



GARDON TRUST

O'Hara Waiuku, Private Plan Change

Assessment of landscape effects

9 March 2022

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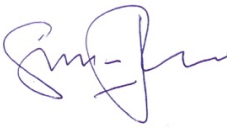
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EXECUTIVE SUMMARY

This document has been prepared in response to a Clause 23 Further Information request from Auckland Council (dated 26 August 2021). The peer review, prepared by Rob Prior of LA4 Landscape Architects sought a Landscape and Visual Effects Assessment, prepared by a qualified Landscape Architect.

The Private Plan Change (PPC) area is located at 45a, 92 and 130 Constable Road, on the southern edge of Waiuku. The Site is bounded on its south eastern side by Constable Road.

The Plan Change seeks to change the zone from Mixed Rural to Mixed Housing - Urban

In this document, the author has provided a detailed description of the existing environment, evaluated the values of the Site, and has recommended controls that will ensure that future development, facilitated by the PPC, will not detract from the landscape values of the area.

The report identifies that the proposed Plan Change area represents a logical extension to the urban area; occupying a terrace, the northern portion of which is currently occupied by residential development. Further the report notes that the Plan Change area is contained on its north western edge by the edge of the terrace and a natural valley feature.

The author is of the opinion that the application to zone this area Mixed Housing - Urban can be supported for the above reasons, and subject to the imposition of controls which provide for:

- The maintenance of the existing 'gateway' landscape feature (the ridge where it crosses the road) through the establishment of an open space reserve that protects the feature.
- Maintenance of the existing separation between the rural character landscape, and urban character landscape by:
 - requiring a 'rural buffer boundary' on the south western edge of the Site, and along the southern portion of the south eastern boundary. This 'buffer boundary' will also serve to mitigate potential adverse landscape and visual amenity effects that may be experienced by occupants of dwellings on neighbouring properties located to the south west of the Plan Change Area.
 - prescribing a set back from the adjoining rural zone, and requiring minimum net site area for residential lots immediately adjoining rural zones. This will reduce the perceived built density on these edges.
- Protection and retention of the south western end of the subtle valley feature which defines the edge of the terrace. This will be achieved through the Indicative Open Space Reserve shown on the Precinct Plan.

1.0 INTRODUCTION

This report has been prepared in response to a request for additional information, submitted under clause 23 RMA. The request seeks that a Landscape and Visual Effects Assessment (**LVEA**) be prepared by a qualified NZILA landscape architect and requests the following:

An LVEA should be prepared addressing the effects of the proposed plan change on the immediate and surrounding environment in terms of:

- *Landscape character values*
- *Rural character and amenity*

- *Visual amenity*
- *Cumulative effects*

The LVEA should cover:

1. *Assessment methodology.*
2. *Landscape context - detailed description and evaluation of the site and wider landscape setting with an emphasis on landscape and visual amenity considerations.*
3. *Description of the plan change - description of the nature of the PPC and the ways in which landscape attributes and visual amenity are provided for.*
4. *Planning context - description of the relevant statutory context of the site and surrounding area. Consideration of the proposal in relation to key relevant statutory planning considerations applicable to this assessment.*
5. *Evaluation of the proposal - detailed assessment of the landscape character, rural character and amenity and visual amenity effects of the plan change and their significance on the site and wider context.*
6. *Summary and conclusions in relation to the key landscape and visual amenity effects of the plan change.*

This report sets out an assessment of the potential landscape and visual amenity effects of potential development outcomes facilitated by the proposed Private Plan Change application ('the project').

The PPC site comprises four separate parcels of land which are owned by four different parties. All of this land is combined to form the site in respect of the plan change request are described as follows and are described in detail in the application¹:

- 92 and 130 Constable Road;
- Part of 45 Constable Road, and;
- Part of 43 Constable Road;

In October 2021 Simon Cocker Landscape Architecture Limited. ('SCLA') was engaged by The Gardon Trust ('TGT') to undertake these services.

In undertaking this assessment, the author visited the landholding and its surrounds (which together are considered the 'receiving environment') on the 20 October 2021 to understand its existing condition and its physical and visual relationship to the surrounding environment, as well as the context, character and visual catchment and viewing audiences within the wider area.

¹ Campbell Brown Ltd. *Request for Private Plan Change: Proposed Plan Change: O'Hara, Waiuku. Gardon Trust, Matoaka Holdings, and Pokorua Limited For land at 43, 45A, 92 and 130 Constable Road, Waiuku.* 25 July 2021. Section 4.

Plan change requirements

Appendix 1 of the AUP outlines the information and technical reporting requirements for Structure Plans, which are a requirement for any plan change application. The information required in Appendix 1 that is relevant to this landscape assessment is addressed further in this report, including:

1.2 *Structure planning is recommended as the first stage of the plan change process to identify why the greenfield site is suitable for urbanisation. Objectives and policies in the Regional Policy Statement, such as B2 Urban Growth and Form..*

1.3. *External documents to be taken into account - When preparing structure plans, the external documents in the following list are to be considered where appropriate:*

- a. *The development strategy in the Auckland Plan : Our Development Strategy.*
- c. *Auckland Unitary Plan including the regional policy statement.*
- d. *National Policy Statement on Urban Development 2020 (NPS-UD)*
- e. *Auckland Council's Auckland Design Manual.*
- f. *Auckland Council's Code of Practice for Land Development and Subdivision*

1.4. *Matters to identify, investigate and address*

1.4.1. *Urban growth*

1.4.2. *Natural resources*

1.4.5. *Urban development*

1.5. *Specialist documents to support the structure plan and plan changes process*

The scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. Reports are required on the matters listed below to support the plan change process:

3) *Impact on natural and cultural values:*

- (a) *landscape assessment;*
- (d) *natural heritage assessment;*

2.0 ASSESSMENT METHODOLOGY

The assessment has been prepared by an NZILA Registered Landscape Architect with reference to the Quality Planning Landscape Guidance Note 1 and its signposts to examples of best practice, which include:

- Best Practice Note 10.1, Landscape Assessment and Sustainable Management, New Zealand Institute of Landscape Architects (2010);
- Te Tangi A Te Manu (Aotearoa New Zealand Landscape Assessment Guidelines), and;
- Auckland Council Information Requirements for the assessment of Landscape and Visual Effects (September 2017).

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In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct².

A full methodology used in the preparation of this assessment is included as Appendix 1 attached to this report.

The Project adjoins a number of private properties, and those that are likely to be affected have been assessed based on a survey from the nearest publicly accessible location and with reference to the desktop analysis methods as outlined earlier in this report.

SCLA has undertaken the following steps in preparing this assessment:

- Familiarisation of the project and receiving environment;
- Desktop analysis of the receiving environment;
- A site visit to conduct an on-site analysis of the receiving environment;
- Assessment of landscape and visual effects.

Familiarisation with the project and receiving environment

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 project. This study included the following:

- A review of the statutory context of the landholding and surrounding area;
- A review of existing landscape assessments undertaken within the receiving environment;
- Preparation and review of base map data (such as contours and aerial photography);
- Review of project drawings prepared by Buckton Consulting Surveyors Limited and Architects Pacific Environments Limited.
- Review of project visibility through the preparation of visualisations.

Documents referred to, or considered in preparation of this assessment are as follows:

- Campbell Brown Ltd. *Request for Private Plan Change: Proposed Plan Change: O'Hara, Waiuku. Gardon Trust, Matoaka Holdings, and Pokorua Limited For land at 43, 45A, 92 and 130 Constable Road, Waiuku.* 25 July 2021.;
- Common Ground. *Urban Design Report – O'Hara Waiuku Plan Change for Gardon Trust.* 30 June 2021;
- Boffa Miskell Ltd. *Private Plan Change, Constable Road, Waiuku. Ecological Values Assessment Prepared for Gardon Trust.* 4 June 2021, dated 23 March 2021
- Drone footage of the Site and its environs, and aerial photography and topographical information (Auckland Council GIS dataset).

Following the desktop study, a site visit was undertaken on the 20 October 2021 to understand its existing condition and its physical and visual relationship to the surrounding environment, as well as the context, character and visual catchment and viewing audiences within the wider area. The weather during the site visit was clear and sunny with high cloud and light winds.

2 Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

3.0 THE PROPOSAL

TGT is applying to the Auckland Council for a Private Plan Change to rezone the land at part of 43 and 45A Constable Road, and all of 92 and 130 Constable Road (referred to as the 'Plan Change area').

The PPC is described in the application document as seeking to change the zone of the land from one established AUP zone to another. The change relates only to the GIS map layer of the AUP and no changes are proposed to the objectives, policies, rules or other written provisions.

In this context the 'proposal' means the nature of the change, being to re-identify the land in question from the Mixed Rural zone to Mixed Housing Urban zone. The 'objectives' of the proposal refers to its purpose, which is to enable and facilitate the use of the land for residential purposes to support the growth of Waiuku. The 'provisions' is the re-identification of the land from the Mixed Rural zone to Mixed Housing Urban zone.

The proposed Precinct Plan is included as Appendix 2, attached to this document. The draft Precinct provisions are attached as Appendix 3.

The Request gives effect to the relevant planning documents and has been assessed to be the best way to achieve the objectives of the Auckland Unitary Plan and the purpose of the RMA as they relate to the landscape values of the site and surrounding area, for the following reasons:

- The proposed Plan Change area is continuous with, and forms a logical extension to the existing urban area. This is due to the fact that the Plan Change area occupies a terrace landform that, at its north eastern end, is occupied by the existing urban area. The terrace and Plan Change area is defined by landform features on its south eastern (a steep ridge flank feature) and north western sides (a valley) and these features logically contain this area.
- When approaching Waiuku along Constable Road, the transition from the rural character landscape to the urban character landscape is defined by a ridge landform feature which forms a gateway. The Precinct Plan will require the maintenance of the existing 'gateway' landscape feature (the ridge where it crosses the road) through the establishment of an open space reserve that protects the feature.
- The Plan Change provisions seek to maintain the existing separation between the rural character landscape, and urban character landscape by:
 - requiring a 'rural buffer boundary' on the south western edge of the Site, and along the southern portion of the south eastern boundary. This 'buffer boundary' will also serve to mitigate potential adverse landscape and visual amenity effects that may be experienced by occupants of dwellings on neighbouring properties located to the south west of the Plan Change Area.
 - prescribing a set back from the adjoining rural zone, and requiring minimum net site area for residential lots immediately adjoining rural zones. This will reduce the perceived built density on these edges.
- An Indicative Open Space Reserve, located in the north western corner of the Plan Change area overlays the south western end of the subtle valley feature which defines the edge of the terrace. This is a feature that merits identification and integration into the future development and protection of this landscape feature will assist with the moderation of the potential adverse landscape effect of future development.

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4.0 EXISTING ENVIRONMENT

4.1 Topography, geology, hydrology and vegetation

Waiuku is distributed across and contained within well-defined topographical forms. The commercial town centre and older residential area sit in a basin that meets the harbour at its northern a main east west ridge to the south and two encircling arms either side that extend as peninsulas into the harbour.

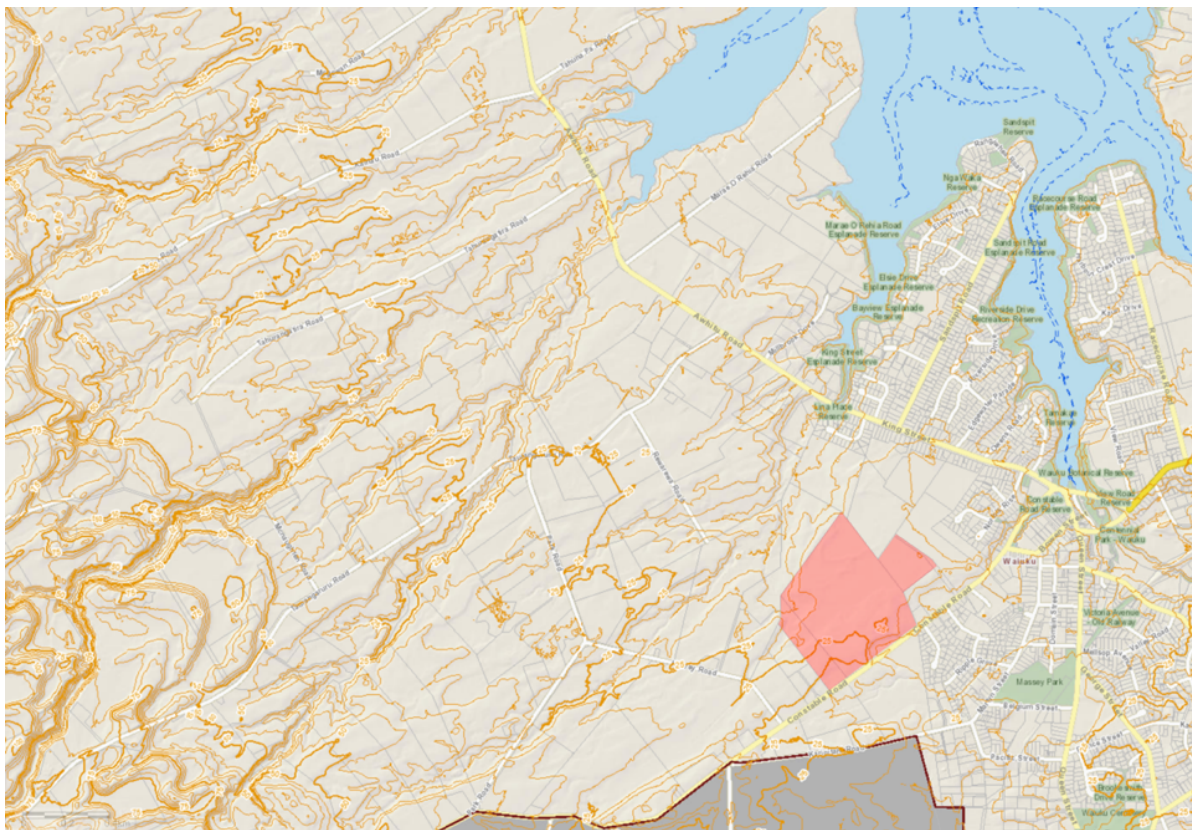


Plate 1. Landform of the Site and its context

To the east of the settlement, the underlying geology comprises Early to Late Pleistocene igneous basalt and this geological type encircles the central area of the central area on its southern side. To the west, and underlying the western third of the Site, the geology comprises sedimentary rock – being Awhitu Group dunes. Sandwiched between these two rock types and running in a belt, aligned north – south beneath the balance of the Site is Late Pliocene to Middle Pliocene pumiceous river deposits. This latter geological type is characterised by a very gently undulating terrain, with an elevation of around 20m, etched by shallow valleys where watercourses flow north westwards to the Rangiwahaea and Awaruaiti Creeks, and thence to the Manukau Harbour.

As can be seen from Plate 1 above, to the west, the remnant dune geology is manifest as ‘fingers’ (subtle ridges) of more elevated land, extending to the north east. Near the south western corner of the Site, one of these north easterly trending ridges curves to the east (refer to photo 1). This ridge is ‘severed’ by Constable Road, which cuts through the landform to

form, what is described in the Urban Design Report³ as a perceptual ‘gateway’ to the Waiuku settlement on its south western approach (refer to photos 2 and 3).

The Late Pliocene to Middle Pliocene pumiceous river deposits form a series of terraces which enclose a central basin. The central basin is occupied by the central commercial area of the settlement, and the older residential area, whilst the two northerly terraces extend as peninsulas into the Harbour, separated by the Waiuku River and Rangiwheaea Creek channels (refer to Plate 2 below⁴). The subject Site occupies the southern end of the north westerly terrace.



Plate 2. Landform characterization – Waiuku and environs.

The south easterly edge of the north western terrace is pronounced, and is readily perceptible when traveling along Constable Road (refer to photos 1 and 3). Running parallel to the road, the terrace edge contains views to the north west and precludes views into the body of the Site.

Experienced by locations to the south west (such as Harvey Road – refer to photos 4 and 5), from the west (such as Rewarewa Road – refer to photo 6) and from the north (refer to photos 7 and 8), the mild topography of the terrace is evident.

³ Common Ground Studio. Urban Design Report – O’Hara Plan Change. 30 June 2021. Section 3.3.

⁴ Urban Design Report, Figure 3.1

Photos 4, 5 and 6 also illustrate the open and exposed character associated with the terrace, and Site. Although pockets of horticultural production occur to the north west – signalled by the presence of shelterbelts (refer to photo 9) – within the Site, and adjoining rural landscape to the west, south west and south, there is a paucity of vegetation of any scale.

4.2 Surrounding Land use

The site is currently used for grazing, although the front residentially zoned portion of the land (45 Constable Road) has been granted consent (Council reference SUB60237908-A and LUC60271724-A) for bulk earthworks and for a vacant lot subdivision across two stages. This site is currently being re-developed for residential subdivision and will provide for 48 new dwellings (refer to photo 10).

The subdivision adjoins Waiuku College on its north eastern edge, and the college occupies a location on the southern rural urban interface of Waiuku. As is illustrated in Figures 1 and 3, the rural urban interface in the vicinity of the Site is clearly defined, but describes a modulated edge. Along Constable Road it extends further to the south and west, but 'steps' to the north to the north of the Site. This 'instep' accommodates the sportsfields associated with the Waiuku Rugby Club and Waiuku College (refer to photos 7, 8 and 10).

As described above, on the southern edge of Constable Road, residential development served by Breaker Grove, Ripple Grove and O'Sullivan Place extends to the south west along the road corridor. Photos 2 and 11 illustrate the 'hard' western edge where it adjoins the rural landscape.

Whilst the character of the Site is characterised by its open and pastoral land use, pockets of horticulture to the north and north west of the Site, notably to the south east of Tautangaruru Road, between its junctions with Park and Awhitu Roads. The shelterbelts associated with this land use creates a greater sense of enclosure, and imparts a cellular structure on the landscape of a smaller scale. Similarly, vegetation within the gardens of, and in close proximity to rural residential properties located in the same area, and to the south along Park, Harvey and Kariotahi Roads also lends the landscape a smaller and more intimate character (refer to photo 12). These properties, typically occupying smaller lots of between 4,000m² – 2ha, are visible on Figure 1.

4.3 The Site

4.3.1 Topography

As described previously, and as depicted on Plate 2, the Site occupies the south western two thirds of a terrace landform which has an elevation of some 20m but rising to a high point of some 30m in the south eastern corner of the Site (refer to photos 1, 3 and 7). Along the northern portion of its south eastern edge, this terrace is defined by a steep slope which runs parallel to Constable Road. The terrain drops quickly to the road, which runs at an elevation of some 15m.

From the high point at the south eastern corner of the Site, a spur projects to the east. The edge of the terrace, where it runs parallel to Constable Road, and the spur feature 'wrap' around the north western and south western edges of the existing residential development associated with Breaker Grove, Ripple Grove and O'Sullivan Place (refer to photo 2) and separates the urban landscape from the rural landscape to the south west.

The north western edge of the Site is defined by a shallow valley which is aligned to the north north east. Although only around 10m in depth, this landform establishes a clear edge to the terrace occupied by the Site.

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4.3.2 Vegetation

The subject Site is actively maintained and managed for pastoral grazing, including regular pasture renewal. The Site is devoid of remnant indigenous vegetation or habitat and the Ecology report has determined that no significant native flora populations are present⁵.

Small groups of exotic amenity plantings and single trees are present around the existing dwellings and farm buildings at numbers 92 and 130 Constable Road.

4.3.3 Archaeological and cultural

Heritage and cultural values are discussed in the application document⁶, and this document notes that the Waiuku area has a rich and strong cultural history and a continuous occupation since the 15th century. A draft Cultural Values Assessment has been prepared by Ngāti Te Ata Waiohua. This document describes how the PPC land is known by iwi as 'Te Pahi' and that it formed part of the networked waka route of Te Pae o Kaiwaka.

It is understood that this was an important strategic gateway between Tāmaki Makaurau and the Waikato for travel, trade, and used in times of war.

An archaeological assessment (undertaken by CFG Heritage) found no archaeological material or features within the Plan Change site. It is understood that a single Totara fence post identified on the northern boundary of 92 Constable Road, is likely to have originated from when the site was subdivided and purchased by George O'Hara.

The existing villa on 92 Constable Road appears to be late 19th century, but it is unclear if the building was relocated or built on site.

4.4 Visual catchment

The visual catchment of the Site is influenced by the subtlety of the topography which means that slight undulations in the terrain, vegetation or buildings have the potential to limit or block views.

The greatest number of potential viewers are located to the north, north east, east and south east, where properties on the urban edge of Waiuku offer views across the rural landscape, or across the sports fields toward the Plan Change Site. The density of population to the north west, west, south west and south is low, with limited numbers of individuals occupying scattered dwellings within a rural residential landscape.

To the north west, and west of the Site, there is a paucity of settlement, with dwellings accessed from Harvey Road, Park Road, Taurangaruru Road and Rewarewa Road being separated from the Site by some 800m. Photo 13 evidences how a small number of dwellings within this western part of the catchment offer more proximate views (Allot 58 2 Parish Waipipi and 54 Harvey Road – Lot 2 DP 475843).

A cluster of proximate dwellings are located near the south western PPC site boundary, as is illustrated on photos 12 and 14.

⁵ Boffa Miskell Ltd. *Private Plan Change, Constable Road, Waiuku. Ecological Values Assessment.* 4 June 2021. Section 3.2.1

⁶ Campbell Brown Ltd. *Request for Private Plan Change: Proposed Plan Change: O'Hara, Waiuku. Gardon Trust, Matoaka Holdings, and Pokorua Limited For land at 43, 45A, 92 and 130 Constable Road, Waiuku.* 25 July 2021. Section 9.5.

More specifically, potentially affected receptors within the Site’s visual catchment are as follows:

Ref.	Potential receptors	Comment
	Occupants of dwellings located to the south west of the Site	
	Lot 1 DP 485896 - 146 Constable Road	
	Lot 2 DP 485896 - 142 Constable Road	
	Lot 3 DP 485896 - 150 Constable Road	
	Lot 1 DP 64198 – 8 Harvey Road	
SW1	Properties at the western end of Kariotahi Road	Predominantly screened by vegetation (300m)
	Occupants of dwellings located to the south east of the Site	
SE1	Properties accessed from Breaker Grove (north end and west side)	Views across open landscape to Site (50 – 230m)
	Properties along RoW serving 11, 11A, 11B, 13 and 13A Kariotahi Road	Views across open landscape to Site (260m – 400m).
SE2	Properties accessed from Ripple Grove	Glimpse views between intervening dwellings to Site (150m – 400m)
	Properties accessed from O’Sullivan Place	Glimpse views between intervening dwellings to Site
	Properties accessed from Constable Road (47, 50, 54) and 2 Breaker Grove.	#47 enclosed by hedge. Oblique views (50 – 200m) across Constable Road to Site from others.
	Users of Constable Road	Views of south eastern edge of Site
	Occupants of dwellings located to the west of the Site	
	28 Harvey Road	No dwelling. Distant views across open landscape to Site
	38 Harvey Road	No dwelling. Distant views across open landscape to Site
	48 Harvey Road	Distant views (350m) from slightly elevated position across open landscape to Site.
	54 Harvey Road	Views (180m) across open landscape to Site
	68 Harvey Road	Screened by vegetation from Site
	78 Harvey Road	Screened by vegetation from Site
	94 Harvey Road	Screened by vegetation from Site
	Allot 58 2 Parish Waipipi (Rewarewa Road)	Distant views across open landscape to Site (460m)
	36 Rewarewa Road (Allot 56 2 Parish Waipipi)	Distant views across open landscape to Site (680m)
	Occupants of dwellings located to the north west of the Site	
	13 Lina Place	
NW1	3, 5, 7, 9, Lina Place	Screened by vegetation from Site
	Occupants of dwellings located to the north of the Site	
N1	Properties accessed off the southern side of King Street (38 – 84)	Screened by vegetation from Site
N2	Properties bordering sports fields at western end of Churchill Terrace (25, 27, 29, 31B, 33, 24)	Screened by vegetation from Site
	Visitors to Waiuku College	Glimpse views through gaps in shelterbelts (approx. 200m) from sportsfields, and from within campus. Views in future will be experienced with a foreground context of buildings within 45 Constable Road.
	Visitors to Rugby Park / Waiuku Rugby Club	Glimpse views through gaps in shelterbelts (approx. 300m)

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4.5 Statutory context

A number of strategic planning studies were undertaken over the last 20 years by the former Franklin District Council, including the Franklin District Plan (2000), Project Waiuku – Concept Plan (2003), and the Franklin District Growth Strategy (2007). The Auckland Council reviewed these documents as part of the recent Waiuku – Planning Scoping Study. These are considered in turn below.

Franklin District Plan 2000

The extent of existing urban zoning in Waiuku is identical to that identified in the Franklin District Plan in 2000 although additional industrial zoning in the Fernleigh area, was created through a plan change process.

Project Waiuku Concept Plan 2003

‘Project Waiuku’ which was developed by Franklin District Council released following public engagement including a number of community design workshops, focus groups and public presentations. The project sought to create a development framework for Waiuku over the next 30 years. The document supported potential rezoning of some greenfields land to the west and south of the town. This area centred on Constable Road with approximately 9ha which was identified as having potential to become residential zoned, 27ha ‘deferred residential’ and 143ha of rural residential⁷. This latter category included the subject Site.

4.5.1 Auckland Unitary Plan (operative in part)

Auckland Regional Policy Statement

The AUP B2 Urban Development chapter has relevant sections to consider including B2.2, B2.3, B2.4 and B2.6:

Sections B2.2, B2.3 and B2.4 focus on new development achieving a quality compact form, contributing to a hierarchal zoning structure based on good connectivity, and providing a choice of housing types. B2.2.1 contains matters of relevance. It seeks:

- (1) *A quality compact urban form that enables all of the following:*
 - (a) *a higher-quality urban environment;*
 - (b) *.....;*
 - (c) *.....;*
 - (d) *.....;*
 - (e) *.....;*
 - (f) *better maintenance of rural character and rural productivity; and*
 - (g) *reduced adverse environmental effects.*

B2.4.2. Policies Residential intensification seeks to:

- (1) *Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area*

⁷ Page 132, Waiuku – Planning Scoping Study, Auckland Council, 5 May 2020

B2.6. Rural and coastal towns and villages B2.6.1. Objectives

- (1) *Growth and development of existing or new rural and coastal towns and villages is enabled in ways that:*
- (a) *Avoid natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character unless growth and development protects or enhances such values; and*
 - (b) *.....; and*
 - (c) *.....;*
 - (d) *are consistent with the local character of the town or village and the surrounding area; and*
 - (e) *.....*

B2.6.2. Policies

- (1) *Require the establishment of new or expansion of existing rural and coastal towns and villages to be undertaken in a manner that does all of the following:*
- (a) *maintains or enhances the character of any existing town or village;*
 - (b) *.....;*
 - (c) *.....;*
 - (d) *.....;*
 - (e) *maintains adequate separation between incompatible land uses;*
 - (f) *is compatible with natural and physical characteristics, including those of the coastal environment; and*
 - (g) *.....*
- (2) *Avoid locating new or expanding existing rural and coastal towns and villages in or adjacent to areas that contain significant natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character, unless the growth and development protects or enhances such resources including by any of the following measures:*
- (a) *.....;*
 - (b) *.....;*
 - (c) *restoration of degraded environments;*
 - (d) *creation of significant new areas of biodiversity;*
 - (e) *.....*

Objective B4.3.1 (a) and policy B4.3.2 (5) is of relevance to the PCC application. These state:

Significant views from public places to the coastal environment, ridgelines and other landscapes are protected from inappropriate subdivision, use and development.

And,

5. *Identify and evaluate a view from a public place to the coastal environment, ridgelines and other landscapes for its regional or local significance considering the following factors:*
- (b) *the viewpoint conveys the view to an audience from a public viewpoint that is regionally or locally significant;*
 - (c) *the view conveys an intact view within a wider context which is of high or good quality;*
 - (d) *the view will contribute to or reinforce an overall appreciation of the region's natural landscape;*
 - (e) *the view recognises the importance of the landscape to Mana Whenua; and*

- (f) *the extent to which there are other similar public views; and*
- (g) *taking into account the extent to which the viewshaft will affect future development otherwise enabled by this Plan.*

Auckland wide matters

The Auckland Unitary Plan – Objectives and Policies

Mixed Housing Urban Zone

The PPC seeks to identify the land as Mixed Housing Urban zone (MHU Zone). Relevant AUP objectives and policies for this zone are:

H5.2. Objectives

- (1)
- (2) *Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space..*
- (3) *Development provides quality on-site residential amenity for residents and adjoining sites and the street.*
- (4) *Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

H5.3. Policies

- (1) *Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.*
- (2) *Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.*
- (3) *Encourage development to achieve attractive and safe streets and public open spaces including by:*
 - (a) *providing for passive surveillance*
 - (b) *optimising front yard landscaping*
 - (c) *minimising visual dominance of garage doors.*
- (4) *Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.*
- (5) *Require accommodation to be designed to meet the day to day needs of residents by:*
 - (a) *providing privacy and outlook; and*
 - (b) *providing access to daylight and sunlight and providing the amenities necessary for those residents.*
- (6)

(7) *Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.*

(8)

Comment

This assessment has determined that the potential landscape effect of the Plan Change proposal will be low to moderate adverse effects. The potential adverse visual amenity effects generated by the proposal will be predominantly low, although for a small number of proximate receptors, the level of effect will be (at most and for a single receptor) high temporary effects, mitigated to low to moderate within the medium term.

Specific provisions are proposed to avoid or mitigate potential adverse landscape and / or visual amenity effects. These are outline below.

In the opinion of the author, the PPC will give effect to the relevant AUP objectives and policies noting that:

- The proposed Plan Change area is continuous with, and forms a logical extension to the existing urban area. This is due to the fact that the Plan Change area occupies a terrace landform that, at its north eastern end, is occupied by the existing urban area. The terrace and Plan Change area is defined by landform features on its south eastern (a steep ridge flank feature) and north western sides (a valley) and these features logically contain this area.
- When approaching Waiuku along Constable Road, the transition from the rural character landscape to the urban character landscape is defined by a ridge landform feature which forms a gateway. The Plan Change provisions seek to maintain the existing separation between the rural character landscape, and urban character landscape by requiring a 'rural buffer boundary' on the south western edge of the Site, and along the southern portion of the south eastern boundary. This 'buffer boundary' will also serve to mitigate potential adverse landscape and visual amenity effects that may be experienced by occupants of dwellings on neighbouring properties located to the south west of the Plan Change Area. In addition, the provisions also seek to maintain the existing 'gateway' landscape feature (the ridge where it crosses the road).
- An Indicative Open Space Reserve, located in the north western corner of the Plan Change area overlays the south western end of the subtle valley feature which defines the edge of the terrace. This is a feature that merits identification and integration into the future development and protection of this landscape feature will assist with the moderation of the potential adverse landscape effect of future development

5.0 IDENTIFIED VALUES

5.1 Landscape Values

Landscape character is the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

In order to understand the effects of the change anticipated by the proposal, it is necessary to consider the sensitivity of this landscape to change and how this relates to the wider landscape character.

5.2 Ecological Values

The ecological report concludes that the Plan Change Site has no notable indigenous ecological features, and that:

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“...the present management focus on rural production effectively maintains a near-monoculture of pasture across the site, with minimal habitat diversity or complexity.”⁸

5.3 Archaeological and Cultural Values

The archaeological survey on the site found no archaeological material or features.

The CVA notes that Ngāti Te Ata Waiohua identified that the Waiuku catchment is of high cultural and traditional importance, with the iwi descending from the earlier Tainui and Wai-o-Hua settlements.

It stated that the PPC land is known by iwi as ‘Te Pahi’ and formed part of the networked waka route of Te Pae o Kaiwaka.⁵⁴ This was an important strategic gateway between Tamaki Makaurau and the Waikato for travel, trade, and used in times of war.

5.4 Social and Associative Values

Social and associative values are linked with individual’s relationship with the landscape, their memories, the way they interact with and use the landscape. The author is not aware of any specific social or associative values that are attributed to the PCC site. The Site currently forms part of the rural hinterland to the Waiuku settlement although direct views over the Site as a whole tend to be limited for the wider community. As described in section 4.4 of this report, direct views over the Site are principally experienced from neighbouring dwellings, located to the south west of the Site on Constable Road, along Harvey Road or at the south western end of Rewarewa Road.

Distant glimpse views are experienced from Harvey Road, and views of the Sites south eastern edge are possible from Constable Road. Distant views of the south eastern edge and mid-section of the Site are possible from residential properties located to the east and south east.

With its lack of vegetation of any real scale, the Site retains an open and exposed pastoral character with limited vertical level change. This contrasts with the more intimate rural landscapes in the vicinity which – by virtue of a more ‘animated’ terrain, and / or enclosure provided by vegetation – presents a greater degree of rural amenity.

Notwithstanding this, for those individuals that occupy dwellings offering views, the Site serves as a rural outlook to those views and is likely to be valued as such.

6.0 ASSESSMENT OF LANDSCAPE EFFECTS

6.1 Background

For the assessment of effects, the landscape and visual effects in terms of three interrelated categories are considered: biophysical and landscape quality, visual amenity, and landscape character. (Refer to the table in section 3 that shows the relationship between the relevant RMA provisions and the assessment categories.)

These categories combine to create the relationship between a development and its landscape context or setting, which is directly responsible for the impacts of the development. In this regard, there are three main sets of values that can generally be attributed to the setting. These are:

⁸ Ibid. Section 4.0.

1. the degree of 'builtness' or naturalness of the surrounding landscape, i.e. the degree of modification in terms of development and buildings
2. the landscape vulnerability or fragility of the environment to absorb development or change, and
3. the nature of the development itself.

The first two define the "fitness" of the landscape to accept the new development, and allow decisions to be made regarding the impact of a development on the receiving environment, while the third defines how well equipped the design of the development is to "fit" the landscape, taking account of physical and cultural values as well as from an aesthetic point of view. The landscape character and nature of the landform and vegetation also determine the available views of the development, depending on the exact location and disposition of elements.

6.2 Assessment of Effects

The effects covered in this assessment, include those that can occur in relation to physical features, viewing audiences and visual amenity and/or on the site's contribution to the existing landscape character and amenity values.

A landscape effect is a consequence of change on landscape values. Change is not an effect: Landscapes constantly change. The relevant question is whether such changes have a positive or adverse effect on landscape values

- Landscape character and amenity effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views.

Landscape values arise from the combination of physical, associative, and perceptual dimensions. Effects on landscape values not only include the physical environment, but also its associated meanings, and how it is perceived through all the senses.

The nature of landscape effects generated by any particular proposal can, therefore, be:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

Landscape, and Amenity effects can be rated on a seven-point scale from Very High, through to Very Low.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity.

This assessment of effects will therefore be based on the likely future development scenario of the plan change area resulting from the proposed planning framework, including the following:

- The maintenance of the existing separation between the rural character landscape, and urban character landscape by requiring a 'rural buffer boundary' on the south western edge of the Site, and along the southern

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portion of the south eastern boundary. This 'buffer boundary' will also serve to mitigate potential adverse landscape and visual amenity effects that may be experienced by occupants of dwellings on neighbouring properties located to the south west of the Plan Change Area.

- The maintenance of a ridge landform feature which crosses Constable Road and forms a 'gateway' which separates the rural character landscape to the south west, from the urban influenced character area to the north east,
- The inclusion of an Indicative Open Space Reserve, located in the north western corner of the Plan Change area overlays the south western end of the subtle valley feature which defines the edge of the terrace. This is a feature that merits identification and integration into the future development and protection of this landscape feature will assist with the moderation of the potential adverse landscape effect of future development

6.2.1 Biophysical – abiotic attributes

The key abiotic attributes of the site include its landform, geology, and hydrological systems.

The proposed Residential – Mixed Housing Urban zoning will facilitate a potential marked change in the landform of the Site. As is illustrated in Figure 1, the terrace associated with the PPC site has a gently undulating character which will not require significant earthworks to achieve the grades necessary for development.

Further, within the Site, a number of key landform features have been identified and are considered to be of importance to its character of the Site and the character of the wider area. These include the ridge feature which crosses Constable Road and forms a perceptual 'gateway', and the valley feature in the south western corner of the Site.

The features have been identified on the proposed Precinct Development Plan, and the precinct provisions seeks to ensure the retention of these features.

The PPC will therefore facilitate a change of some magnitude in the biotic attributes of the PPC site, but will ensure that the key features of the Site will be retained and protected.

6.2.2 Biophysical – biotic attributes

The biotic attributes of the site are the living organisms which shape an ecosystem.

The ecological report has concluded that the Site has no notable indigenous ecological features and that it has minimal ecological complexity or diversity due to the existing lands use and management practises.

The PPC will result in the loss of the majority of the existing pasture, but the change in the biotic attributes of the Site will be tempered by its limited sensitivity.

6.2.3 Experiential attributes

Experiential attributes comprise the interpretation of human experience of the rural environment. This includes visible changes in the character of the rural landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky.

The proposed Plan Change area occupies a terrace the northern eastern end of which is occupied by existing urban development. The development facilitated by the Plan Change will, therefore be perceived as a natural extension to the existing urban form and will be contained – on its north western and south eastern edges – by natural landform features.

The Plan Change will facilitate an extension to the urban area however, the visibility afforded the area is relatively contained when viewed from the existing urban area. The change will be evident from the urban area to the east and south east but viewed from these locations – where the visible Plan Change area sits within a peri urban character landscape – the development will be recognised as an appropriate extension to the existing urban form.

From more distant locations within the visual catchment to the west, north west and north, the change will not appear to be of great magnitude. The change resulting from the Plan Change will be more noticeable from proximate locations to the south west and north west.

6.2.4 Social, archaeological, cultural and associative attributes

The Plan Change proposal will not result in any change in the social, archaeological, cultural or associative attributes of the Site.

‘Project Waiuku’, which was released by Franklin District Council in 2003 was based on public engagement including a number of community design workshops, focus groups and public presentations. The document supported potential rezoning of some greenfields land to the west and south of the town, including the subject Site, and indicates that there was community acceptance of residential development of this area at the time

6.2.5 Summary of landscape effects.

The Plan Change proposal will facilitate a change of some substance with respect to the abiotic attributes of the Site, whilst retaining key identified features. The biotic change will be small, the change in the experiential attributes will be modest and there will be no appreciable change in social, archaeological, cultural and associative attributes of the Site. Overall, it is assessed by the author that the potential adverse landscape effect of the proposal will be low to moderate.

6.2.6 Visual amenity effects.

As is described in section 4.4, the visual catchment of the Site accommodates a number of receptor groups that can be categorized by their location in relation to the PPC site. These are as follows:

- Occupants of dwellings located to the south west of the Site (represented by photo 14).
- Occupants of dwellings located to the south east of the Site (represented by photo 1).
- Users of Constable Road (represented by photo 1).
- Occupants of dwellings located to the west of the Site (represented by photos 4 and 5).
- Occupants of dwellings located to the north west of the Site (represented by photos 7 and 8).
- Visitors to Waiuku College
- Visitors to Rugby Park / Waiuku Rugby Club (represented by photos 7 and 8).

The sensitivity of these receptors varies. Residential receptors are assessed as having a high sensitivity to change, particularly where the area of change is directly visible from internal or external living spaces. Transitory and non-residential viewers (such as users of roads, or visitors to facilities such as school or sports grounds), are deemed to have a lower sensitivity.

Occupants of dwellings located to the south west of the Site

This group includes dwellings at 142 (Lot 2 DP 485896) , 146 (Lot 1 DP 485896) and 150 Constable Road (Lot 3 DP 485896), and 8 Harvey Road. The number of receptors is very small, and their sensitivity is high. The location of these dwellings is detailed in photos 12 and 14.

Numbers 143 and 150 are, at present partially screened from the PPC site by the existing dwelling, a barn and vegetation and within Lot 3 DP 64198. In addition, number 150 is buffered from the Site by built form within numbers 146 and 142.

At an elevation of around 25m, these two dwellings are both oriented to the north or north west. The dwelling within number 146 adjoins the PPC site and is also at an elevation of 25m, and therefore elevated slightly above the main elevation of much of the PPC site (20m). Situated to the north of the aforementioned two dwellings, it is oriented to the north and north west.

The dwelling within 8 Harvey Road is screened from the PPC site by vegetation.

Development facilitated by the PPC has the potential to be visible from 142, 146 and 150 Constable Road although the provisions include a requirement for a landscape buffer along the south western boundary of the Site. It is anticipated that this will comprise a vegetative screen which will, once established provide visual softening to built form within the Site.

The outlook from numbers 142 and 150 is currently influenced by proximate dwellings, but occupants benefit from longer glimpse views to the wider rural landscape to the north and north west. The outlook to the north west will remain unchanged, but the longer short term views to the north and north east will change from rural to suburban in character as a result of the Plan Change. In the mid to longer term, views of the suburban character landscape will be moderated by the proposed landscape buffer planting.

It is the opinion of the author that the short term potential adverse effect that will be experienced by occupants of numbers 142 and 150 will be moderate. The mid to long term effect will be low.

Occupants of number 146 currently benefit from slightly elevated and unobstructed views across the rural landscape to the north west, north and north east. As is evidenced by photo 12, the living and outdoor living spaces associated with this dwelling appear to be on the northern end of the building The Plan Change will facilitate a change in the character of the northern and north eastern outlook from rural, to suburban. The outlook to the north east will be unaffected.

It is the opinion of the author that the short term potential adverse effect that will be experienced by occupants of numbers 142 and 150 will be high. The mid to long term effect will be moderate to low.

Dwellings within rural residential properties at the western end of Kariotahi Road are between some 200 – 400m from the Plan Change site. Views from these dwellings to the Site are for the most part screened by vegetation and it is the opinion of the author that the potential adverse visual amenity effect that will be experienced by these individuals will be very low.

Occupants of dwellings located to the south east of the Site

Photo 11 illustrates the properties included within this receptor group and photo 1 provides a representative view as experienced by individuals on the rural edge of this area. Comprising a moderate to large number of individuals, the sensitivity of these individuals is assessed as being moderate. This sensitivity rating is due to the suburban character of the area inhabited by these individuals. For the majority of receptors (SE2), views to the PPC site are experienced a

glimpse views between buildings or vegetation, or over the top of intervening buildings. The Site forms a rural backdrop to views and is separated by between 200 – 400m. These rural backdrop views are not the primary focus given the density of built development within this subdivision, and the consequent tendency for properties to be fenced, with an internalisation of views. Instead, the rural backdrop is experienced occasionally and as a momentary glimpse as the receptor moves around the neighbourhood.

Where properties border the urban edge (SE1), then there is a greater opportunity for individuals to experience views to the rural landscape. As is evidenced by photo 2, dwellings on the edge tend to 'borrow' views over their boundary fences to the west and south west and these individuals are separated by between 50 – 230m from the Plan Change area. Viewed from these locations, the Site is seen as a low skyline ridge. Whilst these individuals are likely to value this rural outlook, it is likely that their sensitivity is moderated to some degree since their immediate environment is urban in character.

Receptors within the SE2 group are likely to notice the change resulting from the Plan Change, but given the 'internalised' focus of these individuals, it is the opinion of the author that the potential adverse effect will be low.

Occupants of dwellings on the edge of the urban area (SE1) will notice the change in the character of the Site, with this rural outlook assuming a suburban and built character and it is the opinion of the author that the potential adverse effect will be low to moderate.

Users of Constable Road

Encompassing a moderate to high number of individuals, the sensitivity of this groups is assessed as being low.

Traveling from Waiuku to the south west along Constable Road, the low ridge flank within the Plan Change site provides spatial containment along the north western side of the road corridor. These individuals are departing the urban area, and the character of the landscape associated with the road (up to the ridge 'gateway') is peri urban in character, being influenced by existing built form to the south east.

The Plan Change will result in a change in the character along the north western side of the road corridor – up as far as the ridge 'gateway' – with this edge assuming a more urban and built character. Given the existing peri urban character of this section of the road, it is the opinion of the author that the potential adverse effect will be low.

Approaching Waiuku and traveling north east, the road corridor displays a rural character and – as is illustrated in photo 14 – the low ridge within the south west corner of the Site is visible. The Plan Change provisions include a requirement to provide a landscape buffer along the south western edge, and south eastern edge (as far as the 'gateway' ridge feature) of the Site. This buffer will temper the change in character resulting from development facilitated by the Plan Change and it is the opinion of the author that the potential adverse effect will be low.

Occupants of dwellings located to the west of the Site

Photo 13 provides an indication of the properties included within this group and these comprise a small number of individuals with a high sensitivity to change.

Numbers 28 (refer to photo 5), and 38 (Harvey Road) do not contain dwellings at present.

The dwelling within number 48, located adjacent to Harvey Road offers views toward the Site over a distance of some 350m (refer to photo 4). Although occupants will notice the change facilitated by the Plan Change, they will retain a

sense of rural separation and the future built development will not intrude on their amenity. It is the opinion of the author that the potential adverse visual amenity effect experienced by occupants of these dwellings will be low.

A dwelling within number 54 is set within an expansive lawned garden with a primary focus to the north east, and along the shallow valley. Although the dwelling is separated by a minimum of some 180m from the Site, this is measures to the closest boundary to the east whilst the easterly view from the dwelling is softened by existing vegetation within the property.

The occupants will notice a change in the character of the outlook to the east and north east, but future development within the Plan Change area will not intrude into their primary outlook. In addition, the distance between the dwelling and Plan Change area is such that a sense of separation will be ensured.

It is the opinion of the author that the potential adverse visual amenity effect experienced by occupants of this dwelling will be low to moderate.

Dwellings within Allot 58 2 Parish Waipipi and Allot 56 2 Parish Waipipi (on Rewarewa Road) are separated by some 460 and 680m respectively. The former property is enclosed by a hedge on its south eastern and north eastern sides. Given the distance between these dwellings and the Plan Change site, although occupants will notice the change facilitated by the Plan Change, individuals will retain a sense of rural separation and the future built development will not intrude on their amenity. It is the opinion of the author that the potential adverse visual amenity effect experienced by occupants of these dwellings will be low.

Occupants of dwellings located to the north west of the Site

Visible in photos 9 and 10, this group includes a moderate number of individuals, with a moderate sensitivity to change. As is evidenced by the representative photos 7 and 8, views to the Site from these locations are almost totally screened by shelterbelts planted around the edges of Rugby Park and it is the opinion of the author that the potential adverse visual amenity effect experienced by these individuals will be – at most – very low.

Visitors to Waiuku College

Represented by a moderate number of transitory individuals, with a low sensitivity to change, views from the college campus to the Plan Change site will be seen with a foreground of development within the new subdivision (within 45 Constable Road). Views to the Site from the college sportsfields are blocked by an existing shelterbelt. It is the opinion of the author that the potential adverse visual amenity effect experienced by these individuals will be – at most – very low.

Visitors to Rugby Park / Waiuku Rugby Club

Views to the Site from the Rugby Park sportsfields are blocked by an existing shelterbelt. It is the opinion of the author that the potential adverse visual amenity effect experienced by these individuals will be – at most – very low.

6.2.6.1 Summary of visual amenity effects.

Ref.	Potential receptors	Level of effect
	Occupants of dwellings located to the south west of the Site	
	Lot 1 DP 485896 - 146 Constable Road	High temporary adverse effect, diminishing to moderate to low adverse
	Lot 2 DP 485896 - 142 Constable Road	Moderate temporary adverse effect, diminishing to low adverse
	Lot 3 DP 485896 - 150 Constable Road	Moderate temporary adverse effect, diminishing to low adverse
	Lot 1 DP 64198 – 8 Harvey Road	Nil
SW1	Properties at the western end of Kariotahi Road	Very low adverse
	Occupants of dwellings located to the south east of the Site	
SE1	Properties accessed from Breaker Grove (north end and west side)	Low to moderate adverse
	Properties along RoW serving 11, 11A, 11B, 13 and 13A Kariotahi Road	Low to moderate adverse
SE2	Properties accessed from Ripple Grove	Low adverse
	Properties accessed from O’Sullivan Place	Low adverse
	Properties accessed from Constable Road (47, 50, 54) and 2 Breaker Gr.	Low adverse
	Users of Constable Road	Low adverse
	Occupants of dwellings located to the west of the Site	
	28 Harvey Road	No dwelling.
	38 Harvey Road	No dwelling.
	48 Harvey Road	Low adverse.
	54 Harvey Road	Low to moderate adverse
	68 Harvey Road	Nil
	78 Harvey Road	Nil
	94 Harvey Road	Nil
	Allot 58 2 Parish Waipipi (Rewarewa Road)	Very low adverse
	36 Rewarewa Road (Allot 56 2 Parish Waipipi)	Very low adverse
	Occupants of dwellings located to the north west of the Site	
	13 Lina Place	Very low adverse
NW1	3, 5, 7, 9, Lina Place	Nil - very low adverse
	Occupants of dwellings located to the north of the Site	
N1	Properties accessed off the southern side of King Street (38 – 84)	Nil - very low adverse
N2	Properties bordering sports fields at western end of Churchill Terrace (25, 27, 29, 31B, 33, 24)	Nil - very low adverse
	Visitors to Waiuku College	Nil - very low adverse.
	Visitors to Rugby Park / Waiuku Rugby Club	Nil - very low adverse

8.0 CONCLUSION

The Private Plan Change (PPC) area is located at 45a, 92 and 130 Constable Road, on the southern edge of Waiuku. The Site is bounded on its south eastern side by Constable Road.

The Plan Change seeks to change the zone from Mixed Rural to Mixed Housing - Urban

In this document, the author has provided a detailed description of the existing environment, evaluated the values of the Site, and has recommended controls that will ensure that future development, facilitated by the PPC, result in a level of landscape effect that is low to moderate.

The potential adverse visual amenity effect resulting from development facilitated by the Plan Change will be low for the majority of potential receptors. For a small number of proximate viewers, the Plan Change will result in more elevated temporary adverse effects which will be mitigated by the proposed mitigation measures.

The report identifies that the proposed Plan Change area represents a logical extension to the urban area; occupying a terrace, the northern portion of which is currently occupied by residential development. Further the report notes that the Plan Change area is contained on its north western edge by the edge of the terrace and a natural valley feature.

The author is of the opinion that the application to zone this area Mixed Housing - Urban can be supported for the above reasons, and subject to the imposition of controls which provide for:

- The maintenance of the existing 'gateway' landscape feature (the ridge where it crosses the road) through the establishment of an open space reserve that protects the feature.
- Maintenance of the existing separation between the rural character landscape, and urban character landscape by:
 - requiring a 'rural buffer boundary' on the south western edge of the Site, and along the southern portion of the south eastern boundary. This 'buffer boundary' will also serve to mitigate potential adverse landscape and visual amenity effects that may be experienced by occupants of dwellings on neighbouring properties located to the south west of the Plan Change Area.
 - prescribing a set back from the adjoining rural zone, and requiring minimum net site area for residential lots immediately adjoining rural zones. This will reduce the perceived built density on these edges.
- Protection and retention of the south western end of the subtle valley feature which defines the edge of the terrace. This will be achieved through the Indicative Open Space Reserve shown on the Precinct Plan.

Simon Cocker

9 March 2022



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Appendix 1: Assessment Methodology

Landscape and Visual Effects Assessment Methodology

Introduction

The landscape and visual effects assessment process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, the existing character of the landscape and the experience of it. In addition, the landscape assessment method may include an iterative design development processes which includes stakeholder involvement. The outcome of any assessment approach should seek to avoid, remedy or mitigate adverse effects. A separate assessment is required to assess changes in natural character in coastal areas and other waterbodies.

When undertaking landscape and visual effects assessments, it is important that a structured and consistent approach is used to ensure that findings are clear and objective. Judgement should always be based on skills and experience, and be supported by explicit evidence and reasoned argument.

While landscape and visual effects assessments are closely related, they form separate procedures. The assessment of the potential effect on the landscape forms the first step in this process and is carried out as an effect on an environmental resource (i.e. landscape elements, features and character). The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Landscape effects:

Change in the physical landscape, which may change its characteristics or qualities.

Visual effects:

Change to views which may change the visual amenity experienced by people.

The policy context, existing landscape resource and locations from which a development or change is visible all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the landscape must first be described, including an understanding of the key landscape characteristics and qualities. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described alongside a judgement made on the value or importance of the potentially affected landscape.

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the Quality Planning Landscape Guidance Note¹ and its signposts to examples of best practice which include the UK guidelines for landscape and visual impact assessment² and the New Zealand Landscape Institute Guidelines for Landscape Assessment³.

Assessing landscape effects requires an understanding of the nature of the landscape resource and the magnitude of change which results from a proposed development to determine the overall level of landscape effects.

Nature of the landscape resource

Assessing the nature of the landscape resource considers both the susceptibility of an area of landscape to change and the value of the landscape. This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;

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

² Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

³ Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The value or importance placed on the landscape, particularly those confirmed in statutory documents; and
- The scope for mitigation, appropriate to the existing landscape.

The susceptibility to change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of

Outstanding Natural Landscape (RMA s.6(b)) based on important biophysical, sensory/ aesthetic and associative landscape attributes, which have potential to be affected by a proposed development.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to existing areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. Table 1 below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing factors		Higher	Lower
Nature of Landscape Resource	Susceptibility to change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change which would result from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and associative attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or associative attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or ‘zone of visual influence’ of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work undertaken to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

Nature of the viewing audience

The nature of the viewing audience is assessed in terms of the susceptibility of the viewing audience to change and the value attached to views. The susceptibility of the viewing audience is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focused on views of the surrounding landscape. This relies on a landscape architect’s judgement in respect of visual amenity and reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the landscape setting.

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors.

Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA⁴.

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. Table 2 has been prepared to help guide this process:

Contributing factors		Higher	Lower
Nature of Landscape Resource	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focussed on the landscape..	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.
	The value of the landscape	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers..
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development	Most key features of view retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).

⁴ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by Table 3 set out below:

Nature of effect	Use and definition
Adverse (negative):	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The proposed development would enhance the landscape and / or visual amenity through removal of restoration of existing degraded landscapes uses and / or addition of positive elements or features

Table 3: Determining the Nature of Effects

Cumulative Effects

During the scoping of an assessment, where appropriate, agreement should be reached with the relevant local authority as to the nature of cumulative effects to be assessed. This can include effects of the same type of development (e.g. wind farms) or the combined effect of all past, present and approved future development⁵ of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

⁵ The life of the statutory planning document or unimplemented resource consents

The landscape and visual effects assessment concludes with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation.

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in Table 4 below. This table which can be used to guide the level of landscape and visual effects uses an adapted seven-point scale derived from NZILA’s Best Practice Note.

	Effect rating	Use and definition
More than minor	Very high	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character
	High	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains. Concise Oxford English Dictionary Definition High: adjective- Great in amount, value, size, or intensity
	Moderate to high	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed.
Minor	Moderate	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. Concise Oxford English Dictionary Definition Moderate: adjective- average in amount, intensity, quality or degree
	Moderate to low	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape.
	Low	No material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and absorbed within the receiving landscape. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity
	Very low	Little or no loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a ‘no change’ situation.
Less than minor		

Table 4: Determining the overall level of landscape and visual effects

Determination of “minor”

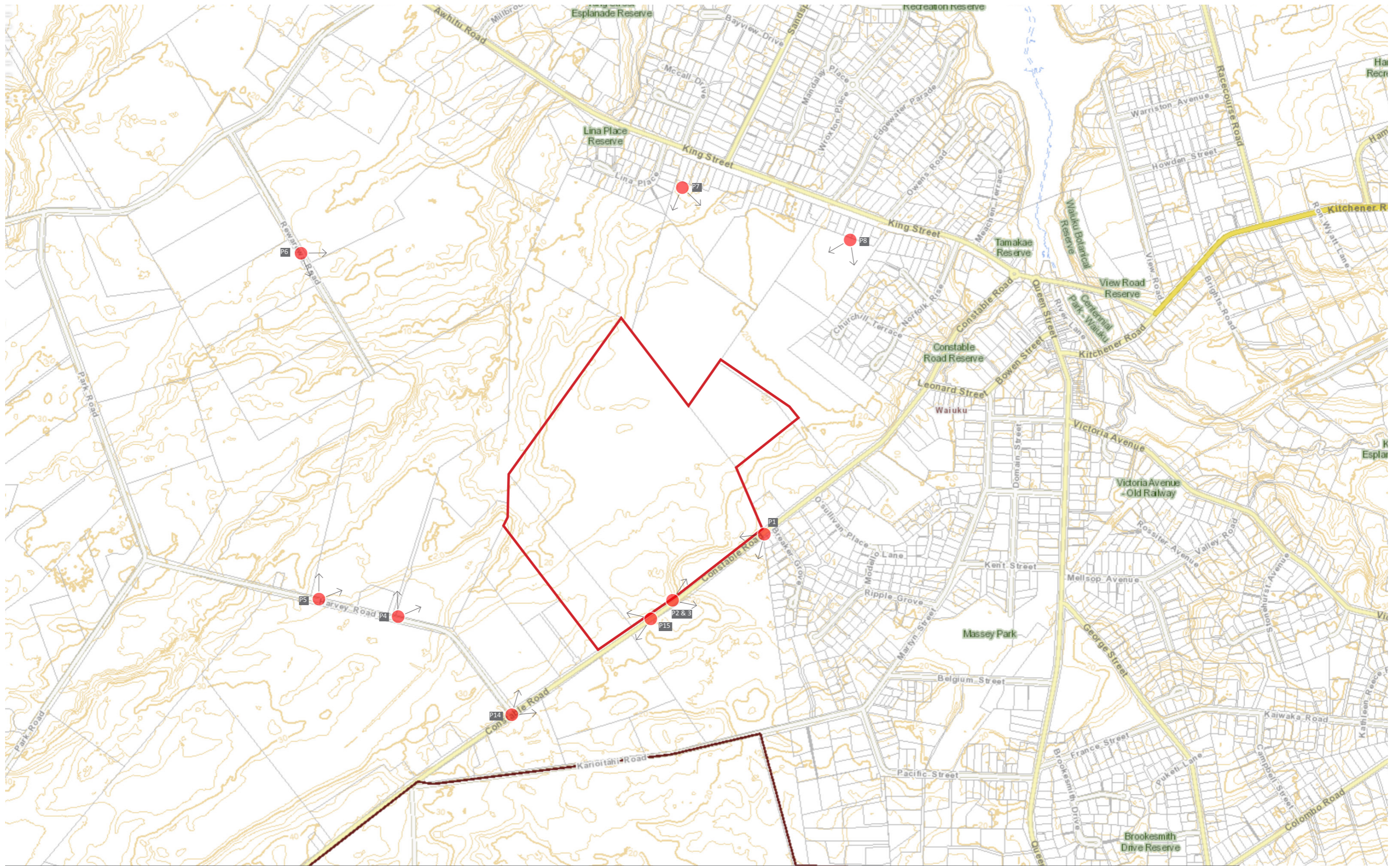
Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor⁶ or an adverse effect on the environment is no more than minor⁷. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D ‘gateway test’ is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be ‘minor’ or not be contrary to the objectives and policies of the relevant planning documents.


These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape resource or effects on a person are considered in relation to ‘minor’. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor effects on the wider landscape resource. In relation to this assessment, moderate-low level effects would generally equate to ‘minor’.

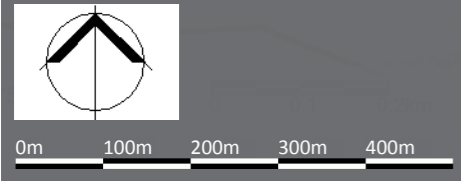
⁶ RMA, Section 95E

⁷ RMA Section 95D

Appendix 2: Figures



 Photo viewpoint locations



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O'Hara Waiuku, Private Plan Change
 FIGURE 1: The site and its landscape context










Kiwi Road

**PROPOSED PLAN CHANGE
 AREA
 Mixed Housing Urban zone
 (MHU)**

Cons Road

KEY

-  Residential - Large Lot Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Business - Mixed Use Zone
-  Business - Local Centre Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Rural - Mixed Rural Zone



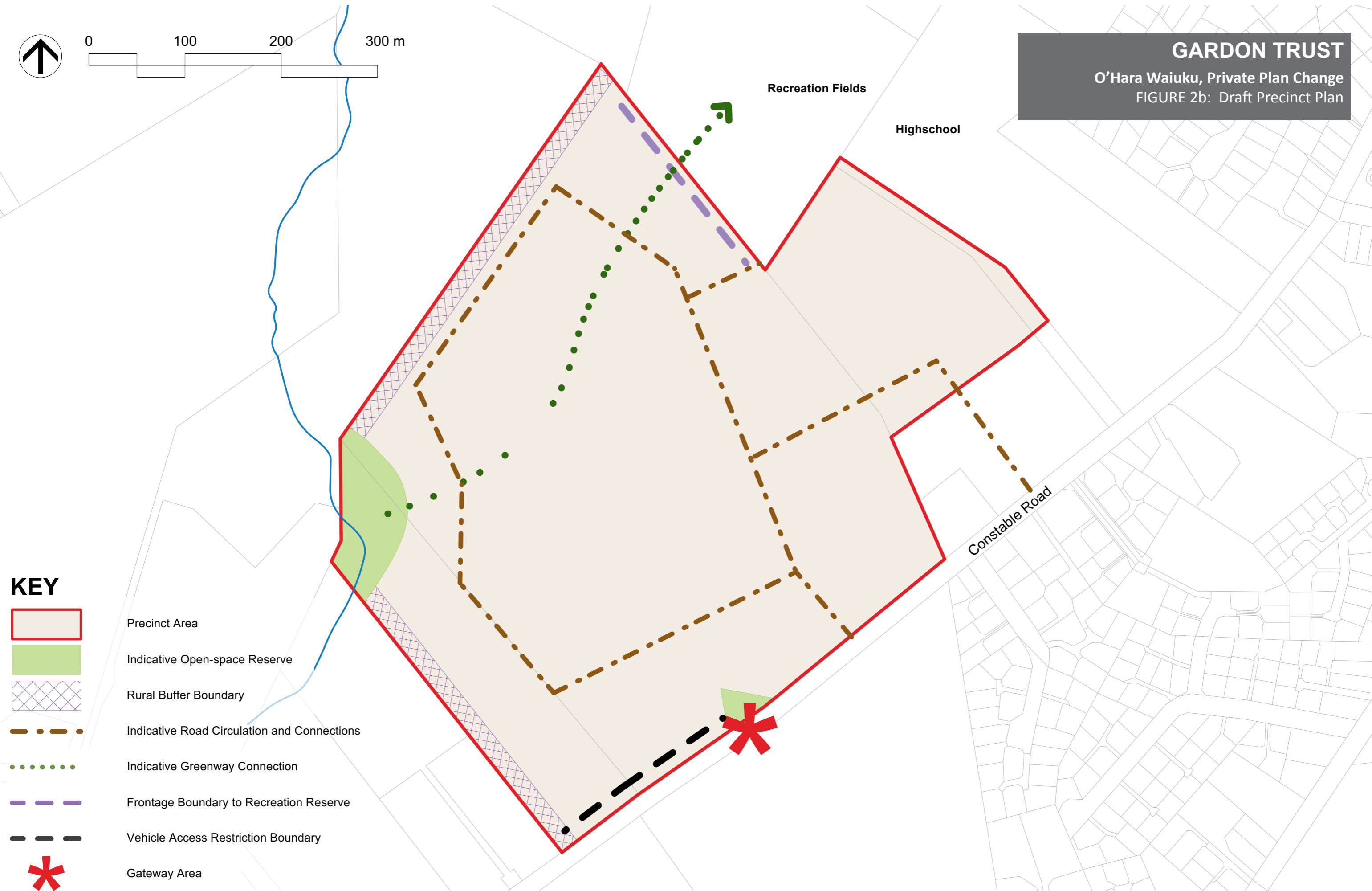
0 100 200 300 m

rev	date	details	by
A	23/05/2021	Update key and add property boundaries	tk
B	17/01/2022	Change from MHS to MHU	tk
C	8/03/2022	School property to MHU	tk

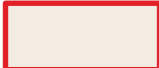







scale 1:5,000 size A3
 Do not scale drawings. Verify all dimensions on site.
 drawn tk checked By
 pr date 8/03/2022
 file BASE Waiuku v4d temp.vwx



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 O'Hara Waiuku, Private Plan Change
 FIGURE 2b: Draft Precinct Plan

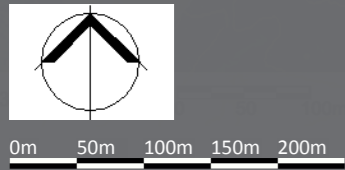


KEY

-  Precinct Area
-  Indicative Open-space Reserve
-  Rural Buffer Boundary
-  Indicative Road Circulation and Connections
-  Indicative Greenway Connection
-  Frontage Boundary to Recreation Reserve
-  Vehicle Access Restriction Boundary
-  Gateway Area

scale 1:3,500 size A3
 Do not scale drawings. Verify all dimensions on site.
 drawn tk checked By
 pr date 3/11/2021
 file BASE Waiuku v4c.vwx

project	O'Hara Waiuku Plan Change
name	Precinct Plan 1
project #	19002-2



— Watercourses
 - - - - - Ridgelines

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 O'Hara Waiuku, Private Plan Change
 FIGURE 3: The site and its landscape context





Photo 1: View south west along Constable Road to 'gateway ridge' feature

Photo date: 20 October 2021

GARDON TRUST
Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photo 10 represents a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm





Photo 2: View north east along Constable Road from 'gateway ridge' feature

Photo date: 20 October 2021

GARDON TRUST
Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm



Simon Cocker
Landscape Architecture



Photo 3: View north to Site from 'gateway ridge' feature

Photo date: 20 October 2021

GARDON TRUST
Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm





Photo 4: View north east from entrance to number 28 Harvey Road

Photo date: 20 October 2021

GARDON TRUST
Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm



Simon Cocker
Landscape Architecture



Photo 5: View north east from proximity of number 48 Harvey Road

Photo date: 20 October 2021

GARDON TRUST
Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm



Simon Cocker
Landscape Architecture



Photo 6: View south east from end of Rewarewa Road (number 36)

Photo date: 20 October 2021

GARDON TRUST
Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photo 10 represents a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm





Photo 7: View to south from RoW access to number 66 King Street

Photo date: 20 October 2021

GARDON TRUST

Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photo 10 represents a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm



Simon Cocker
Landscape Architecture



Photo 8: View to south west from Rugby Park car park

Photo date: 20 October 2021

GARDON TRUST

Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photo 10 represents a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm



Simon Cocker
Landscape Architecture



Photo 9: Drone footage screen capture looking to north from Site

Photo date: 18 October 2021

GARDON TRUST
Photographs





Rugby Park

Waiuku College campus

Photo 10: Drone footage screen capture looking to north east from Site

Photo date: 18 October 2021

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Photographs



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Photo 11: Drone footage screen capture looking to residential edge to the north east and east of PPC site

Photo date: 18 October 2021

GARDON TRUST
Photographs





Photo 12: Drone footage screen capture looking to south west from Site

Photo date: 18 October 2021

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Photographs



Simon Cocker
Landscape Architecture



Lot 1 DP 475843 (#48)

Lot 2 DP 475843 #54)

ALLOT 58 2 Parish WAIPIPI DISTRICT

Photo 13: Drone footage screen capture looking to west from Site

Photo date: 18 October 2021

GARDON TRUST
Photographs





Photo 14: View from Constable Road to properties located to the south west of the PPC site

Photo date: 20 October 2021

GARDON TRUST
Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photo 10 represents a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm





Photo 15: View from junction of Harvey and Constable Roads to PPC site

Photo date: 20 October 2021

GARDON TRUST

Photographs

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photo 10 represents a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm



Appendix 3: Draft Plan Change Provisions

I444 Waiuku 2 Precinct

I444.1 Precinct Description

The Waiuku 2 Precinct comprises 32 hectares of land on Constable Road, on the western flank of Waiuku and situated approximately 500m from the town centre.

The purpose of the precinct is to provide for the integrated development of a new residential community of around 700 homes, while recognising the landscape and amenity values of the site that arise from its location at the edge of the rural township of Waiuku.

The zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

I444.2 Objectives [dp]

- (1) Subdivision and development are in accordance with Precinct Plan 1, are staged, delivered and designed to align and integrate with the provision of infrastructure and open space, and provide an appropriate transition to the rural land adjacent to the precinct.
- (2) The development potential of the land resource in the precinct is realised with a range of housing types, densities and site sizes whilst ensuring that the rural township amenity of the precinct is maintained and enhanced.
- (3) Subdivision and development in the precinct respond positively to the natural and physical features of the precinct and the land, including utilising natural drainage patterns and minimising changes to the natural land contour.
- (4) A well connected, safe and efficient movement network within the precinct is provided, including connections to the wider roading and pedestrian network and to adjacent urban or recreational land.
- (5) Recreational needs of the community are met through the provision of open space areas and provision of connections to the adjacent King Street Reserve. Open space within the precinct is publicly accessible, and is either vested in Council or privately owned in perpetuity by all landowners in the precinct.

I444.3 Policies [dp]

- (1) Require development to take place in general accordance with Precinct Plan 1.
- (2) Enable a range of housing sizes, types and designs throughout the precinct.
- (3) Ensure that less intensive development is located immediately adjacent to rural land to provide for a softer transition from urban to rural land uses.

- (4) Subdivision and development provide a safe and convenient connection to the reserve land adjoining the north-east boundary of the precinct.

I444.4 Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I444.4.1 below.

Activity Table I444.4.1 specifies the activity status of land use, development and subdivision activities in the Waiuku 2 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Where a blank cell or no activity status has been included in the activity status column, the activity status is to be determined on the basis of the applicable overlay, Auckland-wide or zone activity rules and the relevant standards to be complied with for the activity unless otherwise stated in section I444.6 below.

Table I444.4.1 Activity table

Activity		Activity status
Use		
(A1)	Up to three dwellings per site	
(A2)	Four or more dwellings per site	
(A3)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	
(A4)	Integrated Residential Development	
(A5)	Dwellings or Integrated Residential Development that do not meet the standards I444.6.1.1 and I444.6.1.2	D
Subdivision		
(A6)	Subdivision	
(A7)	Subdivision that is not in general accordance with Precinct Plan 1	D
(A8)	Subdivision that is not in accordance with Standard I444.6.2.1	D
Development		
(A9)	New buildings and additions to buildings	
(A10)	Internal and external alterations to buildings	
(A11)	Accessory buildings	
(A12)	Additions to an existing dwelling	
(A13)	New buildings and additions to buildings that do not comply with standards I444.6.1.1 and I444.6.1.2	D
(A14)	Internal and external alterations to buildings that do not comply with standards I444.6.1.1 and I444.6.1.2	D
(A15)	Accessory buildings that do not comply with standards I444.6.1.1 and I444.6.1.2	D

(A16)	Additions to an existing dwelling that do not comply with standards I444.6.1.1 and I444.6.1.2	D
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I444.5 Notification

- (1) Any application for resource consent for an activity listed in Activity Table I444.4.1 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purpose of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I444.6 Standards

- (1) All Auckland-wide and zone standards apply to all activities listed in Activity Table I444.4.1 above.
- (2) Permitted and Restricted Discretionary Activities must comply with the activity standards in I444.6.1 below.
- (3) Subdivision must comply with the standards in I444.6.2 below.

I444.6.1 Permitted and Restricted Discretionary Activity Standards

I444.6.1.1 Direct Vehicular Access to Constable Road

Purpose: To reinforce the landscape threshold between town and country when entering or leaving Waiuku via Constable Road.

- (1) No direct vehicular access to Constable Road shall occur from any dwelling or site located within the Vehicular Access Restriction Area shown on Precinct Plan 1.

I444.6.1.2 Rural Buffer Yard

Purpose: To minimise the potential landscape and reverse sensitivity effects of urban development immediately adjoining rural zones.

- (1) No part of any building over 10m² in area shall be located within 6m of any boundary with a site in the Rural - Mixed Rural Zone.
- (2) A minimum 3m wide planted strip shall be established and maintained immediately adjacent to any boundary with a site in the Rural - Mixed Rural Zone. The planted strip must comprise a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the strip within the site such that a dense visual screen is established that will buffer views of built development from the Rural - Mixed Rural Zone.

I444.6.2 Subdivision Standards

The subdivision controls in E38, Subdivision Urban apply in this precinct, with the following additional standards specified below:

I444.6.2.1 Minimum Size of Lot Adjoining Rural Zones

Purpose: To provide for larger lots adjoining rural zones to ensure a less abrupt transition between urban and rural landscapes.

- (1) The minimum net site area for any residential lot immediately adjoining a rural zone shall be 700m².

I444.7 Assessment – controlled activities

There are no controlled activities in this precinct.

I444.8 Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I444.9 Special information requirements

There are no special information requirements in this precinct.

I444.10 Precinct plans

I444.10.1: Precinct Plan 1 – Precinct Plan.