) – maintenance and enhancement of the quality of the environment. These are considered in this assessment in relation to potential effects on landscape character and visual amenity.

Auckland Unitary Plan

H18. Future Urban Zone

- 5.4 The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The FUZ is a transitional zone and may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes. Land to be used and developed is to achieve the objectives of the Rural – Rural Production zone until it has been rezoned for urban purposes.

H18.2. Objectives

- (1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.*
- (2) Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes.*
- (3) Future urban development is not compromised by premature subdivision, use or development.*
- (4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.*

H18.3. Policies

- (1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6).*
- (2) Enable activities that are reliant on the quality of the soil or require a rural location to operate or which provide for the day to day needs of the local rural community.*
- (3) Require subdivision, use and development to maintain and complement rural character and amenity.*
- (4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.*
- (5) Prevent the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers' accommodation.*
- (6) Avoid subdivision, use and development of land that may result in one or more of the following:*
 - (a) structures and buildings of a scale and form that will hinder or prevent future urban development;*
 - ...*
 - (e) give rise to reverse sensitivity effects when urban development occurs;*
 - (f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; or*
 - (g) undermine the form or nature of future urban development.*

I410. Drury South Precinct

- 5.5 The Drury South Precinct applies to approximately 257ha of land, bounded by SH1 in the west, the Drury Quarry and the Hunua foothills in the east, the rural areas of Fitzgerald Road in the north and Ararimu Road in the south. The precinct lies between the Drury and Ramarama interchanges on SH1 and local traffic patterns are dominated by truck traffic accessing the Drury Quarry.
- 5.6 The purpose of the precinct is to provide for land extensive industrial activity employment opportunities, and a mix of residential and supporting commercial in identified areas, as well as provide for areas of stormwater management, existing and proposed network utility infrastructure, public open space and proposed roads, while recognising the ecological, cultural, landscape and other environmental constraints of the locality.

Statutory Analysis

- 5.7 With respect to the landscape character and visual amenity matters addressed in these objectives and policies, I comment as follows:
- i) The site and the immediately surrounding landscape are not high in landscape values, visual amenity or landscape character. It is a distinctly modified environment through past and present land use including the Drury Quarry, Drury South Crossing, commercial and service activities, industrial and light industrial activities, cropping, horticulture, consented earthworks on adjoining properties, rural residential lifestyle and residential activities.
 - ii) The proposed development would not adversely affect the character and amenity values of the surrounding area. Potential adverse effects of the warehouses would be contained and managed on-site through large parts of the site being screened or filtered by the existing vegetation along the western boundary, proposed planting of the bund along the Fitzgerald Road frontage, in addition to vegetation patterns outside the site.
 - iii) The proposal is of a small scale in relation to the wider surrounding environment. The restricted visual catchment, existing landform and vegetation patterns would mitigate any adverse effects on the existing landscape character and ensure that the amenity values of the surrounding area would be maintained.
 - iv) The proposal is of a scale and intensity that would not detract from the area's landscape character and amenity values. No significant earthworks or changes to natural landforms would be required.
 - v) The location, scale and design of the proposal is appropriate in this highly modified environment. The physical and visual integrity of the surrounding area would be retained, and the landscape values of the site and surrounding area would not be adversely affected by the proposal.
 - vi) The proposed height and location of the buildings would not adversely affect the visual character of the adjacent sites or affect the amenity values of neighbouring sites by reducing privacy or sunlight access.
 - vii) The buildings are of a scale and intensity that would not detract from the zone's rural character and amenity values. The proposal would not result in the

fragmentation of land, compromise future urban development or undermine the form or nature of future urban development.

viii) The character, amenity values and biodiversity values of the area would not be adversely affected by the proposal. The form, scale and nature of the development would be akin to similar developments occurring within the surrounding environment and would not appear out of character. The character, intensity and scale of the development would be in keeping with the surrounding area.

5.8 I therefore consider that the proposal would be consistent with the intent of the landscape and visual objectives and policies of the relevant statutory provisions and when considered in totality is acceptable in landscape character and visual amenity terms.

6 Evaluation of the Proposal

6.1 The Resource Management Act (1991) outlines in the Fourth Schedule a number of matters that should be considered when preparing an assessment of effects on the environment, including:

(7)(1)(b) Any physical effect on the locality including landscape and visual effects.

6.2 Section 7(c) of the RMA requires decision makers to have regard to 'the maintenance and enhancement of amenity values' and Section 7(f) requires decision makers to have regard to 'the maintenance and enhancement of the quality of the environment'.

6.3 The key to assessing the landscape character and visual amenity effects of the proposal on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of the proposal on them. In accordance with the RMA this includes an assessment of the cumulative effects of the proposal combined with existing developments. The purpose of this section is to provide an assessment of the nature and degree of potential landscape effects and the appropriateness of the proposal. The assessment responds to matters related to landscape character and visual amenity.

6.4 The assessment of landscape effects takes into consideration physical changes to the landscape as a resource which may give rise to changes to its character and quality and perceived landscape values. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape character is influenced by natural and built elements as well as types, patterns and intensity of land use, historic, cultural and other intangible qualities.

6.5 Visual effects are a consequence of landscape effects as this is how we mainly perceive effects on landscape values. Landscape and visual effects are therefore inextricably linked and are influenced by the sensitivity of the receiving environment combined with the type and magnitude of change associated with the proposal.

6.6 Sensitivity to change considers not only the receiving environment but also the nature and characteristics of the proposal. The ability of a landscape to accommodate change is dependent on a variety of considerations such as the:

- i) existing land use and resultant landscape patterns;
- ii) physical characteristics of the landscape;
- iii) scale of the landscape, the quality and values placed on a landscape; and
- iv) the ability to mitigate any effects.

- 6.7 The objective of Landscape and Visual Effects Assessments is not to assess change or visibility but the nature and magnitude of effect of change on the existing landscape values. With all assessments the objective is not to determine the proposal's extent of visibility, it is to determine how the proposal would impact on existing landscape values, including landscape character and visual amenity. Visibility of itself is not an adverse effect¹.
- 6.8 Matters to be addressed in this landscape assessment in relation to the landscape character and visual amenity include the following:
- i) Landscape character effects
 - ii) Visual amenity effects
 - iii) Construction effects
 - iv) Cumulative effects

Landscape Effects

- 6.9 A landscape effect is a consequence of change in a landscape's physical attributes on that landscape's values. Change is not an effect – landscapes change constantly. It is the implications of change for a landscape's values that is the effect². Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change. 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.
- 6.10 Landscape assessments are based on the links between landscape character and values. Character is an expression of the landscape's collective attributes. Values are the reasons a landscape is valued but are embodied in attributes. Effects are consequences for a landscape's values of changes to the attributes on which the values depend. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.
- 6.11 Effects on landscape values are assessed against the existing environment, and the outcomes sought in the relevant statutory provisions. Whether effects on landscape values are appropriate would therefore depend both on the nature and magnitude of effect on the existing landscape values and what is anticipated by the provisions.
- 6.12 Landscape effects take into consideration the physical effects on the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change and development. 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.
- 6.13 'Landscape characterisation' is the term used to encapsulate the process of identifying and describing landscape character areas. Each character area has a distinguishing combination of biophysical and cultural factors that make it distinctive. Characterisation

¹ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 146]

² Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 135]

provides a basis for the understanding of landscape diversity and change. Landscape character is derived from a combination of landscape components that make up the landscape of the site that distinguishes one area from another including:

- i) The elements that make up the landscape including:
 - physical influences – geology, soils, landform, drainage and waterbodies
 - land cover, including different types of vegetation and patterns and types of tree cover; and
 - the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.
- ii) The aesthetic and perceptual aspects of landscape including its scale, complexity, openness, tranquillity or wilderness; and
- iii) The overall character of the landscape in the area including any distinctive landscape character types or areas that can be identified, and the particular combinations of elements, and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.

- 6.14 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. It is also important to note that although the site and immediately surrounding area currently exhibit semi-rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, the patterns of residential, rural-residential settlement and horticultural activities. Consequently, distinctly modified influences are highly evident in the area, which further reduce the sensitivity of the site and surrounding environment to change as anticipated by the proposed development.

Landscape Effects Analysis

- 6.15 The site and surrounding environment have been subjected to high degrees of modification and are not high in landscape values. This is as a result of the horticultural activities, light industrial developments, extensive earthworks, quarrying, as well as the associated rural residential settlement pattern. The landscape values associated with the area are only moderate due to the prevailing land use activities and lack of significant natural landscape features in the area. The site and surrounding area are a highly modified environment that assists in reducing sensitivity to change associated with the proposal.
- 6.16 Overall, the proposal would have low adverse landscape effects, particularly in relation to the character and quality of the site and the surrounds, given that:
- i) The site does not contain, and the proposal would not visually compromise, any significant landscapes and features. The site and surrounding area, while containing a degree of semi-rural character are not high in landscape quality at a district level. It is a distinctly modified environment through past and present land use including quarrying, grazing, horticulture, rural and rural residential lifestyle and industrial activities.
 - ii) Biophysical effects on the landform would be minor with the proposal requiring only limited changes to the topography of the site, with earthworks largely associated with the construction of the building platforms and front bund. The existing alignment of the access drive is to be used for vehicular access into the site.

- iii) Any potential landscape effects would be localised due to the type and scale of change and existing on-site and surrounding landform and vegetation patterns. The proposal would not introduce elements or features that would adversely influence the landscape values and character of the surrounding area, and the proposal would be viewed in conjunction with existing horticulture and industrial activities within the wider landscape.
- iv) The proposal would not impact on any key landscape features nor alter the distinctive patterns found within the surrounding landscape. The site's moderate landscape values means it has a low sensitivity to change associated with the proposal.
- v) The proposal would result in a change in landscape character but would ensure a suitable level of amenity is achieved.

Visual Effects

- 6.17 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 subsequent changes within the landscape setting, where applicable. As with landscape effects, visual effects relate to landscape values. Visibility and change are not effects in and of themselves³.
- 6.18 The degree of visual effects of a proposal is dependent on a variety of factors, including:
- i) the degree to which the outcomes of a proposal contrasts or is consistent with the qualities of the surrounding landscape;
 - ii) the sensitivity of the receiving environment;
 - iii) the anticipated likely future character of an area;
 - iv) the extent of the visual catchment;
 - v) the number and type of viewers who make up the audience within the visual catchment identified, the viewing distance and level of exposure;
 - vi) the context within which the site is viewed;
 - vii) the ability to mitigate any effects identified; and
 - viii) the qualities of the landscape change brought about by a proposal in relation to landscape character and landscape values, including visual amenity.
- 6.19 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. The methodology used in this assessment is designed to assess whether or not the proposal would have adverse visual amenity effects on the nature and quality of the surrounding environment.
- 6.20 The process of analysing such effects involves:
- i) Identification of the physical area or catchment from which the proposal would be visible;
 - ii) Identification of the different viewing audiences that would be affected by the proposal; and
 - iii) Evaluation of the visual amenity effects taking into account the preceding analysis.

³ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 245]

Visual Catchment and Viewing Audience

- 6.21 The visual catchment is the physical area that would be exposed to the visual changes associated with the proposal. Close views towards the site would be gained from Fitzgerald Road in the vicinity of the site, albeit peripheral to the focus of view. The proposed bund and planting along the road frontage would provide a suitable level of screening to assist integrate the proposal into the site and surrounding area. Beyond the site environs, views from the road are largely screened by shelterbelt plantings, off-site vegetation patterns, buildings and structures, and the orientation of the road.
- 6.22 Views would be gained from the adjoining landholdings to the west, south and north, albeit filtered or screened by intervening vegetation. The adjoining properties to the north at 360 and 380 Fitzgerald Road are extensively vegetated with views screened towards the site. Workers within the horticultural landholdings to the east of the site would be screened from views by the surrounding shelterbelt plantings and greenhouse structures. Views from Cossey Road are similarly screened by vegetation within the landholdings to the north of the site.
- 6.23 Distant views may be gained from some of the elevated parts of the residential lifestyle area to the east accessed off Macwhinney Drive, albeit viewed within the context of the surrounding Drury South Crossing industrial activities.
- 6.24 The primary viewing audiences that would be exposed to the proposed development would be restricted and therefore comprise:
- i) Residents and workers on the adjoining properties to the south, west and north of the site accessed off Fitzgerald Road;
 - ii) Motorists and pedestrians travelling in both directions along Fitzgerald Road in the vicinity of the site;
 - iii) Future workers within the Drury South Crossing industrial area to the south; and
 - iv) Distant viewers within the elevated slopes to the east.

Visual Amenity Effects Analysis

- 6.25 The visual effects of the proposal have been assessed from locations within the visual catchment area which have the potential for visual effects. The analysis from the surrounding area is representative of the potential views from the most affected surrounding properties and public areas.
- 6.26 Three viewpoints have been identified from which the visual effects have been assessed by using both descriptive and analytical means. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the site. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties and roads.
- 6.27 The assessment is from each of the following viewpoints:
- Viewpoint 1:** Fitzgerald Road – west
Viewpoint 2: Fitzgerald Road – east
Adjoining Properties
- 6.28 The total rating given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the guidelines contained within the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, 2022. The 7-point scale is a rating of magnitude, whereas an assessment of

whether effects are minor (or less than or more than) is a reasoned consideration of the magnitude and importance (significance) of such effects in context⁴.

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

Very Low Effect

No appreciable change to the visual character of the landscape, its landscape values and/or amenity values.

Low Effect

Limited change to the visual character of the landscape, with a low level of effect in relation to landscape values and/or amenity values.

Low-Moderate Effect

Evident visual change to the visual character of the landscape with a low to moderate level of effect in relation to landscape values and/or amenity values.

Moderate Effect

Appreciable change to the visual character of the landscape with a moderate level of effect in relation to landscape values and/or amenity values.

Moderate-High Effect

Marked change to the visual character of the landscape with a moderate to high level of effect in relation to landscape values and/or amenity values.

High Effect

Significant change to the visual character of the landscape with a high level of effect in relation to landscape values and/or amenity values.

Very High Effect

Fundamental change to the visual character of the landscape with a very high level of effect in relation to landscape values and/or amenity values. The proposal causes significant adverse effects that cannot be avoided, remedied or mitigated.



Figure 7: TTatM rating scale

- 6.29 In assessing the significance of effects, the assessment also considers the nature of effects in terms of whether this would be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also result where the visual change is considered to be benign in the context of where it occurs.
- 6.30 The assessment has been undertaken in terms of the following criteria:
- i) **Sensitivity and quality of the view** – the relative quality and sensitivity of views into the site, including landscape character and visual amenity values.

⁴ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [6.40]

- ii) **Viewpoint | perceptual factors** – the type and size of population exposed to views into 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.
- iii) **Landscape amenity** – the impact of the proposal on the wider surrounding landscape amenity values.
- iv) **Landscape context** – the degree to which the proposal would fit into the existing landscape context of the surrounding environs.
- v) **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.
- vi) **Mitigation potential** – the extent to which any potential adverse effects of the proposal could be mitigated through integration into its surrounds by specific measures.

Viewpoint 1: Fitzgerald Road – west

- 6.31 Viewpoint 1 is taken from the northern side of Fitzgerald Road adjacent to the site looking in a southeasterly direction across the site. Prior to here, travelling south, views are screened by shelterbelts and vegetation within the properties. The existing dwelling within the site is visible, located approximately 100m back from the road boundary. The small greenhouse is located to the left of the dwelling.
- 6.32 This landscape has a rather unkempt and degraded quality to it through the overgrown road berms, lack of significant vegetation and earthwork activities associated with the adjoining site to the south being part of the Drury South Crossing industrial area. The view is currently semi-rural with the unformed berms, drainage swales, power poles and overhead wires, and the road carriageway.
- 6.33 This view is brief and transient – experienced by those travelling in a southerly direction along the road, through a rapidly transitioning semi-rural environment and would therefore be of limited duration. The viewers are moving through the environment rather than lingering within it, such that their sensitivity to change is low. There are no formed footpaths along the road. Similar views would be gained from some of the landholdings on the northern side of the road, albeit views from the dwellings being largely screened by existing mature vegetation surrounding them.
- 6.34 From here, the proposed vehicle dismantling and parts storage building would be visible towards the front of the site, set back approximately 120m from the front boundary. The proposed front bund, rising to a height of approximately 1m is to be planted with a mix of indigenous tree and shrub species, which would form an effective buffer towards the proposal and screen the car storage yard in front of the building.
- 6.35 The proposal would be viewed within the context of a transitioning rural environment, where large-scale buildings, structures and glasshouses are an integral component. The setback nature of the buildings, height and scale of the buildings being of a rural character, and recessive materials and colours would visually modulate the buildings and reduce their visual scale. In addition, the bund planting along the road boundary would provide a suitable level of integration of the built development into the landscape over time.
- 6.36 The proposed height and location of the buildings would not adversely affect the visual character of the adjacent sites or affect the amenity values of neighbouring sites by

reducing privacy or sunlight access. Overall, the adverse visual effects of the proposal would be low from here within the context of the existing wider landscape and transient nature of the viewer.

Viewpoint 2: Fitzgerald Road – east

- 6.37 Viewpoint 2 is taken from the northern side of Fitzgerald Road adjacent to the site looking in a westerly direction across the site. Prior to here, travelling in a northwesterly direction along the road, views are screened by shelterbelts and vegetation within the properties. Again from here the existing dwelling within the site is visible with the greenhouse located to the left of it. The metalled track along the eastern boundary is the paper road which will eventually be fully formed to provide access to the Drury South Crossing industrial area to the southeast of the site. Large parts of the site are screened by the elevated landform along the road frontage. An additional level of screening would be afforded by the proposed bund at the front of the site.
- 6.38 From here the current semi-rural characteristics of the area are prevalent, albeit in a rapid state of transition. The site is zoned FUZ and land on the northern side of Fitzgerald Road zoned MHU which will significantly change the existing landscape character in the future.
- 6.39 While larger and more prominent buildings would be introduced into the landscape, they would be viewed in the context of the existing surrounding environs where large structures including greenhouses and packing houses are characteristic, particularly within the surrounding properties to the southeast. In terms of the visual bulk of the building, the combination of the setbacks and viewer distance would mitigate potential visual effects.
- 6.40 Overall, the adverse visual effects of the development would be low from here. The height, form and scale of the buildings proposed would be appropriate given the open landscape setting, the similarity in bulk and form to surrounding developments, diversity of elements within the surrounding area and transitioning characteristics of the area. The proposal would not detract from the landscape amenity of the surrounding area which is strongly influenced by a number of large structures for horticultural and industrial activities.

Adjoining Properties

- 6.41 The adjoining properties to the site would be exposed to close views towards parts of the site, however the landform and on and off-site vegetation would filter or screen views towards parts of the site.
- 6.42 The dwelling within the property immediately to the north at 360 Fitzgerald Road is set back from the road and located at a similar elevation to the site. The property is well vegetated with mature tree species and evergreen shelterbelt planting along the road and western boundaries. The dwelling within the property to the northeast at 380 Fitzgerald Road is similarly well vegetated with views screened towards the site. The dwelling within the landholding to the north at 334 is set back approximately 140m from the boundary, oriented to the north, away from the site and has a good level of vegetation within the property.
- 6.43 The adjoining land to the east is the paper road and an area of light industrial zoned land. Beyond here, the residents within the landholding at 421 would be screened by the shelterbelt within the property and workers within the horticultural landholdings to the

east of the site at 431 would be screened from views by the surrounding shelterbelt plantings and greenhouse structures.

- 6.44 The dwelling within the property to the west at 341 Fitzgerald Road is screened from view by the shelterbelt extending along its eastern boundary with the site. The dwelling within the horticultural property to the south at 377 has a good level of vegetative screening towards the site and the warehouse is set back approximately 90m from the dwelling.
- 6.45 In cognisance of the above, the adverse visual effects from the surrounding properties would be low.

Wider Surrounding Area

- 6.46 From other locations within the wider surrounding area, views towards the proposal would be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landform, shelterbelts, prevailing vegetation patterns). Where visible from these areas, the proposal would integrate sensitively into the landscape due to the scale of the proposal relative to the site context and appearance and visual compatibility with existing built infrastructure within the surrounding environs. Any potential adverse visual effects would be localised and would have very low adverse visual effects on the quality, character, and aesthetic values of the site and surrounding area.

Construction Effects

- 6.47 Due to the nature of the development, and the level of disturbance it would bring to the existing landscape, the visual effects would generally be higher during construction. The most noticeable changes and resultant effects on visual amenity would arise from the earthworks required for the levelling of the site and the formation of the building platform for the warehouse. There would also be increased vehicular and construction machinery movement throughout the site. These visual effects would however be viewed in the context of the existing earthworking activities occurring locally within Drury South Crossing, Drury Town Centre and Waihoehoe Precinct, and would not appear incongruous. Construction effects would be temporary in nature. These adverse visual effects would be of short term duration during the construction period and overall, the adverse visual effects would be low.

Cumulative effects

- 6.48 The cumulative effects of the proposal, in combination with existing developments within the area, would not detract from the visual amenity values of the surrounding area. Overall, I consider that in the context of the established and transitioning rural environment, the proposal could be established without adversely affecting the landscape values, landscape character and visual amenity values of the surrounding area.

7 Conclusions

- 7.1 The Drury landscape is in transition and undergoing rapid change and development with the industrialisation of the Drury South Precinct to the south and east; future urbanisation of the land immediately to the north; and earthworking activities to enable the new Drury Town Centre and Waihoehoe Precinct to the north. These activities are transforming the previously semi-rural landscape to one of more highly modified characteristics through earthworks, ground shaping and roading construction for rapidly

developing industrial and urban development which will significantly change the existing landscape character of the area.

- 7.2 The proposal would not degrade or adversely affect the landscape values or visual amenity of the site and wider environment. The 'semi-rural' character values of the area have been influenced by existing horticultural and industrial developments, quarrying and other activities in the surrounding area and, the proposal would fit comfortably into this urban context.
- 7.3 The proposal is of a small scale in relation to the wider surrounding environment. The restricted visual catchment, existing landform and vegetation patterns would mitigate any adverse effects on the existing landscape character and ensure that the amenity values of the surrounding area would be maintained. The proposal would be an appropriate use for the location and would be of a scale which would be in keeping with the landscape setting.
- 7.4 Any potential adverse landscape effects of the proposed development would be localised and would have minor implications on the quality, character, and aesthetic values of the wider setting. The proposal is not of a scale or appearance which would dominate or detract significantly from the surrounding environment.
- 7.5 The proposal would be consistent with the intent of the landscape character and visual amenity objectives and policies of the AUP and when considered in totality would be entirely acceptable in landscape and visual terms.
- 7.6 Overall, I consider that in the context of the established environment the proposal could be effectively integrated and assimilated into the site and surrounding landscape without adversely affecting the landscape character, aesthetic values and visual amenity of the surrounding Drury environment.



Rob J Pryor
NZILA Registered Landscape Architect
May 2025



Annexure 1: Viewpoint Photographs



Viewpoint 1: Fitzgerald Road – west



Viewpoint 2: Fitzgerald Road – east