535 MILL ROAD PLAN CHANGE, OHOKA

ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

Landscape and Visual Impact Assessment

Project No. 2021_097 | F

535 MILL ROAD PLAN CHANGE LVIA

Project no: 2021_097
Document title: Landscape and Visual Impact Assessment

Revision: F
Date: 21 February 2022
Client name: Rolleston Industrial Development Limited

Author: Dave Compton-Moen / Sophie Beaumont
File name: 2021_097 535 Mill Road Ohoka - Plan Change_LVIA_F

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	12/08/2021	LVIA for comment	SB	DCM	
B	18/11/2021	LVIA for comment	SB	DCM	
C	27/11/2021	For Comment	DCM	BVD	
D	29/11/2021	For Comment	DCM	BVD	
E	30/11/2021	Final for PC Application	DCM	TW	BVD
F	21/02/2022	RFI Response	DCM		

DCM URBAN DESIGN LIMITED

10/ 245 St Asaph Street
Christchurch 8011

1. INTRODUCTION AND PROPOSAL

DCM Urban has been commissioned by Rolleston Industrial Development Limited to prepare a Landscape and Visual Impact Assessment for a proposed Plan Change to provide a greater area and type of residential development in Ohoka. The proposal seeks to create a new area of residential living as an extension of the existing settlement in Ohoka. The proposal, covering an approximate area of 156ha, is currently zoned Rural under the Waimakariri District Plan. The proposal seeks to establish an Outline Development Plan (ODP) for the area and will include Residential Zone 3, Residential Zone 4a, Residential 8 and Business Zone 4 allowing for approximately 800 new households. The ODP is shown on page 3 and 4 of the attached figures.

2. METHODOLOGY

2.1 INTRODUCTION

The landscape and visual impact assessment considers the likely effects of the proposal in a holistic sense. There are three components to the assessment:

1. Identification of the receiving environment and a description of the existing landscape character, including natural character;
2. The landscape assessment is an assessment of the proposal against the existing landscape values;
3. The visual impact assessment is primarily concerned with the effects of the proposal on visual amenity and people, evaluated against the character and quality of the existing visual catchment.

The methodology is based on the Aotearoa Landscape Assessment Guidelines (Final Draft) dated May 2021.

2.2 LANDSCAPE DESCRIPTION AND CHARACTERISATION

Landscape attributes fall into 3 broad categories: biophysical features, patterns and processes; sensory qualities; and spiritual, cultural and social associations, including both activities and meanings.

- Biophysical features, patterns and processes may be natural and/or cultural in origin and range from the geology and landform that shape a landscape to the physical artefacts such as roads that mark human settlement and livelihood.
- Sensory qualities are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore.
- Associated meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, such as tupuna awa and waahi tapu, and the tikanga appropriate to them, or sites of historic events or heritage. Associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots. Associative meanings and activities engender a sense of attachment and belonging.

Describing the landscape character is a process of interpreting the composite and cumulative character of a landscape, i.e. how attributes come together to create a landscape that can be distinguished from other landscapes. International best practice in characterisation has two dimensions of classification: the identification of distinctive types of landscape based on their distinctive patterns of natural and cultural features, processes and

influences; and their geographical delineation. The characterisation of a landscape is not to rank or rate a landscape, as all landscapes have character, but determine what landscape attributes combine to give an area its identity, and importantly to determine an area's sensitivity, resilience or capacity for change.

Table 1: Continuum of Natural Character

Natural	Near-natural	Semi-natural (including pastoral agriculture and exotic forests)		Agricultural (arable and intensive cropping)	Near-cultural	Cultural
Very high-pristine	High	Moderate-High	Moderate	Moderate-low	Low	Very Low-nil

2.3 LANDSCAPE VALUES

Following the descriptive phase of landscape assessment, an evaluative phase is undertaken whereby values or significance is ascribed to the landscape.

Where Planning Documents have identified Outstanding Natural Features or Landscapes, the objectives, policies, and rules contained within the plan are used as the basis for landscape significance or value, and it is these values which the proposal is assessed against. Where there is some uncertainty of the landscape value, such as when the District Plan has a broad description of an Outstanding Natural Landscape (ONL), but it is not site specific, or the site neighbours an ONL, it is often necessary to complete an assessment against the values of the District Plan for completeness sake. Most district plans have policies or objectives which are relevant to Landscape and Natural Character if proposed in a rural or sensitive environment.

An accepted approach, where the landscape value of the site is not identified in the District Plan under Section 6(b) of the RMA, is to use criteria identified in Wakatipu Environmental Society Inc. & Ors v QLDC [2000] NZRMA 59 (generally referred to as the Amended Pigeon Bay criteria). The assessment criteria have been grouped into 3 broad categories or 'landscape attributes' which are to be considered:

1. Biophysical elements, patterns and processes;
2. Associative meaning and values including spiritual, cultural or social associations; and
3. Sensory or perceptual qualities.

2.4 VISUAL ASSESSMENT METHODOLOGY

In response to section 7(c) of the RMA, an evaluation is undertaken to define and describe visual amenity values. As with aesthetic values, with which amenity values share considerable overlap, this evaluation was professionally based using current and accepted good practice. Amenity values are defined in the Act as *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."* The visual assessment looks at the sensitivity of receptors to changes in their visual amenity through the analysis of selected representative

viewpoints and wider visibility analysis. It identifies the potential sources for visual effect resulting from the Proposal and describes the existing character of the area in terms of openness, prominence, compatibility of the project with the existing visual context, viewing distances and the potential for obstruction of views.[1]

The visual impact assessment involves the following procedures:

- Identification of key viewpoints: A selection of key viewpoints is identified and verified for selection during the site visit. The viewpoints are considered representative of the various viewing audiences within the receiving catchment, being taken from public locations where views of the proposal were possible, some of which would be very similar to views from nearby houses. The identification of the visual catchment is prepared as a desktop study in the first instance using Council GIS for aerials and contours. This information is then ground-truthed on site to determine the key viewpoints and potential audience. Depending on the complexity of the project a 'viewshed' may be prepared which highlights the 'Theoretical Zone of Visual Influence' (TZVI) from where a proposal will theoretically be visible from. It is theoretical as the mapping does not take into account existing structures or vegetation so is conservative in its results (given the scale and form of the proposal, the creation of a TZVI was not considered necessary).
- Assessment of the degree of sensitivity of receptors to changes in visual amenity resulting from the proposal: Factors affecting the sensitivity of receptors for evaluation of visual effects include the value and quality of existing views, the type of receiver, duration or frequency of view, distance from the proposal and the degree of visibility. For example, those who view the change from their homes may be considered highly sensitive. The attractiveness or otherwise of the outlook from their home will have a significant effect on their perception of the quality and acceptability of their home environment and their general quality of life. Those who view the change from their workplace may be considered to be only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies also depends on factors such as whether the workplace is industrial, retail or commercial. Those who view the change whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity and a greater sensitivity to those commuting. For example, walkers or horse riders in open country on a long-distance trip may be considered to be highly sensitive to change while other walkers may not be so focused on the surrounding landscape. Those who view the change whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed and direction of travel and whether the view is continuous or occasionally glimpsed.
- Identification of potential mitigation measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and generate potentially beneficial long-term effects.
- Prediction and identification of the effects during operation without mitigation and the residual effects after the implementation of the mitigation measures.

[1] Reference: NZILA Education Foundation - Best Practice Guide – Landscape Assessment and Sustainable Management/ Best Practice Guide – Visual Simulations (2.11.2010)

2.5 EFFECTS METHODOLOGY

Analysis of the existing landscape and visual environment is focused upon understanding the functioning of how an environment is likely to respond to external change (the proposal). The assessment assesses the resilience of the existing character, values or views and determines their capacity to absorb change. The proposal is assessed in its 'unmitigated' form and then in its mitigated form to determine the likely residual effects. The analysis identifies opportunities, risks, threats, costs and benefits arising from the potential change.

Assessing the magnitude of change (from the proposal) is based on the Aotearoa Landscape Assessment Guidelines (May 2021) with a seven-point scale, being:

VERY HIGH / HIGH / MODERATE-HIGH / MODERATE / MODERATE-LOW / LOW / VERY LOW

In determining the extent of adverse effects. taking into account the sensitivity of the landscape or receptor combined with the Magnitude of Change proposed, the level of effects is along a continuum to ensure that each effect has been considered consistently and in turn cumulatively. This continuum may include the following effects (based on the descriptions provided on the Quality Planning website):

- **Indiscernible Effects** No effects at all or are too small to register.
- **Less than Minor Adverse Effects** Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
- **Minor Adverse Effects** Adverse effects that are noticeable but will not cause any significant adverse impacts.
- **More than Minor Adverse Effects** Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
- **Significant Adverse Effects that could be remedied or mitigated** An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
- **Unacceptable Adverse Effects** Extensive adverse effects that cannot be avoided, remedied or mitigated.

The following table assists with providing consistency between NZILA and RMA terms to determine where effects lie.

NZILA Rating	Very High	High	Moderate-High	Moderate	Moderate-Low	Low	Very Low
RMA Effects Equivalent	Significant		More than Minor		Minor		Less than Minor

The NZILA rating of 'Moderate' has been divided into 3-levels as a 'Moderate' magnitude of change to always result in either 'More than Minor' or 'Minor' effects but maybe one or the other depending on site conditions, context, sensitivity or receiving character and its degree of change. Identification of potential mitigation or offsetting measures: These may take the form of revisions/refinements to the engineering and

architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and/or generate potentially beneficial long-term effects.

Prediction and assessment identification of the residual adverse effects after the implementation of the mitigation measures. Residual effects are considered to be five years after the implementation of the proposed mitigation measures, allowing for planting to get established but not to a mature level.

2.6 PHOTOGRAPHY METHODOLOGY

All photos are taken using a SONY A6000 digital camera with a focal length of 50mm. No zoom was used. In the case of stitched photos used as the viewpoint images, a series of 4 portrait photos were taken from the same position to create a panorama. The photos were stitched together automatically in Adobe Photoshop to create the panorama presented in the figures.

2.7 STATUTORY DOCUMENTS

Relevant statutory documents in terms of Landscape Values and Visual Amenity are referred to below are the Resource Management Act 1991, and the Waimakariri District Plan.

2.7.1 Resource Management Act 1991

Section 6 of the RMA identifies matters of national importance:

> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, it relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

s.6 (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;*

s.6 (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*

s.6 (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna."*

Other matters are included under Section 7:

> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-*

(c) *The maintenance and enhancement of amenity values."*

2.7.2 Waimakariri District Plan

Under the Waimakariri District Plan, the proposal site is zoned Rural.

The proposal is not located in either an Outstanding Natural Landscape (ONL) or Visual Amenity Landscape (VAL). There are several policies in the Rural Objectives and Policies of the Waimakariri District Plan which relate to Landscape Values and amenity which have been addressed in 3.3 below.

3. ASSESSMENT OF EFFECTS

3.1 EXISTING SITE CHARACTER

The receiving environment of the Lower Canterbury Plains is characterised by large open paddocks, with boundaries often delineated by well-established shelter belts of exotic species and rural dwellings surrounded by large trees. The relatively flat landforms flow from the base of the Southern Alps to the Port Hills in an assortment of agricultural fields, criss-crossed with roadways and shelterbelts. The existing site is bound by Mill Road to the north, Whites Road to the east and Bradleys Road to the west. The northeast of the site borders onto the edge of Ohoka village centre with a typical rural residential character with an increase in the number of dwellings, hard surfaces, and infrastructure present in the landscape. Two main existing waterways, being the Ohoka Stream and the Ohoka South Branch, run east-west across the site, feeding into the Kaiapoi River to the east of Kaiapoi. The proposal site has relatively flat topography and has typical rural characteristics found within the Canterbury Plains including shelterbelts, auxiliary structures, and rural residential dwellings. Overall, the topographical attributes of the receiving environment are relatively low with no other defining features to note.

The existing land type of the Lower Canterbury Plains was acknowledged by Boffa Miskell in the Canterbury Regional Landscape Study Review (2010) as forming part of the L2 – Lower Plains Land Type. A landscape formed from low angle coalescing outwash fans and associated low terraces of the major rivers that slice through the plains, comprising Pleistocene glacial outwash gravels and minor inland dune belts.

Vegetation types in the receiving environment are predominantly exotic species, with small amounts of native species located near some waterways and paddock boundaries. Vegetation is used predominantly for shelter belts running along the paddock boundaries and includes species such as Pinus radiata, Cupressus macrocarpa, and Eucalyptus varying in height between 7 – 15m. The shelter belts are orientated to block the prevailing winds and are primarily located to delineate property boundaries, and along small parts of the roads. The majority of the site is open grass fields, which is disrupted occasionally by clusters of vegetation, and the two main water ways running east-west across the site.

Indigenous vegetation has been identified in the Canterbury Regional Landscape Study as being reduced to small, isolated, and scattered remnants because of the large-scale land use changes seen throughout the plains. This has resulted in 0.5% of the plains supporting native vegetation. This is seen in the existing vegetation patterns found on site, comprising largely of exotic species, which have been used for their ability to fulfil a role as fast growing shelterbelts. This is typical of the rural setting surrounding the site. Overall, the vegetation cover in the area has a low sensitivity to change, given the high level of fast growing introduced exotic species. The section of the Ohoka Stream adjacent to the domain is heavily planted with native species having recently been regenerated in the last 20 years.

In terms of sensory qualities, the flat open geometric fields are back dropped by the Southern Alps to the west. Views are possible intermittently, being screened by existing development and shelterbelts. The infrastructure and shelter belts, though disrupting the continual views, have become integral to the rural aesthetic and identity. The natural characteristic of the environment is considered to be modified, with a rural character as opposed to a natural character. The land surrounding the proposed site mirrors the overall character of the wider Canterbury region.

In terms of built form, dwellings and farm structures are common throughout the area. The scale, character, form, and materiality of these structures vary throughout the receiving environment. There are a number of existing dwellings adjacent to the proposal along Mill Road and Whites Road. Dwellings are of typical rural residential character, having irregular bulk and location which are often supported by additional infrastructure and are separated by large fields and exotic vegetation. The proposal site is directly adjacent to the existing Ohoka settlement including the Domain. It is approximately 4.5km to the west of Kaiapoi where development has a typical medium density suburban character, and 2km northeast to Mandeville Village where development has a typical rural suburban character and density.

Overall, the receiving environment has a rural, semi-open character on the outskirts of rural suburban development with some areas exhibiting a high level of compartmentalisation (eastern side of Whites Road). The existing environment has various structures including dwellings, auxiliary structures, power lines and exotic vegetation clustered throughout the landscape, typical of rural landscapes within Canterbury.

NATURAL CHARACTER

There are two main waterways which run through the proposal site being the Ohoka Stream and the Ohoka South Branch. Both streams are shown in the proposed ODP running in a west-east direction across the site to eventually feed into the Kaiapoi River. Within the site the waterways are predominantly bordered by either exotic species in the form of shelter belts or individual trees, notably poplars and willows. Large portions of the

Figure 1 - Waterways running through proposal site. No native species of note were identified

waterways are open with no shade. The waterways have soil banks with a small degree of modification noted but in general the channels are somewhat naturalised with soft, as opposed, to hard edges visible. No timber or

concrete structures were noted. Some localised signs of erosion were visible, highlighting natural processes, but not to a degree where they influenced the character of the waterways.

No indigenous species of note were noted but to the southeast of the site, below Whites Road, the stream corridor has been planted extensively with native species although large numbers of weed species were also present. This shows the potential for the waterways to become native corridors through the block but presently the waterways are considered to have a low to moderate sensitivity to change.

Figure 2: Native riparian planting in Ohoka Bush as well as weed species

3.2 EFFECTS ON LANDSCAPE CHARACTER

Landscape character is the combination and composition of biophysical elements such as topography, vegetation, built form and sensory qualities perceived by humans. Landscape character is also spiritual, cultural, and social associations.

The character of the receiving environment is semi-open, to the west it is rural and is used principally for agricultural purposes. To the east and south the character undergoes subtle changes from a rural to a rural residential character with lifestyle blocks and associated dwellings and landscaping creating a smaller compartmentalized pattern leading to a reduction in open character when compared to the open paddocks to the west.

To the north and north-east the Ohoka North Stream and Ohoka Stream meander through the Ohoka settlement The densely vegetated margins of these naturalized waterways create a landscaped foil for the village and provide it with a sense of enclosure. The landscape character within and immediately surrounding the village is

one of denser vegetation with a strong verticality created by mature specimen trees contrasting the flatness of the wider surrounding rural area.

The proposed development modifies the landscape of the Site from one that is semi-open and agricultural in character to one that is denser and more developed in nature, where infrastructure and amenities are more concentrated. Whilst the proposal does not physically modify the surrounding rural farmland and the surrounding lifestyle blocks, it changes the land use of the Site and brings with it changes to the visual amenity and rural outlook currently experienced by adjoining properties.

To integrate the proposed development the ODP introduces several measure to retain and introduce aspects of rural character through the mitigation of fencing types/position, protection of existing large trees where possible, additional landscape planting and bulk and location of development. The ODP also proposes design features and landscape detailing focused on the public environs such as the naturalisation of waterways , protection of springs and spring water flows, and street layouts of a rural typology. This approach will assist in retaining larger areas of open space and a generally rural character and amenity within the development assisting with its integration into a landscape character of Ohoka and the wider rural environment.

The character of existing housing is typically single storey detached dwellings, which the proposal intends to continue, albeit at a higher density and with the possibility of more two storey houses, a school or a retirement village.

EFFECTS ON NATURAL CHARACTER

The natural character of the Site is highly modified, having been cleared for agricultural use but retains some natural features being the two main waterways. The proposed ODP has incorporated these into the design and will ensure their protection and enhancement. Ten metre wide buffer strips have been proposed along the waterway corridors, which will be combined with the green network (native planting and weed management) to create ecological and movement corridors. No works are proposed to the stream banks except where crossing points are located. Where crossing points are proposed, care will be taken to ensure any earthworks within the riparian margin are minimised. The waterways current conditions reflect the existing agricultural practices with the lack of native riparian vegetation present, an aspect which will be improved with the proposed ODP. Existing amenity of the natural landscape is to be enhanced and retained through the planting, the restoration of blue networks and the development of green corridors through the proposal, especially along identified waterways as shown on the ODP.

In addition, the ODP identifies and protects local springs and introduces a spring channel, separated from other surface water flows. This creates a third naturalised waterway adding to the natural character of the site. In terms of natural character, positive effects are expected to result from the proposal.

OVERALL LANDSCAPE CHARACTER EFFECTS

Overall, the character and land use of the area will shift from semi-open and agriculturally focused to a more compartmentalised character, high amenity urban development. Through several mitigation measures, the village-like urban character will be retained and enhanced, where possible.

3.3 EFFECTS ON LANDSCAPE VALUES

WAIMAKARIRI DISTRICT PLAN – RURAL ZONES

The proposed plan change area is zoned Rural. The Waimakariri District Plan has identified Outstanding Natural Landscapes and Features. The ODP is not located within a Landscape of value. The Objectives and Policies which are considered relevant to this Plan Change from a Landscape perspective follow:

Objective 14.1.1

Maintain and enhance both rural production and the rural character of the Rural Zones, which is characterised by:

- *The dominant effect of paddocks, trees, natural features, and agricultural, pastoral, or horticultural activities*
- *Separation between dwellinghouses to maintain privacy and a sense of openness*
- *A dwellinghouse clustered with ancillary buildings and structures on the same site*
- *Farm buildings and structures close to lot boundaries including roads*
- *Generally quiet – but some significant intermittent and/or seasonal noise from farming activities*
- *Clean air - but with some significant short term and/or seasonal smells associated with farming activities*
- *Limited signage in the Rural Zone*

The proposed plan change has given careful consideration and application of design treatment to matters such as road hierarchy and streetscape, diversity of density, spatial layout, and existing and proposed blue and green networks to help the retention of the open and spacious rural character. While maintaining aspects of openness and rural character where possible, the development will not have any significant effects on aspects such as noise or smell of the wider environment. The proposal has located larger residential lots near regions of higher rural character to maintain rural amenity and allow the plan change to appear as a gradual extension of the existing Ohoka settlement. Aspects of rural character are to be maintained on the proposed Plan Change Site and through design and mitigation measures along the boundaries adjoining land will not be adversely effected by the proposal.

Policy 14.1.1.1

Avoid subdivision and/or dwelling house development that results in any loss of rural character or is likely to constrain lawfully established farming activities

As stated above, the Plan Change has carefully considered the importance of the existing rural character in the receiving environment. The proposal is bound on three sides by residential development of varying densities, and the Plan Change is likely to appear as a natural extension of this. The proposal is not likely to constrain established farming activities nearby due to the existing road reserves of Bradleys Road and Whites Road forming generous buffers. This will be further aided by the proposed Landscape Treatment along the site boundary to the east and west of the Site. To the south, existing boundary vegetation is to be retained to complement the new landscape treatment which will fully enclose the site along the boundary it shares with rural lifestyle blocks. This specific edge treatment will ensure that any effects on the existing rural environment to the south introduced by the overall change in land use and density is minimal.

Policy 14.1.1.2

- *Maintain the continued domination of the Rural Zones by intensive and extensive agricultural, pastoral and horticultural land use activities*

While the receiving environment is zoned Rural, there has been a significant shift from high amenity productive land to one that has a higher density of dwellings. The proposal is bound on three sides by residential development of varying densities, with more intensive, productive farming occurring to the north and northwest.

Policy 14.1.1.3

Maintain and enhance the environmental qualities such as natural features, air and noise levels, including limited signage and rural retail activities that contribute to the distinctive character of the Rural Zones, consistent with a rural working environment

The Plan Change proposes to enhance and maintain the natural waterways running east-west through the site. Commercial activity is proposed in two locations within the development, both near or adjacent to Ohoka features, such as Mill Road and the Domain. The Plan Change seeks to enhance the natural village centre of Ohoka while maintaining its local scale and rural character. Locating the business zone near existing development ensures possible effects including quantity of signage visible and noise levels are minimised and concentrated to an area with existing levels of noise and signage.

Policy 14.1.1.4

Maintain rural character as the setting for Residential 4A and 4B Zone.

The proposed Plan Change does not directly adjoin any existing Residential 4A or 4B Zones. The outlook for existing Residential 4A and 4B Zones will remain one that is more open and rural in character.

3.4 EFFECTS ON VISUAL AMENITY

The visual context of the receiving environment is considered to be a 1.5km offset from the edge of the proposed development. This distance has been used due to the receiving environment's flat topography, resulting in views from further away either not being possible or being indiscernible at distance. A series of key viewpoints were selected to show a representative sample of the likely visual effects which could result from the proposal (refer to Appendix 1 for the relevant photos). Viewpoints are generally located on public land, and where possible located as close as possible to existing or proposed residential dwellings. In assessing the potential effect of a proposal, the quality and openness of the view is considered These were as follows:

1) View south west from 318 Whites Road
2) View south west from 410 Whites Road
3) View south from 535 Mills Road
4) View south from 301 Bradleys Road
5) View south east from 231 Bradleys Road
6) View south east from 205 Bradleys Road

In assessing the potential effects on visually sensitive receptors, the key viewpoints outlined above have been used as a reference point where it is considered that the effects are likely to be similar to the viewpoint and for a group of viewers. The viewpoint is a representative view, as close as possible to the view likely to be experienced from a private residence or property but obtained from a public location.

The following table outlines the potential visual effects each Visually Sensitive Receptor might receive. The effects take into account the likely sensitivity of the receptor (based on type), combined with the likely magnitude

of effects (a combination of distance from the proposal and degree of change) to determine what the likely residual effects from the proposal will be.

Table 2: Assessment of Effects on Visually Sensitive Receptors

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Sensitivity of VSR	Magnitude of Change	Mitigation Measures	Effects after mitigation
1	Residents at properties at 241 and between 296 - 372 Whites Road	30	OPEN	High	Low	MM5, MM6, MM7, MM8	Minor
	Vehicle users along Whites Road	0	OPEN	Low	Very Low	MM5, MM6, MM7, MM8	Less than Minor
2	Residents at 401, 505, 507 Whites Road	0	OPEN	High	Low	MM1, MM5, MM6,	Minor
	Vehicle users along Whites Road	0	OPEN	Low	Very Low	MM1, MM5, MM6, MM7, MM8	Less than Minor
3	Residents at 540, 536 Mill Road	30	OPEN	High	Low	MM1, MM2, MM3, MM5, MM6	Minor
	Vehicle users along Mill Road	0	OPEN	Low	Very Low	MM1, MM2, MM3, MM6	Less than Minor
4	Vehicle users along Bradleys Road	0	OPEN	Low	Very Low	MM1, MM4, MM6, MM7	Less than Minor
5	Vehicle users along Bradleys Road	0	OPEN	Low	Very Low	MM1, MM4, MM6, MM7	Less than Minor
6	Residents at 205 Bradleys Road	30	OPEN	High	Low	MM1, MM4, MM6, MM7, MM8	Minor
	Vehicle users along Bradleys Road	0	OPEN	Low	Very Low	MM1, MM4, MM6, MM7, MM8	Less than Minor

3.5 SUMMARY OF EFFECTS ON VISUAL AMENITY.

In terms of visual effects, the proposed development is considered to have the following residual effects.

Effects on nearby residents

The bulk and density of the proposal is consistent with the character of the adjacent urban environment with the inclusion of the proposed mitigation measures ensuring a high level of amenity can be retained. The largest potential adverse effects are for residents at 241 and between 296 – 372, 401, 505 and 507 Whites Road and 536 and 540 Mill Road due to their semi-open and open views towards the Site, although in many cases views are already screened due to existing landscape planting on the VSR properties. Other residents adjacent to the proposal will have open views towards the lowest density proposed (Residential 4A), not likely to result in adverse effects of note although there will be a change. Given the scale, form and underlying design of the proposal, , most residents will, due to their separation from the proposed development by existing roads and by either existing or proposed landscape (Treatments A and B) planting, experience adverse effects which will be Minor overall with an acceptable level of change.

Changes experienced by residents living within the village centre on Mill Road will be acceptable and to some extent positive as the proposal provides a more cohesive village main street whilst retaining its rural characteristics. However, views into the Site from existing properties on the southern side of Mills Road will change due to the land use change. The effect of this change is considered Minor as there are alternative views available and residential activities and dwelling orientation are focused away from this southern view.

All Mill Road residents can reasonably expect development in such close proximity to the village centre to occur over time.

The landscaped Ohoka Stream, in particular the tall trees will provide a backdrop for the southern views further reducing the impact of denser development.

Effects on the streetscape and users

Views of the proposal are generally semi-open or open from the surrounding roads. Given the scale and character of the proposed development, when compared with the existing residential and rural character, and combined with the lower sensitivity to change, adverse effects for streetscape users are likely to be less than minor. For the sections along Whites Road and Bradleys Road, where potential adverse effects could result from the long stretch of development, vehicle access is limited, and density is proposed to be lower to maintain a more open character. In addition, on both roads the natural road sequences created by the slight narrowing and elevation of the waterway crossings have been accentuated through landscape treatment creating thresholds.

Along these approaches the development is also broken up by the waterways and new landscape stormwater management areas providing larger breaks in the built form and allowing views deeper into the Site.

For those viewing from public environments, the proposal would result in a change in character from one semi-open and rural to one that is denser and more developed in nature. Aspects of openness will to be maintained through the restoration and retention of blue and green networks, alongside the bulk and location of development.

Effects on Domain and users

The proposal locates a small commercial area and a special purpose zone directly west of the local Domain across Whites Road. This addition to the village centre will introduce a positive change to the area and has the potential to activate the Domain. The new commercial area will be seen as a part of the village centre activities in

proximity to the existing commercial area at the intersection. The provision of a local village square and greenspace within the commercial centre will allow for generous landscaping to provide scale and context.

The Ohoka Stream with its landscaped, tree-lined margins separates the commercial node from the special purpose area. This creates a landscaped foil for both zones to integrate into the village as the existing tress will partially screen buildings and in particular break roof line. The limit on GFA for the commercial premises also ensure that the build form will be broken up and be of a scale suitable for Ohoka.

4. MITIGATION MEASURES

The following mitigation measures are suggested to either avoid, remedy, or mitigate any potential effects on Urban Design, Landscape Character, Landscape Values and/or Visual Amenity from the proposed Plan Change:

MM1	Provide a diversity of house size and lot size to provide choice, with higher density development located close to existing residential areas, areas of high amenity and business areas.
MM2	Create streets which have a high level of amenity, provide for different modal allocation, and allow for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification. Indicative cross sections are shown on page 13, Appendix 1 to show how the street network can be developed to retain a low-key, residential village character.
MM3	Create a well-connected walking and cycling network which combines with the green / blue network and existing facilities connecting to key destinations (Domain, Ohoka Bush), prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes. Potential key connections are identified on the ODP and may be supplemented through additional connections provided for at the time of subdivision consent.
MM4	Minimise direct vehicle access onto Bradleys Road for individual properties where possible to allow for a high-quality landscape treatment along this corridor and minimize potential effects on this road. Where direct access is necessary, likely for large-lot residential properties, it is recommended that entrances are combined/consolidated for up to 6 properties.
MM5	Provide a quantity and quality of greenspace and facilities appropriate for the future population with green links extending through the plan change area and connecting with adjoining recreation areas and blue networks. This includes the protection of the existing waterways and their enhancement with future riparian plantings.
MM6	Solid fencing should preferably be restricted to rear and side yards to retain an open character along streets and existing roads or at a minimum front boundary fencing will have restrictions. Side fencing should not extend forward of the front wall closest to the street of a house or would need to be limited in height. Solid fencing is also not permitted on Whites or Bradley Road frontages (see MM7 below)

	• This is a matter that would be incorporated into developer covenants that manage and implement specific design outcomes sought within the plan change areas.
MM7	Landscape Treatment A is designed to retain a rural residential character along Whites and Bradley Roads as shown on the ODP. The landscape treatment is proposed as a 10m wide strip and is to consist of a post and rail fence or post and wire fence with the installation of solid fencing within this strip not permitted. A double row of landscape planting is proposed along the road boundary consisting of: 1. The outer row (adjacent to the road boundary fence) is a hedge species with a minimum maintained height of 1500mm consisting of one, or more, of the following species (planted at 1000mm centres): a. Griselinia littoralis b. Pittosporum tenufolium or similar c. Korokia species d. Prunus lusitanica 2. The inner row is to be planted 2m from the centre of the hedge row and is to consist of specimen tree species at a maximum distance of 3000mm centre. There is no specific species specified but tree species selected should be able to grow to a minimum height of 8m when mature.
MM8	Landscape Treatment B is designed to provide a visual buffer between the ODP and adjacent rural land to the south. The treatment consists of a single row of shelter belt trees (maximum spacing of 2000mm centres), using one, or more, of the following species: • Popular • Macrocarpa • Pittosporum • Totara • Ribbonwood, or similar

5. CONCLUSIONS

In terms of landscape character (including natural character) and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. The existing character of the Plan Change area is already highly modified and with the proposed mitigation measures both protecting and enhancing existing waterways, the proposal will retain existing natural features. The semi-open character of the site will change to a character which is more dense and compartmentalised (similar to the properties on the eastern side of Whites Road) but can be partially mitigated through fencing controls and landscape planting to retain a high level of amenity.

In terms of visual amenity, the adjacent rural properties will experience a change in the openness of views across the space. Adjoining residential properties, current and future, overlooking the Plan Change area have a mix of open, partial, and screened views of future development. The changes in the landscape experienced by these residents are considered Low given the character of the existing environment, the existing high level of compartmentalisation and the ability to retain/create a high amenity environment along both Whites and Bradleys Roads.