

**Assessment of Landscape and Visual Effects**  
Proposed Plan Change  
**79 Ormiston Road | East Tamaki**

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# **Assessment of Landscape and Visual Effects**

## **Proposed Plan Change**

### **79 Ormiston Road | East Tamaki**

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# Assessment of Landscape and Visual Effects

## Proposed Plan Change

### 79 Ormiston Road | East Tamaki

#### 1. Introduction

1.1 LA4 Landscape Architects have been requested by the James Kirkpatrick Group Limited to undertake a Landscape and Visual Effects Assessment ('LVEA') for the proposed Plan Change request for the site at 79 Ormiston Road, East Tamaki.

1.2 The assessment process has involved:

- Background review of plans and documentation;
- Desktop assessment utilising aerial photographs;
- Site and surrounding environment investigations;
- Photographic recording of the site and surrounding environment;
- Landscape analysis and visibility assessment; and
- Assessment of landscape and visual effects.

1.3 Site investigations, an analysis of the site and surrounding environment were undertaken in October 2018.

1.4 The assessment is structured as follows:

- Description of the Plan Change (Section 2);
- Description of the site, landscape context and existing visual environment (Section 3);
- Evaluation of the landscape and visual effects (Section 4); and
- Conclusions (Section 5).

#### 2. The Plan Change Request

2.1 The Plan Change request seeks to amend the zoning of the land from Business – Light Industry to Business – Mixed Use zone with heights ranging from 20m around the periphery to 28m within the centre of the site. The Plan Change complies with the 8.5m plus 45° HIRB – refer to **Appendix A: Proposed Plan Change**.

2.2 The purpose of the Plan Change request is to enable the use and development of the land for a range of appropriate activities having regard to the attributes of the land and the vision of the Auckland Unitary Plan (OP), including the high-level development strategy and its emphasis on growth in existing and compact urban areas which are served by efficient, safe public transport.

#### 3. The Visual and Landscape Context

3.1 The site is located at 79 Ormiston Road on the corner of Ormiston Road and Te Irirangi Drive. The site has been earthworked and a road (Florence Carter Avenue) constructed in an L-shape with entrances from both Te Irirangi Drive and Ormiston Road. The site is largely flat and grassed and specimen tree planting has been undertaken along the road frontages including a number of semi-mature trees transplanted from the original site.

3.2 The site is zoned Business – Light Industry in the Auckland Unitary Plan (Operative in Part) ('**AUPOP**'), which anticipates industrial activities that do not generate

objectionable odour, dust or noise. This includes manufacturing, production, logistics, storage, transport and distribution activities. The anticipated level of amenity is lower than the centres zones, Business – General Business Zone and Business – Mixed Use Zone.

- 3.3 Rongomai Park is located directly to the south of the site with expansive grassed sports fields and a large sealed car parking area. Beyond the park is the residential neighbourhood of north Otara and Tangaroa College. The Botany Junction Shopping Centre is located on the eastern side of Te Irirangi Road opposite the site with residential development extending in a southerly direction from here.
- 3.4 Commercial and hospitality activities are located to the north of the site including Bishop Plaza, BP service station, motor mechanics, storage facility, restaurants and cafes, storage yard and childcare centre.
- 3.5 Lion Breweries adjoins the site to the west with their production plant, sales and distribution of beer, wine, spirits, cider and ready-to-drink products. To the north of the brewery are a number of business activities including Farmers distribution centre, NZ Police, a mosque, bathroom and home renovation outlets, offices, retail and commercial uses. Commercial activities prevail in the wider area with shipping container, car parts, mechanical and house building companies.

#### **Future Built Environment**

- 3.6 Understanding the existing environment also requires an understanding of the potential permitted built environment. The Business – Light Industry zoning of the site and the surrounding area has the potential to dramatically change in its urban form with a range of building heights. Provisions allow for buildings up to 20m plus roof forms which will significantly change the current character and visual amenity of the area in the future.

## **4. Evaluation of the Proposal**

- 4.1 The key to assessing the visual and landscape effects of development enabled by the Plan Change 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 Resource Management Act this includes an assessment of the cumulative effects of the proposal combined with existing developments.

#### **Landscape Effects**

- 4.2 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 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.
- 4.3 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 peoples aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.

#### ***Landscape Effects Assessment***

- 4.4 The landscape values associated with the site itself are very low due to the highly modified nature of the site and surrounding area. As such the landscape sensitivity of the site to change is low. The site has been earthworked, roads constructed and services installed for future development. Street tree planting has been undertaken along the street frontages in cognisance of future development. Therefore, development enabled by the Plan Change will have low adverse landscape effects on the site and surrounding urban area.

#### **Visual Effects Analysis**

- 4.5 Development of the site enabled by the Plan Change raises a number of visual issues, including the potential effects on visual amenity to the following key areas:

- Rongomai Park
- Residential area to the east
- Surrounding road network
- Wider urban area

- 4.6 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 any changes within the landscape setting, where applicable.

- 4.7 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.

- 4.8 The methodology used in this assessment is designed to assess whether or not development enabled by the Plan Change, and in particular the additional height over and above the permitted 20m height limit, would have adverse visual effects on the nature and quality of the surrounding environment. The key consideration in this assessment is the potential adverse effects of the development on the surrounding viewing audience with particular regard to:

- a). Urban character and amenity
- b). Compatibility of building bulk and scale
- c). Maintenance and enhancement of amenity values

- 4.9 In order to assist visualise the potential effects enabled by the Plan Change a number of viewpoints have been selected and massing 3D architectural renderings produced from these locations by Williams Architects (Refer to **Site Context and Viewpoint Location Map**).

- 4.10 The visual effects assessment has been undertaken in terms of the following criteria:

- a). **Sensitivity of the view** – the relative quality of views towards the site, including landscape character and visual amenity values.
- b). **Viewpoint / perceptual factors** – the type and size of population exposed to views towards 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.
- c). **Urban amenity** – the impact of future development on the wider surrounding urban amenity.

- d). **Urban form** – the degree to which future development would fit into the existing urban context of the surrounding environs.
- e). **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.
- f). **Mitigation potential** – the extent to which any potential adverse effects of development could be mitigated through integration into its surrounds by specific measures.

### **The Visual Catchment and Viewing Audience**

- 4.11 The visual catchment is the physical area that would be exposed to the visual changes associated with the proposed development. The site's location on the corner of two arterial roads and adjacent to Rongomai Park results in a very high level of visual exposure for those travelling along both directions of Te Irirangi Drive and Ormiston Road in the vicinity of the site, as well as recreational users of the park. Beyond here, the existing built developments along the road largely screen views towards the site.
- 4.12 The front line dwellings within the residential neighbourhood on the eastern side of Te Irirangi Drive will be exposed to views across the four lane carriageway and behind the mature palm tree plantings within the central median. Tangaroa College and the residential area south of the park will gain views towards the site albeit from distances in excess of 250m away and across the foreground of the park.
- 4.13 Views will be gained from parts of the business area to the north. These will be highly variable and screened or filtered by built development obscuring views. Views from the west will largely be screened by the Lion Breweries facility and adjacent developments.
- 4.14 The viewing audience that will be exposed to views towards development enabled by the Plan Change will therefore comprise:
  - Motorists and pedestrians travelling in both directions along Te Irirangi Drive and Ormiston Road in the vicinity of the site;
  - Residents in the properties on the eastern side of Te Irirangi Drive;
  - Residents in the properties to the south of Rongomai Park;
  - Workers and visitors to some of the businesses on the northern side of Ormiston Road and eastern side of Te Irirangi Drive;
  - Students and staff in Tangaroa College; and
  - Recreational users of Rongomai Park.

### **Visual Effects Assessment**

- 4.15 The visual effects of development enabled by the Plan Change have been assessed from areas within the visual catchment area, which have potential for visual effects by using both descriptive and analytical means.
- 4.16 The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management 2010:

**Negligible | Very Low | Low | Moderate | High | Very High | Extreme**

Negligible Effect

*The proposal would have no effect on the receiving environment.*

Very Low Effect

*The proposal has discernible effects but too small to adversely affect other persons.*

Low Effect

*The proposal constitutes only a minor component of the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene or create any significant adverse effects.*

Moderate Effect

*The proposal may form a visible and recognisable new element within the overall scene and may be readily noticed by the viewer. The proposal may cause an adverse impact but could potentially be mitigated or remedied.*

High Effect

*The proposal forms a significant and immediately apparent part of the scene that affects and changes its overall character. The proposal may cause a serious adverse impact on the environment but could potentially be mitigated or remedied.*

Very High Effect

*The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character. The proposal causes extensive adverse effects that cannot be avoided, remedied or mitigated.*

Extreme Effect

*The proposal is completely at odds with the surrounding area and dominates the scene to an extreme degree. The proposal very significantly affects and entirely changes the character of the surrounding area. The proposal causes extreme adverse effects that cannot be avoided, remedied or mitigated.*

- 4.17 With respect to comparable planning or RMA terminology, effects “High” to “Extreme” would be considered “more than minor”, “Low to moderate” would be “minor”, and “Very Low” or “Negligible” would be less than minor.

**Analysis of Results**

- 4.18 The potential effects are considered in turn, as follows (Refer to Williams Architects – **Viewpoint Massing Renders**).

**Rongomai Park**

- 4.19 Recreational users of Rongomai Park will be most affected by development enabled by the Plan Change due to the currently undeveloped nature of the site. For this viewing audience the existing outlook will change noticeably from its vacant and open state to views encompassing a large business development.
- 4.20 Although this will constitute a significant change to the existing character of the site, I consider that the change is appropriate for the site, particularly in cognisance of the current Business Mixed Use zoning, the location adjacent to two arterial roads and the horizontal scale and expanse of the open space of the park.
- 4.21 **Viewpoints 1 and 2** are taken from within the park and illustrate the potential 3D massing enabled by the Plan Change. The colours relate to the proposed heights with grey being the permitted 20m height, blue proposed 26m height and red proposed 28m height limit. As illustrated in the renderings the higher 28m height zone is largely screened by the 26m height zone which is in turn moderated by the permitted 20m height limit.

- 4.22 I consider that in the context of the scale, openness and expanse of the park the additional height enabled by the Plan Change will have low to moderate adverse visual effects. There will be no adverse shading effects on the park due to the compliance with the HIRB rules.

#### **Residential area to the east**

- 4.23 Views from the surrounding residential area on the eastern side of Te Irirangi Drive will be highly variable due to the orientation of the viewer, screening or filtering elements including dwellings and vegetation in the line of sight and the viewing distance.
- 4.24 **Viewpoint 3** is taken from the Te Irirangi Drive footpath at the western end of Vidiri Court. As illustrated, the height and bulk of the development is offset by the scale and expanse of the park, width of the arterial road and the mature fan palm plantings within the central median strip. Views will also be affected by the continuous stream of traffic travelling in both directions along the arterial road.
- 4.25 The additional height is an incremental increase in consideration of the permitted height and can be readily accommodated within the urban context and locality. Overall, the visual effects will be low from the residential to the east.

#### **Streetscape and surrounding road network**

- 4.26 Although a large audience on the arterial roads, the users of the surrounding road network are unlikely to be particularly sensitive to future development on the site, as they will be transient and have fleeting views of the proposed development whilst moving through a highly modified landscape.
- 4.27 **Viewpoint 4** is taken from the intersection of Te Irirangi Drive looking in a south-easterly direction, **Viewpoint 5** from Ormiston Road looking west and **Viewpoint 6** from the intersection of Ormiston Road and Laidlaw Way looking in a south-easterly direction.
- 4.28 As illustrated in Viewpoint 4, from this close viewing location the sleeving of the development with the permitted height entirely screens views of the taller height zones. Similarly, from Viewpoint 5 the complying height and set back nature of the 26m height zone minimises potential adverse visual effects of development enabled by the Plan Change.
- 4.29 Due to the more open characteristics of the view from the Laidlaw Way and Ormiston Road intersection, a greater extent of the taller height zones are visible, but entirely appropriate within the context of the road corridor and surrounding business development, and in particular the adjacent extensive Lion Breweries facility.
- 4.30 Overall, I consider that the visual effects for users of the streetscape and surrounding road network will be low in cognisance of the existing highly modified road corridor characteristics, business oriented characteristics of the surrounding area and the viewers' largely transient nature.

#### **Surrounding urban area**

- 4.31 Views from the surrounding urban area will be highly variable due to the orientation of the viewer, screening or filtering elements including the existing commercial and residential buildings and vegetation in the line of sight and viewing distance. Views from areas further to the north will be screened by the commercial area on the northern side of Ormiston Road. Views from the west will be largely screened by the existing Lion Breweries facility.



- 4.32 Views from further to the east, including Barry Curtis Park, will be screened by the Botany Junction Shopping Centre and residential are to the south of the centre. Southerly views will be screened by the Otara north residential environs.
- 4.33 The development will not impact on the surrounding urban amenity and the pattern of development and will sit comfortably into the existing urban fabric dominated by the commercial activities flanking the busy arterial roads and more peripheral residential settlement. The development will be seen as an integral component of the urban setting from the surrounding area and the additional height is of an appropriate form and scale for its location.
- 4.34 Overall from the surrounding urban area, development enabled by the Plan Change will have low to negligible visual effects and will be in keeping with the prevailing and future planned urban development pattern.

#### ***Summary of Visual Effects***

- 4.35 As demonstrated in the above analysis, the greatest visual effects arise in relation to properties and streets closest to the site. The main change will be the introduction of a more intensive development of greater height, form and scale onto the subject site than currently permitted within the zone.
- 4.36 From the streetscape, surrounding urban area, and surrounding road network development enabled by the Plan Change will have low visual effects and be generally in keeping with the prevailing and future planned urban development pattern.
- 4.37 The proposed additional height will provide an increase in the scale of the building, however, the setback of the taller height zones will minimise the perception of the building's bulk and height. The additional height will provide variety on the building skyline and while taller than the permitted activity height for the zone will not significantly detract from the existing visual amenity values. The restricted visibility of the 28m height zone of the building through its setback would reduce the potential dominance effects for viewers within the surrounding streets and properties in the immediate environment.
- 4.38 The height and bulk of the development will ensure a good level of sunlight and daylight access to Rongomai Park through the compliance with the HIRB rules.

## **5. Conclusions**

- 5.1 The site is part of an established and varied predominantly commercial environment with peripheral residential activities, adjacent to two main arterial roads and an expansive area of open space. The site and surrounding landscape has the capacity to visually absorb the landscape and visual effects of development enabled by the Plan Change through the physical characteristics and prevailing commercial attributes and urban fabric within the Te Irirangi Drive and Ormiston Road environs.
- 5.2 The development will have minimal adverse landscape or visual effects on the streetscape and surrounding environment and can be readily accommodated in the prominent location adjacent to the arterial roads.
- 5.3 The additional height will have minor adverse visual effects over and above the permitted height limit for the zone. The hierarchy and location of heights within the site has reduced the bulk and scale of the building and addressed the prominent site in a sensitive and appropriate manner.

- 5.4 The potential adverse effects upon the landscape character and visual amenity values will be minimised to an acceptable level. The additional height of the development will introduce low adverse visual effects and on the whole the development will be compatible with the surrounding existing and future planned urban environment.

5.5 Overall, I consider that the visual and landscape effects of the Plan Change would be minor. Development enabled could be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the surrounding environment.




**Rob J Pryor**  
NZILA Registered Landscape Architect  
November 2018



# APPENDIX A: PROPOSED PLAN CHANGE



REV	DATE	REVISION DETAILS
1	05.07.18	ISSUED FOR RESOURCE CONSENT
2	05.07.18	ISSUED FOR RESOURCE CONSENT
3	05.07.18	ISSUED FOR RESOURCE CONSENT


**James Kirkpatrick Group Ltd**  
 PROJECT:  
**79 ORMISTON ROAD**  
 ADDRESS:  
**79 ORMISTON ROAD, FLAT BUSH, AUCKLAND**


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**SITE PLAN**  
 PROJECT NO:  
**1433**  
 PROJECT NAME:  
**79 ORMISTON ROAD**  
**C007** REV 3  
 SCALE: AS SHOWN  
 1: 1000 1:2000 1:5000  
 REV DATE:  
**05.07.18**

## APPENDIX B: VISUAL EFFECTS MATRIX

Use of a matrix offers one way in which the various facets of visual change - qualitative change, visual contrast etc. - can be pulled together and evaluated in a way which gives due weight to each. This matrix was designed to measure the scale of no or low visual effects through to high visual effects.

The assessment matrix is broken into two stages. The first involves looking at the existing situation and assessing the visual quality and sensitivity of the present view to change. This is followed by an evaluation of the changes associated with the proposed development. Key issues or variables are addressed within each stage and ratings for these are eventually combined to provide a composite visual effects rating. Set out below is the basic structure, showing what these key variables are and how they are arranged:

### PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

- A1. Analysis of the view's **Visual Quality** is carried out on the basis that higher quality views are more sensitive to potential disruption and degradation than poorer quality views.
- A2. Analysis of the view's **Visual Absorption Capability** is an evaluation of the degree to which a view is predisposed, or otherwise, to change by virtue of its land uses and/or screening elements and will either accommodate change or make it stand out from its setting.
- A3. Analysis of **Perceptual Factors**. In this section the type and size of population represented by the viewpoint, the viewing distance to the development site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the viewpoint to the site because of its physical character is assessed.

### PART B - INTRUSION AND QUALITATIVE CHANGE

- B1. Analysis of **Intrusion / Contrast**: the degree to which a proposal's location and specific structural content and appearance make it either blend into its surroundings or be made to stand out from them in terms of form, linearity, mass, colour and physical factors. Whether or not the proposal would intrude into existing views.
- B2. Analysis of the proposal's **Aesthetic Characteristics**: exploring the degree to which it would relate aesthetically and in terms of general character to its surroundings.

Ratings are combined for each viewpoint via a system of averaging and multiplying of ratings to progressively indicate each viewpoint's **sensitivity**, followed by levels of **intrusion and qualitative change**, and culminate in an **overall visual effects rating**.