

To: Kasey Zhai – Barker & Associates Limited
From: Frank Pierard – Barker & Associates Limited
Date: 1 December 2023
Re: Pilkington Road Plan Change – Clause 23 Request for Further Information (Landscape Visual Assessment)

1.0 Purpose and Scope

This memorandum has been prepared in response to specific landscape related queries; L2 and L4 received 09 October 2023. Responses to Items L1 and L3 will be provided as part of the overall Clause 23 Response Letter.

2.0 Response to Landscape Matters

2.1 L2 Photo Simulations

Request received:

‘Please provide a set of images which visually demonstrates from the seven viewpoints used in the Landscape & Visual Effects Assessment (LVA), the comparison between the existing Business Light Industry (BLI) (20m), PC78, buildings within a walkable catchment (21m) and the proposed 21m and 27m HVC.

Viewpoint photos from seven representative catchments identified by the assessor within the LVA have been provided, however, to understand the potential landscape effects (including landscape character, visual amenity and connections/views to the maunga) of the proposed HVC more information should be provided visually to represent the appropriateness of the HVC’.

Please refer to Appendix 01 which contains two viewpoints illustrating the potential building envelope scenarios associated with:

- The current ‘Business – Light Industry’ zone bulk and location development controls - specifically the 20-metre maximum building height above existing ground levels.
- The Auckland Council’s draft Plan Change 78 (‘PC78’) bulk and location development controls.
- The proposed plan change (PPC) bulk and location controls including the two height variation controls (‘HVC’) of 21m and 27m respectively.

The two viewpoints selected include:

- Viewpoint 2, the view from Maungarei Memorial Drive, Mt Wellington.
- Viewpoint 6, the view from the southern corner of Glen Innes Town Centre.

This proposal is for a plan change and therefore does not currently include specific building designs. For this reason, the theoretical maximum development heights and footprints have been modelled as 3D forms only.

Therefore, the viewpoints illustrate a ‘worst case’ scenario in terms of the level of visibility from the broader landscape.

It is important to note, any future development would not necessarily maximise the developable height / footprint and the 3D representations provided lack the architectural qualities that would be necessary to meet the assessment criteria associated with the Business - Mixed Use zone provisions.

Further, parcel ID: 4755508 is included within KiwiRail’s North Island Main Trunk Railway Line Designation, therefore it is highly unlikely this area closest to the Glen Innes Town Centre will be developed up to the building heights illustrated. As such, this parcel has been excluded from the corresponding modelling found within Appendix 1.

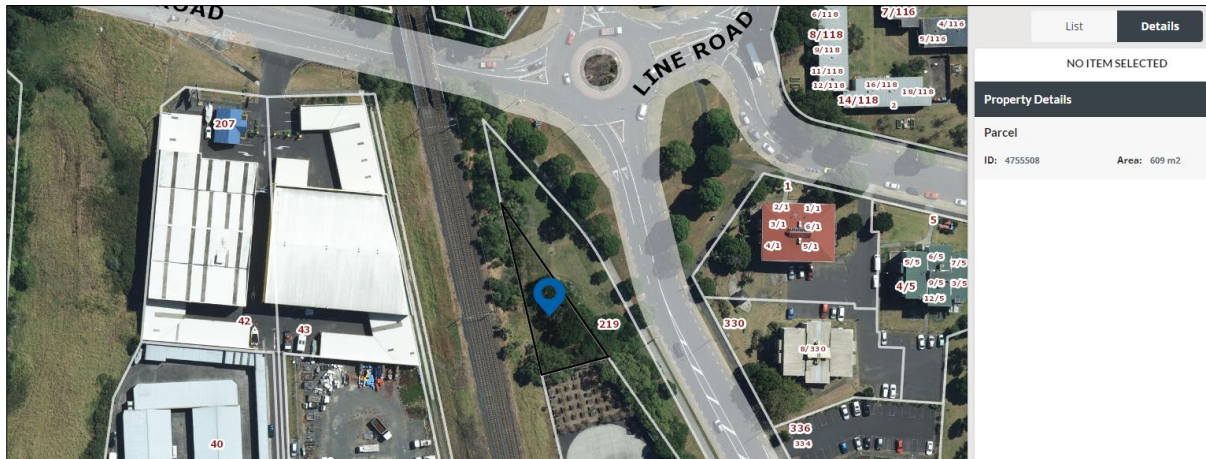


Figure 1: Parcel ID: 4755508 which is within KiwiRail's North Island Main Trunk Railway Line Designation (source: Emaps).

Viewpoints 1, 3 and 7 have been excluded from this exercise due to a lack of visibility of the site and the lack of any discernible visual change between the three scenarios.

Viewpoint 4 has been excluded from this exercise because of the limited use of the pedestrian connection from which it was taken. There is also low visual sensitivity associated with the Business – Light Industry zoned land behind.

Viewpoint 5 has been excluded from this exercise because the heights associated with PC78 are equal to what is proposed within HVC B (21m).

It should also be noted that the location of Viewpoint 6 has been amended to coordinates 1765359.46, 5916756.55. This amendment was undertaken to capture a more representative view of the site from the edge of Glen Innes Town Centre (refer figure 1).



Figure 2: Viewpoint 6 Updated Location (source: Auckland Council GIS).

3.0 L4 Landscape Character

Request received:

‘Please provide a clear assessment and level of effects, the PPC may have on landscape character values from a local and wider landscape perspective, including the impact the HVC will have on the biophysical, associative, and experiential values (this includes urban values / characteristics).

The LVA has undertaken an assessment of the potential visual amenity effects resulting from the change in zoning proposed by the PPC. The assessor in ‘Part 6.1 Neighbourhood Perspective’ concludes that “potential visual effects from a neighbourhood perspective to be very low” but it is unclear if this is the effects relating to the visual amenity effects only or also the impact on landscape character values. The assessor is asked to provide clarity on the impact of the PPC on the landscape character effects, and visual amenity values (as a subset of landscape values).’

With regard to landscape values, the majority of the Site currently offers very little to the adjoining streetscape, public realm, or wider landscape. This is largely due to the area being dominated by large format warehouses surrounded by car parking, resulting in a car dominated and internalised light industrial character.

To confirm, the effects rating within the lodged LVA did consider both visual amenity and the impact on landscape character values. The lodged LVA had a focus on visual amenity effects based on the low landscape values associated with the site and the low sensitivity of most viewing audiences.

In my opinion, the PPC will have positive effects on landscape character values from a local and wider landscape perspective. This is for the following reasons:

- The existing ‘Business – Light Industry’ zoning typically results in an internal facing built character whereas, the proposed Business – Mixed Use zoning typically results in an external facing built character contributing positively to streetscape and public realm qualities.

- The 'Mixed Use' zoning (MUZ) has rigorous assessment criteria for new buildings, which in combination with the proposed precinct provisions¹ (which primarily relate to quality public realm outcomes including open space) will likely result in future development which is of a higher quality, more active and more attractive than typical industrial development.
- The MUZ assessment criteria and proposed precinct provisions will also likely result in other positive perceptual outcomes such as a greater sense of safety, activity and vibrancy within the public realm which will contribute positively to the local and wider landscape character.
- Proposed assessment criteria IX.8.2.1(a) has been included to ensure any future built form will result in positive frontages (and not turn their 'backs') to the adjoining 'open space' zoned land between the Site and road corridors. This will help to ensure any future development contributes positively to the existing landscape character and values associated with these adjoining open space areas.
- The PPC enables buildings up to 27m within Area A which equates to an additional two to three storeys of additional height above and beyond the standard MUZ provisions. The PPC enables buildings up to 21m within Area B which equates to an additional one storey of additional height above and beyond the standard MUZ provisions. In my opinion, the additional height will positively reinforce the legibility of Apirana Avenue and Pilkington Road and the Glen Innes Town Centre as a node within the wider landscape. Further, the site has good separation from the more sensitive residential static viewing audiences due to the existing wide road corridors and existing vegetation located within the adjoining open space zoned strips of land.

Overall, the change in land use and the additional height proposed will result in positive effects to the local and wider landscape character and will likely contribute to a more vibrant and people focused environment that could support the vitality of the Glen Innes town centre. Based on the above, **we conclude that any effects pertaining to the landscape character values of the site from both the local and wider landscape perspective to be very low.**

¹ Specifically: IX.8.2.1(a – g).