

LA4

1206 Great South Road Storage Facility – Drury, Auckland
Landscape and Visual Effects Assessment

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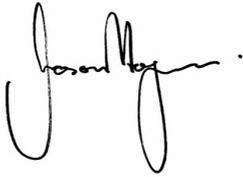
**Landscape and Visual Effects Assessment
Quality Assurance Statement**

Prepared by:



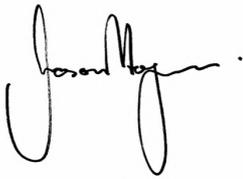
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1206 Great South Road Storage Facility – Drury, Auckland

Landscape and Visual Effects Assessment

1. Introduction

- 1.1 LA4 Landscape Architects have been requested by Drury Limited Partnership (**'applicant'**) to undertake a Landscape and Visual Effects Assessment (**'LVA'**) of the proposed storage facility (**'the proposal'**) at 1206 Great South Road, Drury, Auckland (**'the Site'**).
- 1.2 Site investigations, an analysis of the site and surrounding Drury environment and an assessment of landscape character and visual amenity effects of the proposal were undertaken in May 2025. The assessment is structured as follows:
- i) Description of the assessment methodology (Section 2);
 - ii) Description of the site, landscape context and existing visual environment (Section 3);
 - iii) Description of the proposal (Section 4);
 - iv) Consideration of the relevant statutory context (Section 5);
 - v) Evaluation of the visual and urban character effects (Section 6); and
 - vi) Conclusions (Section 7).

2. Assessment Methodology

- 2.1 The key to assessing the landscape character and visual amenity effects of the proposal on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of this proposal on them. In accordance with the Resource Management Act (1991) (**'RMA'**) this includes an assessment of the cumulative effects of the proposal combined with existing developments. The assessment has been undertaken in accordance with the Te Tangi a te Manu Tuia Pito Ora NZILA 'Aotearoa Landscape Assessment Guidelines 2022' (**'TTatM'**).
- 2.2 The methodology used in this assessment is designed to assess whether the proposal would have adverse visual amenity and landscape character effects on the nature and quality of the surroundings. The following methodology has been used in this assessment.

Background Review

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

Statutory Context

- 2.4 A review of the relevant statutory provisions was undertaken to identify the key landscape character and visual amenity related objectives and policies to assess the proposal against them.

Site and Landscape Evaluation – Landscape and Visual Environment

- 2.5 Detailed site investigations and an analysis of the site and surrounding environment were undertaken. The landscape character, visual and amenity values were identified and outlined, and a photographic record of the site and surrounding environment compiled. Key landscape features and elements were identified and an analysis of the landscape values and the landscape's ability to accommodate change as a result of the proposal undertaken.
- 2.6 An analysis of the existing landscape values, landscape character and visual amenity of the site and surrounding environment was undertaken. The analysis identified how vulnerable the site and surrounding environment would be to change.

Visual Catchment and Viewing Audience

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

Viewpoint Selection

- 2.8 The next step was to establish a platform from which detailed analysis could be carried out. The most practical platform for conducting such analysis is a series of viewpoints, strategically located within the visual catchment to assess the impact of the proposal for most of the potential viewing audiences.

Landscape Character and Visual Amenity Effects Assessment

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

Conclusions

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

3. The Proposal

- 3.1 The proposal is described in detail elsewhere as part of the application. The applicant is seeking resource consent for a vehicle, equipment, and material storage facility on the site across metalised platforms. The site would be divided into various sub-areas leased to third party operators. Lighting and fencing would be the responsibility of the leaseholders to construct and maintain (lighting would be minimal). The site would be accessed from Great South Road. Access to individual sub-lease areas would be via informal accessways between the lease areas.
- 3.2 The existing dwelling is to be retained including the mature tree species between it and the road. Mitigation planting is proposed along the northern and western boundaries of the site with indigenous tree and shrub species to provide a vegetated screen towards the site from the rural lifestyle properties to the northwest and west (refer to the LA4 Landscape Architects landscape plan).

4. The Subject Site and Surrounding Environment

- 4.1 The 2.4281ha site is located on the western side of Great South Road approximately 200m south of the Runciman Road intersection. The site falls in a northwesterly direction from a high point at RL 35m in the southeastern corner to RL 25m along the northern boundary.
- 4.2 The site has been used as a rural lifestyle property with several fenced paddocks used for grazing sheep and cattle. A single storey dwelling is located towards the southern boundary and a double garage and ancillary sheds are located to the west. Vegetation within the site includes a number of mature specimen trees, including oaks, alders, London plane, ash, liquidambar, conifer, and karaka. Lower amenity planting and lawn areas surround the dwelling. There are currently two sealed vehicle access drives into the site, including one along the southern boundary.



Figure 1: The site and surrounding landscape context (GeoMaps 2024)



Figure 2: Looking northwest across the northern part of the site



Figure 3: Looking towards the southern part of the site and existing dwelling

- 4.3 Vernon Developments, an earthworks, aggregate, agricultural and cartage business is located immediately to the north of the site. Several large, metalled storage yard facilities are located to the northeast, extending between Great South Road and the southern motorway (SH1). Rural lifestyle properties adjoin the site to the south and west, with the property immediately to the west including some commercial yard storage.

The Wider Landscape Context

- 4.4 Great South Road to the north, between the site and Quarry Road is characterised by a number of commercial/light industrial activities including Hiab transport, cartage, earthworks and aggregate recycling plant, truck repairs and service, construction equipment supplier, commercial helicopter company and transport company. The eastern roadside to the north is used as an aggregate stockpile area and has for a number of years. Great South Road to the south is characterised by a number of rural lifestyle properties and commercial activities including a firewood supplier, mechanical engineer, canine therapy, fencing contractor, and dog daycare.
- 4.5 The overall landscape character of the wider surrounding area is that of a varied working rural production, horticultural, countryside living, rural lifestyle, rural industries and mixed commercial with a rapidly urbanised area associated with the Drury South Crossing, on the eastern side of the southern motorway.
- 4.6 There are no Outstanding Natural Landscapes ('ONL') or Outstanding Natural Features ('ONF') associated with the site or immediate surrounds.

5. Statutory Context

- 5.1 The statutory context is covered fully in the assessment of environmental effects ('AEE') prepared by Saddleback Planning in support of the application. The application site is zoned Future Urban ('FUZ') in the Auckland Unitary Plan (Operative in Part) ('AUP'). The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation and is a transitional zone that may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.

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

Resource Management Act (1991)

- 5.3 Part 2 of the Resource Management Act sets its purpose and principles. Part 2, Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA. Section 7 contains other matters that must be given particular regard to, and section 8 states that the principles of the Treaty of Waitangi must be considered in achieving the purpose of the RMA.
- 5.4 Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA. Of relevance to this proposal is section 7(c) – the maintenance and enhancement of amenity values and Section 7(f) – the maintenance and enhancement of the quality of the environment. These are considered in this assessment in relation to potential effects on landscape character and visual amenity.

Auckland Unitary Plan (Operative in Part)

- 5.5 The relevant key landscape and visual objectives from the FUZ zone that have been considered for this assessment are as follows.

H18. Future Urban Zone

H18.2. Objectives

- (1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.*
- (2) Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes.*
- (3) Future urban development is not compromised by premature subdivision, use or development.*
- (4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.*

H18.3. Policies

- (1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6)*
- (2) Enable activities that are reliant on the quality of the soil or require a rural location to operate or which provide for the day to day needs of the local rural community.*
- (3) Require subdivision, use and development to maintain and complement rural character and amenity.*
- (4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.*
- (5) Prevent the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers' accommodation.*
- (6) Avoid subdivision, use and development of land that may result in one or more of the following:*

(a) structures and buildings of a scale and form that will hinder or prevent future urban development;

...

(e) give rise to reverse sensitivity effects when urban development occurs;

(f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; or

(g) undermine the form or nature of future urban development.

H19.2 Objectives and policies – all rural zones

H19.2.1. Objectives – general rural

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

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

H19.3 Rural – Rural Production Zone

5.6 The purpose of the Rural – Rural Production Zone is to provide for the use and development of land for rural production activities and rural industries and services while maintaining rural character and amenity values.

H19.3.2. Objectives

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

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

H19.3.3. Policies

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

....

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

- i) The site and the immediately surrounding landscape are not high in landscape values or visual amenity. It is a distinctly modified environment through past and present land use including cropping, horticulture, storage yard facilities, the Great South Road transport network, rural residential lifestyle, and countryside living activities.
- ii) The proposal would not adversely affect the landscape character and visual amenity values of the surrounding area. Potential adverse effects of the storage yard facility would be contained and managed on-site through large parts of the site being screened or filtered by the proposed mitigation planting, existing vegetation within adjoining sites and along the Great South Road frontage, in addition to vegetation patterns outside the site.
- iii) Large-scale facilities are not unfamiliar in the surrounding environment, with a construction yard adjoining the site to the north and several recently completed storage yards are located to the northeast of the site. The proposal is a rural commercial activity.
- iv) Lighting levels would be contained within the site and be of no greater intensity than those typically found within the surrounding area. The proposed activity would be temporary, until the site is rezoned and/or a further land use consent is approved.

- v) Future urban development will not be compromised by the development. The proposal does not involve structures and buildings of a scale and form that will hinder or prevent future urban development nor undermine the form or nature of future urban development. The proposal would not result in the fragmentation of land and compromise future urban development.
- vi) The character, amenity values and biodiversity values of the area would not be adversely affected by the proposal. The form, scale and nature of the development would be akin to similar developments occurring within the surrounding environment and would not appear out of character. The character, intensity and scale of the development would be in keeping with the character of the area.

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

6. Evaluation of the Proposal

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

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

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

6.3 The key to assessing the landscape character and visual amenity effects of the proposal on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of the proposal on them. In accordance with the RMA this includes an assessment of the cumulative effects of the proposal combined with existing developments. The purpose of this section is to provide an assessment of the nature and degree of potential landscape effects and the appropriateness of the proposal. The assessment responds to matters related to landscape and visual amenity.

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

6.5 Visual effects are a consequence of landscape effects as this is how we mainly perceive effects on landscape values. Landscape and visual effects are therefore inextricably linked and are influenced by the sensitivity of the receiving environment combined with the type and magnitude of change associated with the proposal.

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

- i) existing land use and resultant landscape patterns
- ii) physical characteristics of the landscape
- iii) scale of the landscape, the quality and values placed on a landscape; and

iv) the ability to mitigate any effects.

6.7 The objective of Landscape and Visual Effects Assessments is not to assess change or visibility but the nature and magnitude of effect of change on the existing landscape values. With all assessments the objective is not to determine the proposal's extent of visibility, it is to determine how the proposal would impact on existing landscape values, including landscape character and visual amenity. Visibility of itself is not an adverse effect¹.

Landscape Effects

6.8 A landscape effect is a consequence of change in a landscape's physical attributes on that landscape's values. Change is not an effect – landscapes change constantly. It is the implications of change for a landscape's values that is the effect². Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.

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

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

6.11 Landscape effects take into consideration the physical effects on the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change and development. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.

6.12 'Landscape characterisation' is the term used to encapsulate the process of identifying and describing landscape character areas. Each character area has a distinguishing combination of biophysical and cultural factors that make it distinctive. Characterisation provides a basis for the understanding of landscape diversity and change.

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

- i) The elements that make up the landscape including:
 - physical influences – geology, soils, landform, drainage, and waterbodies

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

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

- land cover, including different types of vegetation and patterns and types of tree cover; and
 - the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.
- ii) The aesthetic and perceptual aspects of the landscape including its scale, complexity, openness, tranquillity, or wilderness; and
- iii) The overall character of the landscape in the area including any distinctive landscape character types or areas that can be identified, and the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.

Landscape Effects Analysis

- 6.14 The wider Drury landscape is undergoing rapid change and development with industrialisation and urbanisation of the wider area transforming the previously semi-rural landscape to one of more highly modified characteristics through earthworks, ground shaping and roading construction for future urbanisation.
- 6.15 The site and surrounding environment have been subjected to various degrees of modification as a result of the removal of natural cover, agricultural and horticultural activities, rural commercial activities, and the existing settlement pattern. Although the site and immediately surrounding area currently exhibit semi-rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, adjoining commercial activities to the north, existing infrastructure, Great South Road flanking the site and the proximity to the rapidly developing Drury South Crossing precinct. Consequently, distinctly modified influences are highly evident in the area, which further reduce the sensitivity of the site and surrounding environment to change as anticipated by the proposal.
- 6.16 Overall, the proposal would have low adverse landscape effects, particularly in relation to the character and quality of the site and the surrounds, given that:
- i) The site does not contain, and the proposal would not adversely affect, any significant landscapes and features. The site and surrounding area, while containing a degree of rural character are not high in landscape quality at a district level. It is a distinctly modified environment through past and present land use including transportation, grazing, cropping, rural commercial activities, and rural residential lifestyle living. The proposal would not adversely impact on any key landscape features nor alter the distinctive patterns found within the surrounding landscape.
 - ii) The landscape values associated with the site itself are not high due to the modified nature of the site through previous pastoral activities and the land uses within the surrounding area. The landscape character of the area is not high due to these characteristics. As such the landscape sensitivity of the site to change as enabled by the proposal is low.
 - iii) The proposed development would not introduce new elements or features that would adversely influence the landscape values and character of the surrounding area and would be consistent with activities occurring immediately to the north and northeast of the site. The proposed mitigation planting would provide a suitable level of screening towards the facility.
 - iv) Any potential landscape effects would be localised due to the type and scale of change and existing settlement, landform, and vegetation patterns. The development would

result in a change in landscape character but would ensure a suitable level of amenity is achieved.

- 6.17 Overall, the adverse effects of the proposal on the landscape values and character of the site and surrounding area would be low.

Visual Effects

- 6.18 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate subsequent changes within the landscape setting, where applicable. As with landscape effects, visual effects relate to landscape values. Visibility and change are not effects in and of themselves³.
- 6.19 The degree of visual effects of a proposal is dependent on a variety of factors, including:
- i) the degree to which the outcomes of a proposal contrasts or is consistent with the qualities of the surrounding landscape;
 - ii) the sensitivity of the receiving environment;
 - iii) the anticipated likely future character of an area;
 - iv) the extent of the visual catchment;
 - v) the number and type of viewers who make up the audience within the visual catchment identified, the viewing distance and level of exposure;
 - vi) the context within which the site is viewed;
 - vii) the ability to mitigate any effects identified; and
 - viii) the qualities of the landscape change brought about by a proposal in relation to landscape character and landscape values, including visual amenity.
- 6.20 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity. The methodology used in this assessment is designed to assess whether or not the proposal would have adverse visual amenity effects on the nature and quality of the surrounding environment.
- 6.21 The process of analysing such effects involves:
- i) Identification of the physical area or catchment from which the proposal would be visible;
 - ii) Identification of the different viewing audiences that would be affected by the proposal; and
 - iii) Evaluation of the visual amenity effects considering the preceding analysis.

Visual Catchment and Viewing Audience

- 6.22 The visual catchment is the area from which noticeable visual effects of the proposal within the site are likely to be evident to any significant degree. Great South Road extending along the site's frontage to the east results in exposure towards the site, albeit peripheral to the view and views being filtered or screened by existing roadside vegetation. Travelling in southerly directions along the road, views are largely screened by the rising landform and vegetation within adjoining properties. Similarly, travelling in a northerly direction, views are largely screened by off-site vegetation and the tree plantings to the east of the existing dwelling which are to be retained. There are no formed footpaths along the road.

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

- 6.23 Views would be gained from parts of the adjoining rural lifestyle properties to the west and northwest although the proposed buffer planting along the western and northern boundaries would screen views over time. Views from the rural lifestyle property to the south would be screened by the mature vegetation within that site, retention of the existing dwelling and the proposed mitigation planting along the southern boundary. Views towards parts of the site would be gained from the rural lifestyle property to the east, with lower views being screened by their solid plastered fence.
- 6.24 Views would be largely screened from the adjacent commercial property to the north by vegetation along its southern boundary and the proposed mitigation planting. Views from the storage yard to the northeast would be screened by the planted bund along the road frontage. Views would not be gained from Runciman Road, being screened by off-site vegetation and buildings within the line of sight.
- 6.25 The viewing audience would therefore encompass the following groups:
- i) Residents within the rural lifestyle properties immediately to the south, west, north and east;
 - ii) Road users on Great South Road; and
 - iii) Workers within the commercial property to the north.
- 6.26 Overall, the anticipated level of audience exposure would be relatively small due to the restricted visual catchment.

Visual Amenity Effects Analysis

- 6.27 The visual effects of the proposal have been assessed from locations within the visual catchment area which have the potential for visual effects. The analysis from the surrounding area is representative of the potential views from the most affected surrounding properties and public areas. Two viewpoints have been identified from which the visual effects have been assessed by using both descriptive and analytical means. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the site.
- 6.28 The assessment has been undertaken by reference to the following viewpoints:

Viewpoint 1: 1207 Great South Road

Viewpoint 2: 1186 Great South Road

Adjoining Properties

Refer to: **Annexure 2** – Viewpoint Photographs

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

Very Low | Low | Low-Moderate | Moderate | Moderate-High | High | Very High

Very Low Effect

No appreciable change to the visual character of the landscape, its landscape values and/or amenity values.

Low Effect

Limited change to the visual character of the landscape, with a low level of effect in relation to landscape values and/or amenity values.

Low-Moderate Effect

Evident visual change to the visual character of the landscape with a low to moderate level of effect in relation to landscape values and/or amenity values.

Moderate Effect

Appreciable change to the visual character of the landscape with a moderate level of effect in relation to landscape values and/or amenity values.

Moderate-High Effect

Marked change to the visual character of the landscape with a moderate to high level of effect in relation to landscape values and/or amenity values.

High Effect

Significant change to the visual character of the landscape with a high level of effect in relation to landscape values and/or amenity values.

Very High Effect

Fundamental change to the visual character of the landscape with a very high level of effect in relation to landscape values and/or amenity values. The proposal causes significant adverse effects that cannot be avoided, remedied or mitigated.



Figure 4: TTatM rating scale

- 6.30 In assessing the significance of effects, the assessment also considers the nature of effects in terms of whether this would be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also result where the visual change is considered to be benign in the context of where it occurs.
- 6.31 The assessment has been undertaken in terms of the following criteria:
- i) **Quality of the view** – the relative quality and sensitivity of views into the site, including landscape character and visual amenity values.
 - ii) **Viewpoint | perceptual factors** – the type and size of population exposed to views into the site, the viewing distance to the site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the site due to its physical character.
 - iii) **Rural amenity** – the impact of future development on the wider surrounding rural amenity.
 - iv) **Rural form** – the degree to which future development would fit into the existing rural context of the surrounding environs.
 - v) **Visual intrusion | contrast** – the intrusion into or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
 - vi) **Mitigation potential** – the extent to which any potential adverse effects of the proposal could be mitigated through integration into its surrounds by specific measures.

Analysis of Results

- 6.32 The following summaries describe the implications that the proposal has for each viewpoint. In so doing they touch on key findings in the analysis and the implications that these might have for areas and audiences in close proximity to any given viewpoint.

Viewpoint 1 – 1207 Great South Road

- 6.33 Viewpoint 1 is taken from the eastern side of Great South Road, adjacent to number 1207 looking in a northerly direction towards the site. The southern boundary of the site is demarcated by the driveway just beyond the lamp post. The proposed entrance to the site is in the vicinity of the existing primary driveway adjacent to the red letterbox. The majority of the site is screened by vegetation within the site and in the adjoining property to the south.
- 6.34 The semi-rural character of the area is evident with the unformed wide gravel berms, lack of footpaths, power poles and overhead wires and the expanse of the road carriageway. This view is brief and transient – experienced by those travelling in a northerly direction along the road (albeit on the opposite side) through an environment with mixed use characteristics and would therefore be of limited duration. The viewers are moving through the environment rather than lingering within it, such that their sensitivity to change is low. Similar views may be gained from some of the residents in the rural lifestyle property on the eastern side of the road albeit largely screened by vegetation within the properties and the road berm.
- 6.35 As illustrated in the viewpoint photograph, the retention of the trees between the existing dwelling and the road would form a good screen towards the proposal. Glimpses would open up as the viewer is adjacent to the site, albeit the view being peripheral. The proposed storage yard would not appear out of place within this environment in close proximity to the storage yard activities within the adjacent sites to the north and northeast.
- 6.36 Overall, I consider that the adverse visual effects from here would be low, in the context of the surrounding landscape.

Viewpoint 2 – Great South Road

- 6.37 Viewpoint 2 is taken from Great South Road adjacent to the entrance to number 1186, the Flexistore facility. The northern boundary of the site is demarcated just beyond the eucalyptus tree on the boundary of the adjacent property to the north.
- 6.38 The visual amenity values are not high from here with the modified landscape character including roading, wide gravelled and unkempt berms, and the power poles and overhead wires. The viewing audience from here comprises motorists travelling in a southerly direction along the road. There are no formed footpaths along this stretch of road. The existing storage yard facilities extend along the eastern side of the road in the vicinity.
- 6.39 From here, the proposed storage yard facility would be largely screened from view, being set behind the foreground vegetation within the adjacent property to the north. Additional screening would be provided by the buffer planting along the northern boundary.
- 6.40 Overall, I consider that the adverse visual effects from here would be low. Where visible the proposal would be viewed within the context of the mixed characteristics of the area, and in particular the existing storage yards on the eastern side of Great South Road.

Adjoining Properties

- 6.41 The adjoining properties to the site would be exposed to close views towards parts of the site, however the landform and on and off-site vegetation would filter or screen views towards parts of the site. The dwelling within the property to the south at 1212 Great South Road has

a large area of established tree species between the dwelling and the site which would form a dense screen towards the facility. The retention of the existing dwelling within the site, vegetation within the site towards the road frontage and the proposed buffer planting along the southern boundary would form a dense screen towards the proposal. The dwelling within the property to the west at 870 Runciman Road has its outdoor living focussed to the northwest, away from the site. A dense bamboo hedge extends south of the dwelling along the boundary and the proposed massed native planting along the western boundary will form a dense screen over time towards the storage facility.

- 6.42 The dwelling to the northwest at 872 Runciman Road faces away from the site and is well vegetated along the boundary. In addition, the proposed massed native planting along the northern boundary will provide a dense screen. The property to the east at 1187C Great South Road has a solid fence extending along its road frontage which provide partial screening towards the site.
- 6.43 In cognisance of the above, I consider that the adverse visual effects from the surrounding properties would be low (less than minor).

7. Conclusions

- 7.1 The proposed storage yard facility would not be out of character with the surrounding semi-rural and mixed use characteristics environment and the potential landscape character and visual amenity effects from the proposal on the character and amenity of the environment are considered to be appropriate.
- 7.2 The proposal is of a small scale in relation to the wider surrounding environment. The restricted visual catchment, proposed mitigation planting and existing vegetation patterns would mitigate any adverse effects on the existing landscape character and ensure that the amenity values of the surrounding area would be maintained. The proposal would be an appropriate use for the location and would be of a scale which would be in keeping with the landscape setting.
- 7.3 The surrounding Drury landscape is in transition with a number of temporary activities establishing on FUZ zoned land, awaiting future zoning for urban purposes. This is occurring widely throughout the Auckland region, characteristic of the current environment.
- 7.4 Overall, I consider that in the context of the established environment the proposal could be integrated and assimilated into the site and surrounding landscape without adversely affecting the landscape character, aesthetic values and visual amenity of the surrounding Drury environment.

Rob Pryor
Director | Registered NZILA Landscape Architect
LA4 Landscape Architects
June 2025



ANNEXURE 1: LANDSCAPE PLAN

PMG FUNDS DEVELOPMENT OF GREAT SOUTH ROAD RUNCIMAN AUCKLAND

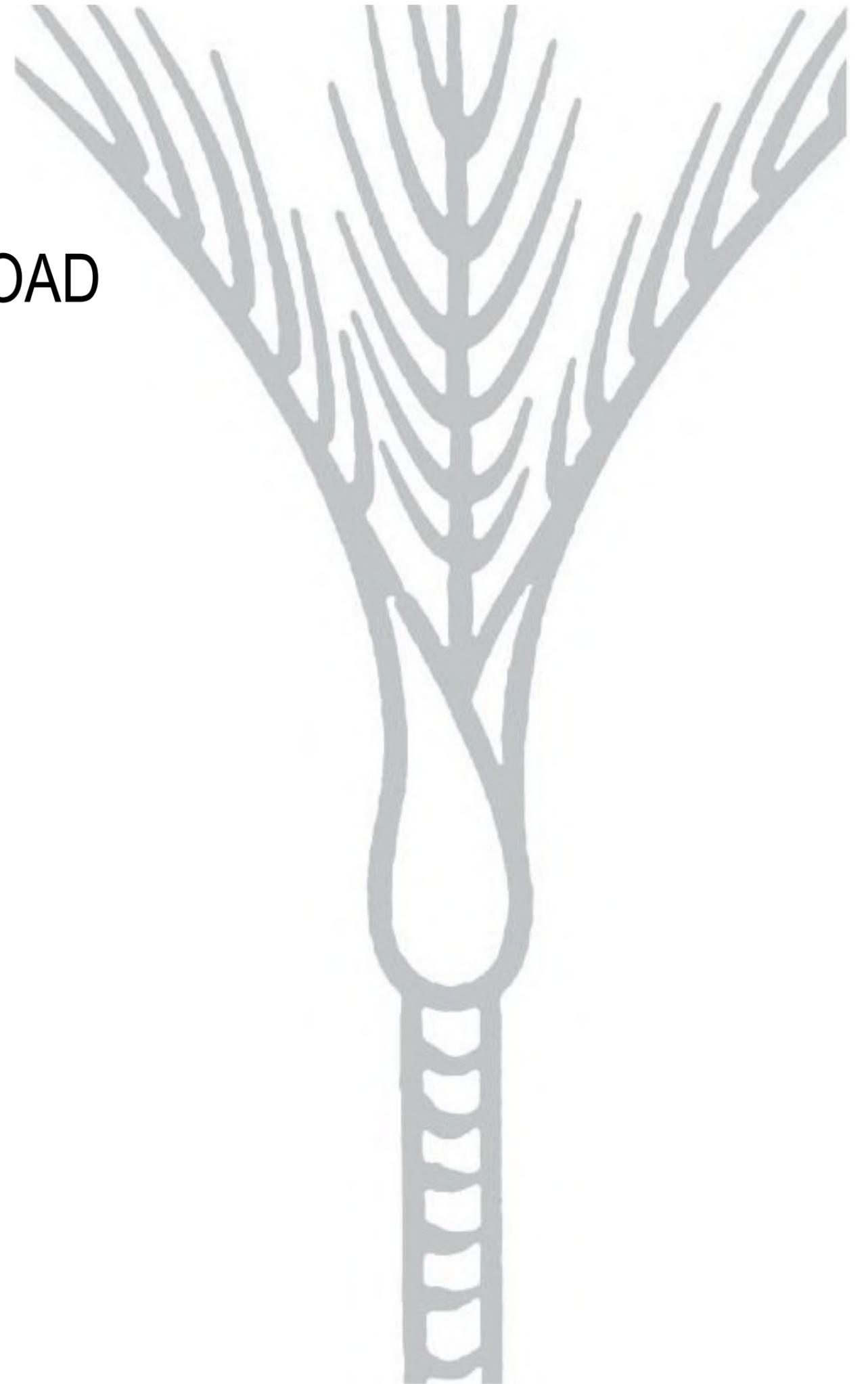
Landscape Planting Plans

Prepared by LA4 Landscape Architects

Issued 10.06.2025 **(RESOURCE CONSENT)**

Drawing Index :

DRAWING NUMBER	TITLE	REVISION	DATE
PP01	Landscape Planting Plan		10.06.25
PP02	Planting Details		10.06.25





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KEY

- BOUNDARY
- MASSED NATIVE PLANTING (2888 M2)
- KARO HEDGE/SCREENING



1206 GREAT SOUTH RD
 DEVELOPMENT
 LANDSCAPE PLAN
 LANDSCAPE PLANTING PLANS

REF: 25017
 DRW NO: PP01
 DATE: 25.10.2024
 SCALE: 1:750 @A3
 REV:
 RESOURCE CONSENT

PLANT IMAGES



Coprosma robusta
KARAMU



Cordyline australis
TO KOUKA



Hebe stricta
KOROMIKO



Leptospermum scoparium
MANUKA



Kunzea robusta
KANUKA



Pittosporum eugenoides
TARATA



Pseudopanax lessonii
HOUPARA



Pittosporum crassifolium
KARO



Phormium tenax
HARAHEKE



Melicytus ramiflorus
MAHOE



Myrsine australis
MATIPO



Dodonaea viscosa
AKEAKE



Carpodetus serratus
PUTAPUTAWETA



Hoheria populnea
HOHERE

PLANT SCHEDULES

MASSED NATIVE PLANTING (2888M2)

Botanical Name	Common Name	Size	Spacing	%	Quantity
<i>Dodonaea viscosa</i>	Akeake	1lt	1.4m	5	84
<i>Myrsine australis</i>	Matipo	1lt	1.4m	5	84
<i>Melicytus ramiflorus</i>	Mahoe	1lt	1.4m	5	84
<i>Carpodetus serratus</i>	Putaputaweta	1lt	1.4m	5	84
<i>Coprosma robusta</i>	Karamu	1lt	1.4m	5	84
<i>Cordyline australis</i>	Ti Kouka	1lt	1.4m	10	169
<i>Hoheria populnea</i>	Hohere	1lt	1.4m	5	84
<i>Kunzea robusta</i>	Kanuka	1lt	1.4m	20	338
<i>Pittosporum crassifolium</i>	Karo	1lt	1.4m	5	84
<i>Pseudopanax lessonii</i>	Fiver Finger	1lt	1.4m	5	84
<i>Pittosporum eugenoides</i>	Tarata	1lt	1.4m	5	84
<i>Veronica stricta</i>	Koromiko	1lt	1.4m	5	84

KARO SCREEN/HEDGE

ID	Botanical Name	Common Name	Size	Spacing	Quantity
PIC	<i>Pittosporum crassifolium</i>	Karo	1lt	1.4m	311



1206 GREAT SOUTH RD
DEVELOPMENT
LANDSCAPE PLAN
PLANTING SCHEDULE

REF: 25017
DRW NO: PP02
DATE: 10.06.2025
SCALE: @A3
REV:
RESOURCE CONSENT

ANNEXURE 2: VIEWPOINT PHOTOGRAPHS



Viewpoint 1: 1207 Great South Road



Viewpoint 2: 1186 Great South Road