



**greenwoodassociates**

landscape architecture  
project management

Landscape Visual Assessment  
272 and 278 Clevedon-Kawakawa Road  
Clevedon, Auckland

## Document Quality Assurance

<p>272 and 278 Clevedon Kawakawa Road Clevedon, Auckland - Visual Assessment Report                  Greenwood Associates Landscape Architecture Ltd                  Report prepared by Greenwood Associates Landscape Architecture Ltd for Bei Group Limited.</p>		
Prepared by:	<p>Elliot Richmond                  Landscape Architect                  Greenwood Associates                  Landscape Architecture Ltd</p>	
Reviewed by:	<p>Richard Greenwood                  Landscape Architect                  Greenwood Associates                  Landscape Architecture Ltd</p>	
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# Introduction

- 1.2 Greenwood Associates has been engaged by Stratford Properties Limited 'the applicant', to assess the potential landscape and visual effects introduced by the proposed subdivision and development of the site at 272 and 278 Clevedon-Kawakawa Road, Clevedon for countryside living purposes. This report will provide an overview of the existing environment, a description of the change proposed, and identify how such change will affect the physical landscape, landscape character and/or visual amenity values of the site and surrounding area.
- 1.3 The statutory approval process that is being adopted for this project involves a private plan change request to rezone the land at 272 and 278 Clevedon-Kawakawa Road and 274 Clevedon-Kawakawa Road from Rural – Rural Coastal to Rural – Countryside Living and to extend the Clevedon Sub Precinct C over this land and a subsequent resource consent application for the subdivision of 278 Clevedon-Kawakawa Road to create 11 countryside living lots, a shared access and amenity lot, a balance farm lot and a balance lot to be amalgamated with 272 Clevedon-Kawakawa Road. The resource consent application is being prepared on the basis that the plan change request will be approved prior to the resource consent application being considered. The resource consent application is therefore being made on the basis that the land at 272 and 278 Clevedon Kawakawa Road and 274 Clevedon-Kawakawa Road is zoned Rural Countryside Living and the Clevedon Sub Precinct C applies to this land.
- 1.4 This statutory approval approach is being taken as the proposed plan change will only enable limited countryside living development opportunities on the properties given the extent of the flooding constraints that apply to this land and the nature of the clustered countryside living subdivision and development that is provided for by the Rural – Countryside Living Zone provisions and the Clevedon Sub Precinct C provisions under the Auckland Unitary Plan. The resource consent application therefore defines the nature and extent of the countryside living subdivision and development that will be enabled by the proposed plan change.
- 1.5 The assessment of the potential for landscape and visual effects is therefore based on the subsequent subdivision and development of the land that will be enabled through the approval of the plan change request which is detailed in the resource consent application. It is our understanding that this is the feasible maximum development potential of the land that would reasonably be expected to be allowed under the Auckland Unitary Plan given the flooding constraints that apply to the land.
- 1.6 In the context of the above this report will provide an overview of the existing environment, a description of the change that will be enabled by the proposed plan change as proposed in the resource consent application and identify how such change will affect the physical landscape, landscape character and/or visual amenity values of the site and the surrounding area.
- 1.7 This report should be read in conjunction with Greenwood Associates Landscape Architects landscape plan set and Lands and Survey subdivision scheme plan, and the engineering and infrastructure plan sets.

## 2.0 Methodology

2.1 This assessment of landscape and visual amenity effects has been undertaken with reference to a number of nationally and internationally recognised guidance documents. These include the Quality Planning Landscape Guidance Note<sup>1</sup> with its signposts to examples of best practice including: the UK guidelines for landscape and visual impact assessment<sup>2</sup> and the New Zealand Landscape Institute Guidelines for Landscape Assessment<sup>3</sup>. This assessment has also been undertaken with the consideration of the Auckland Council Information Requirements for the assessment of Landscape and Visual Effects (September 2017).

2.2 The significance of effects identified within this assessment are based upon a seven-point scale ranging from negligible; very low; low; moderate; high; very high; extreme ratings.

These ratings are shown below in table 1 which describes the defined scale of effects experienced by the viewing audience to the landscape.

The criteria for assessment include the following:

Describe the nature and magnitude of landscape and visual effects including adverse, positive, cumulative and temporary effects. The assessment shall reference the biophysical, perceptual and associative values identified for the site and local area in the Landscape Description.

Define the limits of acceptable change and provide a professional opinion on whether the effects will be 'acceptable' or 'not acceptable' in landscape terms.

Effects are identified by establishing and describing the changes resulting from the different components of the proposal on individual landscape or visual receptors (identified as part of the baseline – refer to Landscape Description).

The assessment should be provided for both unmitigated and mitigated outcomes using a seven-point rating scale. This should enable a clear understanding of the benefits of any proposed mitigation measures. The rating scale terminology should be clearly defined, and it may be helpful to utilise the table provided below. Where the site is located within the Coastal Environment, this may necessitate an assessment of Natural Character Values.

The proposal should also be evaluated against the various relevant statutory and non-statutory provisions.

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<sup>1</sup> <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

<sup>2</sup> Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013

<sup>3</sup> Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

**Table 1: Defined Table of Effects**

EXTREME	Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or outlook
VERY HIGH	Major change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook
HIGH	Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements
MODERATE	Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity
LOW	A slight loss to the existing character, features or landscape quality
VERY LOW	The proposed development is barely discernible with little change to the existing character, features or landscape quality
NEGLIGIBLE	The proposed development is barely discernible or there are no changes to the existing character, features or landscape quality

2.3 In accordance with the Resource Management Act (RMA), a rating scale for the effects on the environment is derived as being more than minor, minor or less than minor. An overall conclusion as the nature and extent of the effects on the environment will be made based on the assessment completed. i

NOTE: this terminology description is to allow the reader to further understand the extent and nature of any actual or potential effects in terms of visual amenity, landscape character and natural character.

2.4 Prior to conducting the assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the proposal. This information included:

- Resource consent drawings;
- Auckland Unitary Plan Operative in Part (“AUP OP”) including relevant planning maps and the Rural- Coastal Zone objectives and policies, the Rural – Countryside Living objectives and policies and the Clevedon Sub Precinct C objectives and policies;
- Aerial photography
- Ground contours.
- Photographic montages
- The Proposed Countryside Living - Visual Assessment authored by Bridget Gilbert for the PAUP process.

2.5 Site visits were also undertaken in order to further understand both the site and the surrounding context. Two site visits took place on 23<sup>rd</sup> of January 2019 and 20<sup>th</sup> May 2019, and focused on the potential physical impact the proposal would have on the

landscape, what changes there would be to the landscape character of the site and surrounding area and the identification of viewing audiences to inform potential for adverse visual effects.

- 2.6 The proposal adjoins a number of private properties and those that are likely to be affected have been visually surveyed from publicly accessible locations with reference also made to aerial imagery. Several public locations have also been accessed, however are less effected by the proposal.

## 3.0 Existing Environment-

### Site Location and Context

- 3.1 The site is located in the rural area of Clevedon, approximately 42 kilometres South-East of Auckland Central as shown in **Appendix 1 Location Map**. Clevedon Village is a small rural township located on the northern end of the Wairoa River plains surrounded by ranges. The site sits approximately 3 kilometres from the main Clevedon Village, at 272,274 and 278 Clevedon-Kawakawa Road. The key transport corridor is the Clevedon-Kawakawa Road, which is part of the Coastal Highway linking Auckland City to the wider Coromandel Peninsula.
- 3.2 A variety of land uses occupy the context of Clevedon area including residential uses, countryside living uses, lifestyle uses, pastoral uses and horticultural uses. The residential framework is largely located around the central Clevedon Village area, west of the proposal, with the countryside living, lifestyle, pastoral and horticultural land uses located on the outer boundaries to the north and east of the township.
- 3.3 The northern boundaries of Clevedon are defined by the flood plains of the Wairoa River with only pockets of vegetation remaining, acting largely as shelterbelts for the lifestyle, pastoral and horticultural farming activities. The mountain ranges extending from Clevedon Village to Whakakaiwhara and Koherurahi Points encase either side of the flood plains. The hills are largely vegetated with dense native forest, eventually thinning out at the base into pastureland.
- 3.4 The Wairoa River is the main water body that runs through the Clevedon valley; intersecting the northern end of the proposed development site. The waterway is populated with boat moorings utilised by the adjacent properties and local residents. Although significant riparian planting is not evident, the rivers edge is mitigated with a thin line of mangrove plantings creating a screen to the river and several mooring sites scattered on the rivers edge.
- 3.5 The low topography of the Clevedon flats area is extremely susceptible to flooding. The built characteristics of the flats respond to this, as most of the land adjacent to the waterway is used for pastoral grazing and relocatable activities.
- 3.6 Due to the close proximity of Clevedon Village to Auckland City, it is predicted that the area will grow significantly. This expected growth has prompted Clevedon to develop as a defined Precinct in the Auckland Unitary Plan, which provides for specific provisions and guidelines for the sustainable growth of Clevedon. The potential growth has caused large areas on the edge of the Clevedon Village to be re-zoned as Rural -

Countryside Living. The 'Countryside Living' zone is located directly adjacent to the site and allows for clustered countryside living subdivision and development opportunities in accordance with the Clevedon Sub precinct C provisions. The subdivision and development of the land adjacent to the site to the west at 252 Clevedon-Kawakawa Road has recently been completed, which has resulted in nine new countryside living lots and the associated shared access road and infrastructure being located along the western boundary of the site.

## Site Description

3.7 The plan change site is located at 272, 274 and 278 Clevedon-Kawakawa Road and comprises site areas as follows:

- 272 Clevedon - Kawakawa Road (Lot 1 DP 33480 and Lot 1 DP 118606) – 15.33 hectares
- 274 Clevedon-Kawakawa Road (Lot 3 DP 146882 ) – 6.970 hectares
- 278 Clevedon – Kawakawa Road (Lot 1 DP 146882) – 52 hectares

The proposed development of the site for countryside living activities is limited to a small area of some 4.5 hectares located to the front of the property at 278 Clevedon - Kawakawa Road as this is the only area of the site that is located outside the 1% AEP flood plain and is not already occupied by buildings. This part of the site lends itself to countryside living development, maintaining isolation from the neighbouring dwellings due to location of higher topography above the flood plain.

3.8 Activities on the site is currently limited to livestock farming and lifestyle living, no primary forest remnants remain on the site as it has been cleared for farming long ago. Small pockets of planting used as shelterbelts remain, consisting of species such as *Macrocarpa*, *Eucalyptus*, Pine, Oaks and Poplar. There is a wetland area adjacent to Wairoa River with regenerating native and potential for further restoration. At the southern edge of the site there is a portion of vegetated buffer area consisting of exotic weed species. This area forms a visual barrier from the edge of Clevedon-Kawakawa Road and the properties located to the south.

3.9 There is an existing two storey dwelling and a variety of farm buildings located to the rear of that part of the site formed by the property at 272 Clevedon – Kawakawa Road. This dwelling and the associated farm buildings are accessed via an existing vehicle crossing and tree-lined driveway from Clevedon – Kawakawa Road. The trees are mature deciduous exotic oak trees (*Quercus robar* approximately 7m tall of good health and girth) that line the length of the accessway for 782 metres to the north of Clevedon-Kawakawa Road. It is expected that these trees will reach a fully mature height of 12 metres in another 20 years. The trees provide a visual buffer to the west and are considered of high amenity value and wind protection from the westerly direction of the site. There is also an existing single storey dwelling and associated farm buildings located at the south-eastern corner of that part of the site formed by the property at 278 Clevedon – Kawakawa Road. This dwelling and the associated farm buildings are accessed by an existing vehicle crossing and driveway from Clevedon – Kawakawa Road. The property at 274 Clevedon-Kawakawa Road contains a dwelling and associated accessory buildings and is used for lifestyle purposes.

- 3.10 The main views into the site are perceived through private properties. Clevedon-Kawakawa Road has a speed limit of 80km/hr, limiting the opportunity for public viewing of the site. The rural structure of the road (high speeds and no footpath) further limits the likelihood of public on-lookers having significant visual access to the site.
- 3.11 Two residential dwellings are located on small countryside living properties situated on Clevedon – Kawakawa Road directly to the east of that part of the site that is located outside of the flood plain on 278 Clevedon – Kawakawa Road. Large shelterbelts are located on the boundary of these properties with the site, providing significant visual amenity to the central part of the site. The properties directly south of the site across Clevedon – Kawakawa Road are situated approximately 40m higher, with views overlooking to the north. Although the current planting on these properties and on Clevedon-Kawakawa Road provides significant visual mitigation for the southern properties, this is limited due to the elevational difference. The main focal viewport for the southern properties is projected north, out towards the coast, rather than focusing downwards onto the site.
- 3.12 The character of the site is defined by the current agricultural use and its relation to the low mangrove lands of the Wairoa River. The low-lying pasture lands undulate with minor contour variations, with large amounts of the properties exposed to significant flooding from the Wairoa River. The current landform of the site lends itself to clustered countryside living development, as the higher ground is situated central to the boundaries of the site, and is located a relatively significant distance away from the river's edge, and the adjacent rural properties.
- 3.13 In the broader context of Clevedon the property is relatively difficult to identify from most vantage points. The mosaic of vegetated shelterbelts and grass planes means the site is often concealed from many viewpoints in the area.

## Summary

- 3.14 The land has been stripped from any historical character of native plantations that is still prominent in the outer hillside ranges and is mainly characterised around the large flat pastoral flood plains. The site is in keeping with the framework of the outer Clevedon area, with largely exotic species utilised throughout the site, interspersed with dwellings used for lifestyle or countryside living purposes. The combination of the low topography and mature shelterbelts make the site challenging to identify throughout the visual catchment. Although several dwellings to the south overlook the property, the visual captivation is focused further to the northern coastal edge, reducing the impact of any potential development on the site. The Rural – Countryside Living zoning of the properties on the northern side of Clevedon – Kawakawa Road directly to the west of the site has already influenced the rural framework of this area; cementing the rural – residential character of the surrounding area and providing opportunity for the site to further integrate into this change through utilisation of those parts of the site located outside of the flood plain for clustered countryside living.

## Statutory Context

### Resource Management Act 1991

- 3.15 Part 2 of the Resource Management Act (RMA) 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 national 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.
- 3.16 The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development is identified as a matter of national importance in section 6(a). The site adjoins the Wairoa River and therefore this is a relevant matter for the landscape and visual assessment. However, it is noted that in terms of the subdivision and development that will be enabled and subsequently proposed on the site, this development will be situated some 260m from the wetlands located on the property at 278 Clevedon – Kawakawa Road, and some 580m from the riparian edge of the Wairoa River. The AUP (OP) also provides for the enhancement of the riparian margins of the wetlands and the Wairoa River, which forms part of the proposal for the subsequent subdivision and development of the site.
- 3.17 The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development is also identified as a matter of national importance in section 6(b). There are no such features and landscapes identified within or near the site.
- 3.18 Section 7 identifies a range of other matters that are required to 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; section 7(d), the intrinsic values of ecosystems; and section 7(f), maintenance and enhancement of the quality of the environment. This is considered in this report in relation to potential effects on landscape elements, landscape character, and visual amenity.

### Auckland Unitary Plan

- 3.19 The site is zoned Rural – Rural Coastal under the Auckland Unitary Plan. This assessment is also to support a private plan change request to rezone the site to Rural – Countryside Living and extend the Clevedon Sub Precinct C over the site. As such, the Rural – Rural Coastal Zone, Rural – Countryside Living Zone and Clevedon Sub Precinct C objectives and policies are all relevant to the consideration of landscape and visual matters associated with the site. The relevant objectives and policies are detailed below.

#### Rural – Rural Coastal Zone – Clevedon

- 3.20 The relevant objectives and policies relating to landscape and visual impacts within the Rural – Rural Coastal Zone is contained within section H19.5 of the AUP (OP)

and are listed below.

#### H19.5.2 Objectives

(3) Buildings are of a scale and intensity that do not detract from the zone's rural and coastal character and amenity values.

(4) Rural lifestyle subdivision is limited across the zone.

(6) Recognise differences in coastal character in different parts of the zone and manage activities and development to maintain and enhance local coastal character.

#### H19.5.3 Policies

(4) Discourage rural production activities that have significant adverse effects resulting from:

(a) large buildings;

(b) significant earthworks or changes to natural landforms;

(c) adverse effects that cannot be contained or managed within the boundary of the site;

(5) Maintain the rural and coastal character and amenity values in the coastal environment by controlling the number, location, size and visual impact of dwellings and other non-residential buildings and their curtilage and access ways.

(6) Require the location and design of buildings and other significant structures to:

(a) avoid locating on the top of ridgelines so their profile does not protrude above the natural line of the ridge;

(b) minimise building platforms and access ways and earthworks associated with these; and

(c) avoid locating buildings and other significant structures in coastal yards and riparian margins, except for fences and structures with operational need for such a location.

#### H19.5.10 Rural Coastal Zone Tamaki Firth Coastal Area

3.21 The relevant objectives and policies relating to landscape and visual impacts within the Rural Coastal Zone - Tamaki Firth Coastal Area are contained within section H19.5.10 of the AUP (OP) and are listed below.

#### H19.5.10.2 Objectives

(1) The rural and coastal character and amenity values are maintained.

#### H19.5.10.3 Policies

(2) Avoid locating dwellings and other significant buildings on prominent headlands and ridgelines and the construction of visually prominent access ways up or across visually significant slopes.

#### H19.7 Rural – Countryside Living Zone

3.22 The relevant objectives and policies relating to landscape and visual impacts within the Rural – Countryside Living Zone are contained within section H19.7 of the AUP (OP) and are listed below.

##### H19.7.2 Objectives

(1) Land is used for rural lifestyle living as well as small-scale rural production.

(2) The rural character, amenity values, water quality, ecological quality, historic heritage values and the efficient provision of infrastructure is maintained and enhanced in subdivision design and development.

##### H19.7.3 Policies

1) Locate and design subdivision and development to maintain and enhance rural character and amenity values and avoid an urban form and character by:

(a) designing subdivision and development (including accessways, services, utilities and building platforms) to be in keeping with the topography and characteristics of the land;

(b) minimising earthworks and vegetation clearance for accessways, utilities and building platforms;

(c) avoiding locating accessways, services, utilities and building platforms where they will result in adverse effects on water quality, wetlands, riparian margins, historic heritage sites or scheduled sites and places of value or significance to Mana Whenua. Where avoidance is not possible, mitigation measures must be proposed so that any adverse effects are minor;

(d) identifying opportunities for environmental enhancement of existing areas of native vegetation, wetland areas, riparian margins or the coastal edge;

(e) encourage landscape planting that reinforces local vegetation patterns; and

(f) identifying and where appropriate, requiring, the provision of walkway, cycleway and bridle path networks.

(4) Discourage activities that will result in adverse effects such as noise, dust, traffic volumes, odour, visual effects and effects on health, safety and cultural values and significantly reduce the rural character and amenity values of the zone.

(5) Acknowledge that the rural character and amenity values associated with this zone reflect its predominant use for rural lifestyle living rather than for rural production activities.

#### I408 Clevedon Precinct

##### I408.2 Clevedon Precinct Objectives

(1) A new boundary for the expansion of Clevedon is established that provides a clear differentiation between urban and rural areas.

#### 1408.3 Clevedon Precinct Policies

(2) Establish a development pattern that has the village core, at its centre dispersing through to the rural environs.

(3) Subdivision use and development must:

- (a) provide a range of living choices and lifestyles;
- (b) retain significant landscape elements and key views along identified corridors;
- (c) provide a high degree of connectivity through a well-connected movement network and facilitate safe walking, cycling and horse riding, including the identification of walking, cycling and bridle paths;
- (d) protect water quality and ensure that the rate of run-off throughout the development cycle is similar to pre-development levels;
- (e) provide open space and public access to the Wairoa River;
- (f) promote passive surveillance of public space by design and placement of buildings;
- (g) ensure that there is a legible boundary to the urban area and countryside living; and
- (h) maintain or enhance the existing character and its rural environs.

### Response to statutory context

3.23 The property located directly west of the site is zoned as 'Rural - Countryside Living' and is located within the Clevedon Sub Precinct C, which provides for clustered subdivision and development for countryside living purposes. The extent of the subdivision and development that is provided for on the adjacent property through this zoning and the associated precinct provisions has already been implemented. There are now nine countryside living lots and an associated shared access road and associated stormwater management infrastructure located near the boundary of the site with the adjacent property at 252 Clevedon – Kawakawa Road.

The area of the site that will be enabled for countryside living subdivision and development as a result of the plan change request has a connection to this existing countryside living development as a result of location and elevation. This area is the only land located outside the flood plain within the surrounding area that has a connection to this recent countryside living development. This area is also located some distance from the other rural properties to the east, which are predominately covered by the flood plain. As such, this land represents a natural progression of countryside living activities, and provides a natural limit to such activities further to the east.

Overall the development to be enabled by the proposed rezoning is imposing single storey buildings with accessory garages that are in keeping with the existing topography. The cluster-housing layout of the buildings greatly reduces the impact to site, by limiting the expanse of the built structures, whilst enabling mitigation planting to separate the dwellings. The current site does not contain any significant plantings of vegetation within the site or development area. However, the development proposes to significantly increase the amenity planting to the area. The riparian mangroves and waterway are at the northern end of the site, away from any earthworks or proposed structures, limiting any adverse impact to the ecology.

The site is not located on or adjacent to any outstanding significant features or landscape identified in the unitary plan map. However, the site is predominately subjected to the 1% AEP Coastal inundation. The proposal has responded to the limitations outlined by the AEP overlay and has located the building mass on the higher ground of the site. The cluster formation of the dwellings further reinforces the rural character of the area by reducing the density of the built form against the backdrop.

Overall the proposal fits within the landscape related objectives and policies outlined in both the AUP OP , as evidenced in the proposal put forward in the resource consent application and Greenwood Associates landscape plan set. Although under the Rural-Coastal zoning the proposal is implementing a change to the rural character; the change is considered minor from a landscape perspective as outlined in this assessment.

## Visual catchment and Viewing Audiences

3.24 The visual catchment of the development site is focused towards the east, south and north due to land formations and surrounding vegetation obscuring large view catchments. Due to the flat topography of the Clevedon area, the visual access is limited to the properties directly adjacent to the area of the site that will be enabled for development. The pockets of vegetation on the Wairoa River flood plains further decrease the visual catchment of the site.

3.25 Based upon the site visits undertaken and an analysis of the project area in relation to the surrounding topography and land use it is considered that the primary public and private viewing audiences comprise:

### **Public viewing audiences:**

- Views when driving along Clevedon-Kawakawa Road.
- Minor views when driving along North Road.

### **Private viewing audiences:**

- Private residences on adjacent properties to the west, east and south of the development site.
- Minor views from properties along North Road.

3.26 Based on this analysis a number of assessment viewpoints have been identified to represent the range of viewing audiences and the views obtainable. The assessment viewpoints are described in **Table 2** below and can be located in

**Appendix 2 – Viewpoint location map.** The photographs, which represent these viewpoints, are also shown in **Appendix 2**

**Table 2: Assessment Viewpoints**

Position coordinates derived from GIS Map Auckland Council Long/Lat decimal

VP No.	Location	Direction of View	Distance to site	Degree of visibility (Full / Partial / Obscured)	Reason for Selection
1	Sothorn Property- 271 Clevedon- Kawakawa Road  175.060 -36.981	North	612m	Partial	Due to the topography the neighbouring site sits higher with main view directed towards the site.
2	Sothorn Property- 285 Clevedon- Kawakawa Road  175.063 -36.980	North	512m	Partial	Representative of public views from rural roads and private residences to the south of the site.
3	Private driveway 342 Clevedon- Kawakawa Road  175.066 -36.976	West	990m	Partial	Representative of views from private residences to the east of the site.
4	Public Road- 563 North Road  175.063 -36.950	South	2.8km	Partial	Representative of views from private residences and road to the North of the site.
5	Private Property 252 Clevedon- Kawakawa Road  175.057 -36.975	Northeast	350 m	Fully obstructed	Representative of views from within a new countryside living subdivision.
6	Private Property 262 and 272 Clevedon- Kawakawa Road  175.058 -36.976	Northeast	240m	Fully obstructed	Representative of views from a single private house at 262 and packing shed on 272
7	Private Property 274 Clevedon Kawakawa Road  175.059 – 36.976	Northeast	30m	Unobstructed	Representative of views from a single private house.

8	Private Property 294 Clevedon Kawakawa Road 175.061 -36.975	Northwest	139m	Unobstructed	Representative of views from a single private house.
9	Private Property 300 Clevedon Kawakawa Road 175.064 -36.974	West	286m	Fully obstructed	Representative of views from a single private house.

**Three additional properties were assessed for potential viewpoint analysis:**

**303 Clevedon-Kawakawa Road** – This property’s views are totally obscured from the development site at 278 by existing dense vegetation surrounding the house rendering effects to be negligible.

**340 Clevedon-Kawakawa Road** – This property’s views are totally obscured from the development site at 278 by existing buildings in neighbouring properties between it and the site rendering effects to be negligible.

**272 Clevedon Kawakawa Road** – This property’s views are semi obscured by existing vegetation, a buffering treelined driveway leading to the house and farm buildings and a house outlook towards a northerly direction away from the site, rendering effects negligible. Although the development site will be seen from the property when utilising the sheds and lawn areas it is considered that any perceived effects will be negated by the above factors.

## 4.0 Proposal

- 4.1 As outlined above the applicant is proceeding with a private plan change process to rezone the site from Rural – Rural Coastal to Rural – Countryside Living and to extend the Clevedon Sub Precinct C over this land. This plan change request process will be followed by a subsequent resource consent application for the subdivision of 278 Clevedon-Kawakawa Road to create 11 countryside living lots, a shared access and amenity lot, a balance farm lot and a balance lot to be amalgamated with 272 Clevedon-Kawakawa Road. The plan change request and the resource consent application will be lodged concurrently.
- 4.2 The subdivision and development that will be enabled by the approval of the plan change request is that detailed in the resource consent application. The extent of the flooding constraints that apply to the site and the nature of the clustered countryside living subdivision and development that is provided for by the Rural – Countryside Living Zone provisions and the Clevedon Sub Precinct C provisions under the AUP OP effectively limit the development potential of the site to that proposed in the resource consent application. This proposal therefore represents the maximum development potential of the site for countryside living activities.

- 4.3 The proposal detailed in the resource consent application provides for a subdivision that promotes a cluster-housing format allowing for a variety of landscaped element, such as amenity planting, access road, wetland plantings, revegetation planting of slopes, native bush and riparian enhancement and amenity gardens.
- 4.4 The proposed subdivision provides for 11 countryside living lots with site areas of some 3,666m<sup>2</sup> to 6,000m<sup>2</sup>. It is anticipated that these lots will allow for 11 single-storey dwellings (allowing for the provision of upper loft living space and mezzanine spaces where the building has an upper level yet reads as a single storey dwelling in terms of height and bulk from the exterior) with a building footprint of some 150m<sup>2</sup> to be established on the site. It is also anticipated that each dwelling would have an associated detached garage with a floor area of some 64m<sup>2</sup>. These garage buildings could also contain an upper loft. The dwellings are located in two clusters on the site with 3 located at the very southern end of the site and the remaining 8 dwellings located on the higher 'knob' area of the site approximately 200m from Clevedon-Kawakawa Road that is outside of the flood plain.
- 4.5 Each lot will be accessed via a shared driveway that follows the existing contours. The main driveway is accessed via a new vehicle entrance located on Clevedon-Kawakawa Road. A turning circle is located at the northern end of the driveway and passing bays are provided every 100m along the driveway to allow for ease of manoeuvrability. Secondary driveways are proposed to allow specific access to each of the proposed lots. Both the main and secondary driveways adopt a natural curve to increase the opportunity for mitigation planting, therefore reducing any adverse visual affects.
- 4.6 Minimal earthworks will be required to provide for the proposed subdivision of the site, with the majority focused on creating the driveway access. The earthworks will largely be smoothing the gradients and not visually obstructive to the site. All earthworks are isolated to the southern end of the property and will not be in the vicinity of the Wairoa River, significantly lowering the risk of sediment entering the waterway. All cut batters and earthworks will be treated appropriately with sufficient mitigation measures.
- 4.7 The three dwellings located on the southern boundaries are set back from the road, distributed with a minimum 35m between each dwelling. These will be accessed via secondary driveways branching from the main proposed driveway. The secondary cluster of houses is distributed in a leaf like structure, providing ample space or amenity and mitigation plantings. The terrain of the land allows the dwellings to be set back from the natural highpoint of the land. Each dwelling is orientated with the land to ensure that occupants are not over looking neighbouring sites.
- 4.8 The stormwater runoff from the shared driveway will be retained and treated by a proposed swale along the eastern side of the driveway. The swale will discharge to the natural wet areas located in the low area between the two housing clusters. The runoff will then flow the natural and modified flow path over the site to the Wairoa River. These wet areas will be planted in native wetland species to enhance the ecological values associated with the site. The retention areas are implemented to hold the stormwater runoff developed by the proposed site. The wider existing pasture area between the two housing clusters will be densely planted in native

species to create a native bush area that will greatly improve the ecology of the area. The proposed restoration of the pastureland to a dense plantation of native species can be seen as a highly beneficial enhancement to the site and the Clevedon area.

- 4.9 In accordance with the ecological report by 4Sight Consulting, riparian and wetland restoration planting areas have been designed to enhance biodiversity and habitat formation. Greenwood Associates have derived planting plans for these areas identified within the ecological report as areas A, B and C, using specified indigenous species appropriate for the specified areas. The potential positive effects generated with the development and subsequent restoration planting (*4Sight Ecological Report section 5.3 magnitude of effects*) will substantially offset any potential effect created by the proposed development of the site.
- 4.10 It is also proposed to provide for a variety of mitigation and amenity planting to the boundaries and within internal pockets of the proposed subdivision. The proposed plantings are detailed below in Table 3.

**Table 3: Tree planting within the site**

Name	Common Name	PB	Height at installation (m)	Expected height at 10 years
<i>Podocarpus totara</i> 'Matapouri Blue'	Totara	95	2.5 m	6 m
<i>Dacrycarpus dacrydiodes</i>	Kahikatea	95	2m	6m
<i>Quercus ilex</i>	Holm oak	95	2m	6m
<i>Austroderia fulvida</i>	Toetoe	95	2.5 m	2-2.5m
<i>Carex virgata</i>	Purei	95	2.5 m	500mm
<i>Apodasmia similis</i>	Oioi	0.5L	0.5m	1m
<i>Phormium tenax</i>	Flax	5	1m	3m

*Note: The above tree information has been extracted from Greenwood Associates plan Planting Plan 1 & 2".*

- 4.11 The primary objective for landscape response is to create a vegetative framework to enable the built environment to be well integrated into the site and surrounding landscape context. The landscape framework will further reduce any adverse visual affects to the area and significantly increase the biodiversity of the site, in particular the riparian enhancement planting proposed adjacent to the Wairoa River.
- A predominately native palate has been chosen for mitigation as a compliment to what the site would have contained prior to the site being cleared for pastoral farming.
  - Holm oaks have been used as street trees along the single access way to break up the paved area and reduce the effects of the proposed hardscape.
  - The entrance boundary has been framed by the use of Totara @ 2m centres to create a natural screen and high visual mitigation to the site when travelling along Clevedon-Kawakawa Road. The use of Toetoe (large native

form) is to infill below the Totara specimen trees to further mitigate the edge conditions.

- Swales will be formed along the shared driveway to provide sufficient stormwater mitigation and slow and treat runoff from the paved surfaces.
- Pockets of Totara and Kahikatea have been used throughout the site. These are in keeping with the indigenous restoration planting theme for the site. These pockets or groves have been specified to bring native plantations into the site whilst providing mitigation to the built form. The larger species of indigenous trees and exotic specimens will integrate successfully with current pocket planting and become an appropriate visual enhancement to the Clevedon Valley area.
- The planting in the areas between the housing clusters consists of Oioi, Flax, Toetoe and Purei trees to develop a diverse planting range that mitigates the visual effects and enhances the local ecology.

## Summary

Overall, the landscape mitigation planting approach proposed offers a strong vegetative framework that enhances the environment and draws inspiration from the rural vernacular of the Clevedon Valley area which includes both native and exotic trees and a variety of textures and shrub planting. The designs draw inspiration from the local area, as well New Zealand native forest planting seen throughout the country. 4Sight provided Greenwood Associates restoration planting with clear species guidelines to utilise in the design of the low lying wetland areas. The landscape planting design also provides an improved amenity for viewers of the site from neighbouring private residential dwellings. The internal mitigation will create a separation to the lots in order to reduce the effect of the built form, when implemented. In the long term, the proposed buildings will be screened from Clevedon-Kawakawa Road and sit within a native wetland forest and an enclave of exotic Oak trees with individual buildings buffered by groves of trees.

## 5.0 Assessment of effects

- 5.1 This assessment considers the proposal in regard to landscape and visual effects and outlines the actual and potential effects resulting from the addition of the 11 new dwellings that would be enabled on the site as a result of the requested changes to the AUP (OP) and the subsequent proposed countryside living subdivision and development of the site.

### Landscape effects

- 5.2 The visual effects of the proposed development relate mainly to the change of land cover by the addition of 11 dwellings within part of the site, therefore changing the land use from rural to low density housing, over some 9% of the property located at 278 Clevedon – Kawakawa Road. The provisions of the Clevedon Sub Precinct C that require a clustered development approach with a large balance area maintained in rural use provide a key mechanism for the mitigation of this change in land use. As the proposal complies in all respects with the subdivision requirements of the

Clevedon Sub Precinct C the proposed subdivision and subsequent development of the site as detailed in the resource consent application fundamentally provides for the mitigation of any potential for adverse landscape effects.

- 5.3 In assessing the potential for effects on the landscape from the subdivision and development that will be enabled on the site by the plan change request the values of the features, and the patterns and processes, which characterise the landscape, have been considered. These have also been considered in addition to their sensitivity to change and the scale or magnitude of the change proposed.
- 5.4 Determining acceptable and unacceptable levels of change to the landscape is rated by the amount of combined effects created by change, the magnitude of change and the number of the viewer audience potentially effected.

## Landscape Elements

- 5.5 As outlined in Section 3 of this report the site currently consist of low-lying pasture land with minimal contour differentiation. The current lay of the land slopes gradually down to the Wairoa River from the Clevedon-Kawakawa Road boundary with the proposed development site situated towards the south western quadrant in an area elevated above the flood zone. The subdivision and subsequent development of the site will implement the dwellings in a cluster formation, with minimal earthworks to the site. This will allow for corridors between the buildings, enabling mitigation planting to break up the building bulk and create a variation to the viewed development. The minimal change to the topography of the site as a result of earthworks will have less than minor adverse effects on the site.
- 5.6 The addition of 11 dwellings on the site will form a significant change in the landscape, which is currently open pasture land, transforming the character of part of the site from rural to low-density rural residential. However, the location of the dwellings is determined by the flood plain, with the only areas available for development outside of the flood plain set back from the road edge and property boundaries, reducing the visual impact of built forms on neighbouring properties and the road.
- 5.7 As the site is located lower than the surrounding area, it will not be in the main view of the majority of the houses which overlook the site to the north from a higher elevation. Existing sites to the east and west of the development will be more adversely affected than others due to the similarity in levels and predominant views. The proposed development will however be screened by mitigation planting both internally and externally to the site, creating less than minor adverse effects to the visual catchment.
- 5.8 Revegetation of the boundaries and internal pockets of the site with indigenous plants will provide an increased amenity, habitat and landscape connection to the surrounding hills and the Wairoa River at the base of the site. Initially the change occurring with the inclusion of built form will have a degree of visual impact, which will diminish as the mitigation plantings mature and as the residents establish property specific amenity planting. The combination of the proposed exotic trees and additional native vegetation proposed to be planted on the site will result in a highly beneficial or an enhanced outcome for the landscape with no adverse effect.

The proposed subdivision and subsequent development as detailed in the resource consent application would result in the extension of the existing cluster of rural living development along Clevedon – Kawakawa Road and on the adjacent property to the west resulting in two clusters of buildings in the landscape surrounded by large trees and native restoration areas. These clusters are broken by the wetland planting designed to split the development by the natural low-lying topography between the buildings on the road boundary area and those further north within the site. These clusters will integrate with the alluvial flood plain on the site being retained as open pastoral land, which comprises some 90% of the property area. Additional native and exotic vegetation would also be established in the designated restoration ecological planting areas.

These changes will intensify the existing rural living character of the landscape and reinforce the existing pattern of more dense development lining Clevedon – Kawakawa Road as demonstrated by the development to the western boundary. This being a natural progression of expected built form on land elevated above the flood zone. The openness of the landscape would be reduced and a greater level of domestication would be apparent. While there would be an overall loss of natural character as a result of intensification of rural living at this location, the extensive native revegetation proposed as part of the development would enhance habitat values for native species and will improve the quality of stormwater run-off to the Wairoa River in comparison with the existing land use.

The proposed housing clusters on the site have been appropriately located in the least sensitive part of the landscape, where they are consistent and integrate with the pattern of development that already exists along Clevedon Kawakawa Road and to the west of the site.

While the enablement of additional dwellings in this landscape would reduce the rural character, openness and naturalness of the landscape, it is considered the magnitude of adverse effect would be low. The change in landscape character associated with the additional built form would only be perceived from a small number of dwellings in an elevated position to the south and in close proximity along Clevedon-Kawakawa Road. Given the existing level of rural living in the vicinity, the additional dwellings would have a very low level of effect on the rural amenities currently enjoyed by residents and visitors in the surrounding area.

Cumulative adverse effects on the landscape character and values are a relevant and important issue in this proposal. Consideration must be given to whether the additional density of development would exceed the absorption capacity of the landscape and transform it to a large lot residential (or suburban) landscape rather than the specific type of countryside living character provided for on the adjacent properties to the west. It is considered the landscape character area surrounding the site would retain an appropriate balance of clustered countryside living development and open space within native revegetation areas once the site is fully developed, particularly as the maximum development potential of the site and the adjacent site to the west would have been reached. The additional rural living development on the site would have some adverse cumulative effect on rural character but the magnitude of effect is assessed to be low.

## Visual Amenity Effects

- 5.9 Visual effects result from changes to specific views and the visual amenity experienced by people. The magnitude (or level) of change must be considered in

relation to the sensitivity of the viewing audience when evaluating the significance of an effect. The sensitivity may be influenced by a number of factors, which include but are not limited to: the number of people who may see it, the reason for being at the viewpoint or looking at the view, the existing character of the view, the duration for which the proposal may be seen and the viewing distance.

- 5.10 The visual effects, which are likely to result from this proposal, are described below in relation to the viewpoints identified in **Table 2**. The photographs that represent these viewpoints are shown in **Appendix 4**. Photographic viewpoints are also provided included in **Appendix 5**.
- 5.11 Due mainly to the landform and existing vegetation, mentioned in the site description, the viewer catchment is very low, relying mainly on single residential dwelling occupiers surrounding the site and limited views from the rural roads around the site from similar or higher elevations. Any potential views from further afield are highly moderated by foreground buffering from existing buildings, vegetation and topography changes.

## Summary

- 5.12 The potential for adverse visual effects associated with the level of change to the site is considered less than minor. Despite the influx of built form into the site and the surrounding rural area as a result of the enablement to be provided for 11 new dwellings, the combination of effective planting and design mitigation, building layout and reduced earthworks, means the development proposed for the site represents an appropriate use of the land. Design controls as a mitigating element can and should be implemented in this case to ensure the rural countryside living character is maintained. The following controls are examples that can be set as a design guideline for future building development:

- Maximum building coverage: 500m<sup>2</sup>.
- Exterior building wall colour control: Light Reflectivity Value of no more than 40% and in the natural range of greys, greens and browns.
- Exterior roof colour control: Where walls are not black, roofing shall be darker in colour than the exterior walls. Rooftop materials shall have a colour in the natural range of greys, greens and browns and a Light Reflectivity Value of no more than 20%.
- Maximum building height: single storey dwellings with provision for upper level attic space or loft space allowed where dwellings have pitched roofs.

Accessory buildings: Accessory buildings shall be constructed in similar materials and colours to the principle dwellings.

- Mirror glazing: Mirror glazing is not permitted.
- External lighting: All outdoor lighting (attached to buildings or otherwise) shall be fitted with covers and be oriented downwards.

- Accessory structures: All water tanks, external gas bottle areas and waste storage areas shall be screened to prevent these structures and / or areas being visible from outside the site.
- Fencing: All fences shall be a maximum of 1.2 metres high and shall be of a post and wire or post and rail rural style construction. 1.8m high timber close board fencing, decorative lattices or solid walls are not permitted unless such fencing is for the purpose of screening water tanks, external gas bottle areas and waste storage areas.
- Site entrances: All site entrance structures shall comprise of a low-key rural type treatment such as timber or natural stone and shall extend no more than 6 metres on either side of the formed driveway entrance.
- Gates: All gates shall be of open timber rail or steel rail construction and shall be designed to integrate with the style and height of the adjacent fencing.
- Paving material controls: All driveways, manoeuvring areas and hard stand areas shall be formed in concrete; or asphalt with either an unformed edge, flush exposed concrete edge beam detail or timber peg board edge; or locally sourced natural stone; or locally sourced gravel; or timber; or dark / earth toned unit pavers.
- Stormwater management: All stormwater management infrastructure (except for water tanks) shall be rock-lined, grassed or planted swales and / or rain gardens.
- Activities: The lots shall not be used for intensive farming, animal feedlots, free-range poultry or pig farming or animal breeding or boarding activities.

The visual change from a more open rural context to a more intense rural living context will be consistent with the land use type and density of the countryside living activities that already exist within the surrounding area. The proposal is conscious of the existing site in regards to boundary setbacks and utilising the natural contours; therefore minimising the earthworks required. Whilst visible from a select few private viewpoints the majority of the development is not visible from a significant proportion of the surrounding viewing catchment. As a result of the overall level of effects on the landscape character and visual amenity of the site and the surrounding area is less than minor and considered acceptable within the context of the existing rural living character along Clevedon Kawakawa Road at the frontage of the site and immediately to the west of the site.

## Viewpoint Analysis

### Viewpoint 1 and 2 – Southern Neighbouring Properties

- 5.13 This viewpoint is representative of the two dwellings in close proximity of the site on Clevedon Kawakawa Road. Due to the topographical layout of the area, the two front yards of these dwellings are the most affected viewpoints in this location. Private residences located further to the south, west or east are not as significantly

affected due to mitigation planting and topographical layouts. It is considered that these residences experience a low moderate level of effects imposed by overlooking the development. This impact is mitigated by the development set back and the proposed planting and design controls. The landscape context, around the proposed development is relatively natural and undeveloped when seen from this angle. The development currently proposed in the foreground will substantially change the urban framework of the area, however the background hills will continue to provide a rural vista. The low frequency of the occupants observing this viewpoint is limited and focused on the northern coastline. Due to the small catchment of those experiencing change and the actual effect created by the proposed buildings from this representative viewpoint, the change to this viewer catchment is considered to be very low, with any potential for adverse visual effects considered to be less than minor.

### Viewpoint 3 - Northeastern Property

- 5.14 This viewpoint is representative of a dwelling located to the north east of the site. The viewpoint was captured from a camera height 1.6m) ground level in front of the dwelling at 340 Clevedon-Kawakawa Road, looking southeast onto the development. From this location the development is cast onto a backdrop of a partially developed clustered countryside living area. The existing structures on the southern edges of the development are significant landmarks within this visual corridor. Several of the new dwellings from this viewpoint will be viewed against the existing tree line, however the distribution of the new dwellings creates a disconnected building mass, preventing a significant visual impairment. Due to the topographical placement of the new dwellings from this angle and the extremely low catchment, the change to this viewer catchment is considered to be low however due to the spacing of the new dwellings and the mitigation to be provided by the proposed planting, any potential for adverse visual effects are reduced to very low and considered to be less than minor.

### Viewpoints 4 - Northeastern Properties

- 5.15 This viewport was chosen as it identifies a small window where the property can be seen from the northern area of the Clevedon flood plain. This location highlights the backdrop of the viewpoint and seen with several existing dwellings creating significant landmarks on the rural context. The significant distance of the viewpoint from the development makes it difficult to identify the site. In combination with the distance, the shelterbelts and rural plantings create further visual barriers when trying to locate the site. It should be noted that the predominant views for private and public viewpoints are focused to the north and east, rather than south towards the development. Due to the limited visual access and distance to the site from the northern areas, the change to this viewer catchment is considered to be very low with any potential for adverse visual effects considered to be less than minor.

### Viewpoints 5 - Western Properties

- 5.16 This viewport was chosen as it identifies views from a recently subdivided rural residential development to the west of the site. There is a mature existing buffer of high deciduous trees completely obstructing the views to the site. The distance of

the viewpoint from the site seen through the trunks and branches of the trees makes it difficult to identify the site through the tree lined neighbouring driveway even in winter when the photo was taken. In combination with the distance, the shelterbelt creates a strong visual barrier when trying to locate the site. Due to the limited visual access, any potential for adverse visual effects considered to be very low or less than minor.

#### Viewpoints 6 - Western Properties

- 5.17 This viewport was chosen as it represents private residences to the west of the site on or near the boundary. The relatively short distance of the viewpoint to the development is totally obscured by vegetation. It should be noted that the predominant views for private and public viewpoints are focused to the north and east, rather than south towards the development which is significant in the case of the views from the residence and sheds at 272. Due to the limited visual access and aspect any potential for adverse visual effects considered to be negligible or less than minor.

#### Viewpoints 7 - Western Property

- 5.18 This viewport was chosen as it is a private single dwelling in very close proximity to the site accessed from Clevedon-Kawakawa Road. The views to the site are unobstructed with any change due to the addition of driveway road and future buildings being a significant change to the rural outlook of the dwelling. This effect due to change is moderated by the very low number of potential viewing audience catchment being house dwellers and visitors. None the less, the visual access and short distance to the site could result in adverse visual effects to the occupants of this single residence. This is due to increased vehicle movements, more built form in the green landscape and additional light pollution. The moderating factor is the existing value of the landscape character being considered low being a flat pasture devoid of natural features. The inclusion of new buildings and landscape vegetation could be considered a positive addition to the landscape character. These moderating influences along with the mitigating vegetative framework proposed is considered to result in an overall low effect to the viewing audience at this position, with any potential for adverse visual effects considered to be minor.

#### Viewpoints 8 - Eastern Property

- 5.19 This viewport was chosen as it identifies a property that has clear unobstructed views of the site from the house and ancillary buildings. The property backs onto Clevedon-Kawakawa Road and has living areas oriented to the northerly aspect taking in views of the site. The vista takes in a full panorama with the rising topography beyond the pastoral flats in the background. Although in this case the catchment is extremely low due to being limited to the occupiers of a single dwelling, the change to landscape character is high. This is moderated by the assessed value of amenity and landscape character being considered low. Due to this limited visual access and the low value of landscape character being potentially changed, the effect to this very limited viewer catchment is considered low, with any potential for adverse visual effects considered to be minor.

## Viewpoints 9 - Western Properties

5.20 This viewport was chosen as it identifies a small window where the property can be seen from another location on Clevedon-Kawakawa Road. This location further explores the effect to residents at a single dwelling on Clevedon-Kawakawa Road within close proximity to the site. In this case there is a shelterbelt of Cryptomeria trees which totally obscures the site from view along its western boundary. This shelterbelt forces the aspect and views from the dwelling towards a northeast aspect. Views accessed from the viewpoint location take advantage of the northeast and easterly direction rather than west and northwest. Due to the limited visual access the effect to this viewer catchment is considered negligible, with any potential for adverse visual effects considered to be minor.

## Summary of Visual Effects

5.21 A summary of visual effects anticipated under each option is provided below:

- **Table 3: Assessment of Effects Viewpoints**

VP No.	Location	278 Clevedon-Kawakawa Road
1	271 Clevedon-Kawakawa Road	Very Low – Less than Minor
2	285 Clevedon-Kawakawa Road	Very Low - Less than Minor
3	340 Clevedon-Kawakawa Road	Very Low - Less than Minor
4	563 North Road	Very Low - Less than minor
5	252 Clevedon-Kawakawa Road	Very Low - Less than Minor
6	262 and 272 Clevedon-Kawakawa Road	Negligible - Less than minor
7	274 Clevedon-Kawakawa Road	Low - Minor
8	294 Clevedon-Kawakawa Road	Low - Minor
9	300 Clevedon-Kawakawa Road	Negligible - Less than Minor

## 6.0 Conclusion

The site is considered to be of low amenity value and natural character value to the Clevedon area, as all significant vegetation has been removed as a result of the past conversion to pasture. The only vegetation that provides any ecological value is limited to the mangroves on the northern boundary of the site and the wetland area at the rear of the site although not within the site boundary (refer to the draft ecological assessment by 4Sight). Initial visits to the site reveal that the site is solely used for pastoral grazing purposes. The open grasslands of the site blend in to the wider Clevedon areas, as the land use is mostly pastoral farming, or small rural residential and lifestyle land holdings.

The land immediately west of the site is zoned Countryside Living and included within the Clevedon Sub Precinct C under the AUP (OP). The site is located directly adjacent to and will be viewed as a continuation to the recent countryside living subdivision and development that has occurred on the adjacent land. The land to the east has a more distinctly rural character whereas the western boundary borders intensified land development forming what will become a cluster of lifestyle properties. The only land rising out of the flood plain suitable for development is near this western boundary. The site is the only land located adjacent to the existing countryside living zone that is realistically available for additional countryside living development. As the rural character is more prominent to the east, it is logical to extend the countryside living zone to include the only other elevated land that is suitable for housing in the surrounding area.

The site can be developed to reduce the amount earthworks needed to provide for access, infrastructure and building platforms, which means there will be minimal disturbance to the site. Once vegetated it will be difficult to tell that the landform has been modified and will blend in well with topography around the site, which has a high degree of natural undulation.

The proposed landscape planting approach and design controls will provide for mitigation of any potential for adverse visual amenity effects associated with the built form that will be enabled on the site as detailed in the resource consent application. The proposed native plantings will also provide for the enhancement of the amenity and the biodiversity of the landscape. The proposed landscape planting is intended to maintain and enhance the ecological strength of the Clevedon Valley, through the integration of native species and pocket planting, while the inclusion of large exotic trees within the development site provide a vegetative framework typical of the Clevedon landscape character.

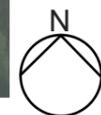
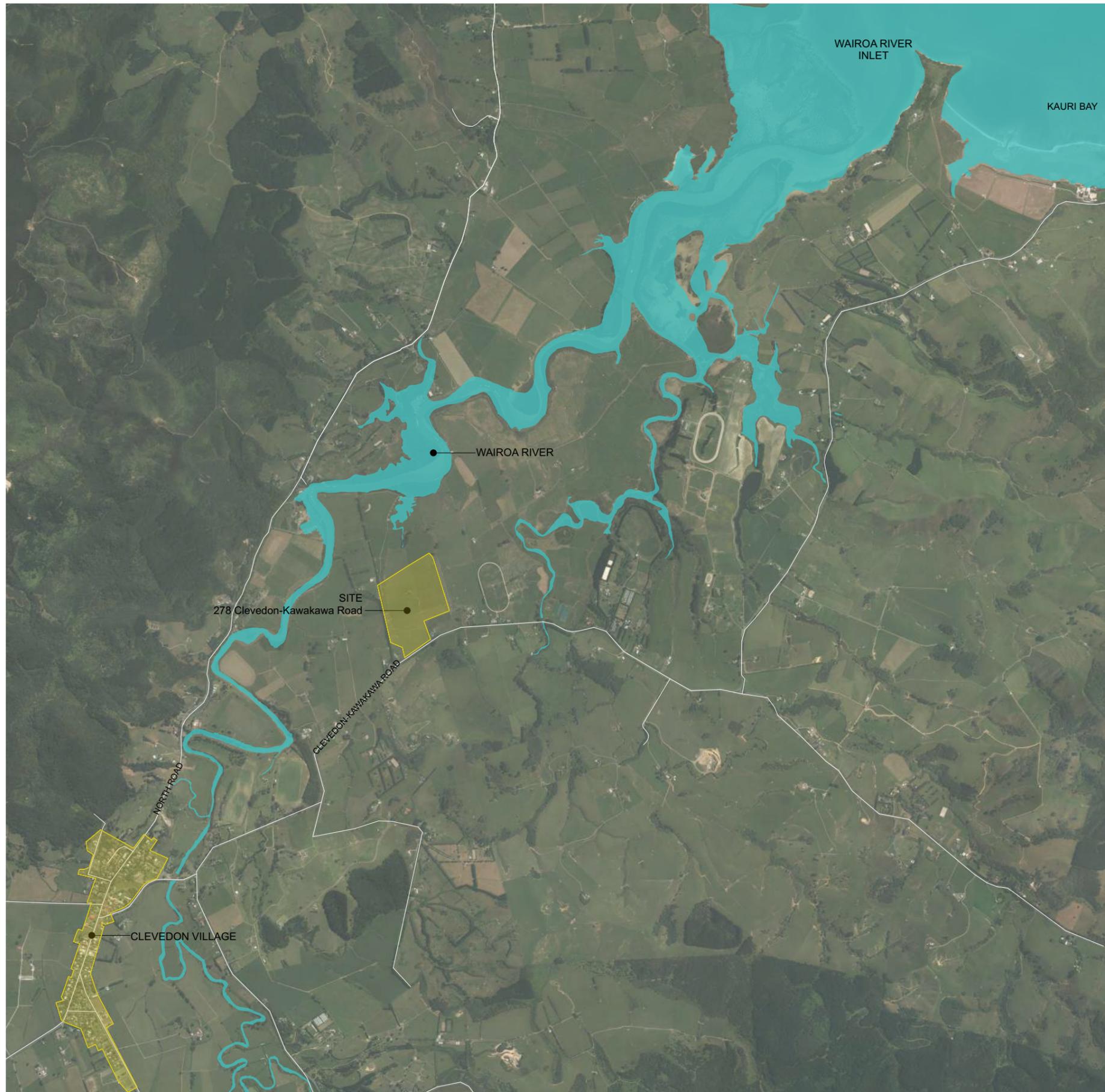
The potential for adverse landscape and visual effects that may be associated with the countryside living subdivision and development that will be enabled by the proposed plan change (as detailed in the resource consent application) have been assessed in context with the existing site conditions, statutory context and landscape character.

Overall, it is considered that any potential for adverse landscape and visual effects will be less than minor. Once the subdivision and development enabled by the proposed plan change (as detailed in the resource consent application) has been

implemented the proposal will be viewed as a fitting additional countryside living development within the Clevedon area.

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\*NZILA – VLG (New Zealand Institute of Landscape Architects - Visual Assessment Guidelines)









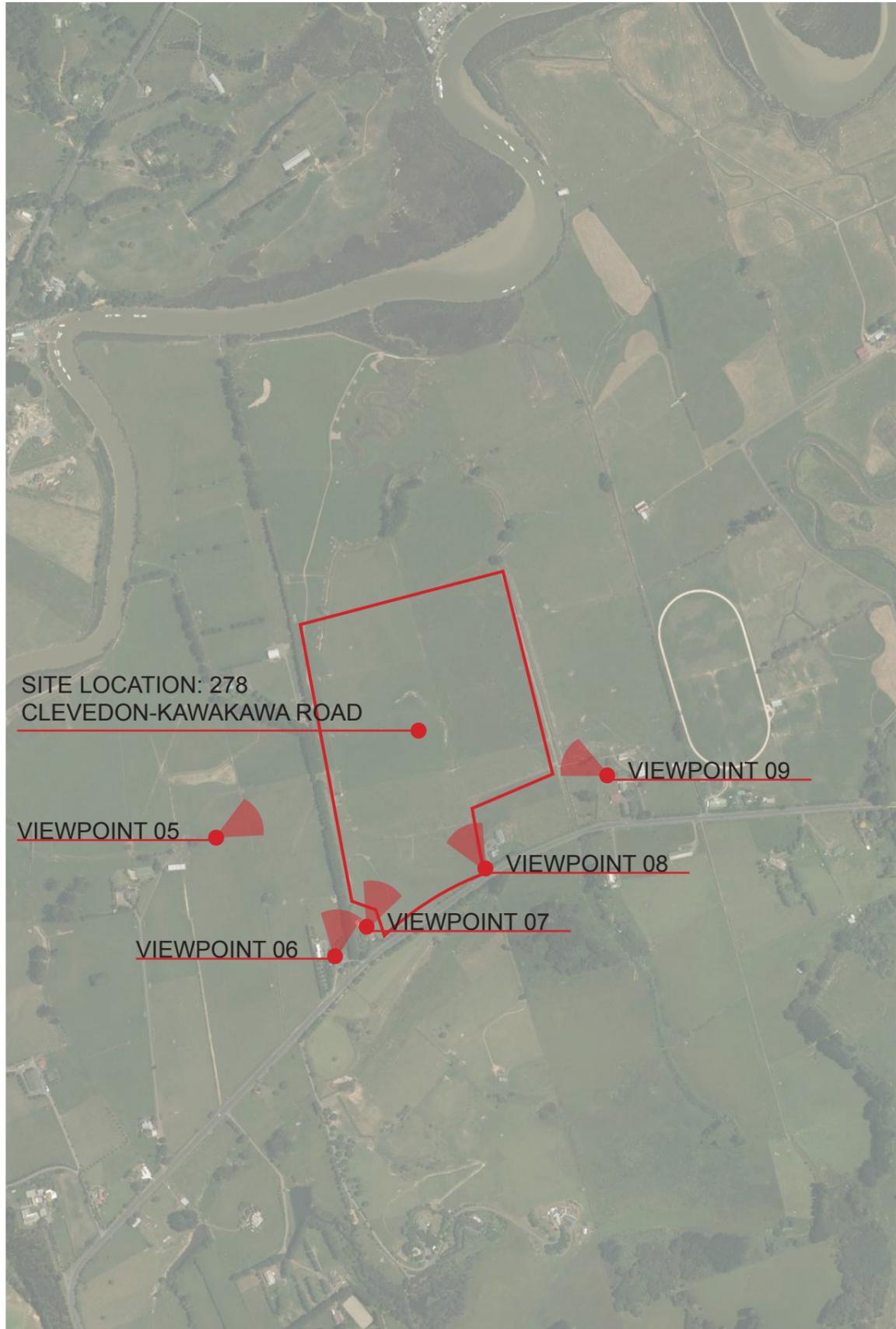
SITE LOCATION: 278 CLEVEDON-KAWAKAWA ROAD

VIEWPOINT 04

VIEWPOINT 03

VIEWPOINT 01

VIEWPOINT 02



SITE LOCATION: 278 CLEVEDON-KAWAKAWA ROAD

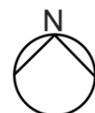
VIEWPOINT 05

VIEWPOINT 06

VIEWPOINT 07

VIEWPOINT 08

VIEWPOINT 09





SITE LOCATION



SITE LOCATION



SITE LOCATION



SITE LOCATION



SITE LOCATION





SITE LOCATION



SITE LOCATION



SITE LOCATION