Lodged Landscape and Visual Effects Assessment

Proposed Managed Fill
362 Jones Road – Hunua, Auckland

Landscape and Visual Effects Assessment

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Landscape and Visual Effects Assessment
Quality Assurance Statement

Prepared by:

Director

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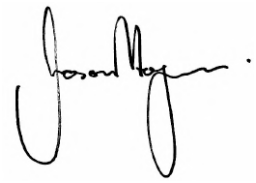
Reviewed by:



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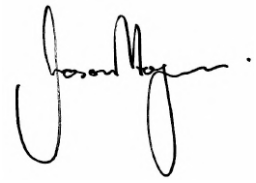

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Client	Scarbro Environmental Limited

Proposed Managed Fill
362 Jones Road – Hunua, Auckland

Landscape and Visual Effects Assessment

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1 Introduction

1.1 LA4 Landscape Architects have been engaged by Scarbro Environmental Limited to undertake an Landscape and Visual Effects Assessment (**LVA**) for the proposed managed fill (the **proposal**) within the site at 362 Jones Road, Hunua, Auckland (the **Site**).

1.2 This assessment investigates the existing rural character and the key landscape and visual features of the site and surroundings, and outlines the effects of the proposal on the landscape character and visual amenity values of the site and surrounding area. Investigations of the site and surrounding Hunua environment were undertaken in June 2024.

2 The Proposal

2.1 The proposal has been described in the AEE prepared by Hodgson Planning Consultants. The key visual and landscape attributes of the proposal include:

i) A managed fill operation within the site to be undertaken and to operate over a period of between 5-10 years (unless completed earlier);

ii) Volume of fill estimated at 790,000m^3 over two separate areas of 9ha and 2ha;

iii) Construction of three erosion and sediment retention ponds;

iv) Maximum exposed earthworks area of 2ha;

v) A new truck haul road off Hunua Road with the majority of truck movements anticipated to come from the west along Hunua Road;

vi) Shaping and contouring the completed fill areas to control surface runoff and integrate the managed fill into the surrounding landform;

vii) Mulching, hydroseeding or grassing all batters and exposed surfaces;

viii) Topsoiling and grassing of the completed earthworked landforms on completion of filling with a return to pastoral grazing;

ix) Decommissioning of erosion and sediment control devices once exposed surfaces are fully stabilised; and

x) Fencing (at 10m) and riparian/wetland planting of intermittent Streams 1, 2 and Wetlands A, B, C, D, E which will provide long term enhanced water quality and ecological outcomes.

3 Assessment Methodology

3.1 The key to assessing the visual amenity and landscape character effects of the proposal on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of this proposal on them. In accordance with the Resource Management Act (1991) (**RMA**) this includes an assessment of the cumulative effects of the proposal combined with existing developments.

3.2 The methodology used in this assessment is in accordance with the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, 2022, and designed to assess whether the proposed managed fill would have adverse visual amenity and landscape

character effects on the nature and quality of the surroundings. The following methodology has been used in this assessment.

Background Review

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

Pre-application meeting

3.4 A pre-application meeting was held with Auckland Council's specialists on 3 July 2024 to outline the proposal and to gather initial feedback. Discussions with Council's landscape architect helped inform the LVA and specifically identifying the viewpoint locations outlined below.

Statutory Context

3.5 A review of the relevant Resource Management Act 1991 ('**RMA**') and Auckland Unitary Plan (Operative in Part) ('**AUP**') statutory provisions was undertaken to identify the key landscape and visual related objectives and policies in order to assess the proposal against them.

Site and Landscape Evaluation – Landscape and Visual Environment

3.6 Detailed site investigations and an analysis of the site and surrounding environment were undertaken. The landscape and rural character, and visual amenity values were identified and outlined and a photographic record of the site and surrounding environment compiled. Key landscape features and elements were identified and an analysis of the landscape values and the landscape's ability to accommodate change as a result of the proposed managed fill undertaken.

3.7 An analysis of the existing landscape and rural character of the site and surrounding environment was undertaken. The analysis identified the vulnerability of the site and surrounding environment to change resultant from the proposal. This included:

i) aesthetic value (vividness, complexity, cohesion, legibility…);
ii) natural processes, patterns, and elements;
iii) rarity;
iv) visual integration capability including land uses, vegetation cover and type and topographic diversity and type; and
v) exposure and visibility.

Visual Catchment and Viewing Audience

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

Viewpoint Selection

3.9 The next step was to establish a platform from which detailed analysis could be carried out. The most practical platform for conducting such analysis is a series of viewpoints, strategically located within the visual catchment in order to assess the impact of the proposal for most of the potential viewing audiences. The viewpoint locations were identified by Auckland Council's landscape architect following discussions held at the pre-application meeting.

3.10 View verified visual simulations were prepared by Cadabra Applied Computer Graphics from the identified viewpoint locations to illustrate the final form of the proposed managed fill within the context of the surrounding landscape setting.

Landscape Character and Visual Effects Assessment

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

Conclusions

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

4 The Site and Surrounding Landscape Context

The Application Site

4.1 The 25.25 hectare site is located at 362 Jones Road, on the western side of the road. The convoluted site comprises an east-west running spur at RL 215m towards the centre along which the existing access drive runs. A broader north-west running spur extends out from this at RL 220m towards the northern boundary at RL 190m and falling to the stream gully in the west. A south running spur extends from the central part of the site at RL 215m down towards the Hunua Road boundary at RL 185m with an incised gully and wetland to the west and a permanent stream and wetland to the south.

4.2 Access to the site is from a metalled driveway off Jones Road towards the middle of the site. The drive extends in a westerly direction towards the farm house, garage and sheds. A race extends from here in a northerly direction towards the stock yards and a large barn. A permanent stream flows in a north-westerly direction to the west of the application site, a wetland and stream are located in the south-western part of the wider site and a stream runs in an east-west direction in the southern part of the site. A wetland is also located in the far north-eastern part of the site.

4.3 The site is predominantly in pasture grasses and grazed with cattle. Barbery hedgerows (*Berberis darwinii*) dissect the northern part of site in north-south and east-west configurations. The stream gully is flanked by a mixture of indigenous and exotic tree species including manuka (*Leptospermum scoparium*), pōhutukawa (*Metrosideros excelsa*) cabbage tree (*Cordyline australis*) and willow (*Salix spp.*). Several large stands of mature macrocarpa (*Cupressus macrocarpa*) are located adjacent to the access drive and amenity plantings in the vicinity of the farm house. Willows are associated with the streams and a number of isolated specimen trees including pine, rimu (*Dacrydium cupressinum*) and pin oak (*Quercus palustris*) located throughout the wider site.

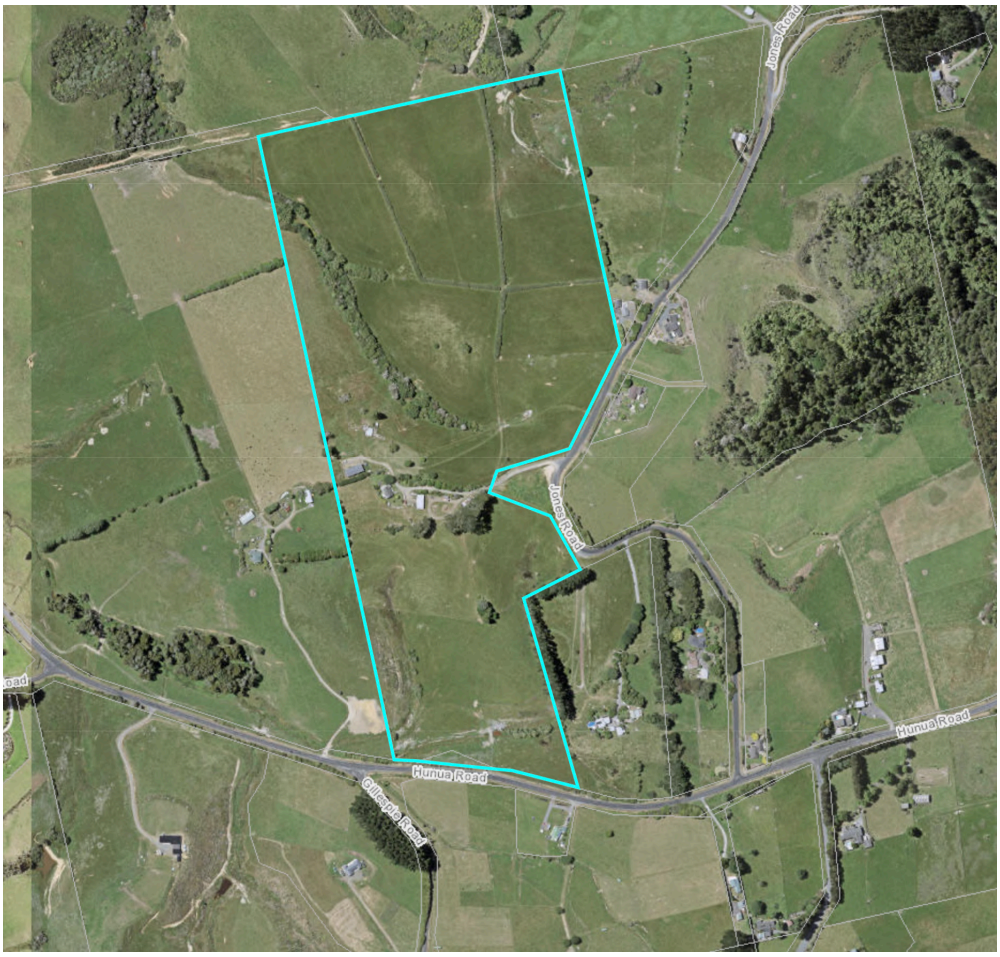


Figure 1: The site (Auckland Council GIS Maps 2017)

Figure 2: Looking north towards the northern application site

Figure 3: Looking in a north-easterly direction across the stream gully towards the north site

Figure 4: Looking in a northerly direction across the site

The Wider Landscape Context

4.4 Adjoining landholdings to the site comprise a mix of larger rural production lots to the north and west (5.4ha to 30ha) and smaller lifestyle properties to the east (3890m^2 – 5900m^2). The wider landscape context incorporates a rural landscape with a complex topography highly convoluted with gentle to steep slopes, incised gully slopes, steeply dissected hill country, prominent ridges, and valley lowlands.

4.5 There are a mix of rural land uses comprising dairy and sheep farming, poultry farming, seasonal cropping, countryside living and rural lifestyle blocks. The predominance of rural production activity in recent years has seen the emergence of scattered rural lifestyle properties within the wider landscape.

Figure 5: The site and wider landscape context (Auckland Council GIS Maps)

4.6 Existing land use patterns and human activities within the area possess a varied rural landscape character. The wider area is comprised of rural production activities, predominantly dairy farming, cropping, forestry, remnant indigenous forest, and lifestyle blocks. Furthermore, the rural landscape is a highly-modified landscape. The presence of large areas of exposed and cultivated land is an existing characteristic of the productive rural landscape as evidenced throughout the area. The large Hunua Quarry and managed fill is located 2.4km to the west of the site, being Auckland's largest aggregate quarry. Multiple truck movements characterise the stretch of road between

4.7 The overall landscape character of the wider surrounding area is that of a varied working rural production area with some recent rural lifestyle emerging, resulting in a moderate level of naturalness and landscape quality.

5 Statutory Context

5.1 The statutory context is covered fully in the assessment of environmental effects prepared by Hodgson Planning Consultants in support of the application. The application site is zoned Rural – Rural Production (**R-RP**) in the Auckland Unitary Plan (Operative in Part). The purpose of the R-RP Zone is to provide for the use and development of land for rural production activities and rural industries and services, while maintaining rural character and amenity values. The adjoining land to the north is zoned Rural – Mixed Rural (**R-MR**).

5.2 There are no Outstanding Natural Landscapes (**ONL**), Outstanding Natural Features (**ONF**), or High Natural Character (**HNC**) overlays in proximity to the site. There are a number of Significant Ecological Areas (**SEA**) in the surrounding area.

5.3 The relevant key landscape character and visual amenity provisions from the RMA and AUP been reviewed for this assessment. The purpose of reviewing the provisions is to help frame the landscape assessment. It is not to undertake a planning assessment of the proposal against the provisions, which is outlined fully in the AEE.

Resource Management Act (1991)

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

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

Auckland Unitary Plan

H19.2 Objectives and policies – all rural zones

H19.2.1. Objectives – general rural

(1) Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.

(2) Rural production activities are provided for throughout the rural area while containing adverse environmental effects on site.

…

H19.2.2. Policies – general rural

(1) Enable activities based on use of the land resource and recognise them as a primary function of rural areas.

(2) Require rural production activities to contain and manage their adverse environmental effects on-site to the fullest extent practicable.

…

H19.2.3. Objectives – rural character, amenity and biodiversity values

(1) The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.

(2) Areas of significant indigenous biodiversity are protected and enhanced.

H19.2.4. Policies – rural character, amenity and biodiversity values

(1) Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:

- *(a) a predominantly working rural environment;*
- *(b) fewer buildings of an urban scale, nature and design, other than residential buildings and buildings accessory to farming; and*
- *(c) a general absence of infrastructure which is of an urban type and scale.*

(2) Recognise the following are typical features of the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone and will generally not give rise to issues of reverse sensitivity in these zones:

- *(b) noise, odour, dust, traffic and visual effects associated with use of the land for farming, horticulture, forestry, mineral extraction and cleanfills;*

(3) Enable opportunities to protect existing Significant Ecological Areas or provide opportunities to enhance or restore areas to areas meeting criteria of Significant Ecological Areas.

H19.2.5. Objectives – rural industries, rural commercial services and non-residential activities

(1) Rural production activities are supported by appropriate rural industries and services.

(2) The character, intensity and scale of rural industries and services are in keeping with the character of the relevant rural zone.

(3) The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced.

(4) Industries, services and non-residential activities of an urban type and scale unrelated to rural production activities are not located in rural zones.

(5) The rehabilitation of quarries is assisted by cleanfills and managed fills.

H19.2.6. Policies – rural industries, rural commercial services and non- residential activities

…

(4) Restrict cleanfills and managed fills in the Rural – Rural Conservation Zone and Rural – Countryside Living Zone. Where cleanfills are established in other rural zones:

(a) they should not adversely affect or inhibit the use of surrounding land for productive purposes or for carrying out any permitted, restricted discretionary or discretionary activity; and

(b) their completed state should be in keeping with the appearance, form and location of existing rural character and amenity values.

H19.3.2 Rural – Rural Production Zone

H19.4.2. Objectives

(1) A range of rural production, rural industries, and rural commercial activities take place in the zone.

(2) The productive capability of the land is maintained and protected from inappropriate subdivision, use and development.

H19.43.3. Policies

(1) Provide for a range of existing and new rural production, rural industry and rural commercial activities and recognise their role in determining the zone's rural character and amenity values.

…

E13. Cleanfills, managed fills and landfills

***E13.2. Objectives** [rp]*

(1) Cleanfills, managed fills and landfills are sited, designed and operated so that adverse effects on the environment, are avoided, remedied or mitigated.

…

***E13.3. Policies** [rp]*

(1) Avoid significant adverse effects and remedy or mitigate other adverse effects of cleanfills, managed fills and landfills on lakes, rivers, streams, wetlands, groundwater and the coastal marine area.

…

(4) Avoid adverse effects from new landfills.

5.6 The site and the immediately surrounding rural landscape are not high in landscape values. It is a distinctly modified working environment through past and present land use including quarrying, farming, water storage infrastructure, cropping, rural and rural residential lifestyle activities. These factors mean that the environment has a good ability to accommodate the proposed managed fill.

5.7 The small-scale nature of the proposal in relation to the surrounding environment and relative containment of the site from a number of viewing locations would ensure the existing rural character and the amenity values of the surrounding area would be maintained. The character, intensity and scale of the managed fill would not adversely affect the working and productive rural character of the area.

5.8 Managed fills are also increasingly becoming an expected part of the rural environment as rural areas are the most appropriate environments to receive large volumes of fill resulting from urban growth activities throughout the Auckland Region and this is specifically recognised in Objective H19.2.5(5).

5.9 With respect to the matters addressed in these objectives and policies, I comment as follows:

i) The managed fill site does not contain any significant areas of indigenous vegetation or habitat for indigenous fauna. The vegetative patterns within the area are diverse with shelterbelts surrounding paddocks, grazed pasture, indigenous vegetation in the gullies and slopes, remnant macrocarpa and pine tracts, forestry plantations and exotic tree plantings. While there are a number of SEAs within the surrounding area, the site comprises grazed pasture, and on completion the finished landform will be reinstated in pasture and continue to support pastoral based primary production in keeping with the surrounding landholdings. (It was not considered appropriate to include a revegetation and enhancement plan to integrate the battered fill with the surrounding vegetation patterning as this would not maintain the open rural characteristics of the site and surrounding environment).

ii) The site does not contain, and the proposal would not visually compromise, any significant landscapes and features. The site and surrounding area, while containing a degree of rural character are not high in landscape quality at a district level. It is a distinctly modified environment through past and present land use including quarrying, grazing, cropping, and rural and rural residential lifestyle. There are no ONL , ONF or HNC overlays within the site.

iii) Managed fills are increasingly becoming an expected part of the rural environment as rural areas are the most appropriate environments to receive large volumes of fill resulting from urban growth activities throughout the Auckland Region.

iv) The managed fill would not adversely affect or inhibit the use of the surrounding land for productive purposes and on completion it would return to primary productive grazing.

v) The completed state of the managed fill would be generally consistent and in keeping with the appearance and form of the existing landscape character and amenity values in the surrounding area.

vi) The proposal is of a small scale in relation to the wider surrounding environment. The existing landform and vegetation patterns would mitigate any adverse effects on the existing rural character and ensure that the amenity values of the surrounding area would be maintained.

vii) Following completion of the earthworks and reinstatement of the pasture, the finished landform would integrate well into the surrounding landscape and maintain the amenity values of the site.

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

6 Evaluation of the Proposal

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

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

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

6.3 The key to assessing the visual and landscape effects of the proposal on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of the proposal on them. In accordance with the RMA this includes an assessment of the cumulative effects of the proposal combined with existing developments.

6.4 The objective of Landscape and Visual Effects assessments is not to assess change or visibility but the nature and magnitude of effect of change on the existing landscape values. With all assessments the objective is not to determine the proposal's extent of visibility, it is to determine how the proposal will impact on existing landscape values, including landscape character and visual amenity. Visibility of itself is not an adverse effect[1].

6.5 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.

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

6.7 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.

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

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

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

6.9 The objective of Landscape and Visual Effects assessments is not to assess change or visibility but the nature and magnitude of effect of change on the existing landscape values.

Landscape Effects

6.10 A landscape effect is a consequence of change in a landscape's physical attributes on that landscape's values. Change is not an effect – landscapes change constantly. It is the implications of change for a landscape's values that is the effect[2]. Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.

6.11 Landscape assessments are based on the links between landscape character and values. Character is an expression of the landscape's collective attributes. Values are the reasons a landscape is valued but are embodied in attributes. Effects are consequences for a landscape's values of changes to the attributes on which the values depend. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.

6.12 Effects on landscape values are assessed against the existing environment, and the outcomes sought in the relevant statutory provisions. Whether effects on landscape values are appropriate would therefore depend both on the nature and magnitude of effect on the existing landscape values and what is anticipated by the provisions.

6.13 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.

6.14 '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.

6.15 Landscape character is derived from a combination of landscape components that make up the landscape of the site that distinguishes one area from another including:

i) The elements that make up the landscape including:

- physical influences – geology, soils, landform, drainage and waterbodies
- land cover, including different types of vegetation and patterns and types of tree cover; and
- the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.

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

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.

Landscape Effects Analysis

6.16 The site and wider environment has been subjected to various degrees of modification and is not high in landscape character values. This is as a result of the removal of natural cover, quarrying, water storage, farming and forestry activities and cropping as well as the presence of dwellings and other built structures associated with the working and productive rural environment.

6.17 While the surrounding area displays a reasonable level of visual amenity that is influenced by the landform and surrounding vegetation patterns, the landscape values associated with the area are only moderate due to the prevailing rural land use activities. The area retains a distinctly productive rural character with existing rural settlement integrated into the landscape and is a highly modified and working rural and rural lifestyle environment that assists in reducing sensitivity to change associated with the proposal.

6.18 In terms of landscape effects, the northern managed fill would permanently alter the landform through filling the broad spur resulting in an elevated hill slope rising to a high point towards the south-east at RL 236.20m. The managed fill would increase the height of the landform from between 2m at the periphery to 18m at its high point. The southern fill would fill in the small gully rising to a high point at RL 205.34m. Earthworks would be contoured to integrate into the existing landform at the extents and the finished shape would have the appearance of existing landforms in the surrounding area.

6.19 The natural topography of the surrounding Hunua area is highly varied, with a complex topography highly convoluted with gentle to steep slopes, incised gully slopes, steeply dissected hill country, prominent ridges, and valley lowlands. The modified landform, once filling was complete, would be relatively consistent with the surrounding topography and landscape patterns with the final contour varied to approximate natural variations in slope and drainage patterns. On completion, the finished contour would allow this area to be used for efficient grazing practices.

6.20 The proposed changes to the landform in the site could be absorbed within the rural landscape without adversely affecting the landscape values. On completion of the works, the site would remain pastoral and the legibility of ridge, slope and spur landforms would be maintained.

6.21 While the natural landform of parts of the site would be altered in a confined geographical area, I consider that any adverse effects on the character, quality and aesthetic values of the surrounding rural landscape would be small in magnitude once the managed fill completed and remediated. The Hunua landscape has been modified by roading, human settlement and rural production activities and has a moderate level of naturalness and landscape quality and a good ability to change of the type proposed.

6.22 Overall, the project would have low adverse landscape effects, particularly in relation to the rural character and quality of the site and the surrounds, given that:

i) It would not constitute a significant change to the existing landscape character or quality as the managed fill, on completion, would be consistent with the established rural production character, including land use patterning and landscape character.

ii) Any potential adverse landscape effects would be localised due to the type and scale of change and existing landform and vegetation patterns.

iii) The proposal would not adversely affect any key landscape features nor alter the distinctive patterns found within the surrounding landscape.

iv) The site's moderate landscape values mean it has a low sensitivity to change associated with a proposal as such.

v) Fencing and riparian/wetland planting of intermittent Streams 1, 2 and Wetlands A, B, C, D, E will enhance the landscape values of the site and provide long term enhanced water quality and ecological outcomes.

6.23 Following completion of the filling, earthworks and reinstatement of the pasture for grazing, the finished landform would integrate well into the surrounding productive rural landscape.

Visual Effects

6.24 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate subsequent changes within the landscape setting, where applicable. As with landscape effects, visual effects relate to landscape values. Visibility and change are not effects in and of themselves[3].

6.25 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 surrounding environment.

The process of analysing such effects involves:

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

Visual Catchment and Viewing Audience

6.26 The visual catchment is the physical area that would be exposed to the visual changes associated with the proposed managed fill. Close views would be gained from the adjoining landholdings due to proximity and the increased elevation of the new landforms. The containing ridge along which the access drive runs, restricts views into the northern fill site from a number of southerly locations, including Hunua Road. Views of the southern fill site will be gained from Hunua Road and locations further to the south.

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

6.27 Views from a number of westerly locations would also be screened by the north-west running ridge in the adjoining property to the west. Views would be gained from northerly and easterly locations due to the increased height of the managed fill. Views would be gained from Jones Road in the vicinity of the site and from some locations further along the road to the north (albeit often screened or filtered by existing landform and vegetation patterns and orientation of the road away from the site).

6.28 More distant views would be gained from some of the elevated rural lifestyle properties on the southern slopes extending up from Hunua Road and Gillespie Road, albeit at increasing distances away from the site. Distant views would be gained from the wider surrounding area, however, where visible views would be moderated by distance and intervening landform and vegetation. The primary visual catchment includes the immediately adjoining landholdings surrounding the site, including the rural production and rural lifestyle properties.

6.29 The primary viewing audience that would be exposed to the managed fill proposal (to varying degrees) would therefore comprise:

i) Residents and workers on the adjoining rural and rural lifestyle properties immediately to the north, west, east and south of the site, accessed off Hunua Road (numbers 1500, 1821, 1852), Jones Road (numbers 306, 332, 345, 353 and 363) and 27 Gillespie Road;

ii) Residents and workers on the more distant rural and rural lifestyle properties immediately to the north, west, south and east of the site, accessed off Hunua Road, Jones Road, Gillespie Road, Ponga Road and Middleton Road;

iii) Motorists travelling in both directions along Jones Road in the vicinity of the site and travelling in a southerly direction from some locations north of the site (not the typical field of view for the driver);

iv) Motorists travelling along Hunua Road in the vicinity of the site (albeit peripheral to the view); and

v) Distant residents within some of the elevated landholdings in the surrounding area.

Visual Amenity Effects Analysis

6.30 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 roads.

6.31 Five viewpoints have been identified by Auckland Council's landscape expert from which the visual effects have been assessed (two locations were amended slightly to obtain less obstructed views towards the site). This is achieved by using both descriptive and analytical means. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the site. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties and roads.

6.32 The assessment is from each of the following viewpoints:

Viewpoint 1: 332 Jones Road
Viewpoint 2: 353 Jones Road
Viewpoint 3: 1852 Hunua Road
Viewpoint 4: Hunua Road
Viewpoint 5: 63 Gillespie Road

Refer to: ***Annexure 1:*** *Viewpoint photographs and visual simulations*

6.33 Survey accurate visual simulations have been prepared by Cadabra Applied Computer Graphics to illustrate the proposed managed fill within the landscape context, and a detailed assessment and analysis of potential effects have been carried out.

6.34 The total rating given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the guidelines contained within the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, 2022. The 7-point scale is a rating of magnitude, whereas an assessment of whether effects are minor (or less than or more than) is a reasoned consideration of the magnitude and importance (significance) of such effects in context[4].

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.

6.35 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.

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

i) **Sensitivity and quality of the view** – the relative quality and sensitivity of views into the site, including landscape character and visual amenity values.

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

ii) **Viewpoint** | **perceptual factors** – the type and size of population exposed to views into the site, the viewing distance to the site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the site due to its physical character.

iii) **Rural amenity** – the impact of the proposal on the wider surrounding rural amenity.

iv) **Rural form** – the degree to which the proposal would fit into the existing 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 proposal could be mitigated through integration into its surrounds by specific measures.

6.37 The proposed managed fill 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 rural area

Viewpoint 1: 332 Jones Road

6.38 Viewpoint 1 is taken from Jones Road adjacent to the northern boundary of number 332 looking in a south-westerly direction towards the northern site. The northern boundary of the site is demarcated by the stand of macrocarpas in line with the post and wire fence traversing the paddock, extending to the left towards the farm dwelling and barn. The southern site is not visible from here, being screened by the intervening landform. The viewing audience from here would comprise residents and farm workers in the landholding with similar views being gained from motorists travelling along Jones Road in the vicinity.

6.39 The view extends beyond the site to the surrounding rural landholdings and the Hunua Quarry site in the middle distance (demarcated with the patchy vegetation on the east facing slope). The diverse vegetated characteristics of the landscape are evident with the interplay of the grazed pastoral slopes, indigenous vegetation remnants, forestry blocks, isolated specimen trees, and shelterbelt plantings. The settlement pattern is evident with farm dwellings and associated barns, garages and implement sheds dotted throughout the landscape.

6.40 The closest adjoining property to the east of the site at 332 Jones Road would be most affected by the proposal, being located at approximately RL 220m with unobstructed views towards the site and proposed managed fill activities.

6.41 From here, views towards the managed fill will be evident as filling progresses over time and the landform rises in elevation. This would constitute a noticeable change to the existing rural character initially during filling activities through the visual contrast between the exposed fill and the surrounding pastoral landscape that would visually highlight the presence of the managed fill. The view will change incrementally as filling activities proceed gradually over a number of years. While distant rural views will progressively be lost, the landform profile will be similar to the surrounding landforms. The proposed managed fill would not appear out of place in this working environment

in close proximity to the Hunua Quarry. The landform would be altered through earthworking, filling and eventual construction of the final fill area.

6.42 Overall, I consider that the adverse visual effects from here would be moderate-high initially during filling operations, in the context of the surrounding landscape. On completion and following rehabilitation, the managed fill would integrate well into the surrounding rural context with low-moderate adverse visual effects. While there would be a change in the visual outlook, I note that within the Rural – Rural Production zone, similar visual amenity effects could be generated on the immediately surrounding properties by permitted activities including plantation forestry or shelterbelt planting along the boundaries.

Viewpoint 2: **353 Jones Road**

6.43 Viewpoint 2 is taken from Jones Road adjacent to the southern boundary of number 353 looking in a north-westerly direction across the site. The vegetated western stream gully demarcates the western extent of the fill site. The viewing audience from here would comprise residents and farm workers in the landholding with similar views being gained from motorists travelling along Jones Road in the vicinity. The rural characteristics of the landscape are evident scattered farm dwelling, barns and implement shed, post and wire fencing, grazing stock, barberry hedging, unformed berms, grazed pastoral slopes, indigenous vegetation remnants, forestry blocks, isolated specimen trees, and shelterbelt plantings.

6.44 From here there would be evident changes in visual amenity as filling proceeds progressively from north to south. The rolling hill slope would gradually increase in height through filling operations with the creation of the new landform. During construction, movement of large machinery and earthworks will be evident but not atypical of day to day rural activities that currently prevail, particularly through stock movements and the proximity to the Hunua Quarry. The construction and operation of plant, soil stockpiles and drainage within the site will also generate more distinctive rural-industrial influences, however these will remain subservient within the wider surrounding rural landscape with limited visibility further away from the site. If required, screen planting could be undertaken along the boundary, however I do not consider it appropriate or necessary, resulting in loss of the more open views.

6.45 During the construction stages, the fill material would appear more prominent in its surroundings due to the colour and texture of the fill contrasting with the pastoral surroundings. However, the site would be reinstated incrementally with pasture and at the completion of the filling activity to ensure that the potential for adverse visual effects would be reduced.

6.46 The final profile of the managed fill has been designed to respond to and reflect the surrounding underlying landform in terms of its overall form as well as slight variations in the contour of the slope faces. As filling progresses across the site, the height of the landform would gradually increase and culminate along a gently rolling ridgetop spur not dissimilar to existing landforms within the surrounding area.

6.47 The adverse visual effects resulting from this change for the adjoining rural-residential properties to the south-east would be moderate to high initially. Once completed, the form and appearance of the new landform created by the fill area would not appear incongruous or out of context within the surrounding wider landscape. The new landform and eventual grazed pasture would change the outlook from these properties, but the nature of the views would not be significantly dissimilar to what they currently enjoy in the wider landscape.

Viewpoint 3: **1852 Hunua Road** | **Viewpoint 4: Hunua Road**

6.48 Viewpoint 3 is taken from Hunua Road adjacent to number 1852 looking in a northerly direction towards the southern fill site. The view extends across the southern wetland area and stream and up towards the ridgeline that the existing access drive extends along. The pine trees are just beyond the eastern boundary of the site within the adjoining property at 382 Jones Road. The western boundary of the site is demarcated by the post and wire fence extending up beyond the shelterbelt in the adjoining property to the west. The farm dwelling, garage and barn are visible towards the skyline. Viewpoint 4 is taken from the northern side of Hunua Road, close to the western boundary with the fence line demarcating the boundary. The northern fill site is screened from view by the central ridge.

6.49 This landscape has a rather unkempt appearance and is a distinct rural working landscape with relatively low visual amenity values in close proximity to the road. The overall landscape character of the wider surrounding area is that of a working rural production area with a low to moderate level of naturalness and landscape quality. The views are representative of motorists travelling along Hunua Road in the vicinity, albeit peripheral to the view. Residents and workers in the properties on the southern side of the road (1852 Hunua Road and 27 Gillespie Road) will be exposed to similar views.

6.50 During filling activity, movement of large machinery and earthworks will be evident, particularly so as the haul road is accessed off Hunua Road in the vicinity. From these viewing angles, the site landform would change over a period of time as successive areas of the site are filled, gaining in height. While the managed fill would result in an increase in the height of the existing landform over parts of the site, the final form, land cover and land use activities would not be dissimilar to the surrounding rural environment and on completion the site use would continue as an area of grazed pasture.

6.51 The visual changes associated with the managed fill would be gradual, over a ten to fifteen year time period, and as the change would be incremental, the viewing audience would become conditioned to the change in the visual outlook, albeit predominantly from the road, at speed. Once completed, the broader shape and appearance of the modified landform would remain sympathetic within the surrounding topography, representing a landform similar to the broader sequence of hills within which it forms a part.

6.52 As illustrated in the visual simulations, the finished landform would integrate well into the surrounding Hunua landscape and the managed fill would extend an existing rolling rural landform as a component of the surrounding environment. Once revegetated, the new landform would be assimilated within this rural landscape and result in a low adverse visual effect.

Viewpoint 5: 63 Gillespie Road

6.53 Viewpoint 5 is taken from the roadside verge adjacent to 63 Gillespie Road looking in a northerly direction towards the site. From here the southern site is approximately 500m away and the northern site 900m away. This view is brief and transient – experienced by those travelling in a northerly direction along the road through an environment with mixed rural use characteristics and would therefore be of limited duration. The road users are unlikely to be particularly sensitive to the proposed managed fill, as they would have fleeting views of parts of the site whilst moving through the landscape. The viewers are moving through the environment rather than lingering within it, such that their sensitivity to change is low. There are no footpaths in the vicinity and the road is narrow, with very limited parking opportunities. Similar views may be gained from residents and workers in the adjacent landholding to the east at 63 Gillespie Road.

6.54 Again, from here, the rural characteristics of the landscape are evident with the grazed pastoral slopes, indigenous vegetation remnants, forestry blocks, isolated specimen trees, and shelterbelt plantings. Post and wire fencing, power poles and overhead lines, and the unformed road berms further reinforce these characteristics. The scattered settlement pattern is evident with farm dwellings and associated barns, garages and implement sheds.

6.55 As illustrated, large parts of both fill sites are screened by the landform and vegetation patterns and in particular the pine shelterbelt within the property at 26 Gillespie Road. The eastern part of the northern site is visible in the centre of the view adjacent to Jones Road. The southern site is partially screened by off-site vegetation. The farm dwelling in 63 Gillespie Road is located approximately 150m to the east of here and would have less obstructed views.

6.56 The views are extensive encompassing the wider rural Hunua landscape, rolling hillslopes and vegetated gullies. From here, the managed fills would form a small component of the overall view and the exposed earthworks would not appear dissimilar to exposed cropping paddocks visible as part of farming activities. Views towards the upper parts of the both fills will become visible as filling progresses over time.

6.57 On completion, the proposed managed fills would extend an existing rural landform as a component of the surrounding Hunua environment. Once revegetated, the new landforms would be assimilated within this rural landscape and result in a low adverse visual effect.

Wider Surrounding Area

6.58 Views would be gained towards parts of the site from landholdings within the wider area. This includes residents and workers on the elevated rural properties to the west, south, and north. The views would be highly variable and impacted by viewing distance, orientation and intervening landform and vegetation. Beyond approximately 500m from the site, both distance and the surrounding landscape context in which the managed fills would be viewed have a significant impact on the level of visibility and extent of visual effects. From beyond 500m, the site is a very small part of a wide landscape comprising a range of natural and modified elements.

6.59 While the managed fills would result in an increase in the height of the existing landforms over parts of the site, the final form, land cover and land use activities would not be dissimilar and on completion the site use would continue as an area of grazed pasture. Where visible, the filling activities would be viewed from the wider area in conjunction with surrounding rural production activities that are occurring.

6.60 Overall, the adverse visual effects from the wider area would be low to very low.

Surrounding Roads

6.61 For road users on the surrounding road network and in particular for those who live locally in rural situations, the managed fill proposal is initially likely to result in visual effects of some significance, primarily for Jones Road users in the vicinity of the site. Although a large audience, the road users are unlikely to be particularly sensitive to the proposed managed fill, as they would have fleeting and largely peripheral views of parts of the site whilst moving through the landscape.

6.62 Overall, the adverse visual effects from the surrounding road network would be low.

Visual Amenity Effects Conclusions

6.63 While the appearance of the site would change incrementally through sequences of filling activities and pasture reinstatement, it would still retain a distinctive rural character both during and on completion of the project. During earthworks activities, the movement of large machinery and earthworks would be evident and atypical of the normal day-to-day farming and rural lifestyle activities that currently prevail. It should be noted however that managed fills are increasingly becoming part of the character of rural environments based on the fact that rural areas are the only practical recipients of fill originating from urban growth-related activity in the Auckland area.

6.64 Given the relative containment of the site from a number of directions and the intermittent nature of the filling and earthworks activity, the effects of the proposed managed fill on rural character would be limited. Once works are completed, the form and scale of the landform would result in a rural landform similar to the existing productive rural landscape forms in the surrounding area.

6.65 The most noticeable change would be resultant from the earthworks associated with the managed fill operation itself. There would be noticeable visual effects during the earthworking activities due to the exposed nature of the earthworks which would be visible from parts of the surrounding area. While there would be obvious changes associated with the earthworking activities, the works would not appear out of place within the context of the surrounding working and productive rural area which is now recognised as an appropriate environment to receive fill material.

6.66 Land disturbance and areas of exposed earth are a common sight within the surrounding rural environment with associated agricultural activities – grazing, cropping and cultivated fields. On-site truck and plant movements would be visible entering into and exiting the site and this is considered to be of low visual impact. Trucks are a familiar sight in this rural environment with frequent stock movements throughout the area as well as trucking movements associated with the Hunua Quarry.

6.67 Increasing the height of the existing landform and raising the spur would result in a similar landform to the wider surrounding area. On completion and following pasture reinstatement, the new landforms would integrate well into the surrounding landscape and appear contiguous with the surrounding grazed slopes.

6.68 Overall, the visual effects of the proposed managed fill would initially be noticeable during filling operations. At completion, the final landform of the northern fill would have a more elevated topography than existing with the broad spur being filled to form the new hill slope and re-established in pasture and return to productive rural use. It was not considered appropriate to include a revegetation and enhancement plan to integrate the battered fill with the surrounding vegetation patterning as this would not maintain the open rural characteristics of the site and surrounding environment. The site would be reinstated incrementally with pasture to ensure that the potential for visual effects is reduced. Where visible, this change would appear sympathetic with that of the surrounding Hunua landscape and is not considered adverse in terms of visual effects.

7 Conclusions

7.1 Rural landscapes are a combination of the natural landform and human introduced elements. The type of rural activity and settlement patterns that overlay them are also factors that contribute to their character. In rural landscapes, natural patterns are evident and natural systems operate; however rural activities, such as pastoral farming, cropping, quarrying, forestry and horticultural activities prevail.

7.2 The application site is suited for the proposed managed fill in that it contains a number of natural landscape elements that would assist in integrating and/or screening the activities from the surrounding environment. The site's containing central east-west ridgeline, localised landforms and on and off-site vegetation patterns mean that views towards the proposal would be screened from a number of public and private areas.

7.3 Managed fill activities by their nature are large in scale and occur over long time frames. The design of the final landform and other mitigation measures included in the proposal endeavours to avoid, remedy and mitigate the potential adverse landscape character and visual amenity effects.

7.4 The proposed managed fill would not be out of character with the surrounding rural environment and the potential landscape and rural character effects from the proposal on the character and amenity of the rural environment are considered to be acceptable. Any adverse effects on rural character and amenity would be temporary.

7.5 While there would be short-term visual effects these would be entirely acceptable in the context of the site and surrounding working rural environment. In the long-term, once filling is completed, the potential adverse visual and landscape effects of the changed landscape would be low as the modified landform is reinstated in pasture and becomes integrated into the surrounding rural landscape.

7.6 Overall, I consider that in the context of the established rural environment the proposal could be visually accommodated without adversely affecting the landscape character, aesthetic value and visual amenity of the site and surrounding Hunua environment.

Rob J Pryor
NZILA Registered Landscape Architect
October 2024

ANNEXURE 1: VIEWPOINT PHOTOGRAPHS AND VISUAL IMPACT SIMULATIONS (CADABRA)

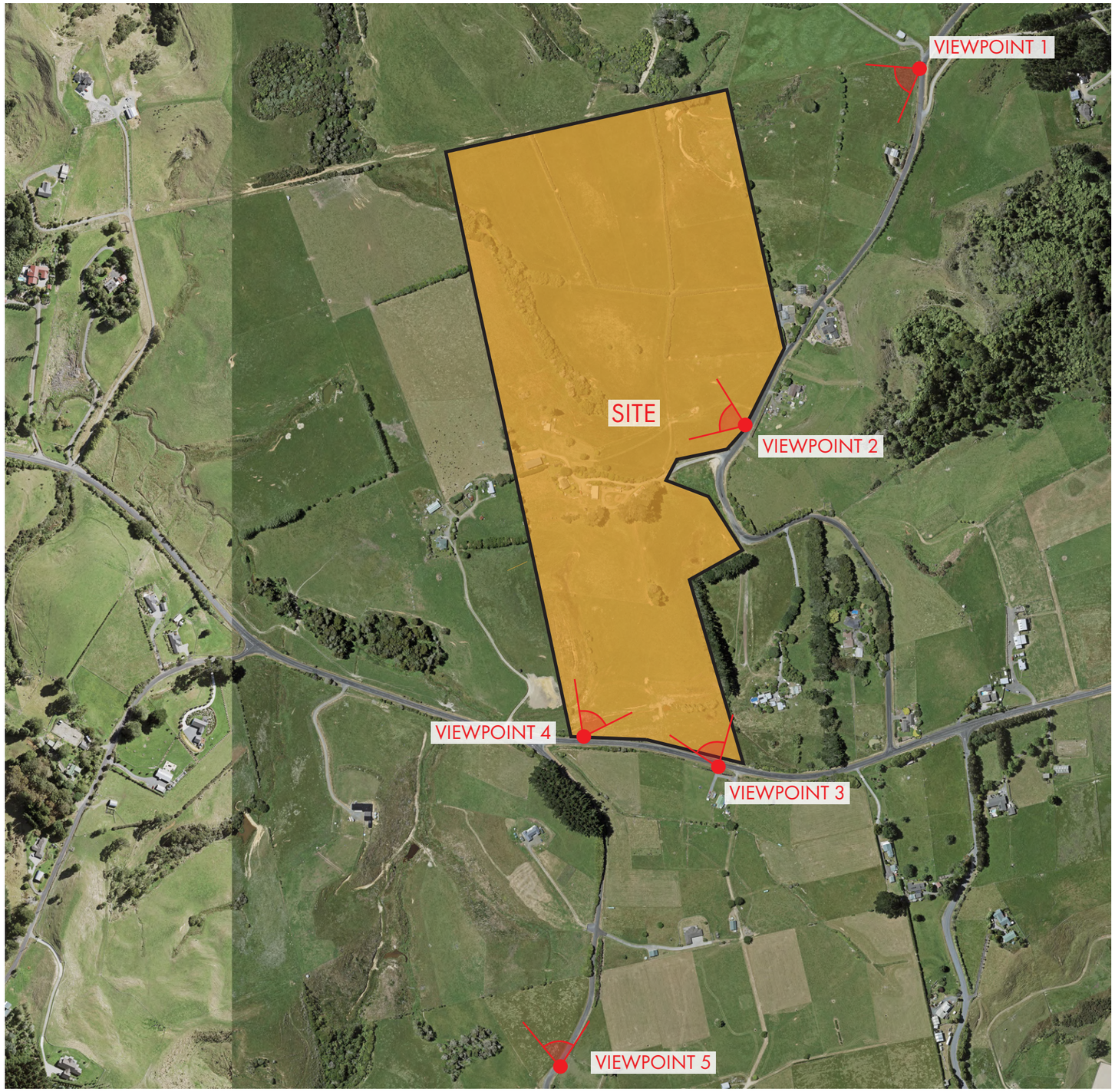
362 JONES ROAD MANAGED FILL PROJECT

RAMARAMA, AUCKLAND

362 JONES ROAD, HUNUA

AUGUST 2024

cadabra
applied computer graphics



NOT TO SCALE

VIEWPOINT 1 - 308 JONES ROAD

NORTHING	778241.699 mN
EASTING	424097.403 mE
HEIGHT	218.88 m

VIEWPOINT 2 - 363 JONES ROAD

NORTHING	777768.636 mN
EASTING	423879.410 mE
HEIGHT	217.199 m

VIEWPOINT 3 - 1852 HUNUA ROAD

NORTHING	777309.043 mN
EASTING	423844.957 mE
HEIGHT	185.645 m

VIEWPOINT 4 - 1821 HUNUA ROAD

NORTHING	777344.102 mN
EASTING	423667.055 mE
HEIGHT	181.613 m

VIEWPOINT 5 - 63 GILLESPIE ROAD

NORTHING	776908.267 mN
EASTING	423645.254 mE
HEIGHT	205.476 m

SURVEYED DATA COLLECTED BY:
CIVIX LTD

HORIZONTAL DATUM: New Zealand Geodetic Datum 2000 (NZGD 2000)
Mount Eden 2000 Circuit (ME2000)

VERTICAL DATUM: NZVD 2016

VIEWPOINT LOCATION MAP

362 JONES ROAD, HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

VIEWPOINT 01 | 308 JONES ROAD - EXISTING - PANORAMA

Cylindrically stitched panorama comprised of 5 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 118.0 deg
Optimal viewing distance when printed at A2 approximately: 170 mm

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 5 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 118.0 deg
Optimal viewing distance when printed at A2 approximately: 170 mm

VIEWPOINT 01 | 308 JONES ROAD - PHOTO SIMULATION - PANORAMA

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

VIEWPOINT 01 | 308 JONES ROAD - EXISTING - SINGLE 50MM SHOT - A

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 01 | 308 JONES ROAD - PROPOSED - SINGLE 50MM SHOT - A

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 01 | 308 JONES ROAD - EXISTING - SINGLE 50MM SHOT - B

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 01 | 308 JONES ROAD - PROPOSED - SINGLE 50MM SHOT - B

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 6 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 173.0 deg
Optimal viewing distance when printed at A2 approximately: 17 mm

VIEWPOINT 02 | 363 JONES ROAD - EXISTING - PANORAMA

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 6 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 173.0 deg
Optimal viewing distance when printed at A2 approximately: 17 mm

VIEWPOINT 02 | 363 JONES ROAD - PHOTO SIMULATION - PANORAMA

VIEWPOINT 02 | 363 JONES ROAD - EXISTING - SINGLE 50MM SHOT - A

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 02 | 363 JONES ROAD - PROPOSED - SINGLE 50MM SHOT - A

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 02 | 363 JONES ROAD - EXISTING - SINGLE 50MM SHOT - B

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 02 | 363 JONES ROAD - PROPOSED - SINGLE 50MM SHOT - B

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 02 | 363 JONES ROAD - EXISTING - SINGLE 50MM SHOT - C

cadabra
applied computer graphics

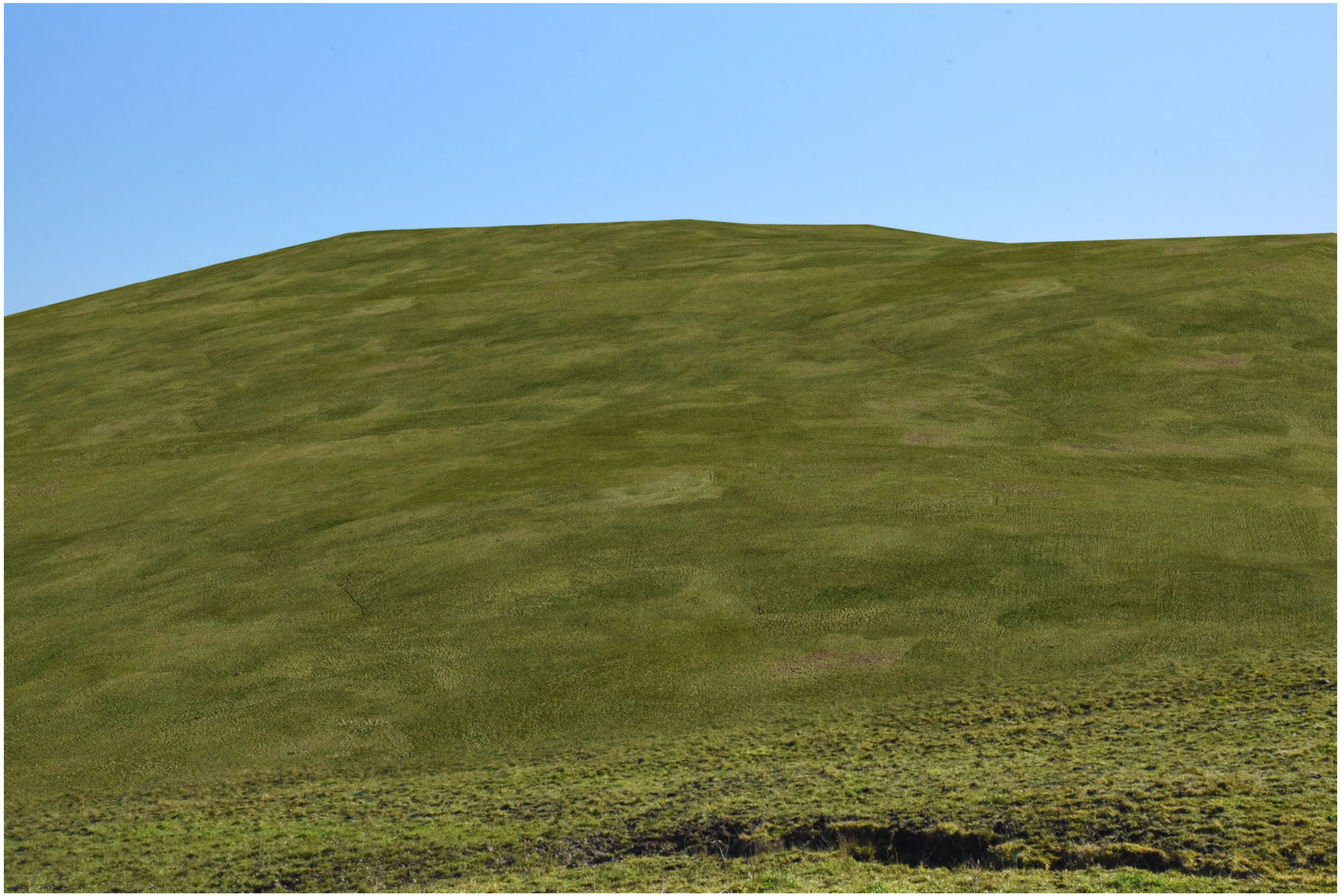


Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 02 | 363 JONES ROAD - PROPOSED - SINGLE 50MM SHOT - C

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 02 | 363 JONES ROAD - EXISTING - SINGLE 50MM SHOT - D

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 02 | 363 JONES ROAD - PROPOSED - SINGLE 50MM SHOT - D

Cylindrically stitched panorama comprised of 7 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 143.0 deg
Optimal viewing distance when printed at A2 approximately: 55 mm

VIEWPOINT 03 | 1852 HUNUA ROAD - EXISTING - PANORAMA

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 7 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 143.0 deg
Optimal viewing distance when printed at A2 approximately: 55 mm

VIEWPOINT 03 | 1852 HUNUA ROAD - PHOTO SIMULATION - PANORAMA

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 03 | 1852 HUNUA ROAD - EXISTING - SINGLE 50MM SHOT

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 03 | 1852 HUNUA ROAD - PROPOSED - SINGLE 50MM SHOT

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 5 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 110.0 deg
Optimal viewing distance when printed at A2 approximately: 200 mm

VIEWPOINT 04 | 1821 HUNUA ROAD - EXISTING - PANORAMA

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 5 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 110.0 deg
Optimal viewing distance when printed at A2 approximately: 200 mm

VIEWPOINT 04 | 1821 HUNUA ROAD - PHOTO SIMULATION - PANORAMA

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

VIEWPOINT 04 | 1821 HUNUA ROAD - EXISTING - SINGLE 50MM SHOT - A

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 04 | 1821 HUNUA ROAD - PROPOSED - SINGLE 50MM SHOT - A

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 04 | 1821 HUNUA ROAD - EXISTING - SINGLE 50MM SHOT - B

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 04 | 1821 HUNUA ROAD - PROPOSED - SINGLE 50MM SHOT - B

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 4 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 83.0 deg
Optimal viewing distance when printed at A2 approximately: 320 mm

VIEWPOINT 05 | 63 GILLESPIE ROAD - EXISTING - PANORAMA

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Cylindrically stitched panorama comprised of 4 individual photos taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 83.0 deg
Optimal viewing distance when printed at A2 approximately: 320 mm

VIEWPOINT 05 | 63 GILLESPIE ROAD - PHOTO SIMULATION - PANORAMA

362 JONES ROAD. HUNUA

VISUAL IMPACT PHOTO SIMULATIONS

cadabra
applied computer graphics

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 05 | 63 GILLESPIE ROAD - EXISTING - SINGLE 50MM SHOT

Photo taken with a 50mm fixed lens on a full-frame DSLR camera
Total vertical field of view: 27.0 deg
Total horizontal field of view: 39.6 deg
Optimal viewing distance when printed at A3 approximately: 460 mm

VIEWPOINT 05 | 63 GILLESPIE ROAD - PROPOSED - SINGLE 50MM SHOT

cadabra
applied computer graphics

2nd August 2024

PROJECT: 362 JONES ROAD MANAGED FILL PROJECT, HUNUA

The following describes the methodology used in creating the photo montage visual material for the above project carried out by Cadabra Applied Computer Graphics International Ltd. Methods used are based on the NZILA Best Practice Guide, Visual Simulations BPG 10.2

3D digital model preparation

Cadabra received design information for the project including the proposed 3d digital terrain model from Fraser Thimas Ltd. View location and angles as were provided and directed by LA4 Ltd. All other existing site data was downloaded from Auckland council's GIS Portal and imported including aerial maps, site data and contours to build a digital model of the existing site and it's surroundings. This model is used to help align the final views with existing geographical and structural landmarks. LIDAR point cloud information was also gathered to assist in photo alignment with digital model.

Site photography and data collection

The camera used was a Nikon 750D Full frame DSLR with a 50mm fixed lens at a predetermined vertical height of 1.70m above ground level. Once photos were taken, the spot under the camera was marked by spray paint and labelled for survey coordinates to be calculated by a registered surveyor.

Survey data for the viewpoints was collected by Civix Ltd and sent to Cadabra to accurately position CG cameras within the digital model.

3D model alignment and rendering

The digital cameras were then set up within the 3D model to match the points located by surveyor and photos used as image planes behind the digital model. Cameras were rotated and positioned into place using all the data collected to ensure proper alignment. Once satisfied all views were rendered out at the same resolution as photos and montaged together within Photoshop. Any foreground elements were clipped and placed in front of digital model for added realism to final presentation.

Once individual photos were montaged the views were then stitched together in Photoshop using a cylindrical panorama technique. These are developed from the individual photo montages after rendering as performing the panoramic stitching beforehand creates distortion which detracts from the accuracy of the final simulation.

Further Landscape Information 04-02-2025

Technical Memo

To: Vance Hodgson
HPC Planning Consultants
Pukekohe

From: Rob Pryor
Director | Registered Landscape Architect
LA4 Landscape Architects Ltd

Date: 4 February 2025

BUN60440759 – 362 Jones Road, Drury

In regard to Council's s92 Request for Further Information, I provide the following responses:

11. Landscape

11 (a) *The proposal is described in section 2 of the Assessment of Landscape and Visual Effects (ALVE) as a series of 'bullet points'. With the exception of the visual simulations, no figures have been included in the assessment to illustrate the detail of the proposal. To fully understand the proposal, it is recommended that figures illustrating:*

1. *the staging of the proposal in relation to the contextual landscape and potentially affected individuals;*

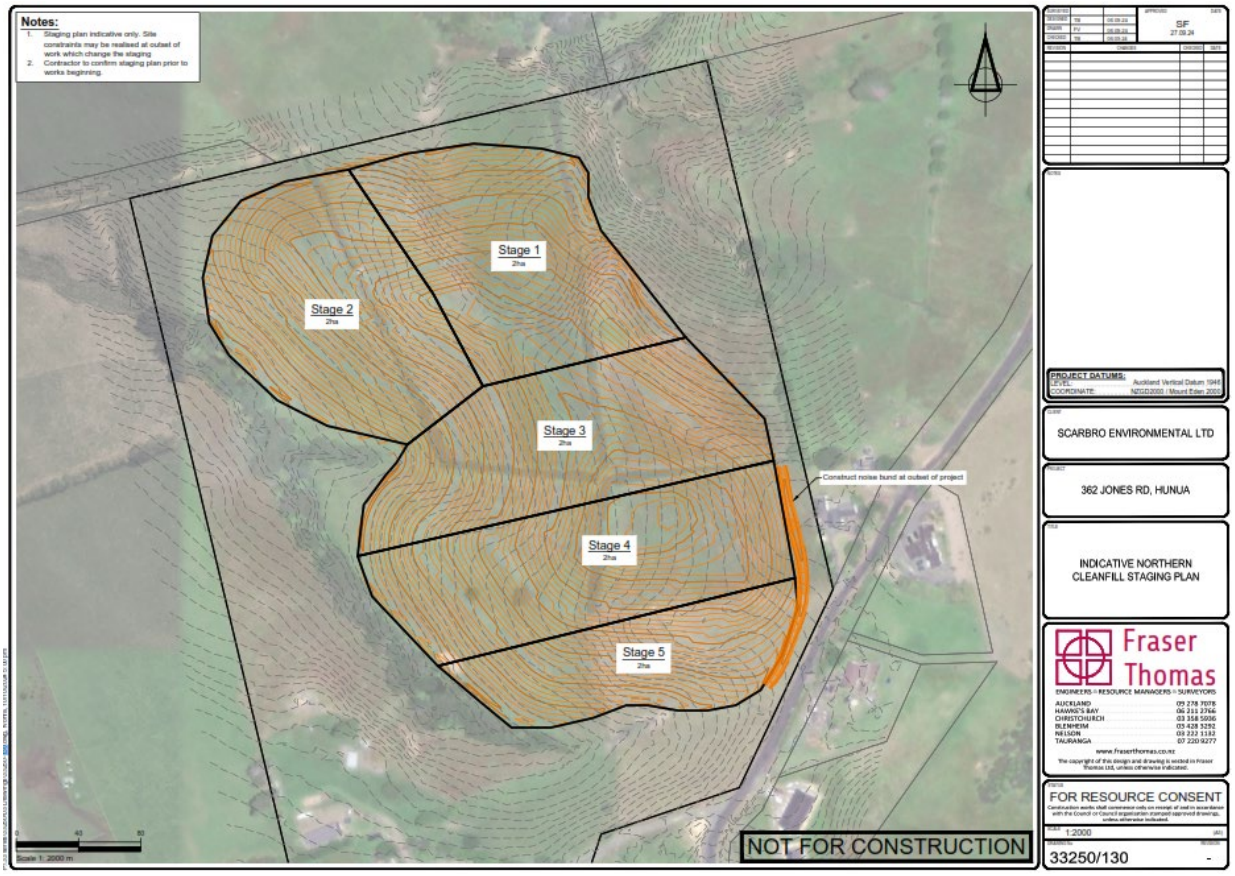
2. *how the proposed fill areas relate to the contextual landform (in addition to a plan, this should also include extended cross sections based on those contained in the lodged engineering plans to determine whether the slopes of the proposed landform are sympathetic to / are consistent with the existing topography);*

The description of the proposal should also be expanded to include discussion of the proposed staging and activity within the site (including vehicle activity).

Response:
Paragraphs 104-130 of the AEE outline the proposed staging. The managed fill deposition will be staged so that a maximum area of 2ha is being filled at any one time. Preliminary staging plans are shown on drawing 33250/130. The staging is indicative only, as the filling will be an iterative process, with filling areas changing as required to build the final platforms. The staging plan may also need to be changed as site constraints and operational constraints are realised during either detailed design or once SEL has established on site.

At the pre-application meeting Auckland Council agreed that staging could be responsive rather than prescribed particularly for Erosion and Sediment controls, but a plan has been included in the application. Staging is also controlled by the maximum 2ha area of exposure at any time. Refer to Figure 1 overleaf.

It is not considered necessary to prepare cross sections. The proposed contour plans clearly illustrate the final form of the managed fill.



11 (b) *The inclusion of additional figures would be helpful to understand the themes and issues described in section 4 (the site and surrounding landscape). Such figures should illustrate the key topographical features both of the site and contextual landscape. This will assist with the understanding of the terrain and visual catchment.*

Response:
Photographs of the site and surrounding area are included in the LVA and in the visual impact photosimulations. It is presumed that the reviewer has undertaken site investigations and would be familiar with the existing environment. Photographs are included in Annexure 1 illustrating the outlook to the surrounding area from both the northern and southern fill areas.

11 (c) *It is recommended that a plan be included that illustrates the location of potentially affected individuals / viewer groups identified in section 6. The assessment comments on the relatively small scale and complexity of the landscape / topography and opines that this is helpful in enabling the integration of new landform of a similar scale, but at the same time, a small scale landscape with intimate views is also more sensitive to change. The suggested illustrative figures should seek to demonstrate how the potentially affected individuals are situated within their respective visual catchments and how they are situated in relation to the proposed fill areas.*

11 (g) *From 6.26 onwards, the ALVE discusses visual effects. Potentially affected individuals are identified in paragraph 6.29. My preliminary assessment suggests that the lists of potentially affected individuals is deficient, and I have attached a rough figure showing additionally potentially affected residential individuals (noting that, in section 6.58, Distant residents within some of the elevated landholdings in the surrounding area appear to be classified as individuals in excess of 500m from the Site). It is recommended that further consideration be given to the identified affected individuals, and additional assessment be undertaken to capture any individuals previously omitted.*

Response:
The reviewer has usefully provided a marked up aerial of potentially affected parties (attached as Annexure 2). In terms of the potential effects of additional properties identified I would make the following comments:

332 Jones Road – addressed in the LVA (paras 6.38-6.42).

345 Jones Road – views will be partially screened by the hedge along the road boundary. Views largely oriented to the north away from the site.

353 Jones Road – addressed in the LVA (paras 6.43-6.47).

363 Jones Road – the outlook from the new dwelling at 363 Jones Road is generally away from the site towards the eastern views with an earth bund/cutting on the Jones Road frontage. Jones Road providing additional physical separation from the site.

380 Jones Road – this property has recently constructed two relocatable tiny homes on the site. These are oriented away from the southern fill site and are screened by the pine shelterbelt within the property.

1870 Hunua Road – views towards the southern fill are screened by trees within this property and off site shelterbelts.

2189 Ponga Road – views are largely screened by vegetation.

2169 Ponga Road – views are largely screened by vegetation.

63 Gillespie Road – views towards the southern fill site are largely screened by vegetation within this property (refer to Figure 1).

5 Middleton Road – views partially screened by vegetation (refer to Figure 3)

8 Middleton Road – views entirely screened by vegetation (refer to Figure 3)

27 Middleton Road – views entirely screened by vegetation (refer to Figure 3)

51 Middleton Road – dwelling elevated at RL 260m with extensive views. Northern fill site is in excess of 1.2km away and southern fill site will be viewed sitting low in the landscape at RL 205m (refer to Figure 2).

11(d) *Landscape effects are discussed in paragraph 3.16 onwards. The analysis is lacking comment on cultural values, and it is recommended that the landscape assessment commentary highlight any relevant Māori cultural landscape values and address any potential impacts on these values.*

Response:
Auckland Council's Cultural Heritage Inventory does not identify any cultural heritage features located within the site and there are also no historic heritage features shown for the site on the Auckland Unitary Planning Maps.

The Auckland Council's GIS identifies that the site is within the Statutory Acknowledgement Area of Ngati Tamaoho. Respecting the Statutory Acknowledgement, the applicant has engaged with Ngati Tamaoho which included an onsite hui to understand areas of significance, values and interests. The advice from Ngati Tamaoho provided to the applicant (and appended to the application). is as follows:

The Hunua Awa runs south from the Hunua Ranges Kohukohunui, within an area containing a wide range of sites from defensive pā to mahinga kai, urupa to marae, and awa to tuahu. The variety of the uses of the places in Te Hunua/Kohukohunui indicate the importance of the entire area as an interconnected whole to Ngāti Tamaoho.

Each of the individual places are important in their own right but their real significance can only be understood when considering the area as a whole. This is an area that has provided Ngāti Tamaoho with so much more than can be described in any historical narrative. It is part of the mauri of this people and is an absolutely fundamental part of their cultural identity.

As a place of food gathering the Hunua Awa was of almost unparalleled importance, with abundant eels and inanga.

Though Ngāti Tamaoho were an iwi who travelled greatly, the Hunua Ranges were an ancient defensive stockade which had protected our tūpuna for centuries. There were many defensive pā in the surrounding foothills including, Paparata, Te Maketu, Pihanga and Ngā Urukehu. The interior was a place of great tapu, although there were several sites of refuge that were only known to Ngāti Tamaoho and the other hapū of the area.

Te Hunua/Kohukohunui was also a place of immense spiritual importance for Ngāti Tamaoho.

Ngati Tamaoho have advised they are not opposed to this application for managed fill provided the following are provided for.

(i) That all waterways and wetland areas on both sided of the existing access are fenced for stock exclusion [this can be a 3 wire hotwire if cattle are to be grazed] and riparian planted with appropriate native plants.
(ii) That rock riprap is placed down the paddock for the road runoff to pass over prior to entering the waterway/wetland.
(iii) That super silt fencing is provided to prevent any silt from entering any of the waterways onsite.
(iv) If any flocculation is to be used that is to be organic.

It is not our place to express or interpret Māori cultural landscape values but in this case it is clear that Ngati Tamaoho have a particular interest in the protection and restoration of waterways and wetland areas. This will have positive landscape outcomes.

***11(e)** The assessment of landscape effects only considers the longer term level of effect - the landscape effect following completion of the fill activity. It is likely that temporary landscape effects will occur during the life of the consent and it is recommended that these be considered and discussed.*

Response:
While there will be short-term visual effects these would be entirely acceptable in the context of the site and surrounding working rural environment. The visual contrast between the exposed fill and surrounding pastoral and vegetated landscape will visually highlight the presence of the managed fill. Exposed areas of the fill are restricted to 2ha which will reduce potential adverse effects. These will reduce once grass is reinstated over the exposed areas.

***11(f)** It is recommended - when discussing temporary landscape effects - that comment be included regarding the effect that will be generated by vehicle activity within the site*

Response:
Truck movements will be visible, however within the context of the rural environment and proximity to the Hunua Quarry, these will not be incongruous. In the long-term, once filling is completed, the potential adverse visual and landscape effects of the changed landscape would be entirely acceptable as the modified landform is reinstated in pasture and becomes integrated into the surrounding rural landscape.

***11(h)** The visual effects assessment has generally adopted representative viewpoints (with the proposed fill modelled as visual simulations). This approach has resulted in a number of the potentially affected identified individuals (as at 6.32), being left out of the assessment. With respect to Viewpoint 2, it is not clear if the representative view also includes consideration of #345 and 363. Similarly, with respect to Viewpoint 5, no assessment is provided for 1800 Hunua Road (mis-identified in para 6.29 as 1500 Hunua Road?), and 27 Gillespie Road.*

Response:
The outlook from the dwelling at 345 Jones Road is generally away from the site towards the eastern views with a hedged frontage to Jones Road with the road providing additional physical separation from the site. Shadowing effects of the proposal are less than that possible through permitted shelterbelt planting along the site boundary. The owner of 345 expressed no definitive opinion on the proposal to the applicant (refer to the AEE).

The outlook from the new dwelling at 363 Jones Road is generally away from the site towards the eastern views with an earth bund/cutting on the Jones Road frontage. Jones Road providing additional physical separation from the site. The owners/occupiers of 363A and 363B expressed no concerns to the applicant with the filling activity occurring (refer to the AEE).

Views towards the southern fill will be visible from 27 Gillespie Road. The fill (RL 205m) will sit below the ridge behind at RL 215m). The northern fill is in excess of 750m away and will be viewed within the context of the wider rural landscape.

Views towards the southern fill will be visible from 1800 Hunua Road. The fill (RL 205m) will sit below the ridge behind at RL 215m). The northern fill is in excess of 650m away and will be viewed within the context of the wider rural landscape.

11(i) *Please clarify if any internal lighting is proposed, and if yes, has this been considered in the assessment?*

Response:
No lighting is proposed. The site will operate between the hours of 7:00am and 6:00pm Monday to Friday, 7:00am and 1:00pm on Saturdays. There will be no activity on Sundays and public holidays.

11(j) *Has the ALVE taken into consideration any land modification and resulting potential adverse landscape / visual effect of the internal access road?*

Response:
Minor earthworks will be required for the internal access road. Road batters will be grassed following construction, and the road will appear similar to other access roads within the surrounding rural environment.

11(k) *Has consideration been given to the potential for effects arising from the visual difference in colour which may arise from the fill material, being different from the distinctive local soils? Does this have the potential for a greater level of visibility and effect?*

Response:
The visual contrast between the exposed fill and surrounding pastoral and vegetated landscape will visually highlight the presence of the managed fill. Exposed areas of the fill are restricted to 2ha and will be reinstated with grass which will reduce potential adverse effects.

11(l) *A recently constructed / relocated dwelling located immediately adjacent to the western boundary of the site within #1821 has not been included in the assessment. Please provide comment.*

Response:
The relocated dwelling at 1821 is oriented away from the site and screened from the southern fill by the intervening ridge (refer to Figure 4).

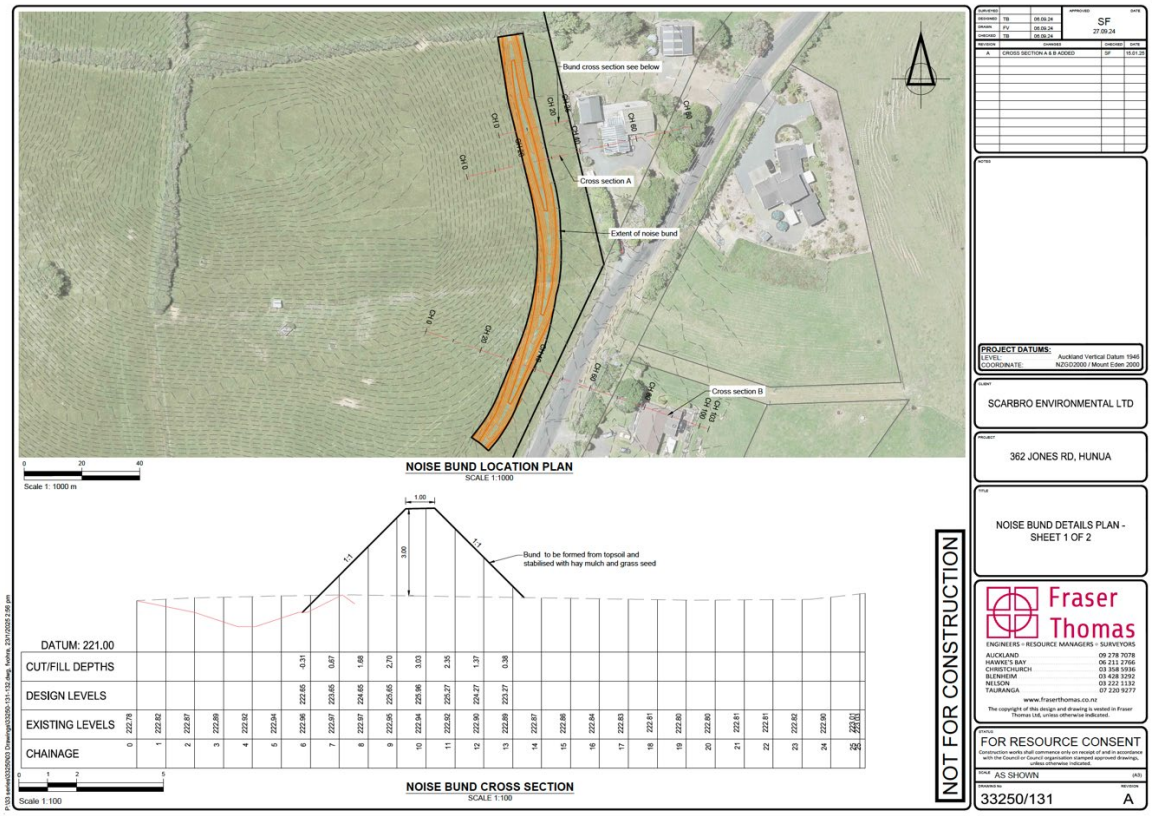
11(m) *Little consideration is given to the detail of individual dwellings, such as the primary outlook / orientation, and the nature of the existing outlook. In some cases - such as #353 and 345, the primary outlook is to the east and away from the site. In the case of the dwelling within 332, the main outlook is to the northwest and southwest - with the latter (being the outlook over the site) being the main view across the valley. In this latter case, it would be helpful to better understand the degree of view loss that would occur as a result of the proposal. Please provide comment.*

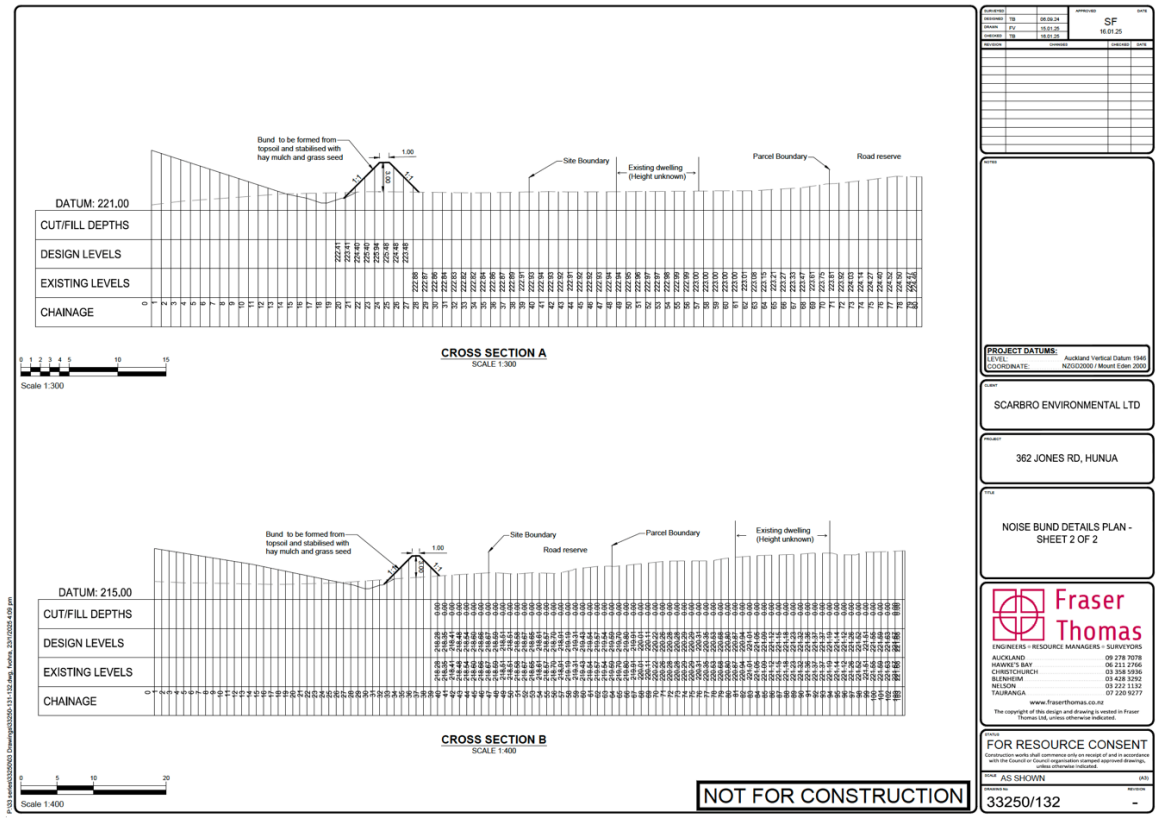
Response:
Repetition – covered above under 11(g) and 11(h).

11(n) *With regard to #332, the staging plan included as 33250/130 in the lodged plans shows a noise bund constructed along the western boundary of this property. It is recommended that a cross section be included showing how the noise bund relates to the dwelling within #332, and the assessment should be expanded to include comment on this element. Similarly, a bund is proposed to the west of #353. It is recommended that*

a cross section be included showing how the noise bund relates to the dwelling within #353, and the assessment should be expanded to include comment on this element. Also, is it proposed that the bund be planted?

Response:
Refer to Fraser Thomas drawings 33250/131 and 33250/132.





11(o) *The assessment provides little detail (in some instances) with regard to the staging of the proposal and how this will affect individuals over time. Please provide comment.*

Response:
Refer to 11(a) above.

11(p) *The assessment does not comment in any detail on the potential effect that will be generated by vehicle activity on the visual amenity of individuals. This matter is briefly addressed in the section conclusion (6.68) but should be considered at a more detailed level in relation to specific properties / individuals.*

Response:
As outlined in the LVA on-site truck and plant movements would be visible entering into and exiting the site and this is considered to be of low visual impact. Trucks are a familiar sight in this rural environment with frequent stock movements throughout the area as well as trucking movements associated with the Hunua Quarry. The key things to note are:

- The orientation of dwellings relative to the site.
- Minimal onsite machinery other than trucks during hours of operation.
- No vehicle access from Jones Road.
- Temporary stabilised access roading, tip heads and vehicle turning circle areas will be constructed for each stage of filling. These roads will be progressively extended and/or relocated for each stage of filling, as required. Temporary access road details will be provided ahead of each stage of filling for Council approval.

11(q) *In some instances (Viewpoints 2, 3 and 5) the assessed level of effect for either the short term / temporary effect, or the long term effect has been omitted. The assessment should provide an assessed level of effect for all the identified potentially affected individuals / groups and should state the timeframe assumed when referring to 'short term / long term'.*

Response:
The staged nature of managed fills makes it difficult to predict the duration of effects. A maximum area of 2ha of exposed earth will result in incremental changes to the view and on completion the exposed area will be reinstated. The managed fill operation is for a period of 5-10 years (or sooner as if often the case).

The visual effects of the proposed managed fill would initially be noticeable during filling operations. At completion (5-10 years) the final landform of the northern fill would have a more elevated topography than existing with the broad spur being filled to form the new hill slope and re-established in pasture and return to productive rural use. The site would be reinstated incrementally with pasture to ensure that the potential for visual effects is reduced. Where visible, this change would appear sympathetic with that of the surrounding Hunua landscape and is not considered adverse in terms of visual effects.

11(r) *In some instances, the assessment has grouped residential receptors and road users. Generally, residential receptors are considered to have a greater degree of sensitivity compared to transitory individuals such as road users (including Viewpoints 4 and 5). Please ensure that the assessed level of effect takes into account these differences.*

Response:
The LVA has assessed these groups separately. Road users were addressed in paragraphs 6.61 and 6.62.

11(s) *It is recommended that consideration be given to proposing landscape mitigation for potentially affected individuals that are situated proximate to the site and have the potential to be adversely affected.*

Response:
As part of the assessment process, mitigation planting in the form of shelterbelts or hedging around the site boundaries was investigated. This was not considered necessary and would result in increased shading and loss of open views for the affected parties.

I trust this clarifies these matters.

Rob J Pryor
Director | Tuia Pito Ora NZILA Registered Landscape Architect

Annexure 1: Photographs

Northern fill outlook to surrounding area

Southern fill outlook to surrounding area

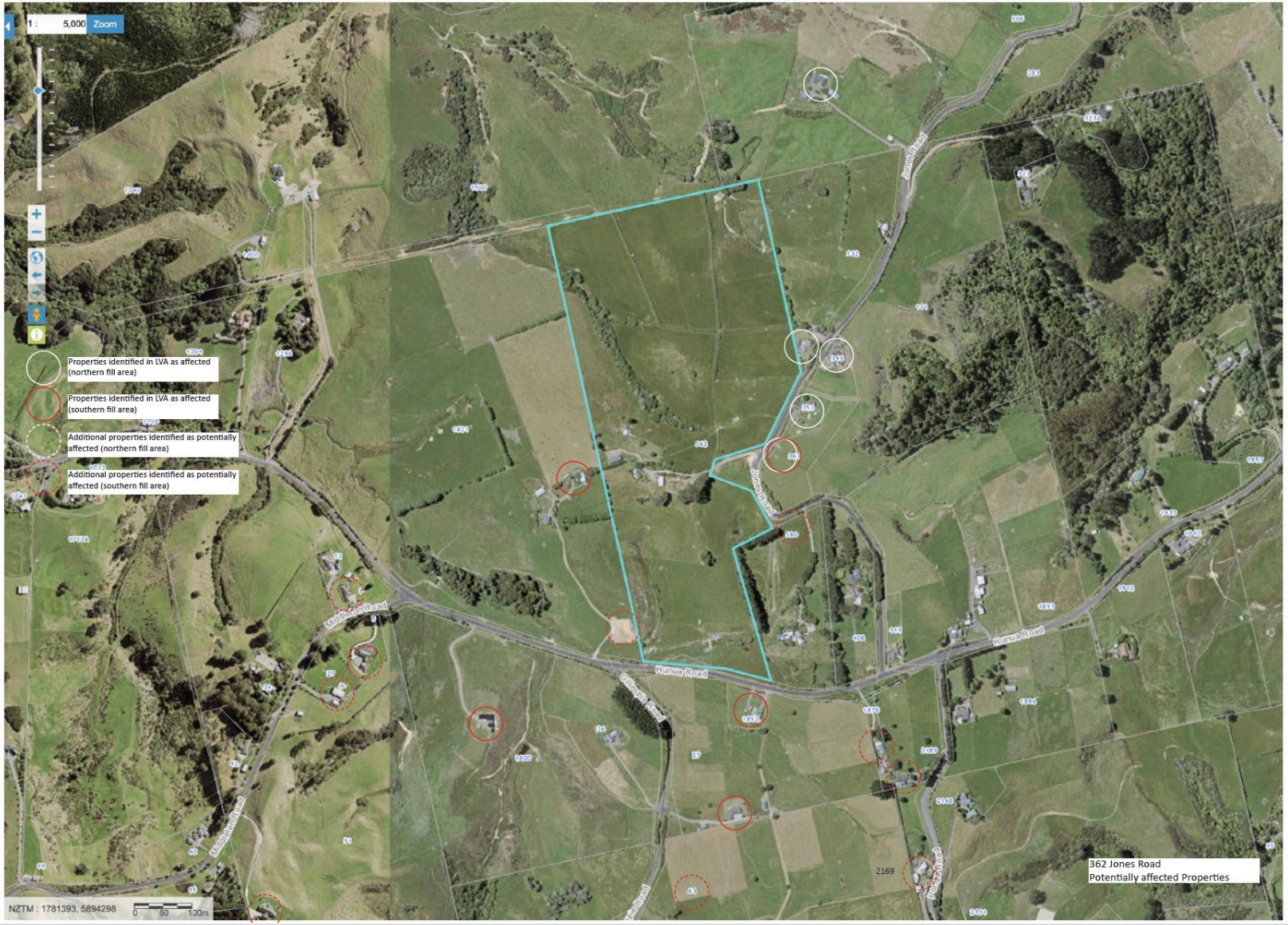
Figure 1: Outlook from southern fill site

Figure 2: Outlook from southern fill site

Figure 3: Outlook from southern fill site

Figure 4: Outlook from southern fill site

Annexure 2: Potentially Affected Properties



Further Landscape Information 27-02-2025

Technical Memo

To: Vance Hodgson
HPC Planning Consultants
Pukekohe

From: Rob Pryor
Director | Registered Landscape Architect
LA4 Landscape Architects Ltd

Date: 27 February 2025

BUN60440759 – 362 Jones Road, Drury

In regard to Council's s92 Request for Further Information, I provide the following responses in relation to the unresolved requests:

11. Landscape

11 (a) *The proposal is described in section 2 of the Assessment of Landscape and Visual Effects (ALVE) as a series of 'bullet points'. With the exception of the visual simulations, no figures have been included in the assessment to illustrate the detail of the proposal. To fully understand the proposal, it is recommended that figures illustrating:*

1. *the staging of the proposal in relation to the contextual landscape and potentially affected individuals;*

2. *how the proposed fill areas relate to the contextual landform (in addition to a plan, this should also include extended cross sections based on those contained in the lodged engineering plans to determine whether the slopes of the proposed landform are sympathetic to / are consistent with the existing topography);*

The description of the proposal should also be expanded to include discussion of the proposed staging and activity within the site (including vehicle activity).

Response:
Paragraphs 104-130 of the AEE outline the proposed staging. The managed fill deposition will be staged so that a maximum area of 2ha is being filled at any one time. Preliminary staging plans are shown on drawing 33250/130. The staging is indicative only, as the filling will be an iterative process, with filling areas changing as required to build the final platforms. The staging plan may also need to be changed as site constraints and operational constraints are realised during either detailed design or once SEL has established on site.

At the pre-application meeting Auckland Council agreed that staging could be responsive rather than prescribed particularly for Erosion and Sediment controls, but a plan has been included in the application. Staging is also controlled by the maximum 2ha area of exposure at any time. Refer to Figure 1 overleaf.

It is not considered necessary to prepare cross sections. The proposed contour plans clearly illustrate the final form of the managed fill.

Council Response: Resolved in Part
The proposed contour plans and cross sections (notably XS-F and XS-G contained in the Fraser Thomas plan set suggest that the proposed final shape of the fill landform is engineered in its form and grades (e.g. 1:3). Please provide a rationale for the final shape / form / grade of the fill site including comment on the following:

i. *whether the abrupt changes in grade /slope between the fill site and existing site will merge effectively to reflect the characteristics of the hill and valley topography,*
ii. *how these abrupt changes and will be perceived from neighbouring properties.*

Further Response:
The Fill Management Plan (FMP) under 3.8 – Fill Implementation has a requirement as follows:

3.8.9 Final Landform and Site Restoration
The finished Northern Fill Area profile will have a top height of 58mRL and gently sloping (i.e. natural rolling pasture) with a predominantly south-easterly aspect towards the central gully.

The finished Southern Fill Area profile will have a top height of 44mRL and gently sloping with a predominantly northerly aspect towards the central and southern watercourses.
Final completion works will involve shaping the surface to ensure a natural, non-engineered appearance and for it to merge naturally with the surrounding land. The sediment ponds and associated perimeter drainage will be decommissioned on completion of filling and site stabilisation, with site flow to be generally dispersed as sheet flow in accordance with existing overland flow patterns.

Final cover will comprise a minimum 200mm thickness of topsoil, sourced from the temporary topsoil stockpiles on-site. If necessary, additional topsoil will be imported to achieve the desired coverage.
All topsoil used for the final contouring of the site will be certified cleanfill in line with the AUP:OP guidelines.
Completed areas will be progressively stabilised with a protective surface cover (i.e. grass) to stabilise them against soil erosion and return the area to productive pastoral farming.

The final contouring of each stage of the filling operation will be undertaken in accordance with the certified Landscape Concept Plan (refer section 2.12 of this FMP).

Section 2.12 of the FMP has a requirement for a Finished Contour and Landscape Concept Plan to be submitted to Council as follows:

2.12 Finished Contour and Landscape Plan
Within six months of the commencement of the filling operation, SEL shall submit to the Council for certification, a finished contour and landscape concept plan (LCP) showing the finished contours and landscape treatment for the completed Fill Facility. The LCP shall be prepared by a civil engineer in conjunction with a landscape architect or suitably qualified professional. The LCP will address conditions XX-XX of the resource consent.

The applicant proposes the following condition in this regard:

At least six months before the completion of the filling operation in each area, the consent holder shall submit to the Council for certification, a finished contour and landscape concept plan (LCP) showing the finished contours and landscape treatment for the completed managed fill. The LCP shall be prepared by a civil engineer in conjunction with a landscape architect or suitably qualified professional.

The LCP shall be to scale and shall illustrate how the finished landform of the managed fill will integrate with and read as being a component of the existing retained landform, surrounding topography and landscape patterns while also ensuring geotechnical stability and erosion management.

The landform of the completed managed fill landscape shall avoid where possible abrupt, or unnatural changes in slope and unnaturally flat ridge lines and plateaus while endeavouring to maintain the consented volume and ensuring slope stability.

The LCP shall include the following:
- *A statement of objectives for the integration of the finished landform with the surrounding landscape;*

- *Details of the existing and proposed finished contours at 1.0m intervals; and*
- *A requirement that the final cover shall comprise a continuous layer of at least 200mm of topsoil, meeting the definition of 'Cleanfill material', as set out in the AUP and of a standard suitable for returning the land to agricultural use.*

Advice Note:
The Council may consult with the Council's Landscape Architect in the LCP review and certification process.

This will ensure that the final landform integrates well into the surrounding landscape and includes Council review and certification of the final form.

11 (c) *It is recommended that a plan be included that illustrates the location of potentially affected individuals / viewer groups identified in section 6. The assessment comments on the relatively small scale and complexity of the landscape / topography and opines that this is helpful in enabling the integration of new landform of a similar scale, but at the same time, a small scale landscape with intimate views is also more sensitive to change. The suggested illustrative figures should seek to demonstrate how the potentially affected individuals are situated within their respective visual catchments and how they are situated in relation to the proposed fill areas.*

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Response:
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63 Gillespie Road – views towards the southern fill site are largely screened by vegetation within this property (refer to Figure 1).

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8 Middleton Road – views entirely screened by vegetation (refer to Figure 3)

27 Middleton Road – views entirely screened by vegetation (refer to Figure 3)

51 Middleton Road – dwelling elevated at RL 260m with extensive views. Northern fill site is in excess of 1.2km away and southern fill site will be viewed sitting low in the landscape at RL 205m (refer to Figure 2).

Council Response: Unresolved
Generally – All individuals assessed (both in the LVA and s92 response) must include a determination of the construction, short term and longer term potential adverse effects.

***#332** – The photo panorama Viewpoint 1 (in the LVA) was taken from further north than the northern dwelling within this property, and at a lower elevation, thereby reducing the apparent potential dominance of the proposed landform compared to that which would be experienced from the dwelling. Even from this location though, the proposed landform blocks some views to the southwest and west. Bearing this in mind, more discussion of the potential adverse effect that will be experienced by occupants of this dwelling.*

Further Response:
This viewpoint was recommended by Council's original landscape reviewer (Chantel Clayton) as a recommended location. The northern dwelling largely has views oriented away from the site with a large garage/workshop in front of the dwelling and vegetation surrounding the dwelling, further blocking some views. The views are extensive and panoramic and while some views may be lost to the west the open outlook will be retained. Figure 1 illustrates this scenario.

Figure 1: Looking towards the northern dwelling within the site at 332 Jones Road

Views from the southern dwelling will be blocked / lost as a result of the proposal. To understand the extent of view loss / change from the current situation, it is recommended that visual simulations from both of the dwellings be provided.

Further Response:
Prior to the pre-application meeting the applicant team investigated an easy solution of planting a shelterbelt along the eastern and southern boundaries of the site which could be done as a permitted activity. Shading studies were done which showed that considerably greater shading would result and a complete loss of views. It was therefore considered preferable to retain a level of openness and grazed pasture that would result from the managed fill rather than create a total screen.

The 332 southern dwelling has a garage along the western boundary and a vegetative screen along part of the boundary. Views will therefore be focussed to the north/northeast to the extensive panoramic views and

not towards the site. Figure 2 illustrates the narrow viewshaft and 3 illustrates the view from the fill site towards the dwelling at 332.

The noise bund extends along the eastern side of the fill site to a height of 3m approximately 7-10m away from the boundary of 332. Indigenous planting is to be established along the and on the eastern side of the noise bund boundary (which is to be sloped more gradually than the 1:1 slope shown) to supplement and complement the planting within the property and form an effective buffer to the fill site. This planting would be established early to enable a suitable level of growth has been achieved before works start in this area.

From 332, views towards the managed fill will be evident as filling progresses over time and the landform rises in elevation. This would constitute a noticeable change to the existing rural character initially during filling activities through the visual contrast between the exposed fill and the surrounding pastoral landscape that would visually highlight the presence of the managed fill. The view will change incrementally as filling activities proceed gradually over a number of years. While distant rural views will progressively be lost, the landform profile will be similar to the surrounding landforms.

I consider that the adverse visual effects would be moderate-high initially during the early construction phase and while the proposed mitigation planting is establishing along the eastern boundary. Within 2-3 years the adverse effects would reduce to low-moderate as exposed areas of the managed fill are reinstated with pasture. On completion, the managed fill would integrate well into the surrounding rural context with low-moderate adverse visual effects. While there would be a change in the visual outlook, I note that within the Rural – Rural Production zone, similar (and more detrimental) visual amenity effects could be generated on the immediately surrounding properties by permitted activities including plantation forestry or shelterbelt planting along the boundaries.

Figure 2: Aerial view of southern dwelling at 332 with garage and vegetation along the western boundary

Figure 3: Looking southwest from the fill site towards the southern dwelling at 332

***#345** – The assessment in the LVA does not comment on views from the upper storey of this dwelling.*

Further Response:
The outlook from the upper level (bedroom) of the dwelling at 345 Jones Road is generally away from the site towards the north/northeastern views with a hedged frontage to Jones Road. The main living area of the dwelling is on the ground level with terrace and outlook to the north and east. Jones Road provides an additional physical separation from the site. The owners/occupiers of 345 Jones Road also expressed no definitive opinion on the proposal to the applicant.

***#353** – The LVA states that the adverse effect experienced by occupants will be 'moderate to high initially'. Can the timeframe associated with this assessment be defined, and can the longer term level of adverse effect be provided? It appears that views to the west from this property will be blocked by the proposed landform and this may influence the longer term adverse effect.*

Further Response:
The adverse visual effects from the managed fill for the adjoining rural-residential property at 353 would be moderate to high initially during the construction stages due to the movement of large machinery and earthworks. Views towards the site would be filtered by vegetation within the property including the hedge along the road frontage and the mature specimen tree to the northwest of the dwelling.

As previously mentioned, the applicant team investigated planting a shelterbelt along the southern boundary of the site as mitigation, which was discounted due to shading, total screening and a complete loss of views. The final profile of the managed fill has been designed to respond to and reflect the surrounding underlying landform in terms of its overall form as well as slight variations in the contour of the slope faces. As filling progresses the site will be reinstated incrementally with pasture to ensure that the potential for adverse visual effects would be reduced.

Once completed, the form and appearance of the new landform created by the fill area would not appear incongruous or out of context within the surrounding wider landscape. The new landform and eventual grazed pasture would change the outlook from these properties, but the nature of the views would not be significantly dissimilar to what they currently enjoy in the wider landscape. While there would be a loss of partial views to

the west from the dwelling, the wider panoramic views will be retained and overall the adverse visual effects will be low-moderate.

With reference to 380 Jones, 1870 Hunua, 2169, 2189 Gillespie, 5, 8, 27 and 51 Middleton Road, to understand the level of effect, a more detailed analysis of these properties / dwellings, description of their existing views and the anticipated future view would be helpful. In addition, this assessment must include a determination of the level of temporary and longer term adverse effect.

Further Response:
The dwelling at **380 Jones Road** has a good level of screening from the southern fill from the shelterbelt extending along their western boundary. The occupants of the property will benefit from the ecological enhancement planting proposed as illustrated on the LA4 landscape plans. Overall, the temporary adverse effects are assessed as low-moderate and on completion the adverse effects will be very low, and indeed positive through the ecological plantings of the stream and wetland.

Views towards the site from the dwelling at **1870 Hunua Road** are largely blocked by the mature tree plantings within the site and the adverse visual effects would be low.

Figure 4: Looking towards 1870 Hunua Road

Views towards the southern fill site from the elevated dwellings at **2169 Ponga Road** (not Gillespie) are from a distance of 400 away and encompass the wider panoramic Hunua landscape. The shelterbelt within the property at 380 Jones Road and vegetation within the adjoining property at 1870 Hunua Road provides a level of screening. From here there will be very low adverse visual effects.

Elevated views from the property at **2189 Ponga Road** are from a distance away from the southern fill of 550m. The views are panoramic, and the proposed managed fill will comprise a very small component of the wider rural landscape. Overall, the visual effects will be very low for this property.

From **5 Middleton Road**, views are partially screened by vegetation, from **8** and **27 Middleton Road**, views are entirely screened by vegetation (refer to Figure 5).

Figure 5: Outlook from the southern fill site

Figure 6: Outlook from the southern fill site

From **51 Middleton Road**, the dwelling is elevated at RL 260m with extensive views. The northern fill site is in excess of 1.2km away and the southern fill site will be viewed sitting low in the landscape at RL 205m and 900m away (refer to Figure 6).

11(f) *It is recommended - when discussing temporary landscape effects - that comment be included regarding the effect that will be generated by vehicle activity within the site*

Council Response: Unresolved
Insufficient detail has been provided with respect to proximate viewers and the adverse effects experienced by these individuals. These should be discussed, including a quantification of the duration of adverse effect generated by vehicle movements.

Further Response:
Truck movements will be visible, however within the context of the rural environment and proximity to the Hunua Quarry, these will not be incongruous. The haul road is located well away from the adjoining property to the west at 1821 Hunua Road and largely screened by the intervening landform. The property to the east at 380 Jones Road has a good level of screening from the haul road from the shelterbelt extending along their western boundary. The occupants of the property will benefit from the ecological enhancement planting proposed as illustrated on the LA4 landscape plans (refer to Annexure 1). In terms of quantification of duration of effects, the transport assessment outlines that over an average day there will be 54 truck movement per day. The 180 truck movements per day is only to accommodate seasonal fluctuations.

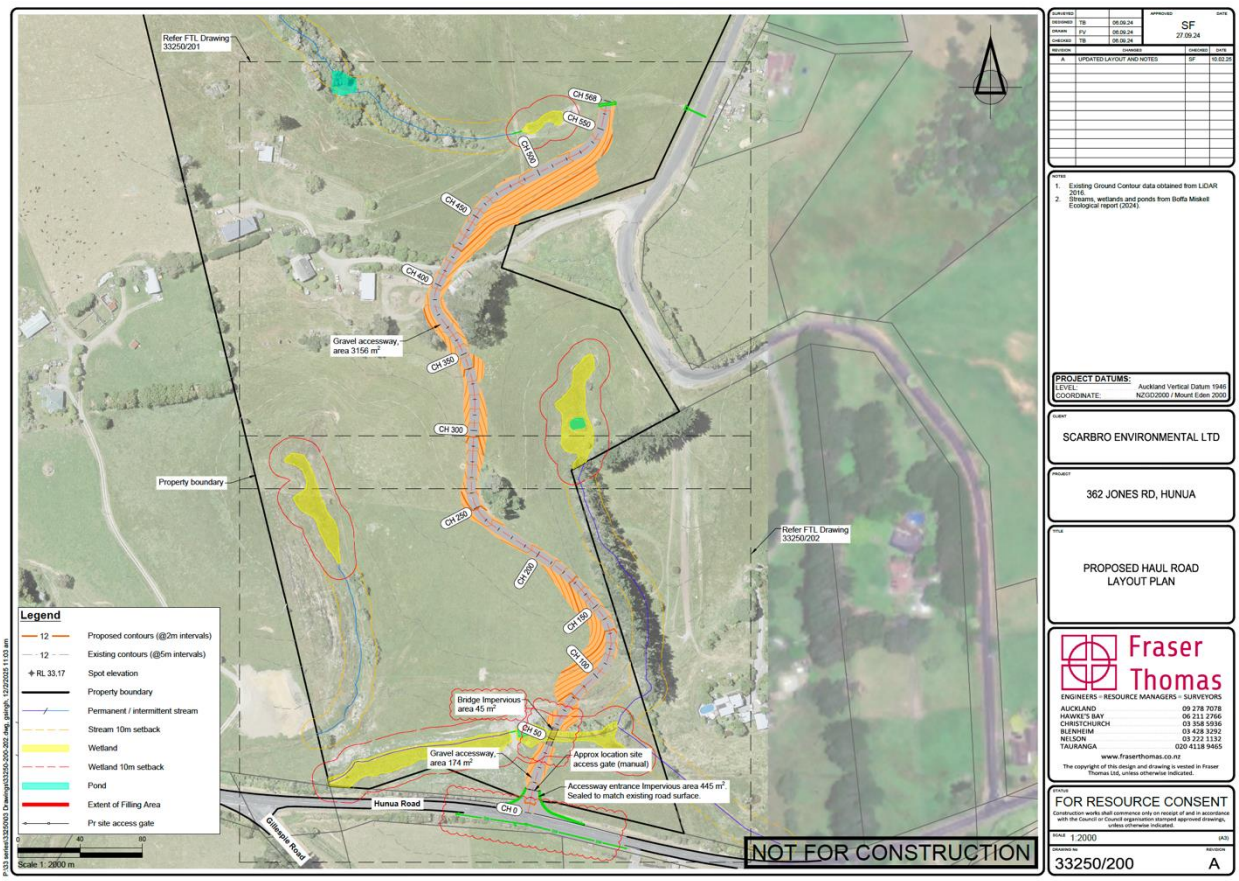


Figure 7: Proposed haul road

11(h) *The visual effects assessment has generally adopted representative viewpoints (with the proposed fill modelled as visual simulations). This approach has resulted in a number of the potentially affected identified individuals (as at 6.32), being left out of the assessment. With respect to Viewpoint 2, it is not clear if the representative view also includes consideration of #345 and 363. Similarly, with respect to Viewpoint 5, no assessment is provided for 1800 Hunua Road (mis-identified in para 6.29 as 1500 Hunua Road?), and 27 Gillespie Road.*

Response:
The outlook from the dwelling at 345 Jones Road is generally away from the site towards the eastern views with a hedged frontage to Jones Road with the road providing additional physical separation from the site. Shadowing effects of the proposal are less than that possible through permitted shelterbelt planting along the site boundary. The owner of 345 expressed no definitive opinion on the proposal to the applicant (refer to the AEE).

The outlook from the new dwelling at 363 Jones Road is generally away from the site towards the eastern views with an earth bund/cutting on the Jones Road frontage. Jones Road providing additional physical separation from the site. The owners/occupiers of 363A and 363B expressed no concerns to the applicant with the filling activity occurring (refer to the AEE).

Views towards the southern fill will be visible from 27 Gillespie Road. The fill (RL 205m) will sit below the ridge behind at RL 215m). The northern fill is in excess of 750m away and will be viewed within the context of the wider rural landscape.

Views towards the southern fill will be visible from 1800 Hunua Road. The fill (RL 205m) will sit below the ridge behind at RL 215m). The northern fill is in excess of 650m away and will be viewed within the context of the wider rural landscape.

Council Response: Unresolved
Comments as per above with respect to the need to supply a determination of the construction, short term and longer term potential adverse effects, and as per the identified properties.

Further Response:
Please refer above to expanded responses to 11(c) and 11(g) – page 3 onwards.

11(l) *A recently constructed / relocated dwelling located immediately adjacent to the western boundary of the site within #1821 has not been included in the assessment. Please provide comment.*

Council Response: Unresolved
Views are possible to southern edge of the fill area and the access. Please provide assessment for occupants of this dwelling.

Further Response:
The relocated dwelling in 1821 is oriented to the west away from the site, has minimal window openings facing the site (bedroom/bathroom) and largely screened from the southern fill by the intervening ridge (refer to Figure 8). Overall, the adverse visual effects for occupants of this dwelling are considered to be low.

The property will also be buffered to the proposed southern fill by the Wetland C and Stream 2 riparian plantings which will significantly enhance the ecological values of the site.

Figure 8: Looking towards 1821 Hunua Road from the southern fill site

11(m) *Little consideration is given to the detail of individual dwellings, such as the primary outlook / orientation, and the nature of the existing outlook. In some cases - such as #353 and 345, the primary outlook is to the east and away from the site. In the case of the dwelling within 332, the main outlook is to the northwest and southwest - with the latter (being the outlook over the site) being the main view across the valley. In this latter case, it would be helpful to better understand the degree of view loss that would occur as a result of the proposal. Please provide comment.*

Response:
Repetition – covered above under 11(g) and 11(h).

Council Response: Unresolved
Comments as per 11(g) and 11(h)

Further Response:
Please refer above to expanded responses to 11(c) and 11(g) – page 3 onwards.

11(n) *With regard to #332, the staging plan included as 33250/130 in the lodged plans shows a noise bund constructed along the western boundary of this property. It is recommended that a cross section be included showing how the noise bund relates to the dwelling within #332, and the assessment should be expanded to include comment on this element. Similarly, a bund is proposed to the west of #353. It is recommended that a cross section be included showing how the noise bund relates to the dwelling within #353, and the assessment should be expanded to include comment on this element. Also, is it proposed that the bund be planted?*

Response:
Refer to Fraser Thomas drawings 33250/131 and 33250/132.

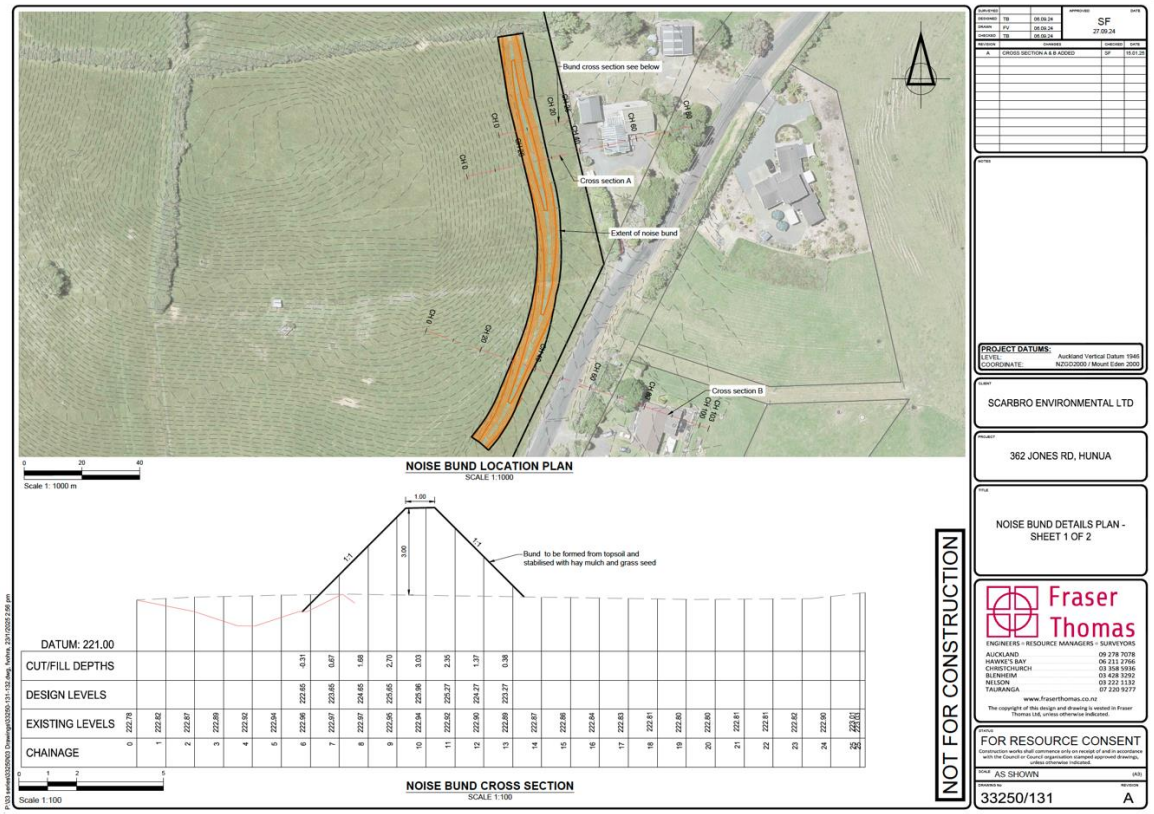


Figure 9: Noise bund details

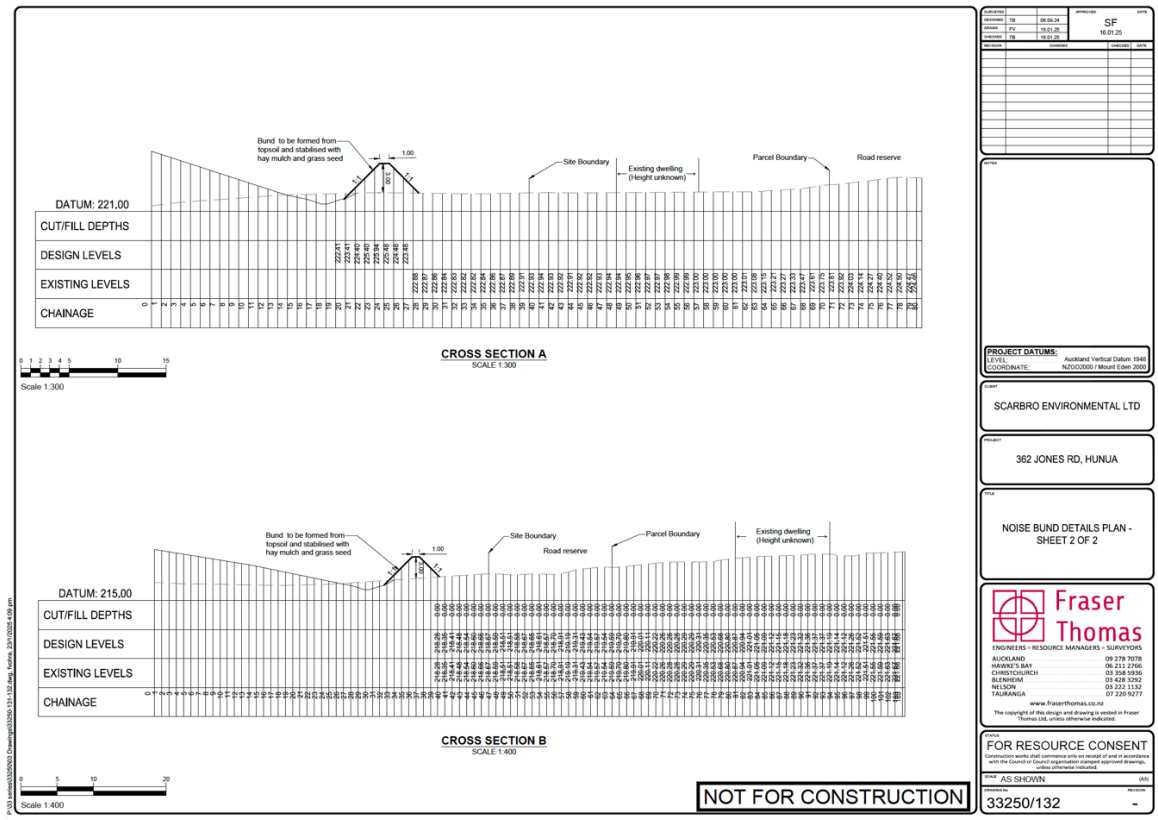


Figure 10: Noise bund details

Council Response: Partially resolved
Partially resolved. As determined above, a detailed assessment is required for the two identified properties (#332 and #353).

Further Response:
Please refer above to expanded responses to 11(c) and 11(g) – page 3 onwards.

As previously outlined, the noise bund extends along the eastern and southern side of the northern fill site to a height of 3m, approximately 7-10m away from the boundary of 332 and Jones Road. The noise bund extends along the eastern side of the fill site to a height of 3m approximately 7-10m away from the boundary of 332. Indigenous planting is to be established along the and on the eastern side of the noise bund boundary (which is to be sloped more gradually than the 1:1 slope shown) to supplement and complement the planting within the property and form an effective buffer to the fill site. This planting would be established early to enable a suitable level of growth has been achieved before works start in this area.

It is not considered necessary to plant along the Jones Road frontage.

11(o) *The assessment provides little detail (in some instances) with regard to the staging of the proposal and how this will affect individuals over time. Please provide comment.*

Response:
Refer to 11(a) above.

Council Response: Unresolved
Comments as per 11(a)

Further Response:
The staged nature of managed fills makes it difficult to predict the duration of effects. A maximum area of 2ha of exposed earth will result in incremental changes to the view and on completion the exposed area will be reinstated. The managed fill operation is for a period of 5-10 years (or sooner as if often the case). Preliminary staging plans are shown on drawing 33250/130 in the FMP (refer to Figure 11 below). The staging is indicative only, as the filling will be an iterative process, with filling areas changing as required to build the final platforms. The staging plan may also need to be changed as site constraints and operational constraints are realised during either detailed design or once SEL has established on site.

As illustrated Stage 1 is well away from the dwelling at 332 Jones Road, allowing ample time to establish mitigation planting along the eastern boundary of the fill site. Stage 4 works will be enabled at some stage in the future, following establishment of the planting along the boundary.

The visual effects of the proposed managed fill would initially be noticeable during filling operations. At completion (5-10 years) the final landform of the northern fill would have a more elevated topography than existing with the broad spur being filled to form the new hill slope and re-established in pasture and return to productive rural use. The site would be reinstated incrementally with pasture to ensure that the potential for visual effects is reduced. Where visible, this change would appear sympathetic with that of the surrounding Hunua landscape and is not considered adverse in terms of visual effects.

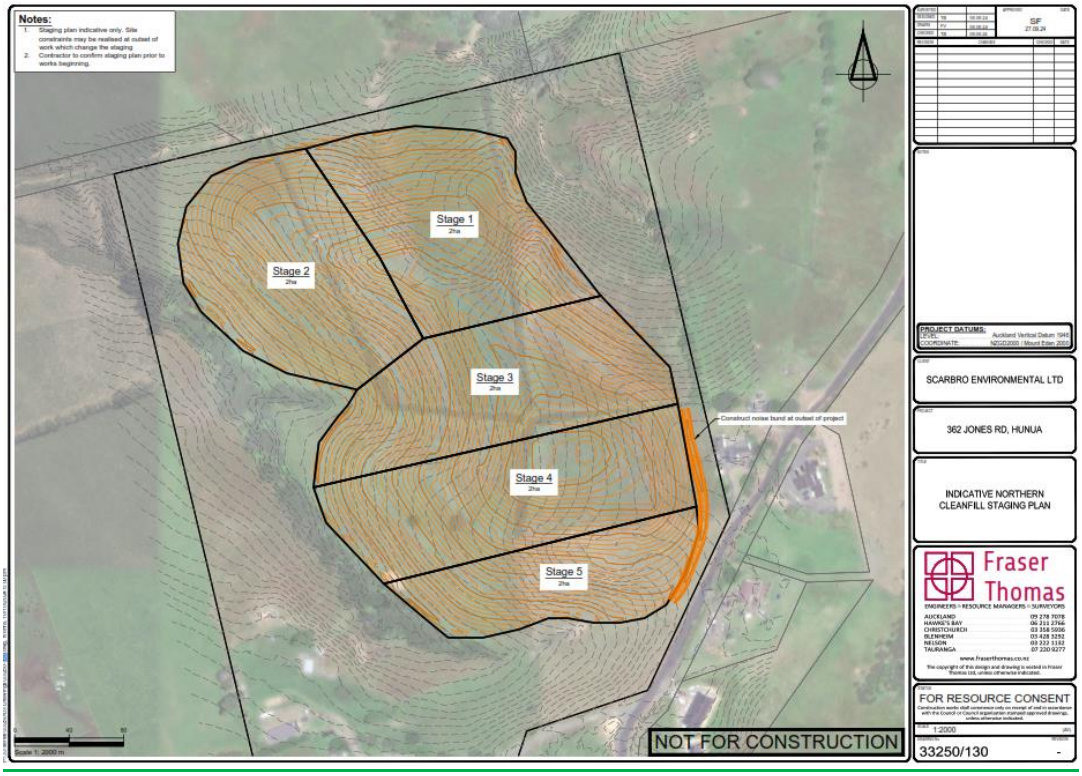


Figure 11: Indicative staging plan

11(q) *In some instances (Viewpoints 2, 3 and 5) the assessed level of effect for either the short term / temporary effect, or the long term effect has been omitted. The assessment should provide an assessed level of effect for all the identified potentially affected individuals / groups and should state the timeframe assumed when referring to 'short term / long term'.*

Council Response: Unresolved
The response to 11(q) does not address potentially affected individuals as requested. This information should be included in the requested additional detail above in 11(c).

Further Response:
Please refer above to expanded responses to 11(c) and 11(g) – page 3 onwards.

I would be very happy to meet with Council's landscape architect on site to explain any of these matters further.

Rob J Pryor
Director | Tuia Pito Ora NZILA Registered Landscape Architect

Wetland + Riparian Planting Plan

Scarbro Environmental Ltd

Jones Road Managed Fill

362 Jones Road Hunua Auckland

Prepared by LA4 Landscape Architects

Issued 11.02.2025 **(FOR CONSENT)**

Contents

SITE + KEY PLAN

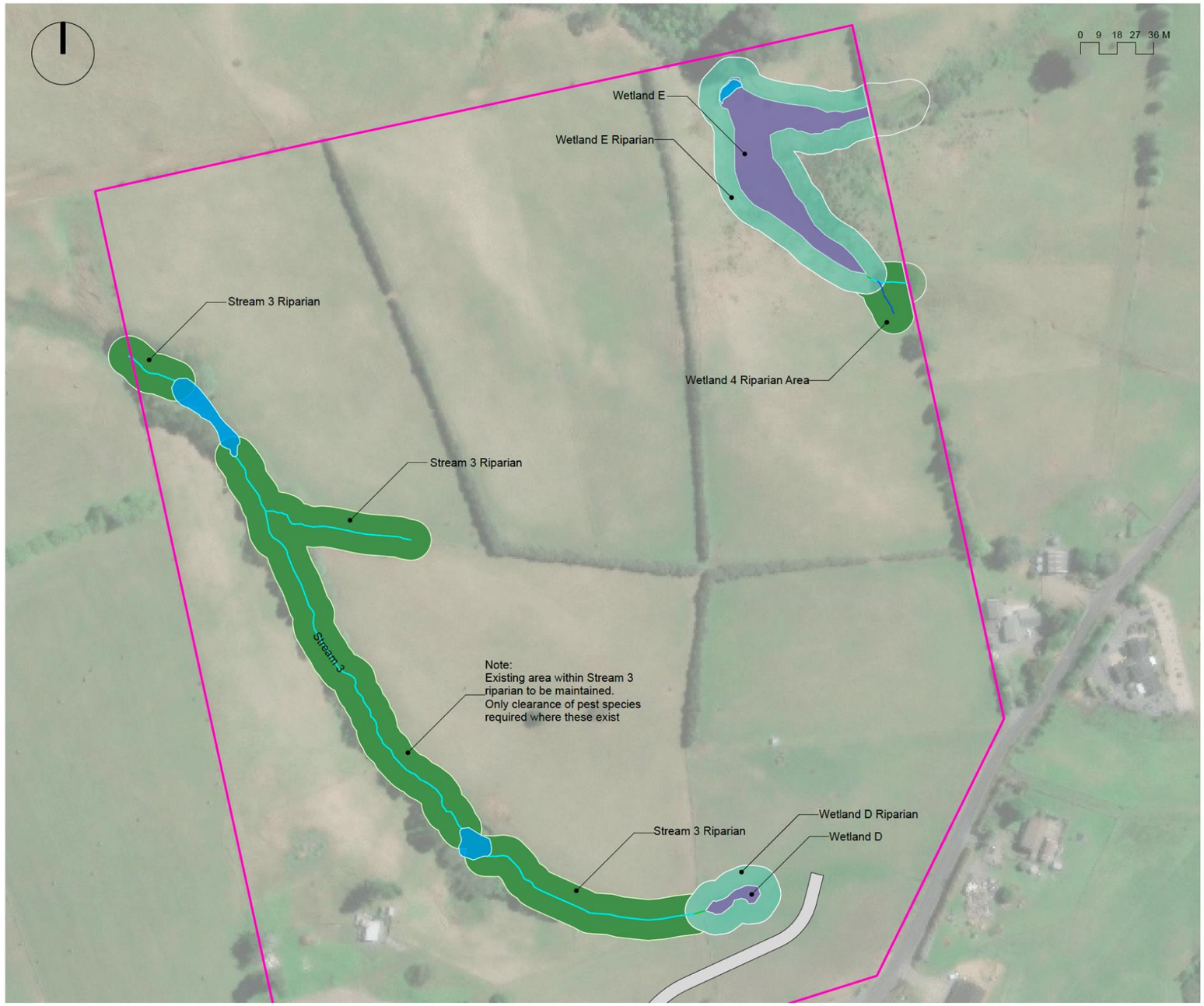
KEY

- Site Boundary
- Stream Riparian Planting
- Pond
- Wetland Planting
- Wetland Riparian Planting

Jones Road Managed Fill
Riparian Planting Plan
362 Jones Rd Hunua
Scarbro Environmental Ltd

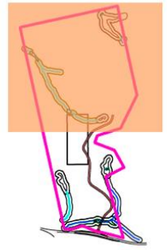
LA4 LANDSCAPE ARCHITECTS

REF:	24273
DRW NO:	PP00
DATE:	11.02.2025
SCALE:	1:2000 @ A3
REV:	-
	FOR CONSENT



RIPARIAN PLAN 1

LOCATION



KEY

- Site Boundary
- Stream Riparian Planting
- Pond
- Wetland Planting
- Wetland Riparian Planting

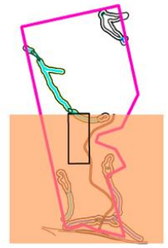
Jones Road Managed Fill
Riparian Planting Plan
362 Jones Rd Hunua
Scarbro Environmental Ltd

LA4 LANDSCAPE ARCHITECTS

REF:	24273
DRW NO:	PP01
DATE:	11.02.2025
SCALE:	1:2000 @ A3
REV:	-
	FOR CONSENT

RIPARIAN PLAN 2

LOCATION



KEY

- Site Boundary
- Stream Riparian Planting
- Pond
- Wetland Planting
- Wetland Riparian Planting

Jones Road Managed Fill
Riparian Planting Plan
362 Jones Rd Hunua
Scarbro Environmental Ltd

LA4 LANDSCAPE ARCHITECTS

REF:	24273
DRW NO:	PP02
DATE:	11.02.2025
SCALE:	1:2000 @ A3
REV:	-
	FOR CONSENT

PLANTING DETAILS

KEY

- Site Boundary
- Stream Riparian Planting
- Pond
- Wetland Planting
- Wetland Riparian Planting

WETLAND - PLANT SCHEDULE (5931.83m2)

Botanical Name	Common Name	%	Spacing	Size	Quantity
Carex geminata	ratauhi	10	700	1.5lt	1387
Carex secta	purei	20	700	1.5lt	2774
Carex virgata	pukio	20	700	1.5lt	2774
Cordyline australis	cabbage tree	10	1400	1.5lt	347
Dacrycarpus dacrydiodes	kahikatea	10	1400	1.5lt	347
Laurelia novae zelandiae	pukatea	5	1400	1.5lt	173
Carpodetus serratus	putaputaweta	5	1400	1.5lt	173
Phormium tenax	harakeke	20	1400	1.5lt	694

WETLAND- PLANT IMAGES

WETLAND RIPARIAN - PLANT SCHEDULE (12629.71m2)

Botanical Name	Common Name	%	Spacing	Size	Quantity
Carex secta	purei	5	700	1.5lt	1477
Carex virgata	pukio	5	700	1.5lt	1477
Cordyline australis	cabbage tree	10	1400	1.5lt	738
Dacrycarpus dacrydiodes	kahikatea	5	5000	1.5lt	29
Coprosma robusta	karamu	10	1400	1.5lt	738
Phormium tenax	harakeke	10	1400	1.5lt	738
Melicytus ramiflorus	mahoe	5	1400	1.5lt	369
Kunzea ericoides	kanuka	10	1400	1.5lt	738
Myrsine australis	mapou	10	1400	1.5lt	738
Corynocarpus laevigatus	karaka	5	5000	1.5lt	29
Hedycarya arborea	pigeonwood	5	5000	1.5lt	29

WETLAND RIPARIAN- PLANT IMAGES

STREAM PLANTING (1+2) - PLANT SCHEDULE (3773m2)

Botanical Name	Common Name	%	Spacing	Size	Quantity
Carex secta	purei	5	700	1.5lt	441
Carex virgata	pukio	5	700	1.5lt	441
Cordyline australis	cabbage tree	10	1400	1.5lt	221
Dacrycarpus dacrydiodes	kahikatea	5	5000	1.5lt	9
Coprosma robusta	karamu	10	1400	1.5lt	221
Phormium tenax	harakeke	10	1400	1.5lt	221
Melicytus ramiflorus	mahoe	5	1400	1.5lt	9
Kunzea ericoides	kanuka	10	1400	1.5lt	221
Myrsine australis	mapou	10	1400	1.5lt	221
Corynocarpus laevigatus	karaka	5	5000	1.5lt	9
Hedycarya arborea	pigeonwood	5	5000	1.5lt	9

STREAM PLANTING - PLANT SCHEDULE

Jones Road Managed Fill
Riparian Planting Plan
362 Jones Rd Hunua
Scarbro Environmental Ltd

LA4 LANDSCAPE ARCHITECTS

REF: 24273
DRW NO: PP03
DATE: 11.02.2025
SCALE: 1:2000 @ A3
REV: -
FOR CONSENT

Further Landscape Information 25-03-2025

Technical Memo

To: Vance Hodgson
HPC Planning Consultants
Pukekohe

From: Rob Pryor
Director | Registered Landscape Architect
LA4 Landscape Architects Ltd

Date: 25 March 2025

BUN60440759 – 362 Jones Road, Drury

In regard to Council's s92 Request for Further Information, I provide the following responses in relation to the unresolved requests:

11. Landscape

11(f) *It is recommended that the adverse effect of traffic movement be also assessed in relation to the dwelling within 1852 Hunua Road, which offers direct views to the entrance of the Site from across the road.*

Further Response:
The dwelling within the property at 1852 Hunua Road is located approximately 100m to the southeast of the entrance to the site. The majority of truck movements are anticipated to come from the west (Papakura) and therefore would not pass in front of the property. Hunua Road is a very heavily trafficked road, accessing the Hunua Ranges, with approximately 1921 vehicle movements a day.

The dwelling has an outdoor living deck facing in a northeasterly direction away from the site entrance (refer to Figure 1) and there are a number of structures within the line of site from the site entrance including a shed and garage (refer to Figure 2). The managed fill traffic is managed through the hours of operation with a limitation on movements.

The proposed wetland and wetland riparian planting in the southern part of the site includes some large tree species including kahikatea (*Dacycarpus dacrydioides*), karaka (*Corynocarpus laevigatus*), pigeonwood (*Hedycarya arborea*), tī kōuka (*Cordyline australis*) and kanuka (*Kunzea ericoides*) with associated sub-canopy species. Over time this will form a dense screen towards the southern portion of the managed fill and the haul road.

It is not unusual in the rural environment to see internal farm access tracks within the landholdings with traffic movements, including stock trucks and the like, dependant on the primary production activity.

If required additional mitigation planting could be undertaken between the wetland planting and the southern boundary, while taking into consideration vehicle sightlines.

Figure 1: The dwelling and front yard of 1852 Hunua Road

Figure 2: Looking towards the dwelling at 1852 Hunua Road from the vicinity of the haul road entrance

11(l) *In respect of the dwelling at 1821 Hunua Road, the supporting image provided in the response is taken from the northern portion of the fill area whilst the image below (Figure 4) illustrates the view to this dwelling from the southern part of the Site near the entrance. It is not clear if the assessment has considered views from the dwelling to this southern portion of the Site, including vehicle activity of trucks entering and exiting the Site.*

Figure 3: The dwelling at 1821 Hunua Road from the southern portion of the application site

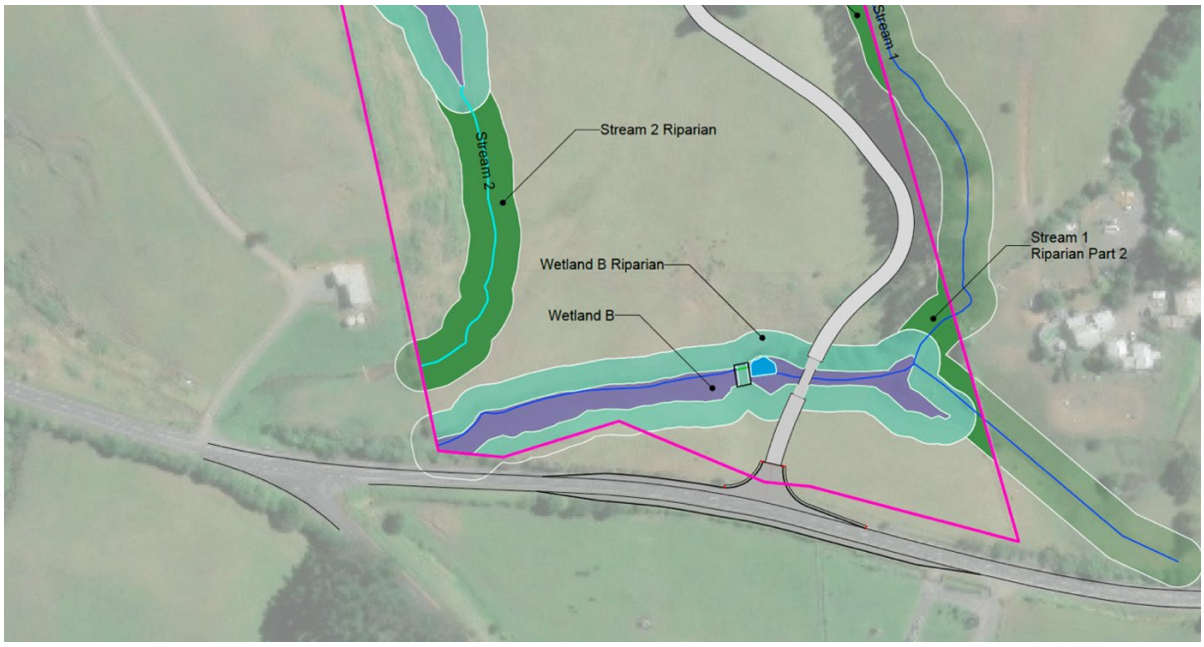


Figure 4: Landscape plan excerpt

Further Response:
The proposed landscape enhancement measures within the site include wetland planting and riparian planting to Stream 2 directly to the east of the dwelling (refer to Figure 4). Tree species include kahikatea (*Dacycarpus dacrydioides*), karaka (*Corynocarpus laevigatus*), pigeonwood (*Hedycarya arborea*), tī kōuka (*Cordyline australis*) and kanuka (*Kunzea ericoides*) with associated sub-canopy species. Over time this will form a dense screen towards the southern portion of the fill and the haul road. The dwelling is orientated to the west, away from the site and there are minimal windows facing the site. Following planting establishment there would be positive visual amenity and ecological effects with the degraded stream and wetlands significantly enhanced in the southern part of the site.

I trust that this assists.

Rob J Pryor
Director | Tuia Pito Ora NZILA Registered Landscape Architect

Further Landscape Information 17-04-2025

Technical Memo

To: Vance Hodgson
HPC Planning Consultants
Pukekohe

From: Rob Pryor
Director | Registered Landscape Architect
LA4 Landscape Architects Ltd

Date: 17 April 2025

BUN60440759 – 362 Jones Road, Drury

In regard to Simon Cocker's Landscape Specialist Report, I provide the following comments.

Mr Cocker agrees that the proposal is of a scale that has the potential to be integrated into the receiving environment. He agrees that the proposal will not constitute a significant change to the existing landscape character or quality and that on completion, the proposed landform will be largely consistent with the established rural production character, including land use patterning and landscape character. He does however retain some concerns regarding the localised adverse effects on proximate receptors, namely 332 Jones Road.

While Mr Cocker expresses concern with respect to the anticipated level of effect on the occupants of the two dwellings within 332 Jones Road, he is supportive of the application from a landscape and visual effects perspective for the following reasons:

"The staging of the proposal will result in an incremental change in landscape character. I am of the opinion that the level of adverse landscape effect on completion of the activity will be low to moderate. While the proposal will result in a localised change to the terrain that will be of some magnitude, the end result will not, for the majority of potentially affected individuals, be prominent or will not form the primary outlook from dwellings (other than the occupants of the two dwellings identified above)."

He concurs however that with regard to the immediately adjoining dwelling at 332, the Technical Memo stated that within the Rural – Rural Production zone, similar (and more detrimental) visual amenity effects could be generated on the immediately surrounding properties by permitted activities including plantation forestry or shelterbelt planting along the boundaries.

In my opinion, the proposed noise bund extending along the eastern side of the fill site to a height of 3m approximately 7-10m away from the boundary of 332 will sufficiently mitigate potential machinery noise from the property and landscape effects. As outlined in the Technical Memo, dated 27 February 2025, massed indigenous planting is to be established along the bund and on the eastern side of the noise bund boundary (which is to be sloped more gradually than the 1:1 slope shown) to supplement and complement the planting within the property and form an effective buffer to the fill site from the dwelling at 332. This planting would be established early to enable a suitable level of growth has been achieved before works start in this area. Works adjacent to the dwelling at 332 Jones Road are not scheduled until Stage 4, giving time (likely many years) for the vegetation to be well established. The vegetated buffer will be the future landscape outlook from this site into the neighbouring land and this is not an adverse outcome.

While there will be a change of outlook for this property, I consider that the proposed bund and indigenous mitigation planting will provide an effective and attractive buffer to the managed fill while still enabling a level of openness and outlook for the dwelling to the skyline (not achievable through shelterbelt or forestry plantings which could be reasonably anticipated in this environment).

The second dwelling within the site is located approximately 200m away from the eastern boundary of the site, largely has views oriented away from the site with a large garage/workshop in front of the dwelling and vegetation surrounding the dwelling, further blocking some views. The views are extensive and panoramic and while some views may change to the west the open outlook will be retained.

Mr Cocker agrees that any potential adverse landscape effects will be localised and that the proposal will not adversely affect any key landscape features nor alter the distinctive patterns found within the surrounding landscape. He also recognises the benefit of the proposed fencing and riparian/wetland planting of intermittent Streams 1, 2 and Wetlands A, B, C, D, E and agrees that this element of the proposal will enhance the landscape values of the site.

Mr Cocker has proposed recommended landscape conditions in order to mitigate the potential adverse effects. I concur that these are appropriate conditions and will assist to mitigate potential adverse landscape character and visual amenity effects, including the requirement for a three year maintenance period.

I trust that this assists.

Rob J Pryor
Director | Tuia Pito Ora NZILA Registered Landscape Architect