

Whenuapai East Private Plan Change
Clarks Lane and Sinton Road, Whenuapai, Auckland

Assessment of Landscape and Visual Effects



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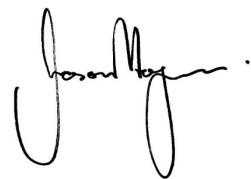
Assessment of Landscape and Visual Effects
Quality Assurance Statement

Prepared by:



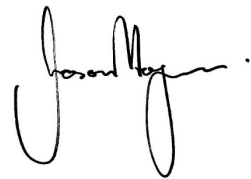
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1. PPC Precinct Plan
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Clarks Lane and Sinton Road, Whenuapai, Auckland

1. Introduction

- ## Whenuapai Structure Plan 2016

- ### Whenuapai Structure Plan September 2016
- ## Structure Plan Map
- Scale @ A3 = 1:25,000
0 250 500 750 1,000
Meters
Date Printed: 13/09/2016
- Legend:**
- Whenuapai Structure Plan Boundary
 - Community Facility
 - Ferry terminal
 - RTN Station
 - RTN Station - Park and Ride
 - Proposed Civic Space
 - Existing Neighbourhood Park
 - Proposed Neighbourhood Park
 - Proposed Sports Park location undetermined
 - Proposed Suburb Park
 - School
 - Local Centre
 - Neighbourhood Centre
 - Mixed use
 - Business
 - Low Density
 - Medium Density
 - High Density
 - NZDF Property
 - NZDF Designation
 - Rapid Transit Network (RTN)
 - Potential Brigham Creek Bypass
 - Proposed Roads
 - Permanent and Intermittent Streams
- Disclaimer:** This map should be read in conjunction with the associated draft prior methodology outlined in 'Whenuapai Stream Classification Survey Methodology' (Purupuru Environmental, 2016). Please be aware that the data contained in this map is provisional only as it was produced as a catchment modelled to calculate not at an individual development scale. Auckland Council and its employees, while providing this data in good faith, accept no liability from any use of the data provided. Additionally there may be some changes in the future to this map once more detailed data becomes available. Users are therefore cautioned in the use of this data for decisions of public or personal safety, and/or the operational conduct of business that involves additional money or potential consequences.
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2. The Proposed Plan Change

- 2.1 The Site covers an area of approximately 16.65 hectares. The proposal seeks a Private Plan Change to rezone the land as Residential – Mixed Housing Urban ('**MHU**') and Mixed Housing Suburban ('**MHS**'). It is also proposed to rezone the 4000m² property at 17A Clarks Lane to Open Space – Informal Recreation zone ('**Open Space**'). A Precinct Plan has been prepared and is included in **Annexure 1**, a Zone Plan included in **Annexure 2**, and a Neighbourhood Plan prepared for the wider area by Boffa Miskell and is included in **Annexure 3**.

3. Assessment Methodology

- 3.1 The key to assessing the landscape character and visual amenity effects of the PPC on this landscape 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 PPC combined with existing developments.
- 3.2 The methodology used in this assessment is in accordance with Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2022, and designed to assess whether or not the proposal would have adverse natural character, landscape character and visual amenity effects on the Site and surrounding area. The following methodology has been used in this assessment.

Background Review

- 3.3 A review of the background information 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 PPC were identified and reviewed.

Statutory Context

- 3.4 A review of the relevant statutory provisions was undertaken to identify the key landscape and visual related objectives, policies and assessment criteria in order to assess the proposal against them.

Site and Landscape Evaluation – Landscape and Visual Environment

- 3.5 Detailed site investigations and an analysis of the Site and surrounding Whenuapai environment were undertaken. The landscape character, natural character, visual and 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 future development enabled by the PPC was undertaken.
- 3.6 An analysis of the existing landscape, rural and urban character of the Site and surrounding environment was undertaken. The analysis identified how vulnerable the Site and surrounding environment would be to change. This included:
- i) aesthetic value (vividness, complexity, cohesion, legibility, and other less tangible values);
 - ii) landscape character values;
 - iii) natural character values;
 - iv) natural processes, patterns and elements;
 - v) rarity;
 - vi) visual absorption capability including land uses, vegetation cover and type and topographic diversity and type; and
 - vii) exposure and visibility.

Visual Catchment and Viewing Audience

- 3.7 The physical area that would be visually affected by development enabled by the PPC was determined (visual catchment). In turn, this indicated the range, type and size of the viewing audiences that would potentially 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 carrying out 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 were undertaken, and key questions addressed derived from the very nature of anticipated effects on landscape character and visual amenity on the Site and surrounding area. This process assessed the effects of the proposal and identified the aspects which were likely to have high or adverse landscape character, physical or visual amenity impacts.

Conclusions

- 3.10 An evaluation of the proposal as a whole taking into account all the preceding analysis was then undertaken in relation to potential effects on landscape character and visual amenity values. Conclusions were made in relation to the potential landscape and visual effects, landscape character, physical or visual integrity impacts of the proposal on the Site and surrounding area, including recommendations for avoiding, remedying or mitigating these effects.

4. The Site and Wider Landscape Setting

The Site

- 4.1 The Site comprises 16.50 hectares of land accessed off Clarks Lane and Sinton Road with frontages to the Waiarohia Inlet. The topography of the Site slopes gently from the road in a north-westerly direction from approximately RL 17m down towards the Waiarohia Inlet at approximately RL 5m before falling steeply down to the foreshore. Dwellings, garages and associated buildings are located within the Site.
- 4.2 Vegetation within the Site largely comprise pasture grasses with shelterbelts of mature macrocarpa (*Hesperocyparis macrocarpa*), Japanese cedar (*Cryptomeria japonica*), She-oak (*Casuarina cunninghamiana*), radiata pine (*Pinus radiata*), poplars (*Populus alba*) and weeping pine (*Pinus patula*) along the property boundaries.
- 4.3 Additional vegetation throughout the Site includes recognised pest vegetation species, such as Chinese privet (*Ligustrum sinense*), tobacco plant (*Nicotianum tabacum*), Sydney golden wattle (*Acacia longifolia*), woolly nightshade (*Solanum mauritianum*), fan palm (*Trachycarpus fortunei*), coastal banksia (*Banksia integrifolia*) and gorse (*Ulex europaeus*).
- 4.4 Native vegetation throughout the Site was sparse, with the indigenous vegetation largely restricted to the esplanade reserve and the coastal boundaries, including ponga (*Cyathea dealbata*), kauri (*Agathus australis*), red matipo (*Myrsine australis*), tōtara (*Podocarpus totara*), pōhutukawa (*Metrosideros excelsa*), karo (*Pittosporum crassifolium*), kānuka (*Kunzea ericoides*), karaka (*Corynocarpus laevigatus*) and manuka (*Leptospermum scoparium*). Exotic amenity tree plantings are associated with the dwellings within the Site including liquidambar (*Liquidambar styraciflua*), oak (*Quercus palustris*), phoenix palms (*Phoenix canariensis*).



Figure 2: PPC Site location within the wider context

- 4.5 Several streams, a natural wetland and a number of artificial channels are present within the Site. A permanent stream is located along the western boundary of 15-17 Clarks Lane draining directly out of a large wetland. The wetland on the upstream reach of the permanent stream was dominated by hydric vegetation, including mercer grass (*Paspalum distichum*), taro (*Colocasia esculenta*), pūrei (*Carex secta*) and willow weed (*Persicaria maculosa*). The wetland is elongated and situated along the floodplain and the stream margins of the watercourse.
- 4.6 Coastal margins are present on the northern boundaries of the Site along the coastal edge. These coastal margins comprise largely a monoculture of mangrove (*Avicennia marine*) and contain permanent coastal hydrology.

The Wider Landscape Context

- 4.7 Intensive residential development is located to the east of the Site within the 'Ockleston Landing' subdivision with small lots of around 320m². Nine larger lifestyle lots, up to 2ha, are located at the north-eastern end of the peninsula overlooking the Wallace Inlet. The large Summerset Monterey Park retirement village is located further to the north-east on a small headland between Wallace Inlet and Te Okoriki Inlet. The residential settlements and commercial area of Hobsonville and Hobsonville Point are located on the southern side of Upper Harbour Highway. Residential activities are located on the north-western side of Waiarohia Inlet (also within FUZ zoned land).
- 4.8 The wider Whenuapai and Hobsonville area is defined and well contained by the North-Western Motorway ('SH16') and the Upper Harbour Motorway ('SH18'), and the upper reaches of the Waitematā Harbour, including Brigham Creek to the west, around to the Waiarohia and Wallace Inlets to the east. The coastal edge is typified by variable low escarpments combined with sloping land interfacing with the tidal areas of the Waitematā Harbour.
- 4.9 The central part of Whenuapai is characterised by the broad, flat central plateau associated with the Royal New Zealand Air Force ('RNZAF') Base Whenuapai. Beyond this, the landform ranges from gently undulating to more rolling terrain, particularly in areas associated with the wider stream network. The interface with the upper harbour is characterised by a variable indented coastline with numerous small inlets.

- 4.10 The wider landscape setting is highly modified. Land use was previously based around pastoral, horticultural and equestrian pursuits. The RNZAF Base and associated activities covering an area of around 300ha, operating solely for defence force use, also have a considerable influence on the character of the wider setting. To the southwest of the RNZAF Base, along Brigham Creek Road, is the Whenuapai Township. Located on the southern side of the road, the township is characterised by a traditional strip of commercial development consisting mainly of convenience stores, cafes, and takeaway establishments, along with a service station and associated small-scale business activities. On the northern side of the road is Pinepac's Whenuapai timber mill which presents a large-scale industrial facility that appears increasingly incongruous in this location with the recent rapid establishment of new housing in the immediate vicinity to the north and west.
- 4.11 On the northern side of Brigham Creek Road are the Whenuapai 1 and 2 Precincts covering an area of approximately 50ha. These were Special Housing Areas ('SHAs') currently under development comprising comprehensive and integrated residential developments in addition to some retail and commercial activities. Whenuapai 1 Precinct covers an area of 31.4 ha and will, on completion, comprise 651 residential lots. Currently, seven of the eight stages have been completed with housing well established over the first five stages.
- 4.12 The Whenuapai 2 Precinct comprises 16.8ha and includes a mixture of residential land use combined with retail and commercial development which will include the neighbourhood centre. The development of this entire area is complete with housing development well-advanced across the entire Site. The establishment of these housing areas has instigated rapid change, transforming the local area from semi-rural to urban in a short timeframe and initiating imminent similar transformation throughout much of the wider area.
- 4.13 The northern part of Whenuapai beyond the RNZAF Base retains more of a semi-rural character, influenced by the rural residential and lifestyle activities and the open space characteristics, in combination with vegetation types and patterns. Plan Change 69 ('PC69') approved the rezoning of approximately 50ha of land to the southeast, on Spedding Road, from FUZ land to Business – Light Industrial Zone ('LIZ'), and bulk earthworks are underway on the site. Plan Change 86 ('PC86') was recently approved to rezone 5.2ha of land at 41-43 Brigham Creek Road, Whenuapai from Future Urban Zone to MHU zone, to enable up to 260 dwellings.
- 4.14 Although there are some localised areas within wider Whenuapai that retain a relatively high level of rural, and, or general landscape amenity, apart from sections of the coastline, the landscape values and sensitivity is generally relatively low. This is a consequence of the level of modification to the rural environment, which has in many instances been degraded by land use practices, retains limited significant indigenous vegetation, and generally exhibits few particularly distinctive rural characteristics, or significant landscape features.

5. Statutory Context

- 5.1 A comprehensive outline of the proposed PPC relating to statutory and non-statutory provisions is provided within the AEE documentation prepared by Forme Planning. This section of the assessment outlines, by way of background, the provisions most relevant to landscape character and visual amenity matters.
- 5.2 As outlined previously the PPC seeks to rezone the land as MHU and MHS zone and introduce a new precinct to the site (the '**Whenuapai East Precinct**'). The MHU zone provides for residential buildings up to three storeys and 11m (plus 1m for roof form) in height and the MHS zone providing for two storey dwellings up to 9m (plus 1m for roof form) in height. The PPC proposes to use the existing provisions associated with the MHU and MHS zones under the AUP, with one exception as discussed below. These have been tested and proved as appropriate for residential development as part of the establishment of the AUP.

5.3 The following statutory documents are of particular relevance to this assessment:

- Resource Management Act 1991 ('RMA')
- New Zealand Coastal Policy Statement 2010 ('NZCPS')
- National Policy Statement: Urban Development (2020) ('NPS-UD')
- Auckland Unitary Plan (Operative in Part)

Resource Management Act 1991

5.4 Part 2 of the Resource Management Act 1991 sets out the purpose and principles of the Act. Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 of the RMA sets out matters of national importance that must be recognised and provided for.

5.5 Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA, including Section 7(c) the maintenance and enhancement of amenity values and Section 7(f) the maintenance and enhancement of the quality of the environment. Effects relevant to Sections 7(c) and 7(f) of the RMA are addressed in this assessment.

New Zealand Coastal Policy Statement 2010

5.6 The purpose of the New Zealand Coastal Policy Statement (NZCPS) is to state policies in order to achieve the purpose of the RMA, in relation to the coastal environment of New Zealand. The proposal is considered to be consistent with the relevant NZCPS objectives listed below:

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values.

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development.

Policy 1: Extent and characteristics of the coastal environment

Policy 6: Activities in the coastal environment

5.7 Having regard to the nature of the existing environment and characteristics of the locality, it is considered that the proposal will not be contrary to the relevant provisions of the NZCPS for the following reasons:

- i) The characteristics and qualities that contribute to natural character, natural features and landscape values along the coastal edge in the vicinity of the site are not high. The coastal edge is characterised by the upper inlet of the estuarine Waiarohia Inlet, characterised by its tidal nature and mangroved vegetated edge. There are no Outstanding Natural Features ('ONF'), Outstanding Natural Landscapes ('ONL'), Outstanding Natural Character ('ONC') or High Natural Character ('HNC') areas in the coastal area in the vicinity of the site and beyond.
- ii) The site and surrounding area is a modified coastal environment with a greater level of landscape sensitivity towards the coastal edge and consequently, the site an appropriate location for the form and hierarchy of development enabled by the PPC.
- iii) I consider that the more sensitive coastal environment 'triggers' a qualifying matter ('QM') in the form of the MHS zone towards the coastal edge. In my opinion applying Medium Density Residential Standards ('MDRS') (three storey development in the form of three dwellings/terraces) up to the coastal edge would result in an inappropriate form of built development and would not give effect to the NZCPS. In this regard, the QM is proposed to apply and the MHS zone proposed at the coastal interface to deliver an

appropriate outcome from a landscape character, natural character and visual amenity perspective.

- iv) The coastal environment in the vicinity will be restored and enhanced through the precinct provisions requirements for coastal esplanade planting and public access, with indigenous planting to a depth of 10m of the mean high water spring and the provision of a public shared pedestrian path to be constructed. In addition, indigenous planting to a depth of 10m from any intermittent or permanent stream or wetland is required and the provision of a public shared pedestrian path.
 - v) The proposal will enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development of the PPC land.
 - vi) The elements and features that contribute to the natural character, landscape, visual qualities or amenity values will not be adversely affected by the proposal. The site is not located on a headland or prominent ridgeline.
 - vii) The proposal will provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment.
 - viii) Development enabled by the PPC will consolidate the existing urban settlement within Ockleston Landing while avoiding sporadic patterns of settlement and urban growth.
 - ix) The precinct provisions will ensure that future development is set back a suitable distance from the coastal marine area, with a hierarchy of built development, to protect the natural character, open space, public access and amenity values of the coastal environment.
- 5.8 Overall, I consider it is necessary and appropriate to apply a qualifying matter along the coastal edge of the precinct area to avoid the adverse effects on the natural and coastal character of the estuary environment, and therefore to give effect to the NZCPS.

National Policy Statement: Urban Development (2020)

- 5.9 The NPS-UD directs councils to provide for sufficient development capacity and plan for growth, both up and out. Councils also have to respond to changes in demand by allowing denser housing in areas where people want to live, that are well-connected to jobs, transport and community facilities. The policies are focused on requiring Council plans to enable greater height and density, particularly in areas of high demand and access. Development enabled by the PPC is appropriate in that the Site is a 15-20 minute walk from the Hobsonville Town Centre, across the Clarks Lane footbridge, being very well connected.

Precinct Plan Provisions

- 5.10 There are a number of provisions within the Whenuapai East Precinct to ensure a suitable level of landscape amenity would be achieved. While there would be a loss in semi-rural landscape character, the key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development which is anticipated by the relevant AUP and WSP planning strategies for the Site. Although development enabled by the PPC would result in the loss of semi-rural characteristics there are number of positive landscape outcomes associated with the PPC.
- 5.11 The provisions are drafted to reduce the number of dwellings that are a permitted activity in the MHS zone, from three to two. This is intended to discourage the construction of rows of three dwellings in a terraced housing typology along the coastal and riparian edges. Limiting the permitted typology to standalone or duplex dwellings encourages smaller building

footprints, regular and more frequent sightlines between buildings, enables stepping between buildings to respond to the irregular shape of the coastline and stream formation. These outcomes will enhance visual connectivity with the coast and riparian environments providing a sense of place and an appropriate interface with the natural environment. The precinct introduces provisions to the MHS zone that apply in addition to the AUP.

Auckland Unitary Plan (Operative in Part)

- 5.12 The main relevant sections of the AUP relating to the landscape character and visual amenity are:

B2. Tāhuhu whakaruruhau ā-taone – Urban growth and form

B2.2.1. Objectives

B2.3.1. Objectives

B2.3.2. Policies

H4. Residential – Mixed Housing Suburban Zone

H4.2. Objectives

H4.3. Policies

H5. Residential – Mixed Housing Urban Zone

H5.2. Objectives

H5.3. Policies

B2.7. Open space and recreation facilities

B2.7.1. Objectives

B4. Te tiaki taonga tuku iho - Natural heritage

B4.2. Outstanding natural features and landscapes

B4.2.1 Objectives

B4.2.2 Policies

B8. Toitū te taiwhenua - Coastal environment

B8.2 Natural Character

B8.2.1 Objectives

B8.2.2 Policies

B8.3. Subdivision, use and development

B8.3.1 Objectives

B8.3.2 Policies

E18. Natural character of the coastal environment

E18.2 Objectives

E18.3 Policies

E19. Natural features and natural landscapes in the coastal environment

E19.2 Objectives

E19.3 Policies

- 5.13 With respect to the matters addressed in these objectives, policies and assessment criteria, I comment as follows:

- i) There are no Outstanding Natural Features ('ONF'), Outstanding Natural Landscapes ('ONL'), Outstanding Natural Character ('ONC') or High Natural Character ('HNC') areas in the coastal area in the vicinity of the site and beyond.

- i) The proposal will preserve the characteristics and qualities that contribute to the natural character of the coastal environment. The provision of the coastal esplanade and riparian and wetland plantings will restore and rehabilitate the natural character values of the coastal environment. That said, given the narrow width of the estuary, it is important to enable a lower density and form of development along the coastal edge by applying a qualifying matter in the form of the MHS zone. This will deliver a stepping in height and form away from the coast, and when combined with the proposed MHS precinct standards, deliver an appropriate interface with the coastal environment.
- ii) The PPC site is within an area already characterised by development and where the natural character values are already compromised. The proposal has been set back from the CMA through the provision of a coastal esplanade reserve which will protect the natural character values of the coastal environment.
- iii) The location, scale and design of development enabled by the PPC will mitigate adverse effects on the characteristics and qualities that contribute to natural character values.
- iv) The objectives and policies of the precinct provisions require the ecological values of streams and wetlands to be protected and enhanced. Policy IX.3(3) requires riparian planting and the provision of public access to and along the edge of the permanent stream, wetland and the coastal environment within an esplanade reserve.
- v) Standard IX.6.X Precinct Plan, outlines the requirement to implement the indicative visual and physical connections and pathways shown on Precinct Plan 1. This will ensure good visual and physical connections to the coastal edge providing access to the coastal esplanade reserve.
- vi) Standard IX.6.X Coastal esplanade planting and public access, requires indigenous planting to a depth of 10m of the mean high water spring and the provision of a public shared pedestrian path to be constructed and operational adjacent to, and not within, the 10m planted area. Standard IX.6.X Riparian and wetland planting and public access requires indigenous planting to a depth of 10m from any intermittent or permanent stream or wetland and the provision of a public shared pedestrian path to be constructed and operational adjacent to, and not within, the 10m planted area except where the shared path crosses over a stream or wetland.
- vii) Standard IX.6.5 Fences, requires fences, or walls, or a combination of these structures, within a side or rear yard adjoining a publicly accessible open space, including esplanade and riparian reserves, to be at least 50 percent visually open to promote the open space character and enable opportunities for passive surveillance of public open spaces and streets.
- viii) The rules reduce the permitted dwellings from three to two in the MHS zone to discourage terraced dwellings along the coastal edge and streams resulting in lower density and finer grained buildings considered more appropriate to respond to the natural environment and the proximity to existing residential on the western side of the Waiarohia Inlet. The provision of side yards in the form of 1m from one side boundary and 2m from the other side boundary will provide good opportunities for views between the buildings through to the coastal environment and sufficient space for landscaping. In addition, the 5m rear yards will create a greater setback from the coastal edge and esplanade reserve.
- ix) Development within the PPC area would achieve a comprehensive residential environment and allow for a range of housing densities and typologies with lower density along the coastal edge within the MHS zone, increasing behind to the MHU zone. Potential adverse effects of urban activities on the environment would be avoided,

remedied or mitigated in accordance with the operative AUP provisions and precinct provisions.

- x) Development enabled by the PPC would be largely in keeping with the WSP and the Site has the capacity to visually absorb development enabled by the PPC. The surrounding land is similarly zoned FUZ and therefore an appropriate transition would be achieved. Adjoining land to the north-east in Ockleston Landing has rapidly undergone intensive residential development on small lots.
- xi) The large size of the Site and consideration of adjoining sites (not under the control of the applicant) means greater co-ordination can be achieved both internally and to the wider surrounds through the comprehensively designed Neighbourhood Plan. Development enabled by the PPC would result in a quality compact urban form with increased residential densities.
- xii) Development enabled by the PPC would provide for a range of quality housing choices to meet the needs of a growing and diverse community and enable a variety of housing types at higher densities.
- xiii) The provision of a 20m esplanade reserve with indigenous riparian planting and a shared pedestrian and cycle path will enhance the natural character, landscape character and visual amenity values of the coastal edge.
- xiv) Sightlines to the coast and stream from Clarks Lane and Sinton Road will maintain visual connections to the coast and provide a sense of place.
- xv) Future development within the Site would be in keeping with the neighbourhood's planned urban built character of up to two and three-storey buildings, in a variety of forms such as detached, duplex and terraced dwellings with a lower density along the more sensitive coastal edge.
- xvi) The Site is not located within or in close proximity to any outstanding natural features, or character or landscape overlays of the AUP, and it is not identified as a high natural character area.
- xvii) The recreational needs of people and communities will be met through the provision of a 4000m² open space area and the 20m wide esplanade reserve along the coast.
- xviii) Public access to and along the coastline, stream and wetland will be maintained and enhanced.
- xix) The FUZ zoning of the Site provides a clear indication that the land is intended to be urbanised in the future and redeveloped for urban purposes, so such a change to the physical locality is clearly contemplated in the AUP planning framework.
- xx) Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit an urban, rather than a semi-rural character is achieved and would be consistent with the planned future character of the area as forecast within the WSP.

Statutory Context Summary

- 5.14 I therefore consider that the proposed PPC would be generally consistent with the intent of the landscape character, natural character and visual amenity objectives and policies of the AUP and when considered in totality would be entirely acceptable in landscape character and visual amenity terms.

6. Evaluation of the Proposal

- 6.1 The key to assessing the landscape character and visual amenity effects of development enabled by the PPC 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 development within Whenuapai.
- 6.2 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.
- 6.3 The zoning sought under the PPC would enable development opportunities pertaining to the provisions associated with the anticipated AUP's MHU and MHS zoning and precinct provisions.
- 6.4 An 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. 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.
- 6.5 Matters to be addressed in this landscape assessment in relation to the landscape character and visual amenity include the following:
- i) Natural character effects
 - ii) Landscape character effects
 - iii) Visual amenity effects
 - iv) Construction effects
 - v) Cumulative effects

Natural Character Effects

- 6.6 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.
- 6.7 Natural character relates to the degree of 'naturalness' or modification of a landscape. Assessments of natural character therefore broadly assess:
- i) Natural processes – the underlying formative processes that have shaped and given expression to the landscape (geological, volcanic, ecological, fluvial etc.)
 - ii) Natural elements – features within the landscape that are products of natural processes (landform, vegetation, waterbodies etc.)
 - iii) Natural patterns – the natural expression or distribution of un-manufactured elements and features within the landscape; and
 - iv) 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.
- 6.8 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 Effects Analysis

- 6.9 The PPC Site is not high in natural character values (other than the coastal edge) and has been extensively modified through previous and current pastoral, horticultural and lifestyle

activities. The area is highly modified by vegetation clearance, modified streams, roading, dwellings and other buildings, accessways and associated structures. The Site is a component of the highly modified Whenuapai and Hobsonville urban and peripheral rural environment in an area zoned for future urban intensification within the AUP and WSP.

6.10 The provision of a 20m esplanade reserve with 10m of indigenous riparian planting from MHWS will enhance the natural character, landscape character and visual amenity values of the coastal edge. Indigenous riparian planting to a depth of 10m from both sides of any intermittent or permanent stream or wetland will similarly enhance the natural character values and provide ecological linkages.

6.11 Overall, the adverse effects of development enabled by the PPC on the natural character values of the Site and surrounding area would be very low.

Landscape Effects

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 provides a basis for the understanding of landscape diversity and change.

6.14 Landscape character is derived from a combination of landscape components that make up the landscape of a 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 the 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.

6.15 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. The wider Whenuapai landscape to the north-west has and is still undergoing rapid change and development with the urbanisation of the area transforming the previously semi-rural landscape to one of highly modified characteristics through earthworks, ground shaping, roading construction, associated infrastructure for urban residential development and the construction of dwellings and commercial activities. The surrounding land is similarly zoned FUZ in anticipation of future urbanisation.

- 6.16 The existing attributes that contribute to the existing 'rural' character of the area would become progressively less pervasive as the Site is developed with the future urbanisation of the area. Development enabled by the PPC would inevitably transform the local semi-rural character to that of more intensive and mixed urban development which would have an influence on the surrounding area. It is important to note however that this type of development is not unanticipated and the AUP identifies the Site as an area to accommodate future urban growth requirements in this part of the region.
- 6.17 It is also important to note that although the Site and local area currently exhibit semi-rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, existing infrastructure, the proximity to the RNZAF Base, and the highly urbanised area of Whenuapai to the north-west, Ockleston Landing to the east and Hobsonville to the south. Consequently, distinctly urban influences are highly evident in the surrounding area, which further reduce the sensitivity of the Site and surrounding environment to change as anticipated by the PPC.

Landscape Effects Analysis

- 6.18 Based on the preceding description and analysis of the Site and surrounds it is clear that there are relatively low landscape values and sensitivity associated with the Site. The Site is a relatively degraded, highly modified landscape lacking significant landscape values, in close proximity to existing residential areas, the RNZAF Base and the Hobsonville urban settlement. Therefore, the only negative outcomes in landscape terms would be the loss of the remaining semi-rural character, which is anticipated by the relevant AUP planning strategies and current FUZ zoning that applies to the Site. Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit an urban, rather than a semi-rural character is achieved.
- 6.19 Overall, development enabled by the PPC would have low adverse landscape effects, particularly in relation to the character and quality of the Site and surrounding area given that:
- i) The Site does not contain, and development enabled by the PPC would not adversely affect, any significant landscapes or features. The Site and surrounding area are a distinctly modified environment.
 - ii) The landscape values associated with the Site itself are not high due to the modified nature of the Site and the activities and land use within the Site and surrounding area. The landscape character of the Site is not high due to these characteristics. As such the landscape sensitivity of the Site to change as enabled by the PPC is low.
 - iii) The landscape character, amenity values and biodiversity values of the Site and surrounding area would not be adversely affected by development enabled by the PPC. The form, scale and nature of the proposal would be similar to the pattern of residential development occurring within the surrounding environment to the east and future planned environment to the west and would therefore not appear out of character. The character, intensity and scale of the proposal would be in keeping with the local characteristics.
 - iv) Development enabled by the PPC would not introduce new elements or features that would adversely affect the landscape values and character of the Site and surrounding area with residential settlement being prevalent in the area.
 - v) The provision of a 20m esplanade reserve with 10m of indigenous riparian planting will enhance the natural character, landscape character and visual amenity values of the coastal edge. Indigenous riparian planting to a depth of 10m from any intermittent or permanent stream or wetland will similarly enhance the natural character values and provide ecological linkages.

- vi) Any potential landscape effects would be localised due to the type and scale of change and the existing settlement, landform, and vegetation patterns.
- 6.20 The proposal would not adversely affect the landscape character and would ensure a suitable level of amenity is achieved. Overall, the adverse effects of development enabled by the PPC on the Site and surrounding area would be low. The landscape character values of the Site will be significantly enhanced through the ecological and riparian planting of the coastal edge and stream banks. The precinct provisions will maintain and enhance the visual amenity and landscape character of the Site's natural features and mitigate potential adverse landscape effects from development enabled by the PPC.

Visual Amenity Effects

- 6.21 The assessment of visual amenity 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.
- 6.22 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 effects on the nature and quality of the Site and surrounding urban and semi-rural environment.

The process of analysing such effects involves:

- i) Identification of the physical area or catchment from which development enabled by the PPC would be visible;
- ii) Identification of the different viewing audiences that would be affected by future development enabled by the PPC; and
- iii) Evaluation of the visual amenity effects taking into account the preceding analysis.

Visual Catchment and Viewing Audience

- 6.23 The visual catchment is the area from which noticeable visual effects of development enabled by the PPC are likely to be evident to any significant degree. Sinton Road and Clarks Lane extending along the southern boundary of the Site results in close views being gained into the Site (albeit currently screened largely by roadside vegetation). Ockleston Landing also results in close views (beyond the existing shelterbelt). Unobstructed views would be gained through the removal of this vegetation to enable development.
- 6.24 Views would be gained from the lifestyle properties in Ockleston Landing to the north-east of the Site and the residential properties to the east. The adjoining properties on the southern side of Sinton Road and Clarks Lane would gain close views (albeit similarly zoned FUZ). Views would be gained from the adjoining property to the south at 18 Sinton Road. The properties at 1 and 3 Sinton Road would be screened from views by their vegetated characteristics.
- 6.25 The residential properties on the western side of the Waiarohia Inlet accessed off Kauri Road and Rata Road would gain views, albeit highly variable due to the vegetated characteristics of the coastal edge and built structures within the line of sight. Distant views would be gained from a small stretch of Kauri Road across the foreground of the Waiarohia Inlet and the lifestyle properties in Ockleston Landing.
- 6.26 The 'front row' residential properties in Hobsonville on the southern side of the Upper Harbour Motorway would gain views towards the Site, albeit largely screened by the

motorway embankment and planting. Pedestrians utilising the Clarks Lane footbridge will gain views to varying degrees, approaching Clarks Lane.

6.27 The viewing audience would therefore encompass the following groups:

- i) Residents and visitors to the adjoining residential and lifestyle properties to the east and north-east in Ockleston Landing;
- ii) Residents and visitors to the adjoining properties to the south and east (18, 7 and 6 Sinton Road).
- iii) Motorists and pedestrians travelling along Sinton Road, Clarks Lane and Ockleston Landing;
- iv) Residents and visitors to the adjoining properties to the west accessed off Kauri Road and Rata Road;
- v) Motorists and pedestrians travelling in a southerly direction along a small stretch of Kauri Road;
- vi) Pedestrians on the Clarks Lane footbridge;
- vii) Residents within some of the properties on the southern side of Upper Harbour Motorway; and
- viii) Distant viewers within parts of the wider surrounding area.

Visual Amenity Effects Analysis

6.28 The future development of the Site enabled by the PPC raises a number of visual issues, including the potential effects on visual amenity to the following key areas:

- i) Adjoining properties
- ii) Surrounding road network
- iii) Wider surrounding area

6.29 The visual effects of development enabled by the PPC have been assessed from representative viewpoints within the visual catchment area that have potential for visual effects. Five viewpoints have been identified in order to assess the potential visual effects. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Site.

6.30 The assessment has been undertaken by reference to the following:

Adjoining Properties Wider Surrounding Area Surrounding Roads

*Refer to: **Annexure 3** – Viewpoint Photographs*

6.31 Photographs have been taken with a 50 mm SLR camera with a fixed 50mm lens from the viewpoints, and a detailed assessment and analysis of potential effects have been carried out. The visual effects of the proposal have been assessed from locations within the visual catchment area which have potential for visual effects. This is achieved by using both descriptive and analytical means. The analysis from the surrounding area is representative of the potential views from the most affected surrounding properties and public areas.

6.32 The total score given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA Te Tangi a te Manu 'Aotearoa New Zealand Landscape Assessment Guidelines 2022':

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.

6.33 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.

6.34 The assessment has been undertaken in terms of the following criteria:

- i) **Quality of the view** – the relative quality and sensitivity of views into the Site, including landscape character and visual amenity values.
- 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) **Urban | rural amenity** – the impact of future development on the wider surrounding urban and rural amenity.
- iv) **Urban | rural form** – the degree to which future development would fit into the existing urban and rural 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 development could be mitigated through integration into its surrounds by specific measures.

Adjoining Properties

6.35 The adjacent properties to the Site would be most affected by future urban development enabled by the PPC. This would include the adjoining residential properties to the east in Clarks Lane and Ockleston Landing, and south in Sinton Road. Views towards parts of the Site

however would be moderated, filtered or partially screened by existing vegetation patterns within the surrounding properties, buildings and structures, and orientation of the view.

- 6.36 Viewpoint 1 is taken from Sinton Road, Viewpoint 2 from Sinton Road – Clarks Lane, Viewpoint 3 from Ockleston Landing. For the immediately adjoining properties, the existing outlook would change noticeably from a relatively open semi-rural scene characterised by ‘pastoral’ and lifestyle activities, into a comprehensive urban view. Although this would constitute a distinctive change to the existing character and a loss of the spaciousness, it is not the type of change which is totally unexpected within the planning context of the AUP and WSP, and the quality nature of the future urban development would ensure that a suitable level of amenity is achieved.
- 6.37 The proposed 4000m² open space zoned land at 17A Clarks Lane and 20m wide riparian planting along the stream banks will provide a good visual break when viewed from the south across Sinton Road and Clarks Lane.
- 6.38 Once the Site is developed, the existing views would be replaced with a mixed housing urban and suburban development with planted streetscapes and other planting, including the riparian planting of the stream and wetland, coastal edge and planting associated with the residential dwellings. Development enabled by the proposal would not be out of context due to the surrounding residential settlement pattern within Whenuapai and Hobsonville, and FUZ zoning of the Site and surrounding area. The future form would be read as part of the surrounding wider Ockleston Landing, Whenuapai and Hobsonville urban context.
- 6.39 From these close viewing locations, the full effects of change brought about by the PPC would be gradual as the land is retired from current use, modified, and staged built development extends across the landform. It is anticipated that the full progression from semi-rural to urban would logically take a number of years, in line with similar urban development of greenfield Sites within the surrounding Whenuapai and Hobsonville area. This would reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as urban development progresses. Development would also be viewed as a logical extension to the Ockleston Landing development and the current Whenuapai and Hobsonville residential intensification occurring locally.
- 6.40 Development enabled by the PPC, however, would change the landscape character and visual amenity currently experienced for the surrounding properties. Overall, the adverse visual amenity effects for the adjoining residential and semi-rural properties would be moderate, albeit anticipated through the zoning of the Site for urban development given that the land has been identified as suitable for urbanisation through the FUZ and WSP and mitigated by the landscape and open space outcomes that will be delivered by the precinct provisions. Effects on landscape values must be assessed against the existing environment and the outcomes sought in the relevant statutory provisions which anticipate change, and within this context the effects on the landscape values would be appropriate.

Wider Surrounding Area

- 6.41 Distant views towards parts of the Site would potentially be gained from parts of the wider surrounding area. Where visible from the surrounding area, views of development enabled by the PPC would be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landform, shelterbelts, and prevailing vegetation patterns). While a noticeable level of built form would be introduced into the landscape, it would be viewed in the context of the surrounding residential settlement pattern within Ockleston Landing and wider Whenuapai and therefore not appear incongruous. and Viewpoint 4 is taken from Rata Road and Viewpoint 5 is from the Clarks Lane pedestrian footbridge.

- 6.42 For the properties on the western side of the Waiarohia Inlet, views will be moderated by the reduced intensity, form and height of the MHS zone along the coastal edge, set back through the 20m esplanade reserve and proposed riparian planting along the coastal edge. Views from the Clarks Lane pedestrian footbridge are across the foreground of the scheduled workers cottages within the Historic Heritage overlay and views towards the Site will therefore remain within the context of low density development in the foreground. The proposed open space zoned land at 17A Clarks Lane and 20m wide riparian planting along the stream banks will provide a good visual break when viewed from the southerly directions across Sinton Road and Clarks Lane.
- 6.43 Development enabled by the PPC would integrate sensitively into the semi-rural and urban landscape due to the scale of the proposal relative to the Site context and appearance and visual compatibility with existing built development within the surrounding environs. Any potential adverse visual effects of the proposal would be localised and would have minor implications on the quality, character, and aesthetic values of the surrounding area.
- 6.44 While development enabled by the PPC would be visible from parts of the wider surrounding area, I consider that the adverse visual effects would be low to very low and entirely acceptable within the context of the existing and planned future urban environment as anticipated by the FUZ and WSP.

Surrounding Roads

- 6.45 The Site's location adjoining two roads, results in a high level of exposure towards the PPC Site. For road users, in particular those who live locally, the future development of the Site is likely to result in visual effects of some significance. For general road users, the effects are likely to be of much less significance as development enabled by the PPC would be seen as part of the pattern of land use change occurring locally within the surrounding Whenuapai and Hobsonville environs. The proposed open space zoned land at 17A Clarks Lane and the 20m wide riparian planting along the stream banks will provide a good visual break when viewed from Sinton Road and Clarks Lane.
- 6.46 Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of only portions of the Site whilst moving through a landscape, which already exhibits diverse characteristics in close proximity to Ockleston Landing, Whenuapai and Hobsonville's residential environs. The sensitivity and the effects of development enabled by the PPC would also be reduced further by the fact that development would be gradual and staged over a number of years and will be viewed in the context of the 'gaps' in development arising from the Open Space zoned site and riparian stream planting, contributing to a landscaped context in which the built form will be viewed.
- 6.47 Overall, the adverse visual effects from the surrounding road network would be low.

Construction Effects

- 6.48 Construction effects are temporary in duration with the most noticeable changes and resultant effects on visual amenity arising from earthworks associated with roading and associated infrastructure. The construction stage includes impacts on the physical landscape, including vegetation removal and landform modification, and visual amenity from public and private locations. Due to the nature and scale of development, and the level of change it would bring to the existing landscape, the visual effects would generally be high during and immediately following construction. These visual effects would however be viewed in the context of the existing residential intensification occurring locally.
- 6.49 Overall, there would be low adverse construction effects given:
- i) The temporary nature of the construction works;
 - ii) The context of the existing and emerging urban landscape; and

- iii) The extent of the construction works and development being anticipated in this urban environment (as sought by the respective AUP planning provisions).

Cumulative effects

- 6.50 The cumulative effects of the PPC, in combination with the existing settlement pattern, would not detract from the landscape values of the surrounding area. Overall, I consider that in the context of the established urban and semi-rural environment, development enabled by the PPC could be implemented without adversely affecting the landscape values, physical and visual integrity, and character of the surrounding area.

7. Conclusions

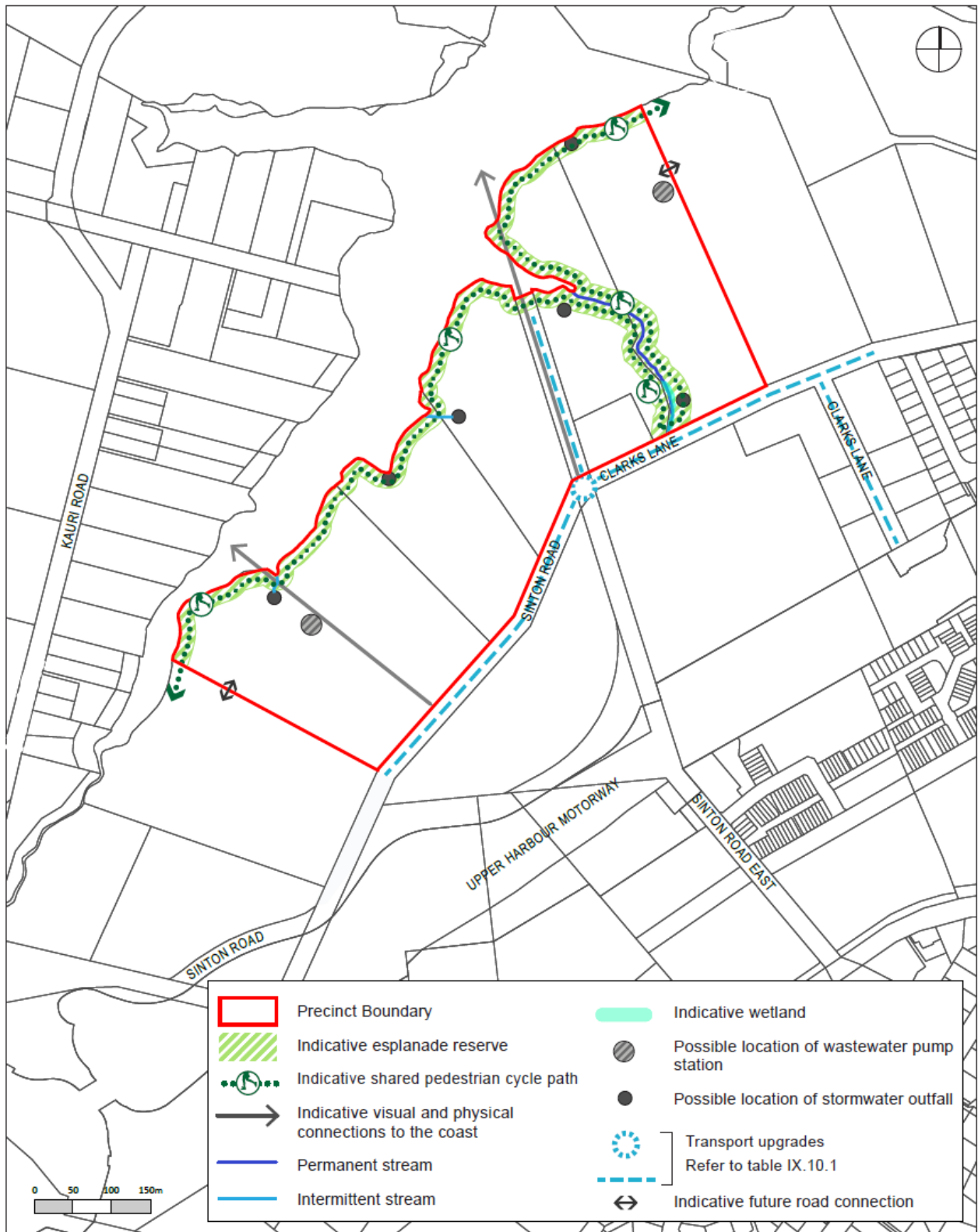
- 7.1 The proposed urbanisation of the Site resulting from development enabled by the PPC would significantly change its current open and semi-rural landscape character. The development would however be consistent with the Site and surrounding area being zoned FUZ with urban expansion envisaged in the AUP and WSP.
- 7.2 Although the subject Site is largely in pasture interspersed with shelterbelts, its semi-rural character is lessened to a degree by the existing land uses including the residential dwellings and ancillary farm buildings and structures, accessways and drives, adjoining Ockleston Landing's residential area to the north-east, FUZ zoned surrounding land, the proximity to the RNZAF Base to the north-west and the Hobsonville residential and commercial area to the south. The Site has very limited productive land and is a highly modified site with relatively low landscape values. In light of these considerations the Site is well suited to the type of urban development proposed.
- 7.3 The proposed urbanisation of the land would inevitably result in the transformation of the Site from a fringe rural area to one with urban residential characteristics. This would have implications on the surrounding semi-rural land, with the urban development impacting on the 'rural' quality of this area. Nevertheless, this is a landscape in transition and is an area identified as suitable for urban expansion under the AUP and WSP.
- 7.4 While there would be a loss in rural landscape character, the key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development which is anticipated by the relevant AUP planning strategies for the Site. Although development enabled by the PPC would result in the loss of semi-rural characteristics there are number of positive landscape outcomes associated with the PPC including:
- i) Enhancement of the stream and wetland corridor including stream protection, riparian planting and ecological connections;
 - ii) Enhancement of the coastal edge through indigenous riparian planting and ecological connections;
 - iii) The provision of public access to and along the edge of the permanent stream, wetland and the coastal environment within the esplanade reserve;
 - iv) Visual and physical connections to the coastal edge providing access to the coastal esplanade reserve. These outcomes will enhance visual and physical connectivity with the coast and riparian environments providing a sense of place and an appropriate interface with the natural environment; and
 - v) Lower density development along the sensitive coastal edge, by applying a qualifying matter to give effect to the NZCPS.

- 7.5 Because of the nature of development enabled by the PPC and the anticipated eventual urbanisation of the Site and surrounding area, rather than trying to screen the development or create significant buffers, the approach has been to accept the change and develop the Site in accordance with accepted urban design principles to create a quality residential development with a high level of amenity, albeit an urban amenity as anticipated by the AUP and WSP.
- 7.6 While development enabled by the PPC would result in a significant visual change from the Site's current open semi-rural state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area.
- 7.7 Development enabled by the PPC would initially generate landscape and visual effects of some significance. These however are inevitable with urban development at the start of a process of urbanisation. In addition, the visual effects of the development of the Site apparent from the early stages would decrease over time as the riparian plantings, street tree plantings and landscape plantings typically associated with the urbanisation of an area become established.
- 7.8 In my opinion it is necessary and appropriate to apply a qualifying matter along the coastal edge of the precinct area to avoid the adverse effects on the natural and coastal character of the estuary environment, and therefore to give effect to the NZCPS.
- 7.9 In conclusion, development enabled by the PPC would fulfil the need for residential and urban intensification and provide an opportunity for an innovative and environmentally sustainable urban development. The PPC would be largely consistent with the regional growth strategies for the area and would result in a high-quality urban development.
- 7.10 Overall, I consider that in the context of the established environment the proposal could be visually accommodated without adversely affecting the landscape values, character, and aesthetic value of the surrounding environment.

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October 2024

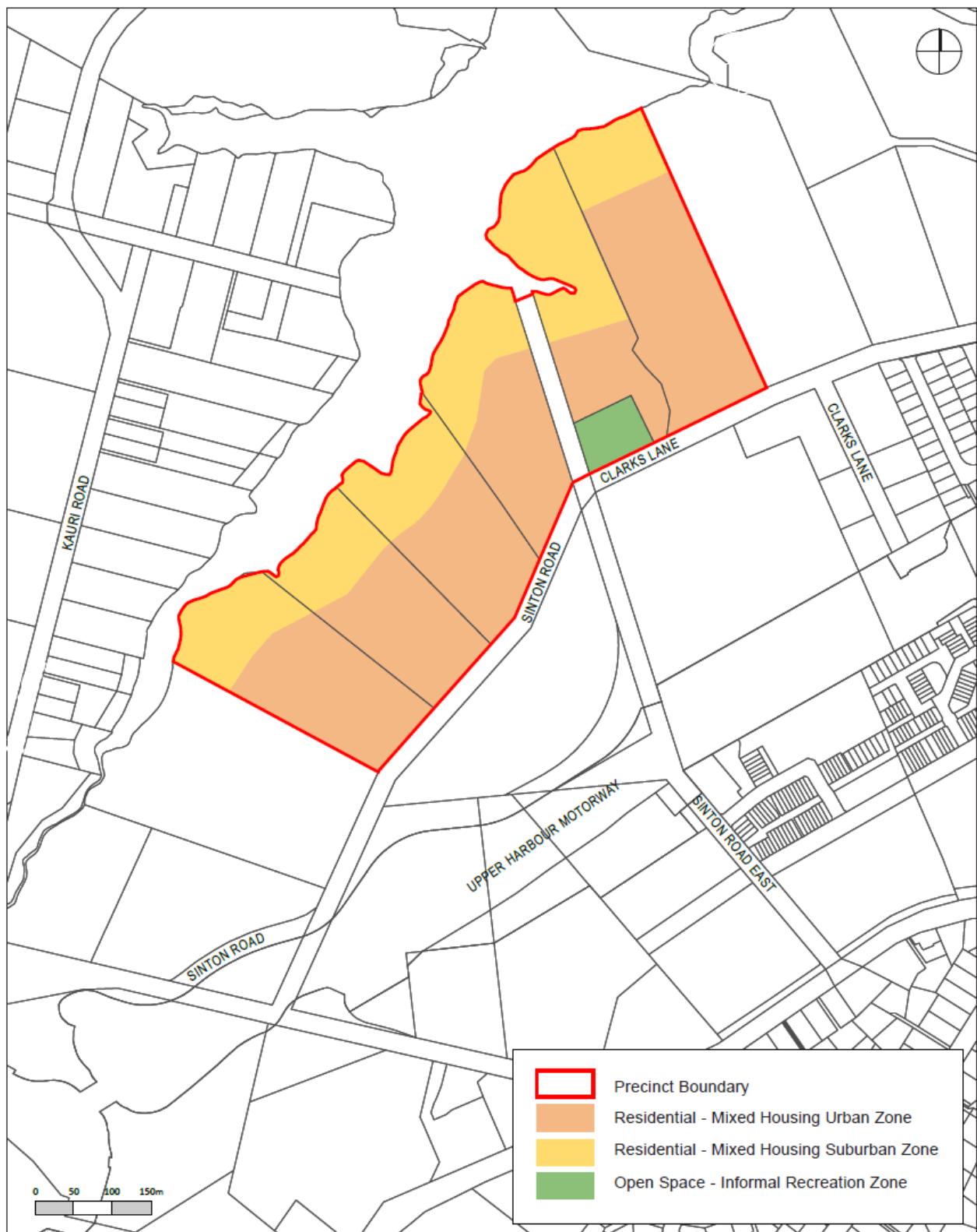


Annexure 1: PPC Precinct Plan



WHENUAPAI EAST PRECINCT PLAN

Annexure 2: Zone Map



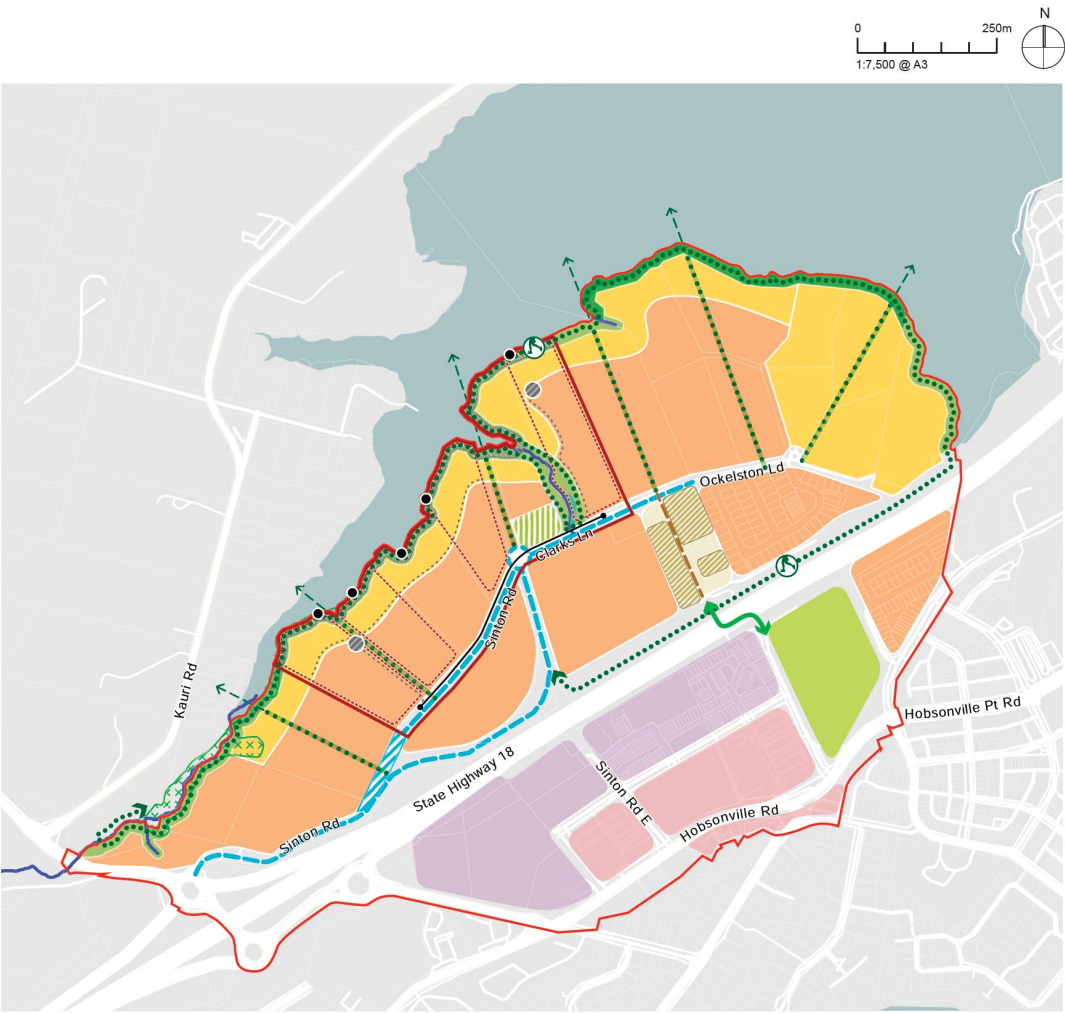
WHENUAPAI EAST ZONE MAP

Annexure 3: PPC Neighbourhood Plan

NEIGHBOURHOOD PLAN

Analysis by DKO Architects has estimated a gross yield (excluding roads and future esplanade reserves / open spaces) of 1015 dwellings. This comprises 392 dwellings in the indicative Plan Change Area and 623 dwellings in the balance area north of SH18, excluding 20-30 Ockleston Landing, houses within the Ockleston Landing residential subdivision, and Clarks Lane heritage houses.

- Sinton Road - Clarks Lane Neighbourhood Plan Area
- Business - Local Centre Zone
- Business - Mixed Use Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Existing esplanade reserve
- Indicative esplanade reserve
- Open Space - Informal Recreation Zone (Future Neighbourhood Park)
- Open Space - Sport and Active Recreation Zone
- Indicative walking & cycling routes
- Clarks Lane Footbridge
- Indicative visual connections to the coast
- Historic Heritage Overlay: Extent of Place
- Permanent stream
- Indicative wetland
- Indicative roundabout
- Potential road connection
- Upgrade to urban road (kerb, footpaths and street trees)
- Upgrade to urban road (responsive to heritage context)
- AUP Significant Ecological Area Overlay
- Indicative Plan Change Boundary
- Cabra landholdings
- Coastal erosion zone (14m-18m, as per SLR site investigations)
- Gravity line, pump station & rising main to service Plan Change area
- Indicative location of stormwater outfall & erosion protection (stormwater to be treated & attenuated prior to discharge)
- Water supply in road reserve (extensions & upgrades required)



Annexure 4: Viewpoint Photographs



Viewpoint 1: Sinton Road



Viewpoint 2: Sinton Road – Clarks Lane



Viewpoint 3: Ockleston Landing



Viewpoint 4: Rata Road



Viewpoint 5: Clarks Lane pedestrian overbridge