

Whenuapai Business Park Private Plan Change

Landscape and Visual Assessment

Prepared by

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for

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1. Introduction

- 1.1. SOLA Landscape Architects was requested by Neil Construction Limited to provide a Landscape and Visual Assessment (LVA) to support a Private Plan Change ('PPC') for the proposed urbanisation of 47.6ha of land bounded by Trig Road, Brigham Creek Road and State Highway 18 Whenuapai ('the **site**'). The plan change seeks to rezone approximately 47.6ha of land from Future Urban to Business – Light Industry. The plan change further seeks to apply precinct provisions to facilitate the transition from semi-rural land uses to the development of a light industrial business area in an integrated and comprehensive manner.
- 1.2. The scope of this assessment is to determine the likely landscape and visual effects of the proposed development of the site for industrial land use under the PPC. This assessment investigates the existing character of the site and surrounding environment, identifies the key landscape and visual features of the site, and describes the visual and landscape effects of the proposal on the site and surrounding area.

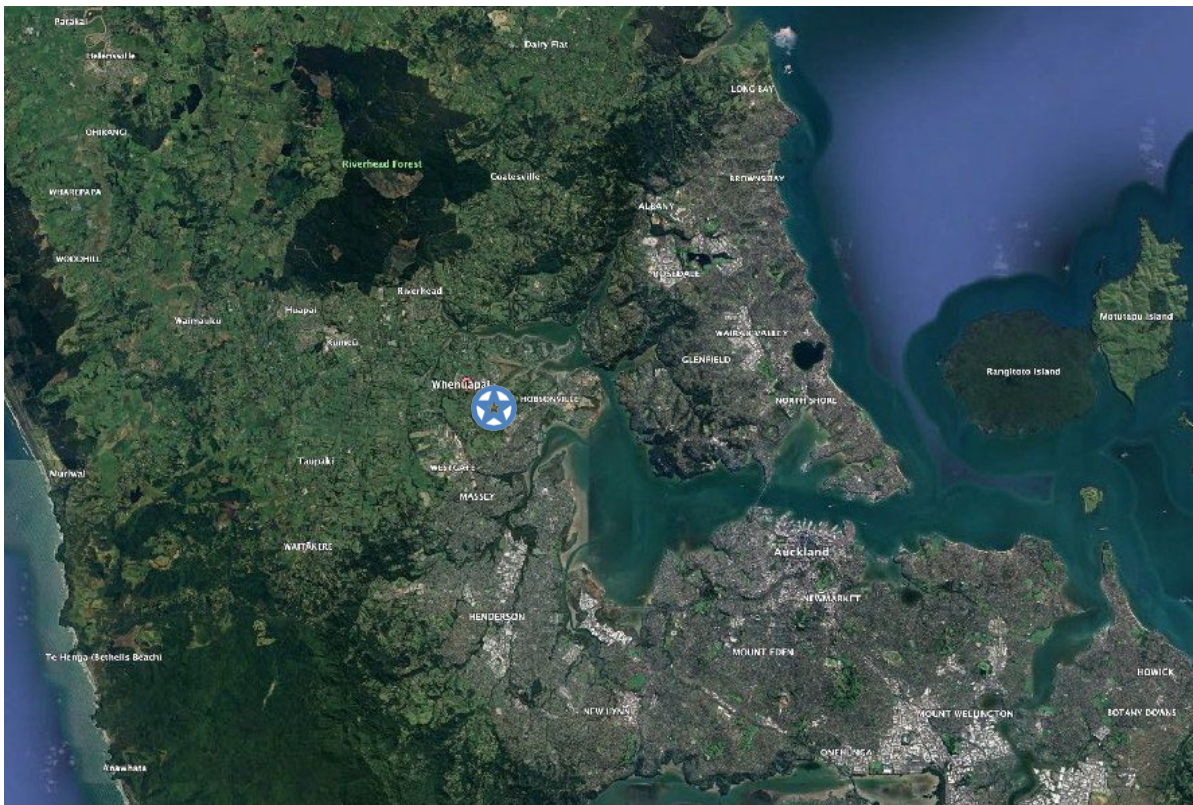


Figure 1: Site Location (Source: Google Earth Pro)

- 1.3. Investigations of the site and surrounding environment were undertaken in July-October 2023. The assessment of the site was undertaken by a combination of site investigations and a desktop analysis.

2. Planning Overview

- 2.1. The site is located within the Auckland Unitary Plan ('AUP') Future Urban Zone ('FUZ'). The proposal seeks a Private Plan Change to rezone the land from Future Urban to Business – Light Industry Zone ('LIZ'). A total area of the plan change area is 47.6ha, of which approximately 36ha is developable (refer to Figure 2).



Figure 2: PPC AREA (Source: Catobolam)

- 2.2. The Whenuapai Structure Plan 2016 (figure 3) was developed to provide certainty and a way forward for future development. The Whenuapai Structure Plan informed Auckland Council's subsequent Plan Change 5 (PC5) in 2017, which proposed rezoning approximately 360ha of mostly Future Urban zoned land to a mix of business and residential zones. The site was included within PC5, and primarily proposed to be zoned LIZ but PC5 was subsequently withdrawn by Auckland Council in June 2022, primarily due to infrastructure funding shortfalls.
- 2.3. Auckland Council's recently adopted **Future Development Strategy (FDS)**, which succeeds the Future Urban Land Supply Strategy (FULSS) 2017, notes that the plan change area (PCA) sits within the Whenuapai Business area. This area is anticipated for live zoning in 2025+ which aligns with the private plan change timeline.

Whenuapai Structure Plan September 2016

Structure Plan Map

- Potential Multi-purpose Community Facility
- Ferry terminal
- RTM Station
- RTM Station - Park and Ride
- Proposed Civic Space
- Existing Neighbourhood Park
- Proposed Neighbourhood Park
- Proposed Sports Park - location undetermined
- Proposed Suburb Park
- Whenuapai Structure Plan Boundary
- NZDF Property
- NZDF Designation
- Road Transit Network (RTN)
- Potential Rangiham Creek Bypass
- Proposed Roads
- Permanent and Intermittent Streams
- School
- Local Centre
- Neighbourhood Centre
- Mixed Use
- Business
- Low Density
- Medium Density
- High Density

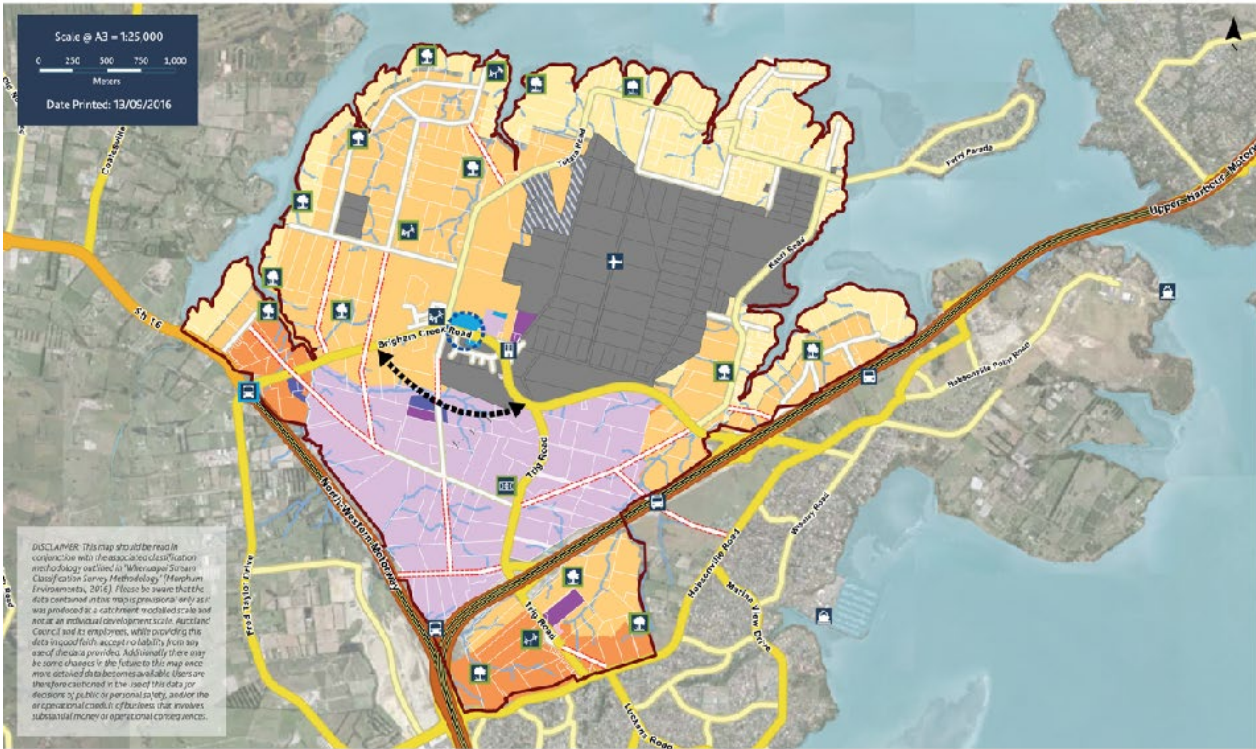


Figure 3: 2016 Structure Plan Map

3. Description of the Proposal

3.1. The applicant seeks to rezone the land from the underlying Future Urban Zone to Business - Light Industrial Zone. The precinct plan is shown in figure 4 and outlines the proposed roading pattern, how this integrates with existing roads, and the protection and enhancement of ecological features within the site. In addition to the precinct plan, precinct provisions have been prepared for the PPC.

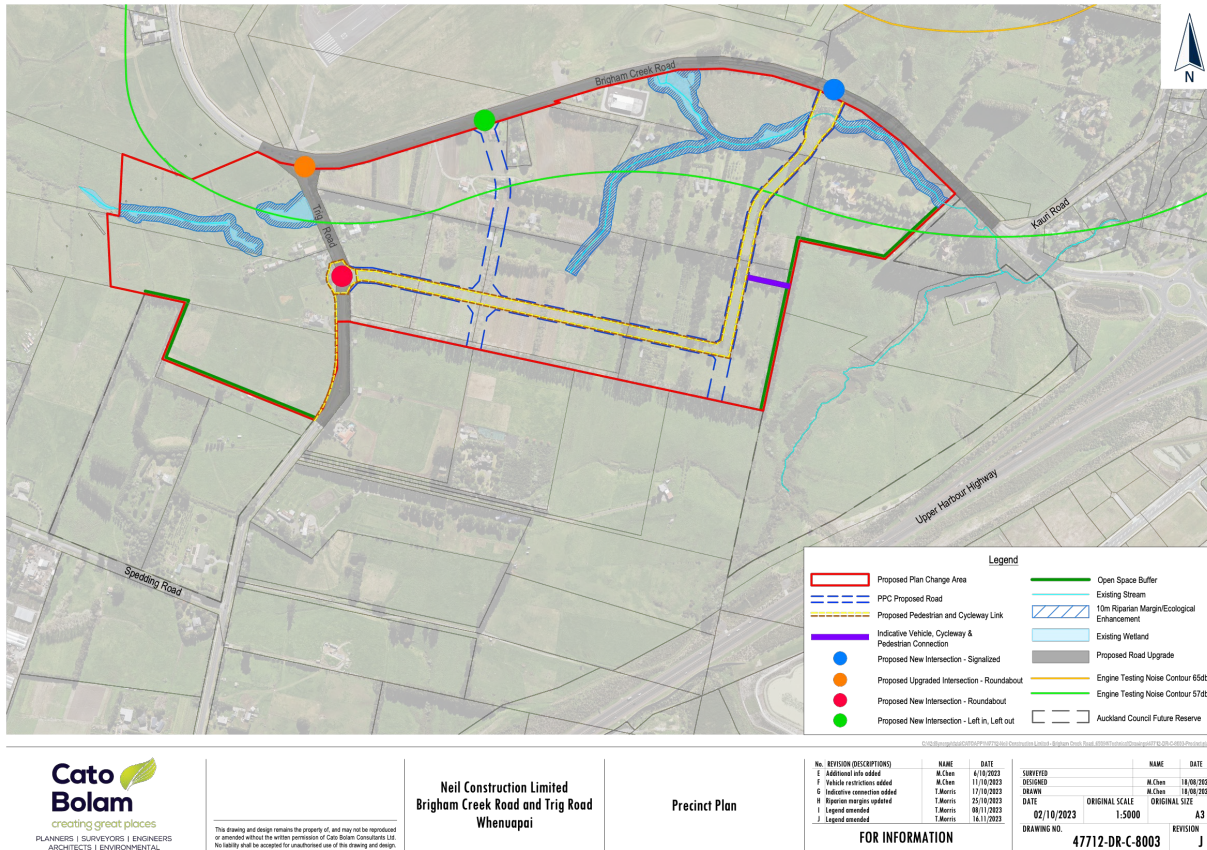


Figure 4: Proposed Precinct Plan (Source: Catobolam)

3.2. Generally, north-south oriented blocks on the eastern side of the site are proposed where practicable to provide opportunities for lots to accommodate active road frontages and to ensure vehicular access points are not in conflict with each other. An east-west link is provided through the site to access a future Council owned public park and the Waiarohia Stream to the east of the plan change area (PCA).

3.3. Several riparian areas are located within the site and are to connect through a green network based on the enhanced stream and wetland planting and stormwater management areas, which would enhance the visual amenity, landscape, and natural character values of the site.

4. The Surrounding Environment - Whenuapai

- 4.1. The site is located in Whenuapai, approximately 25km to the north-west of the Auckland CBD. The wider area is defined and well contained by the North-Western Motorway (SH16) and the Upper Harbour Motorway (SH18) to the south and east respectively, and the upper reaches of the Waitemata Harbour, including Brigham Creek Road to the west around to the Waiarohia Inlet to the east.
- 4.2. The most elevated topography within the Whenuapai area is located toward the southern end of Trig Road, with the landform continuing to rise to the local high point beyond the motorway near the intersection of Hobsonville Road and along the ridge of Luckens Road. From this location the landform generally falls towards the coastline of the Upper Waitemata Harbour. Three main streams within the Whenuapai catchment area include: the Totara Stream, Ratarata Stream and Waiarohia Stream. These three streams interlink with a network of secondary ephemeral and permanent streams meandering throughout the catchment, all of which discharge into the tidal zones of the Waitemata Harbour.
- 4.3. The coastal edge is characterised by low variable escarpments combined with sloping land interfacing with the tidal areas of the Waitemata Harbour. The central part of Whenuapai is characterised by the broad flat central plain associated with the Royal New Zealand Air Force (RNZAF) Base Auckland. Beyond this, the landform ranges from gently undulating to more rolling terrain, particularly in areas associated with the wider stream network. The interface with the upper harbour is characterised by Totara Creeks variable indented coastline with numerous small inlets. To the north, the elevated landform associated with Paremoremo and Riverhead Forest provides a distinctive escarpment to form a backdrop to the wider area.
- 4.4. The Whenuapai area has been predominantly cleared of all significant indigenous vegetation to allow for agricultural and horticultural production. As a consequence, characteristic vegetative patterns generally dominated by exotic vegetation (such as shelterbelts, fragmented former orchards or market gardens, or margins of watercourses) have emerged.
- 4.5. The RNZAF Base Auckland and associated activities, which covers an area of around 300+/-ha operating solely for military use, has a considerable influence on the character of the wider setting.
- 4.6. The edge conditions of Whenuapai SH16/18 have created a clear boundary, which retains a vegetated frame to the southern and western portion of Whenuapai. This motorway corridor is lineal in nature, which rolls with the sloping terrain through extensive motorway planting, that contrasts again with the expansive open grassland and with the juxtaposition of gantries, bridges, lighting and road signage typical of transport infrastructure.
- 4.7. To the northern side of Brigham Creek Road is the Whenuapai township One and Two Precincts. These are Special Housing Areas (SHAs) developed as comprehensive and integrated developments that have emerged over the past five to seven years. The development includes an already completed Town Park on the corner of Totara Road and Brigham Creek Road and a large central drainage reserve. It also includes a mixture of residential land use combined with retail and commercial development, which form the neighbourhood centre of Whenuapai. Development of this area is complete with housing development well-advanced. Establishment of these housing areas has seen rapid change, transforming the local area from rural to urban in a short timeframe and is indicative of transformation awaiting the wider area.
- 4.8. Also of note is Plan Change 69 (PC69), which is now operative. PC69 is similar to the proposed PPC and provides 52ha of Light industry Zoned land. PC69 proposes extensive earthworks to construct a roading network and establish suitable building platforms. Construction is underway to form the internal road network, including formalising and extending Spedding Road to connect with Brigham Creek Road, and extending Mamari Road south through the site to connect with the SH16 overbridge and on to Fred Taylor Drive. Once constructed, the

LIZ activities within PC69 will have an effect on the Whenuapai landscape.

- 4.9. Existing LIZ activities are evident in the surrounding area, most notably the light industrial park on Hobsonville Road, comprising Dowdens Lane and Westpoint Drive, as well as in in Westgate.

5. The Site and Immediate Surrounds: Landform, catchment, vegetation and Land-Use

- 5.1. The topography of the site is predominantly flat-to-rolling hillside, with gentle slopes to steeper stream embankments on the unnamed tributaries of the Waiarohia Stream. The land height ranges from approximately RL 43m along the southern corner and falls in two directions, first to approximately RL 8m along the eastern boundary next to Brigham Creek Road, and secondly to the north-westerly direction toward the Totara Stream tributary, with an RL of approximately 25m. The topographical variation in this area relates to the series of permanent and intermittent streams that traverse the site, charging and recharging the stream network.
- 5.2. Within the site there are also various small wetland areas (both natural and constructed). None of these are considered to be of notable significance in landscape terms. A full description of the stream and wetlands, including their ecological values, is identified within the Ecological report prepared by Viridis Environmental Consultants.
- 5.3. SH18 is the nearest motorway connection and dominates the character of the southern and eastern part of Whenuapai, noticeably towards the southern part of the site boundary, where large areas of the topography have been remodeled to facilitate the state highway road. Flax and other native species have been used to vegetate the state highway embankments.



Figure 5: Aerial site boundary (approximate)

- 5.4. The southern part of the area retains a more open character, where residential development is not the primary land use. Large, often open, paddocks for grazing and storage yard uses are evident. There are also numerous

horticultural (i.e. greenhouses) and equine-based activities evident in this part of the area, contained by mature trees. Across the State highway corridor, the Hobsonville Light Industrial Precinct is clearly visible.

- 5.5. Numerous roads criss-cross the area, connecting with the adjacent transport network. All roads are two-laned and retain a predominantly rural character, with a scattering of hedgerows, post and railing fencing, and limited lighting apparent.
- 5.6. Other land use activities adjacent to the site include; 67 Trig Road which is used for light industrial storage purposes ,with a small dwelling also located on this site but set back some 176m from the plan change area.
- 5.7. 153 Brigham Creek Road contains the Whenuapai Cable Landing Station, which is one of the key termination points for the Southern Cross internet cable owned by Spark New Zealand. This land is included in the PCA, however the current land use of this property will remain unchanged.
- 5.8. To the north of the PCA is the RNZAF Base Auckland, a large area dominated by the associated aircraft hangers and two runways.
- 5.9. Development of paddocks adjacent to the RNZAF Base Auckland for future residential and commercial-based activities was occurring during the site visit, and it is understood that this development will further intensify and consolidate the Whenuapai Centre area.
- 5.10. There are several lifestyle properties in the southern and eastern parts of the PCA with grazed paddocks accessed off Trig and Brigham Creek Roads. Three large detached residential properties at 69, 96 and 96A Trig Road are located on large sections and are set back from the road in amongst well-landscaped gardens (refer to Figure 6). 159 Brigham Creek Road includes a large, landscaped property, with the property set well back from the street frontage, and with a tree-lined driveway that sweeps over the Waiarohia Stream. The main current land uses within the site include relatively low-intensity pastoral grazing, and a small number of horses in combination with lifestyle settlement/rural residential small-holdings. Built development reflects the land use described, with small clusters of dwellings and associated ancillary buildings, garages, and sheds etc. Boundaries are demarcated with predominantly timber post and rail, and post and wire fences, hedgerows, or open grass areas.



Figure 6: 69 Trig Road

- 5.11. The unnamed tributary of the Waiarohia stream corridor originates near the middle of the PCA and meanders in a northerly direction, before running parallel with Brigham Creek Road and exiting the site on the eastern boundary to connect to the Waiarohia Stream. A small watercourse / drain extends part-way through the western most properties of the PCA from the edge of Trig Road.
- 5.12. The Waiarohia Stream watercourse originates south of the site in Hobsonville and traverses in a north easterly direction along the south-eastern boundary of the property before exiting beneath Brigham Creek Road. The horticultural paddocks drain towards the stream and recharge it. An artificial pond located in the northern part of the site is also evident.
- 5.13. A significant portion of the site includes large scale earthworks undertaken by NCL in accordance with bulk earthwork consents issued by Auckland Council, but also includes some grazed pastoral and agricultural activities. Individual large trees, tree groupings and shelterbelts are spread throughout the site. Tree species include evergreen magnolia, totara (*Podocarpus totara*), poplar (*Populus spp.*), radiata pine (*Pinus radiata*), bamboo, Norfolk Island pine (*Araucaria heterophylla*), pine (*Pinus spp.*), willow (*Salix spp.*), wattle (*Accacia spp.*), sheoak (*Casuarina cunninghamiana*), camphor (*Cinnamomum camphora*), tree privet (*Ligustrum lucidum*), Chinese privet (*Ligustrum sinense*), bottle brush (*Banksia spp.*), redwood (*Sequoia sempervirens*), lillypilly (*Acmena smithii*) and other exotic species. Shelterbelts and lower hedgerows are scattered throughout the site defining some of the property boundaries (Figure 7).



Figure 7: Typical mix of poplar (*Populus spp.*) and pine (*Pinus radiata*) along Trig Road



Figure 8: The Waiarohia Stream with native riparian planting

5.14. Some native planting has been undertaken along the edge of the Waiarohia Stream along Brigham Creek Road, which includes a mix of golden totara, cabbage, rimu and coprosma amongst some large popular trees (figure 8).

5.15. A significant portion of the site includes large scale earthworks undertaken by NCL in accordance with bulk earthwork consents issued by Auckland Council. The total volume of earthworks across all consents is 205,400m³ which includes the following sites:

69 Trig Road and 151, 155-157 Brigham Creek Road: 96,400m³

71 Trig Road: 51,500m³

73 Trig Road: 33,500m³

94 Trig Road: 24,000m³

5.16. The properties above occupy 60% of the PPC land. The earthworks completed has shifted the character to a highly modified, semi-rural environment. The dated image series below (figures 9-11) exemplifies the earthworks undertaken within the PCA to date, has dramatically altered the landscape.



Figure 9: Aerial of earthworks 2nd May, 2021

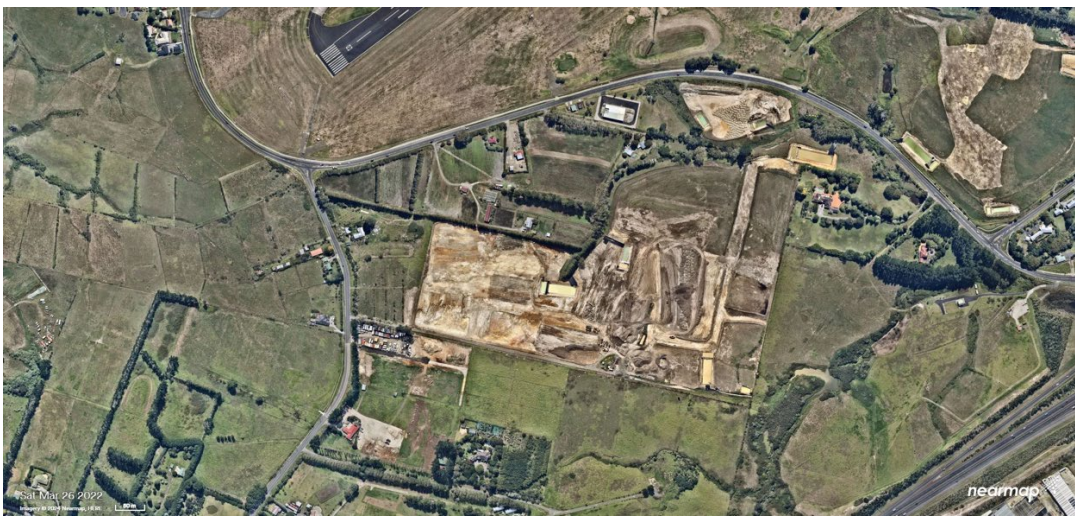


Figure 10: Aerial of earthworks 26th March, 2022



Figure 11: Aerial of earthworks 10^h June, 2023.

5.17. *Existing Landscape Character*

5.18. To summarise, the key landscape attributes that influence the character, quality and visual amenity of the wider area include:

- the low-lying gentle landform, and patterns generated by the natural drainage patterns
- the extensive, yet largely inconspicuous, network of watercourses
- large landholdings such as RNZAF Base Auckland and associated defense operations.
- the large areas of open earthworks undertaken within the PCA and in the wider surrounding environment.
- pasture and grassland, with hedgerows delineating areas and property boundaries
- the existing residential and commercial development in Whenuapai Precinct 1 and 2
- PC69 which is operative and will provide 52ha of LIZ land, and the resultant landscape visual effects on the Whenuapai area.
- the existing LIZ activities along Hobsonville Road, south of the PCA across SH18
- existing buildings on the Spark NZ property (153 Brigham Creek Road) within the PCA that are considered to be reflective of light industry activities.
- the variable framework of established vegetation, which provides a sense of scale, enclosure and establishment, and connection to the historic rural land use, while reinforcing sections of the stream network
- scattered clusters of buildings, reinforcing the current land use patterns, and
- the sense of definition and containment of the area by the surrounding established road network.

5.19. Although the site exhibits some level of amenity, there is nothing remarkable about its landscape character, and it has no particularly significant or notable landscape features or characteristics. Consequently, most of the site, excluding the wetlands and riparian areas, possesses the capability to readily accommodate more intensive urban development, particularly due to the easy contour, the proximity and influence of urban development locally, the proximity to the existing road network and the ability for open space buffers to appropriately manage the interface with adjacent land.

6. Evaluation of the Proposal

- 6.1. The key to assessing the landscape and visual effects of the PPC is first to establish the existing characteristics and values of the landscape and then to assess the effects of development enabled by the PPC on them. In accordance with the Resource Management Act (1991) this includes an assessment of the cumulative effects of the proposal combined with existing urban development within Whenuapai.
- 6.2. The purpose of this section is to provide an assessment of the nature and degree of potential landscape effects and the appropriateness of the PPC and development opportunities. The assessment responds to matters related to landscape and visual amenity. It also considers the anticipated outcomes of the proposed LIZ (in relation to the AUP provisions) and their suitability in this setting.
- 6.3. The zoning sought under the PPC will enable development opportunities pertaining to the provisions associated with the anticipated AUP zoning. This PPC application is for rezoning and any further matters can and will be dealt with as part of future resource consent processes for the respective sites.
- 6.4. Natural character relates to the degree of 'naturalness' of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns, and elements in the landscape. Natural character relates to the degree of 'naturalness' or modification of a landscape. Assessments of natural character therefore broadly assess:
- i) Natural processes – the underlying formative processes that have shaped and given expression to the landscape (geological, volcanic, ecological, fluvial etc);
 - ii) Natural elements – features within the landscape that are products of natural processes (landform, vegetation, waterbodies etc);
 - iii) Natural patterns – the natural expression or distribution of unmanufactured elements and features within the landscape; and
 - iv) Development / land use – the presence or absence of developments, such as structures and buildings, and the level of modification as a result of land use and management.
- 6.5. The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which a proposal alters the biophysical and / or perceived naturalness of a landscape.
- 6.6. *Natural Character Effects Analysis*
- 6.7. As discussed above, the site is not high in natural character values and has been extensively modified through past pastoral, large-scale earthworks, and horticultural activities. The area has undergone extensive agricultural activities and is highly modified by vegetation clearance, artificial farm drains, ponds, ancillary buildings, sheds, and dwellings. The site is a component of the wider modified Whenuapai urban and peripheral semi-rural environment, with the site located within an area zoned for future urban intensification.

- 6.8. A green network is proposed based on the enhanced stream corridor, stormwater management areas, and 3.7m planting buffers within lots facing the internal roads, which would enhance the natural character values of the site. Overall, the adverse effects of development enabled by the PPC on the natural character values of the site and surrounding area would be low.

7. **Landscape Effects**

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

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

- 7.3. Landscape character is derived from a combination of landscape components that make up the landscape of the site, which distinguishes one area from another including:

i) The elements that make up the landscape including:

- physical influences – geology, soils, landform, drainage, and waterbodies;
- land cover, including different types of vegetation and patterns and types of tree cover;
and
- the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.

ii) The aesthetic and perceptual aspects of the landscape including its scale, complexity, openness, tranquillity or wilderness; and

iii) The overall character of the landscape in the area including any distinctive landscape character types or areas that can be identified, and the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.

- 7.4. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. The wider Whenuapai landscape is undergoing rapid change and development, with the urbanisation of the wider area transforming the previously semi-rural landscape to one of highly modified characteristics through earthworks, ground shaping and roading construction for urban development.



- 7.5. The existing attributes that contribute to the existing semi-rural character of the area would become progressively less pervasive as the site is developed with the urbanisation of the area. Development enabled by the PPC proposal would inevitably transform the local semi-rural character to that of more intensive and light industrial activities which would have an influence on the surrounding area. It is important to note, however, that this type of development is not unanticipated and the AUP identifies the site as an area to accommodate future urban growth requirements in this part of the city.
- 7.6. It is also important to note that although the site and local area currently exhibit semi-rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, the patterns of rural-residential settlement, existing infrastructure, existing large-scale earthworks and proximity to the commercial, light industry and residential urbanised area of Whenuapai. Consequently, the Defence Force land use and subsequent designations on the surrounding land restricts distinctly residential urbanisation.
- 7.7. *Landscape Effects Analysis*
- 7.8. Based on the preceding description and analysis of the site and surrounds it is clear that there are relatively low landscape values and sensitivity associated with the site. The site is a relatively degraded, highly modified working environment lacking any significant landscape features, has low natural character values (other than the stream and wetlands), and generally relatively low visual amenity. Therefore, the only negative outcomes in landscape terms would be the loss of the remaining rural character, albeit a highly modified rural character as discussed above, which is anticipated by the AUP and other planning strategies for the site.
- 7.9. The key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and to create a quality urban development. Although the proposal would result in the loss of semi-rural characteristics there are number of positive landscape outcomes associated with the PPC.
- 7.10. There are a number of provisions within the Light Industrial Zone to ensure a suitable level of landscape amenity would be achieved. While there would be a loss in landscape character, the key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development which is anticipated by the relevant AUP planning strategies for the site. Although development enabled by the PPC would result in the loss of semi-rural characteristics there are a number of positive landscape outcomes associated with the PPC. The inclusion of 3.7m wide landscape buffers along the front yards of lots facing internal roads, and planted Open Space Buffers with the future Council parks land to the south and east of the PCA are also proposed to assist in softening the LIZ to ensure there is an appropriate interface with the Future Urban Zone.
- 7.11. The proposed objectives and policies under the LIZ require the ecological values of streams and wetlands to be protected and enhanced. The LIZ requires subdivision and development to plant the riparian margins of streams and wetlands and to provide at source hydrological mitigation, attenuation, and quality treatment to prevent stream bank erosion and to enhance in-stream morphology, and stream and wetland water quality. The objective is to contribute to the health and well-being of streams and wetlands within the precinct through riparian planting and restoration of wetlands and also to require front yard planting across the site to contribute to increasing the canopy cover of the precinct area.

7.12. Standard H17.6.4.1 of the AUP outlines the requirements for the riparian area, including planting the riparian margins of any permanent or intermittent stream to a minimum width of 10m from the top of the stream bank. Appendix 16 of the AUP also requires planting of the riparian margins of any natural wetland to a depth of 10m from the wetland's fullest extent. All planting is to be eco-sourced native vegetation densely planted at 1m spacings. The riparian plantings along the stream corridor and wetlands, open spaces buffers, street tree planting and pedestrian linkages proposed under the precinct provisions would enhance the overall amenity and assist in the PCA's integration with the surrounding semi-rural and urban areas over time.

7.13. Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit of an urban rather than a semi-rural character, is achieved.

8. Visual Effects

8.1. The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate any changes within the landscape setting, where applicable.

8.2. The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity. The methodology used in this assessment is designed to assess whether or not future development enabled by the PPC proposal would have adverse visual effects on the nature and quality of the surrounding environment.

8.3. The process of analysing such effects involves:

- i) Identification of the physical area or catchment from which a development enabled by the PPC would be visible;
- ii) Identification of the different viewing audiences that would be affected by a future development enabled by the PPC; and
- iii) Evaluation of the visual amenity effects taking into account the preceding analysis.

8.4. Methodology

8.5. The methodology used to determine the nature and extent of visual effects involves:

- a) identification of the physical area or catchment from which the proposed development would be visible. This was accomplished through observations from the site and surrounding area and via Auckland Council GIS.
- b) identification of the different viewing audiences within this area that would be affected by the development, followed by the allocation of viewpoints to positions that capture those audience's perspectives;
- c) the preparation of photographs and/or indicative photo-simulations from chosen representative viewpoints;



indicative photo-simulations have been produced using a clear and concise methodology (refer to Appendix C) The Architectural design has been modelled on the probable layout complying with the light industrial zoning and individual site constraints.

8.6. *Visual Catchment and Viewing Audience*

8.7. The visual catchment is the area from which noticeable visual effects of future development enabled by the PPC are likely to be evident to any significant degree. Brigham Creek Road, Trig Road, Hobsonville Road, SH18, Kauri Road, Mamari Road, Tui Place, Ririno Place, Tama Quadrant, Ruatea Street, Ngahue Cres and surrounding peripheral areas of the site result in a number of open views into the site. However, existing vegetation patterns and landform variations currently provide a level of screening from many of the wider surrounding areas.

8.8. The relative openness of the site, albeit compartmentalised in a number of locations by existing shelterbelts, boundary planting and individual specimen trees, means that it has a relatively high level of exposure, although the existing vegetation pattern within the site and surrounding area combine to limit the extent of visibility beyond the immediate area.

8.9. Consequently, Brigham Creek Road, Trig Road, Hobsonville Road, SH18 and properties accessed off these roads define the main visual catchment. The adjoining properties to the east, south and west would also be exposed to open views across the site. These properties are similarly zoned FUZ, and are anticipated to be developed in the future for business uses, which includes light industry activities, to the south and west, and residential uses to the east, under the Whenuapai Structure Plan 2016. These properties to the south and west are within the Whenuapai Business area of Auckland Council's Future Development Strategy, which are anticipated for zoning in 2025+.

8.10. Views would be gained from some of the rural lifestyle properties accessed off Trig Road to the south-west. Elevated and more distant views would be gained from some of the residential properties on the slopes to the south-east extending up to Hobsonville Road.

8.11. The viewing audience would therefore encompass the following groups:

- i) Road users on the surrounding roads including Trig Road, Hobsonville Road, Brigham Creek Road, Spedding Road and Mamari Road, Tui Place, Ririno Place, Tama Quadrant, Ruatea Street and Ngahue Cres.
- ii) Residents and visitors to the residential properties on Kauri Road, opposite the site.
- iii) Residents and visitors to the adjoining rural residential properties to the north, south-east and south accessed off Mamari Road and Ngahue Crescent, Tama Quadrant, Ririno Place, Tai Place and Rautea Street.
- iv) Workers and visitors to the Defence Force.
- v) Passengers travelling along Brigham Creek Road or SH18.
- vi) Distant viewers within the residential and rural lifestyle properties on the northern elevated slopes extending up to Paremuremo and the eastern slopes of Greenhithe / Schnapper Rock.
- vii) Distant viewers within the wider surrounding area such as Hobsonville and the northern edge of West Harbour.
- viii) Users of the future Auckland Council Parks directly to the east and southwest of the PCA.



8.12. Overall, the anticipated level of audience exposure would be moderate due to the location of the site adjacent to the surrounding roads.

8.13. *Visual Amenity Effects Analysis*

8.14. The assessment of visual effects analyses the perceptual response that any of the identified changes to the landscape may have in relation to visual amenity or people's visual appreciation of the surrounding landscape. Visual effects are influenced by the sensitivity of the receiving environment combined with the type and magnitude of visual changes associated with a proposal.

8.15. The proposed future development of the site enabled by the PPC raises a number of visual issues, including the potential effects on visual amenity to the following key areas:

- i) Adjoining properties
- ii) Surrounding road network
- iii) Wider surrounding area
- iv) LIZ and FUZ interfaces.

8.16. The visual effects of development enabled by the PPC have been assessed from representative viewpoints within the visual catchment area that have potential for visual effects. Thirteen viewpoints have been identified in order to assess the potential visual effects. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the site.



Figure 12: Viewpoint locations

8.17. The assessment has been undertaken by reference to the following viewpoints (refer to Appendix A and figure 12):

- Trig Road
- Brigham Creek Road
- Spedding Road
- Mamari Road.
- Tama Quadrant, Ririno Place, Tui Place, Rautea Street
- State Highway 18

8.18. Evaluation of the effects taking into account the preceding analysis based on the following base criteria:

- i) Sensitivity of the view – the relative quality of the views, values attached to a view, and their vulnerability to change.
 - ii) Viewpoint / perceptual factors – the type and size of the population exposed to views, including the viewing distance, focus and level of exposure, and context from which they experience the view.
 - iii) Context – the degree to which the proposed development would fit into the existing rural and future urban context (amenity/form)
 - iv) Extent and magnitude of change – including consideration relating to prominence and legibility, size / scale, visual intrusion / contrast, the impact upon key landscape elements and patterns, geographical extent and duration.
- V) Mitigation potential – the extent to which any potential adverse effects of the development could be mitigated through integration into its surrounds by specific measures.

8.19. The total score given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the guidelines contained within the Tuia Pito Ora NZILA 'Aotearoa Landscape Assessment Guidelines 2021':

| Effect Rating | Use and Definition |
|------------------|--|
| Very High | Total loss of existing character, distinct features or visual quality of the landscape resulting in complete and significant change to the landscape. The proposal causes very high adverse effects that cannot be avoided, remedied or mitigated. |
| High | Major change to the existing character and distinctive features or visual quality of the landscape or a significant reduction in the perceived amenity of the outlook. The proposal causes high adverse effects that cannot be avoided, remedied or mitigated. |
| Moderate to High | Noticeable change to the existing character or distinctive feature of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements. |
| Moderate | Partial change to the existing character or a moderate / partial level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it. |

| | |
|--------------|---|
| Low-moderate | Partial change to the existing character but a low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low effect on the perceived amenity derived from it. |
| Low | A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low effect on the perceived amenity derived from it. |
| Very Low | Very low or no modification to key elements / features / characteristics of the baseline or available views, i.e. approximating a 'no change' situation. Or Corresponds to a situation where the proposed development is barely discernible, or there is no change to existing character, features or landscape quality. |

Note: The Determination of Low where effects are 'less than minor', is determined to be the green rows of Effects Rating above. Minor effects is determine to be the Grey rows of Effects Rating above, where as more than minor and significant effects are to be in the white rows.

- 8.20. In assessing the significance of effects, the assessment also considers the nature of effects in terms of whether this would be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also result where the visual change is considered to be benign in the context of where it occurs.
- 8.21. *Adjoining Properties in close proximity.*
- 8.22. The adjoining properties to the site would be most affected by future urban development enabled by the PPC. This would include the rural lifestyle properties to the north, south-east and south accessed off Spedding Road, Trig Road and Brigham Creek Road, as well as the rural residential properties on the southern side properties of Tama Quadrant, Ririno Place, Tui Place, Rautea Street to the north-west of the site. Furthermore, future Council owned parks are anticipated along Trig Road and Brigham Creek Road adjoining the PCA to the south and east respectively. A 5m deep planted open space buffer is proposed within the PCA along these two park interfaces. These are shown on the precinct plan.
- 8.23. Views towards parts of the site, however, would be filtered or partially screened by the existing vegetation patterns within the surrounding properties, with an orientation to the south. Viewpoints 1, 2, & 4 are indicative of the potential views from neighbours overlooking the site. For the immediately adjoining properties, the existing outlook would change noticeably from a relatively open semi-rural pastoral scene characterised by agricultural or equestrian activities into a comprehensive urban view. Although this would constitute a distinctive change to the existing rural character and a loss of the existing spaciousness, it is not the type of change which is unexpected within the planning context of the area, and the quality nature of the future urban development would ensure that a suitable level of amenity is achieved. With the 9-meter height restriction of the Defence Force flight path, and the restriction of stream and wetland riparians setbacks within this area, future light industry development is restricted within the north-western corner of the site.

- 8.24. Once the other portions of the site are developed, the existing views would be replaced with a mixture of urban development of light industrial activities with planted streetscapes, and a green network extending along the stream and tributary corridors through the site.
- 8.25. Development enabled by the proposal would not be entirely out of context and gradual in nature due to the future urban zoning of the site and surrounding area to the west, north, south and south-east. The green network along the stream, and tributaries of the Totara and Waiarohia watercourses, in conjunction with the street tree and front yard planting treatment to internal roads, would maintain a sense of spaciousness and assist in visually integrating the future development into the surrounding landscape.
- 8.26. From these close locations, the full effects of the change brought about by the proposed PPC would be gradual as the land is retired from horticulture and grazing, and modified as the staged development extends across the landform. Additionally, the upgrade of Brigham Creek Road will further urbanise the somewhat rural outlook. It is anticipated that the full progression from semi-rural to urban would take several years, in line with similar urban development of greenfield sites. This would reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as urban development progresses. Development would also be viewed as a natural extension to the Whenuapai and Hobsonville urbanisation occurring locally.
- 8.27. The green network extending along the stream corridors would assist in breaking up the expansiveness of the urban development and filter views, so that although the view would have changed from a semi-rural to an urban one, the full extent of the development would not be apparent. Development enabled by the PPC, however, would entirely change the landscape character and visual amenity currently experienced for the surrounding properties. Overall, the visual effects for the adjoining rural properties would be low-moderate, albeit anticipated through the zoning of the site for urban development.
- 8.28. Three photomontages have been provided to represent a location from which the PCA is clearly visible and from where views are anticipated from a range of viewing audiences; including local residents, pedestrians, cyclist, road users, users of Council's future open space, and local workers from surrounding business and RNZAF Base Auckland.
- 8.29. Photomontages (Please refer to appendix B).
- 8.30. Photomontage 1
- 8.31. Photomontage 1 is adjacent to the intersection of Brigham Creek Road and the SH18 offramp. The view is in a westerly direction over the eastern part of PCA. The view is representative of passing road users. From the interchange there are open views to the eastern part of the PCA with large sections of the verge in open grassland with no significant vegetation. While the process of urbanisation is well advanced on the southern side of this section of SH18 along Hobsonville Road, the remaining sections either side of the motorway remain primarily in rural landuse. However these areas, including the PCA, are zoned Future Urban so this kind of development is not unanticipated. The development proposed for the site will mean that it will ultimately come to mirror the type of development that is currently occurring on the opposite side of SH18 in the vicinity of Westpoint Drive.

- 8.32. The audience represented by this viewpoint is transient, moving through the landscape at speed along Brigham Creek Road, which is an arterial road with a posted speed limit of 60km/hr. Because of this and the development already occurring nearby, the view has relatively low sensitivity. As depicted in the photo-simulation prepared, the proposed development will be visually prominent but not overbearing, as the boundary of the PCA is setback approximately 550m from the edge of the Brigham Creek Road. This separation should ensure that any future buildings on this part of the site are not overly intrusive when seen from Brigham Creek Road. Further, the proposed 5m landscaped buffer along the boundary of the PCA, where it adjoins the Auckland Council future open space, will also mean that many buildings along the eastern perimeter of the PCA are punctuated by green spaces as the vegetation matures, and the anticipated block sizes would assist in breaking up the potential bulk and mass of continuous facades.
- 8.33. Consequently any adverse visual effects on this audience associated with this type of change will be low, particularly as this type of development is already part of the wider context and the ongoing process of change will be gradual.
- 8.34. Photomontage 2
- Photomontage 2 is located on Brigham Creek Road immediately adjacent the PCA. The view is representative of road users passing the PCA. As for the subject site, the land to the north of this part of Brigham Creek Road contains the RNZAF Base Auckland.
- 8.35. The outlook from this viewpoint into the subject site currently retains a generous setback with the area contributing appreciably to the emerging semi-rural character and wider visual amenity of the locality. As discussed, this is an area undergoing change at a reasonably significant rate. By the time the PCA is developed, it will appear as a natural continuation of the urbanisation planned and being implemented for the wider area. For the main audiences associated with this viewpoint the outlook will transition from semi-rural to urban. Development such as that depicted would not seem incongruous or intrusive in the context of the setting and will not be unexpected, as this type of development has been planned and foreseen as part of a continuum of change in the wider area.
- 8.36. This part of the PPC layout is defined by natural alignment of the Waiarohia Stream. This provides some positive outcomes. Firstly, it creates a comparatively small development area in the immediate foreground, which will influence the type of development on this site by limiting the footprint and bulk of any future buildings. Secondly, a proposed 10m wide riparian margin associated with this section of the Waiarohia Stream will be subject to extensive ecological restoration planting. This will ultimately provide a significantly vegetated backdrop to any buildings and contribute a degree of screening and separation to the rest of the site, thereby significantly reducing potential effects relating to visual amenity. Finally, planting within future front yards as per LIZ standards will further assist with the integration of the development by providing some buffering and filtering views into the site.
- 8.37. For these reasons, I consider that any effects on visual amenity resulting from the proposal from this viewpoint will be low and consistent with the envisaged built form for the area and the ongoing process of change will be gradual.

8.38. Photomontage 3

8.39. Photomontage 3 is located in an elevated location near Hobsonville Road, approximately 1km from the eastern corner of the PCA. The view is representative of local road users, residents living along Hobsonville Road and people working and shopping in the vicinity. Given the context, these audiences are likely to have relatively low visual sensitivity.

8.40. Currently there are relatively open distant views of the site, and the NZDF hangers are also clearly visible. Given the scale and nature of existing development locally, rolling topography, existing strands of motorway berm vegetation, and existing vegetation, it is highly likely views toward the site would be fragmented. Further, where views of the site are available, they are likely to be contained, with the site viewed in the context of large-scale business and RNZAF Base Auckland, similar to that which is already established, where the future built environment associated with the site would blend with the established urban grain.

8.41. Because of these considerations and the sensitivity of the view is low.

8.42. *Surrounding Road Network*

8.43. For road users on the surrounding road network, in particular those who live locally, the development of the site is likely to result in visual effects of some significance, particularly for Brigham Creek Road and Trig Road users accessing their properties. For general road users, the effects are likely to be of much less significance as the proposal would be seen as part of the pattern of land use change occurring locally within the surrounding Hobsonville Road environs. Viewpoints 3, 7-12 are indicative of the potential views from the surrounding roads.

8.44. Although a large audience, the general road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of only portions of the site while moving through the landscape, which already exhibits diverse characteristics in close proximity to urban and light industrial centres, albeit over SH18. Additionally, the Plan Change 69 site along Spedding Road provides for light industrial uses within the local area and is currently under construction. The sensitivity and the effects of the proposal would also be reduced further by the fact that the development would be gradual and staged over a number of years. Travelling along Brigham Creek Road, the proposed light industrial activities within the PCA would be viewed in the context of RNZAF Base Auckland and the light industrial area along Hobsonville Road to the south, as well as the future LIZ activities of the Spedding Road development (PC69).

8.45. Viewed from Brigham Creek and Trig Roads, the green network along the stream corridors, street tree plantings and planting associated with the future properties would assist in integrating the built development into the landscape and provide a vegetated framework of appropriate form and scale.



- 8.46. Overall, the visual effects from the surrounding road network would be low-moderate.
- 8.47. *Future Council Parks (Open Space) along Trig Road, and Brigham Creek Road, to the east of the PCA.*
- 8.48. Two future public parks are proposed adjoining the PCA. The first is proposed on the corner of Spedding and Trig Roads. Properties west of Trig Road within the PCA will adjoin this future park on their southern boundary. Along the boundary of the future park, a 5m deep landscape buffer is proposed within the PCA along the length of the park interface. As the future light industrial site will be to the north of the future park, park users will see a southern elevation, behind a 5m deep landscape buffer and the building orientation will be generally north facing. It is anticipated further landscaping opportunities within the future park will assist in a positive interface with the PCA. It is anticipated the specifics of planting within the landscape buffer, and the scale of mature planting will be resolved at Resource Consent.
- 8.49. The second future park is accessible from Brigham Creek Road and located directly east of the PCA. Along the boundary of the future park, a 5m deep landscape buffer is also proposed within the PCA along the length of the park interface. An additional shared accessway wide enough for vehicle access is also proposed to be included in the PCA. As the future light industrial site will be to the west of the future park, park users will see an eastern elevation, behind a 5m deep landscape buffer and the building orientation will be generally north facing.
- 8.50. The users of future Auckland Council Park (open space) visual amenity anticipates a green edge to the light industrial zone with trees and planting associated with the future light industrial properties. This would assist in integrating the built development into the landscape and provide a vegetated edge of appropriate form and scale next to the future park. While development enabled by the proposal would be visible from the future park, I consider that the visual effects for the users of the park would be low and entirely acceptable within the context of the existing and planned future urban environment.
- 8.51. *Wider Surrounding Area*
- 8.52. Partial distant views would be gained from the residential and rural lifestyle properties on the southern, eastern and northern elevated slopes within the wider surrounding area. This includes the northern fringes of Hobsonville Road in West Harbour, the western seaward slopes of Greentithe, and southern seaward slopes of Poemoremo. Viewpoint 13 is indicative of the potential view from the slopes extending up to Greenhithe to the north-east.
- 8.53. As illustrated in the viewpoint photograph, from elevated locations within the wider area, including Paremoremo, views of development enabled by the PPC would be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landforms, shelterbelts, prevailing vegetation patterns). While a prominent level of built form would be introduced into the landscape, it would be viewed in the context of the surrounding diverse activities within Whenuapai, and in particular the RNZAF Base Auckland in the foreground and the established light industrial zone to the south.
- 8.54. While development enabled by the proposal would be visible from parts of the wider surrounding area, I consider that the visual effects would be low and entirely acceptable within the context of the existing and planned future urban environment.

8.55. *Construction Effects*

8.56. Due to the nature and scale of the development, and the level of disturbance it would bring to the existing landscape, the visual effects would generally be high during and immediately following construction. The most noticeable changes and resultant effects on visual amenity would arise from earthworks associated with roading and associated infrastructure. These visual effects would, however, be viewed in the context of existing residential development occurring locally and the large-scale consented earthworks that have already been undertaken on the site, which will assist in minimising the effects on visual amenity.

8.57. These visual effects would reduce on completion, with the establishment of the green network, open space and street tree plantings assisting in integrating the urban development into the surrounding landscape.

9. Statutory Context

- 9.1. An assessment of the proposal against statutory provisions is contained within the planner's report as part of the AEE. This report is primarily concerned with the landscape and visual effects but is written to facilitate an assessment against the statutory framework by the relevant experts. The provisions most relevant to landscape and visual matters include:
- 9.2. *Resource Management Act (RMA)*
- 9.3. The overarching framework of Part 2 including the purpose of the Act set out in section 5. Matters of national importance including sections 6(a), 6(b), 6(c), 6(d) and 6(e) where applicable. There are no outstanding Natural Features (ONFs) or Outstanding Natural Landscapes (ONLs) associated with the study area or nearby. Matters of particular relevance to this assessment include:
 Section 7(c) - the maintenance and enhancement of amenity values
 Section 7(f) - the maintenance and enhancement of the quality of the environment
 The Fourth Schedule lists a number of matters that should be considered when preparing an assessment of effects on the environment, including: (7)(1)(b) Any physical effect on the locality including landscape and visual effects.
- 9.4. *The Auckland Plan 2050*
- 9.5. *The Auckland Plan was adopted in June 2018. It provides a long term, high-level strategy addressing the challenges of future growth and development in the Auckland Region.*
- 9.6. *Future Development Strategy (FDS)*
- 9.7. This strategy was adopted by Auckland Council in November 2023 and succeeds the Future Urban Land Supply Strategy (FULSS), which identified the PCA as development ready between 2018-2022, and the development strategy contained with the Auckland Plan 2050. The FDS outlines how Auckland's future growth will be managed and provides timings for the release of future urban land over the next 30 years. Under the FDS, the PCA is identified within the Whenuapai Business Area and is anticipated for live zoning in 2025+, consistent with the PPC timeline.
- 9.8. *Whenuapai Structure Plan*
- 9.9. Under the Whenuapai Structure Plan ("WSP"), the PCA is identified for business uses, with the exception of a small portion of the north-east corner which is identified for residential purposes. As outlined previously, the PPC seeks to rezone the land as Business – Light Industry Zone ('LIZ') – a total area of 47.6ha.
- 9.10. An assessment of the natural character, landscape and visual amenity values of Whenuapai had been carried out for the WSP, which identifies any potential landscape and visual effects that may result from future land use activities. The landscape assessment identifies that while there are no areas of high natural character or landscape, the structure plan area retains relatively high levels of amenity because of its largely open rural nature, mature trees, and proximity to the Upper Waitematā Harbour. The WSP describes how the surrounding landscape is undergoing significant change with new areas of housing, and commercial and retail development at Hobsonville, Hobsonville Point and Westgate.
- 9.11. The WSP goes on to say 'While there will inevitably be a level of adverse effects on the landscape and visual amenity from changing land uses, it also presents opportunities to enhance some landscape outcomes. The following recommendations are made to mitigate the likely landscape and visual effects:
- maintain and enhance areas of high visual amenity, especially around the northern part of the

Structure Plan area with appropriate built form, open space and plantings

- restore and enhance biodiversity through planting, and weed and pest control
- connect habitats along coastal and stream networks
- improve the quality of stormwater entering the Upper Waitematā Harbour
- create integrated networks of public open space
- introduce appropriate plantings in new development
- provide landscape variety to build on existing characteristics of different parts of the Structure Plan area.

9.12. The following statutory documents are of particular relevance to this assessment:

9.13. *Auckland Unitary Plan (Operative in Part)*

9.14. The main relevant sections of the AUP relating to the landscape and visual effects are:

B2. Tāhuhu whakaruruhau ā-taone – Urban growth and form

B2.2. Urban growth and form B2.2.1. Objectives

(1) A quality compact urban form that enables all of the following:

- (a) a higher-quality urban environment;
- (b) greater productivity and economic growth;
- (c) better use of existing infrastructure and efficient provision of new infrastructure;
- (d) improved and more effective public transport;
- (e) greater social and cultural vitality;
- (f) better maintenance of rural character and rural productivity; and
- (g) reduced adverse environmental effects.

(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).

(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.

(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.

(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.

B2.3. A quality built environment

B2.3.1. Objectives

(1) A quality built environment where subdivision, use and development do all of the following:

- (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;
- (b) reinforce the hierarchy of centres and corridors;
- (c) contribute to a diverse mix of choice and opportunity for people and communities;

- (d) maximise resource and infrastructure efficiency;
- (e) are capable of adapting to changing needs; and
- (f) respond and adapt to the effects of climate change.

B2.3.2. Policies

(1) Manage the form and design of subdivision, use and development so that it does all of the following:

a. supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage.

9.15. *Comments*

9.16. Development within the PPC area will achieve a comprehensive light industry business park environment, with a centralised green network that would have high levels of amenity, environmental benefit and allow for a range of lot sizes. Potential adverse effects of urban and business activities on the environment would be avoided, remedied or mitigated in accordance with the operative AUP provisions and the WSP, which includes:

- maintain and enhance areas of high visual amenity, especially around the northern part of the site area with appropriate built form, open space and plantings
- restore and enhance biodiversity through planting, and weed and pest control
- connect habitats along coastal and stream networks
- improve the quality of stormwater entering the Upper Waitematā Harbour
- create integrated networks of public open space
- introduce appropriate plantings in new development
- provide landscape variety to build on existing characteristics.

9.17. Development enabled by the PPC would ensure a high-quality environment. The Plan responds to the intrinsic qualities and physical characteristics of the site through the enhancement of the stream corridor and its tributaries for stream protection and ecological linkages.

9.18. Development enabled by the PPC would be largely in keeping with the area's planned urban built character, and the site has the capacity to visually absorb the proposed light industrial activities within a well-developed landscape setting. Proposed open space buffers would appropriately manage the interface between the PCA and adjoining landholdings.

9.19. The location of the PCA adjacent to Trig Road and Brigham Creek Road and two future Council parks to the south and east is appropriate. It would also be consistent with the LIZ to the south east on the other side of the State Highway 18, and has good access to the existing road networks.

9.20. The large size of the site means greater co-ordination can be achieved both internally and to the wider surrounds through a comprehensively designed masterplan. I therefore consider that future development enabled by the PPC proposal would be generally consistent with the intent of the landscape, visual, natural character and amenity objectives and policies of the relevant statutory documents, and when considered in totality would be entirely acceptable in landscape and visual terms.



10. Conclusion

- 10.1. The proposed urbanisation of the site resulting from development enabled by the PPC would significantly change its current open and semi-rural landscape character. The development would, however, be consistent with the Business land use envisaged in the WSP and suitability of the site for urbanisation as envisaged in the AUP.
- 10.2. Although the subject site has been highly modified with bulk earthworks, grazed pasture, temporary storage and agricultural activities, its semi-rural character is lessened to a degree by the existing land uses, including the accessways and drives, and its bordering onto Whenuapai's urban area characterised by light industrial activities to the north-west of Hobsonville. While the site includes productive grazing land, it is a highly modified site with relatively low landscape values, other than the Waiarohia Stream tributaries. In light of these considerations the site is well suited to the type of urban development proposed.
- 10.3. As visually represented in Photomontages 1-3 the proposed urbanisation of the land would inevitably result in the transformation of the site from a fringe semi-rural area to a light industrial area. This would have implications on the surrounding semi-rural land to the south, west and east, with the urban development impacting on the semi-rural quality of this area. Nevertheless, this is a landscape in transition and is an area designated for urban expansion in the foreseeable future as Future Urban Zone.
- 10.4. Because of the size and nature of the development and the anticipated eventual urbanisation of the site and surrounding area, rather than trying to screen the development or create significant buffers to the adjacent semi-rural areas, the approach has been to accept the change and attempt to develop the site in accordance with accepted urban design principles to create a quality light industrial development with a high level of amenity, albeit an urban amenity with a few landscaped buffers along the perimeter boundary of the PPC. Any visual change would be seen in the context of a changing landscape in which the process of urbanisation will continue within this area of Whenuapai, particularly given the properties immediately surrounding the PCA are anticipated for live zoning in the short term (2025+) under Auckland Councils FDS.
- 10.5. The change from the existing semi-rural character of this landscape to one dominated by the built form of an industrial area would also introduce a range of beneficial effects, including:
- enhancement of the unnamed tributary of the Waiarohia Stream including stream protection, riparian planting, and ecological connections
 - extensive framework of planting including riparian stream planting and specimen trees on internal streets, and within the industrial site areas. These measures would improve the character and amenity as well as enhance habitat values and break up the contiguous urban expanse increasingly with time and contribute to the wider area
 - Introduce appropriate native plantings in new development
 - Open Space buffers to the future Council Parks.
 - Provide multiple modes of access including pedestrian and cycle networks.

- 10.6. While the proposed development would result in a significant visual change from the site's current open semi-rural state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area within the FULSS, FDS, WSP and AUP. With this type of change, effects to the bio-physical landscape and in turn landscape character and visual amenity are anticipated and for the most part unavoidable.
- 10.7. Despite the relatively low landscape values, the development would initially generate landscape and visual effects of low to moderate and some significance. These, however, are inevitable with urban development in a predominantly semi-rural area at the start of a process of urbanisation. In addition, the visual effects of the development of the site apparent from the early stages would decrease over time (5-7 years) as proposed landscape initiatives become established and the other portions of the adjacent FUZ land are developed.
- 10.8. In conclusion, the proposed PPC would fulfil the need for light industrial urban intensification and provide an opportunity for an innovative and environmentally sustainable urban development. The proposal would be largely consistent with regional growth strategies for the area and would result in a high-quality urban development with a range of positive landscape and environmental outcomes.

Mike Rogan

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| | |
|-------------------------------|-------------|
| Prepared: | MR |
| Quality Assured and Reviewed: | HG/CJ/MK/MA |
| Issued: | 26/04/2024 |
| Revision: | REV E |



Appendix A:

Landscape and Visual Assessment Viewpoints



SITE CONTEXT L101

VIEWPOINT MAP L102

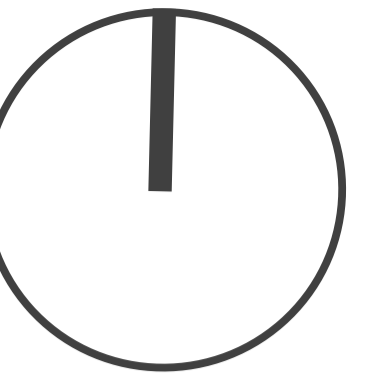
VIEWPOINT PHOTOS L103-115

LOCATION PLAN AND VIEWPOINTS
WHENUAPAI BUSINESS PARK PRIVATE PLAN CHANGE

NOVEMBER 2023

114322

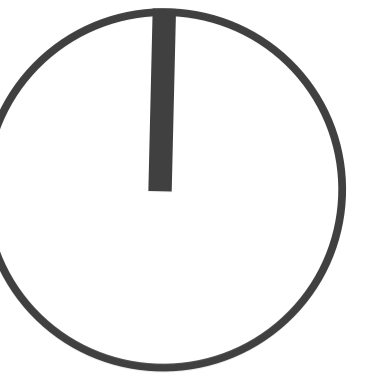




KEY:

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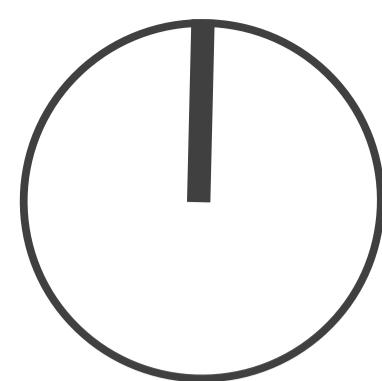




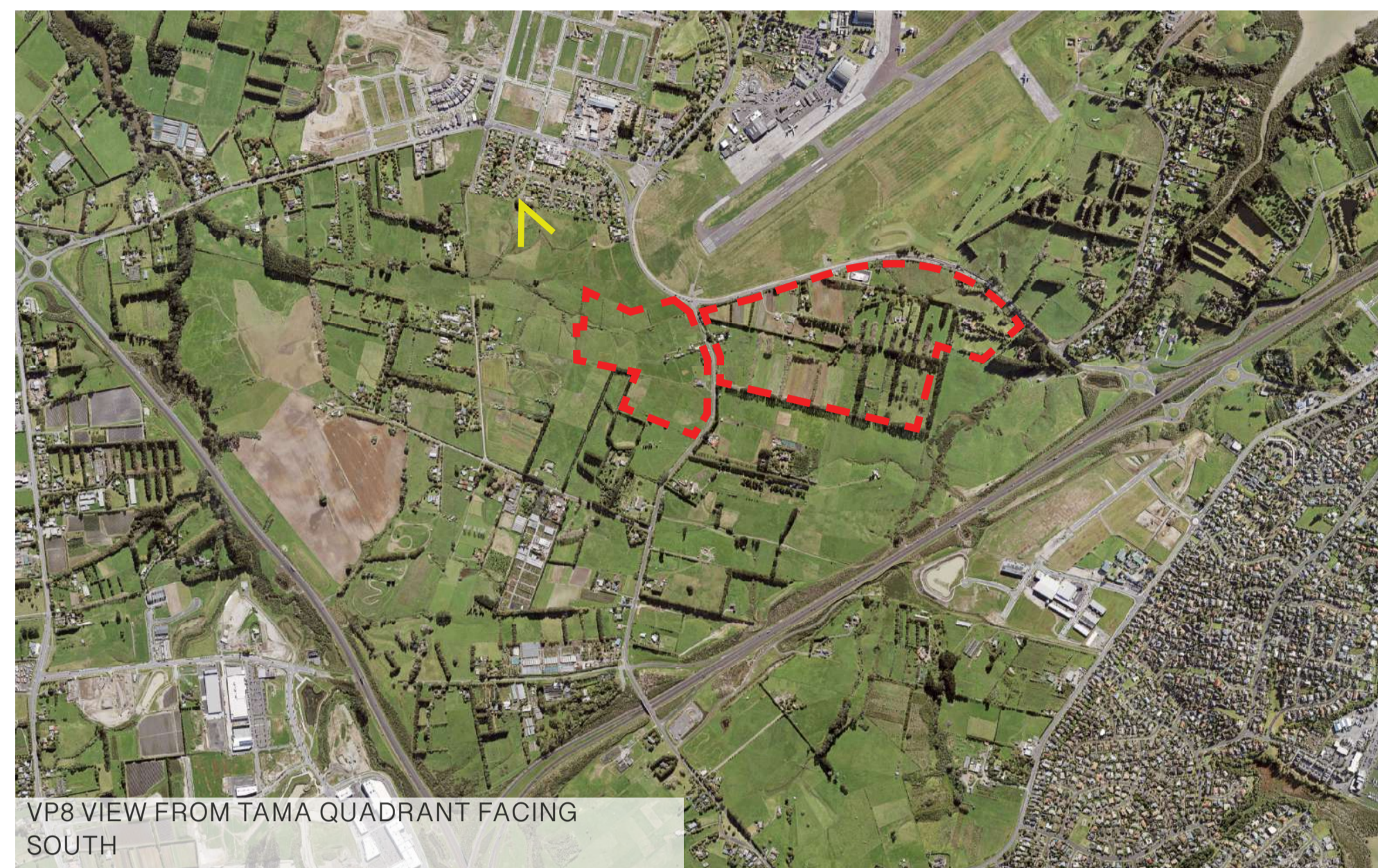
KEY:

- = PRIVATE PLAN CHANGE BOUNDARY
- = VIEWPOINT LOCATION





SITE LOCATION



VP8 VIEW FROM TAMA QUADRANT FACING SOUTH

SONY E PZ 16-50MM, F3.5-5.6 OSS

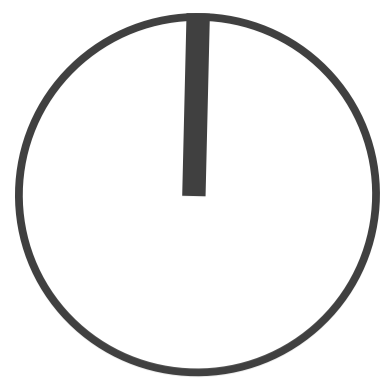
FOCAL LENGTH: 16

KEY:

 = PRIVATE PLAN CHANGE BOUNDARY

 = VIEWPOINT LOCATION





VP6 VIEW FROM 129 BRIGHAM CREEK ROAD
NEAR THE WHANUAPAI TOWN CENTER

SONY E PZ 16-50MM, F3.5-5.6 OSS

FOCAL LENGTH: 16

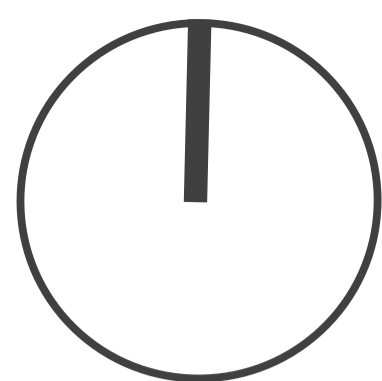
KEY:

 = SITE LOCATION

 = VIEWPOINT LOCATION

SITE LOCATION





VP-10: VIEW FROM MARIMARI ROAD, LOOKING TOWARDS THE WESTERN EDGE OF THE SITE

SONY E PZ 16-50MM, F3.5-5.6 OSS

FOCAL LENGTH: 16

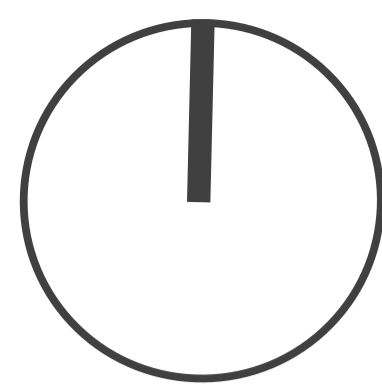
KEY:

 = PRIVATE PLAN CHANGE BOUNDARY

 = VIEWPOINT LOCATION

SITE LOCATION





VP2 FROM TRIG ROAD
SONY E PZ 16-50MM, F3.5-5.6 OSS
FOCAL LENGTH: 16

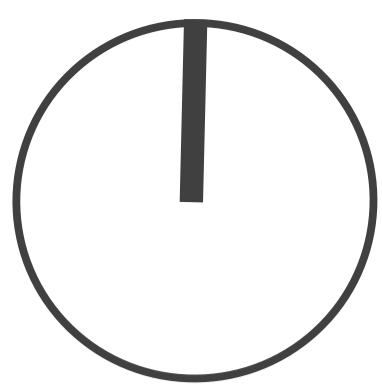
KEY:

 = PRIVATE PLAN CHANGE BOUNDARY

 = VIEWPOINT LOCATION

SITE LOCATION





VP5: FROM WESTPOINT DRIVE LOOKING NORTHWEST

SONY E PZ 16-50MM, F3.5-5.6 OSS

FOCAL LENGTH: 50

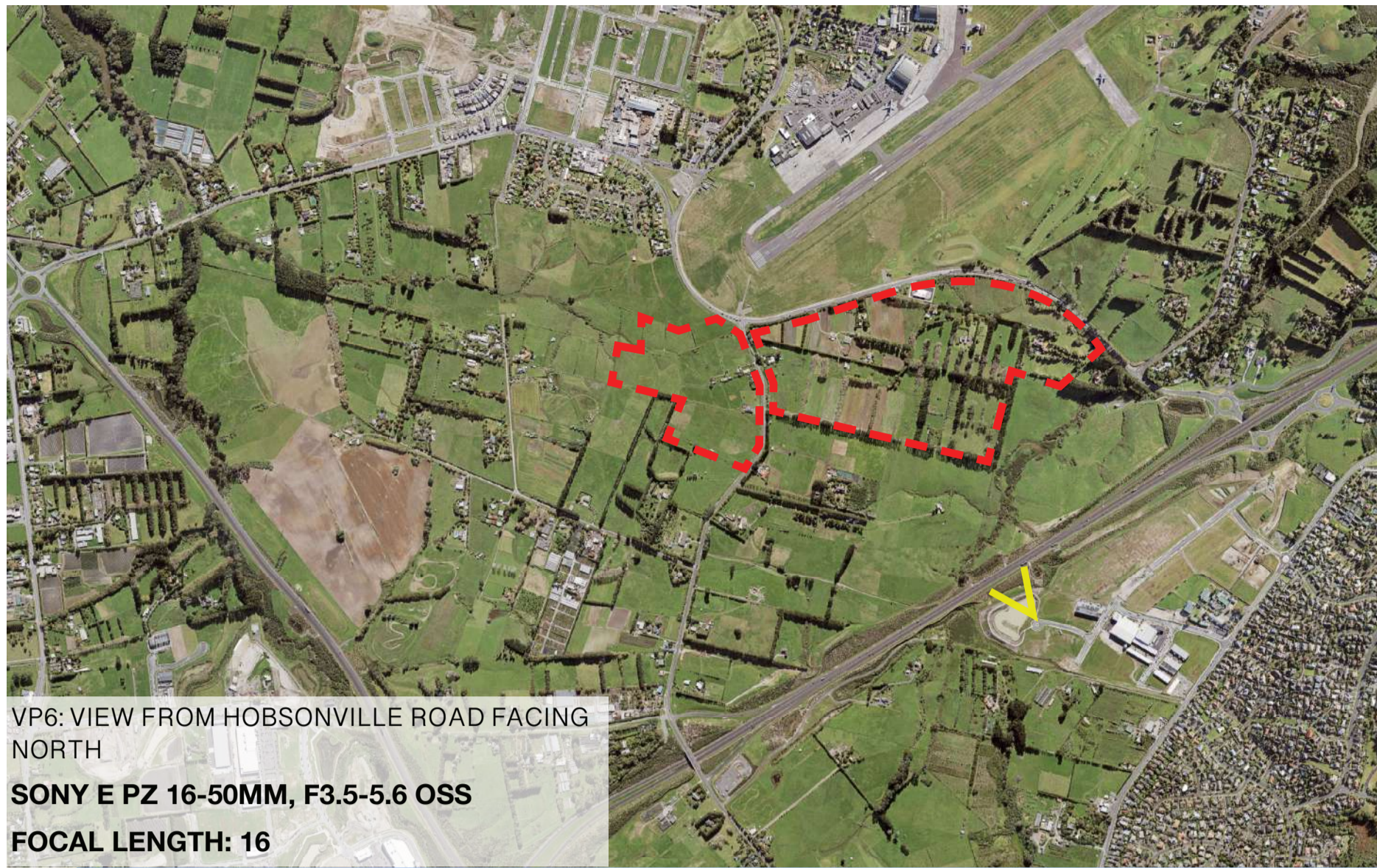
KEY:

 = PRIVATE PLAN CHANGE BOUNDARY

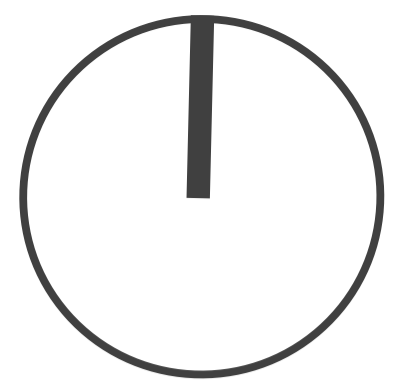
 = VIEWPOINT LOCATION

SITE LOCATION





VP6: VIEW FROM HOBSONVILLE ROAD FACING NORTH
SONY E PZ 16-50MM, F3.5-5.6 OSS
FOCAL LENGTH: 16



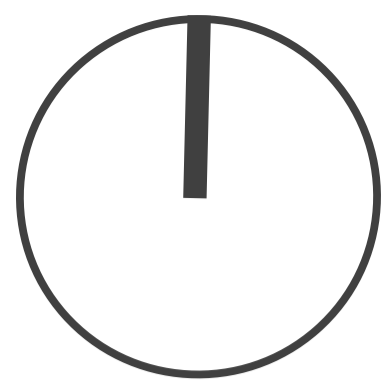
KEY:

 = PRIVATE PLAN CHANGE BOUNDARY



 = VIEWPOINT LOCATION

SITE LOCATION



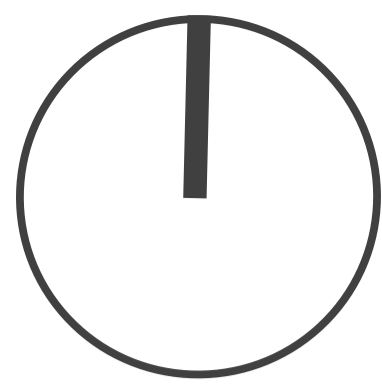


VP7: VIEW FROM HOBSONVILLE ROAD FACING NORTH
SONY E PZ 16-50MM, F3.5-5.6 OSS
FOCAL LENGTH: 16



- KEY:
-  = PRIVATE PLAN CHANGE BOUNDARY
 -  = VIEWPOINT LOCATION

SITE LOCATION



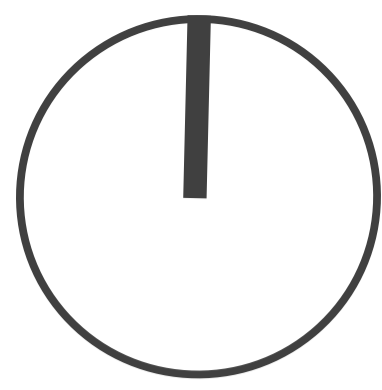


VP8: VIEW FROM HOBSONVILLE ROAD FACING NORTH
SONY E PZ 16-50MM, F3.5-5.6 OSS
FOCAL LENGTH: 50

- KEY:
-  = PRIVATE PLAN CHANGE BOUNDARY
 -  = VIEWPOINT LOCATION

SITE LOCATION





VP9: VIEW FROM 14 TRIG ROAD FACING NORTH

SONY E PZ 16-50MM, F3.5-5.6 OSS

FOCAL LENGTH: 50

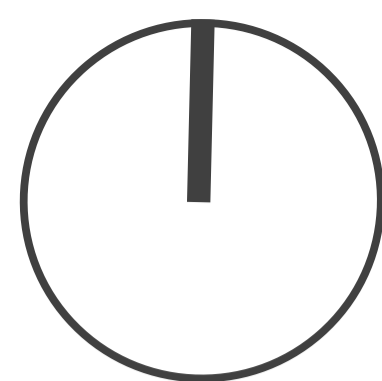
KEY:

 = PRIVATE PLAN CHANGE BOUNDARY

 = VIEWPOINT LOCATION

SITE LOCATION





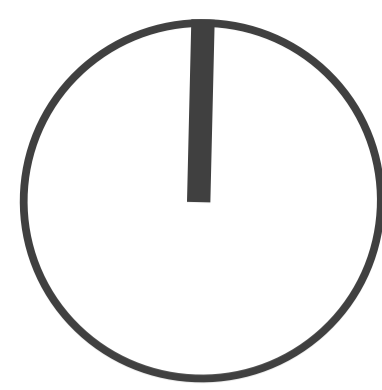
VP10: VIEW FROM 145 BRIGHAM CREEK ROAD
FACING SOUTH
SONY E PZ 16-50MM, F3.5-5.6 OSS
FOCAL LENGTH: 16

KEY:

- = PRIVATE PLAN CHANGE BOUNDARY
- = VIEWPOINT LOCATION

SITE LOCATION





VP11: VIEW FROM 153 BRIGHAM CREEK ROAD
FACING SOUTH

SONY E PZ 16-50MM, F3.5-5.6 OSS

FOCAL LENGTH: 50

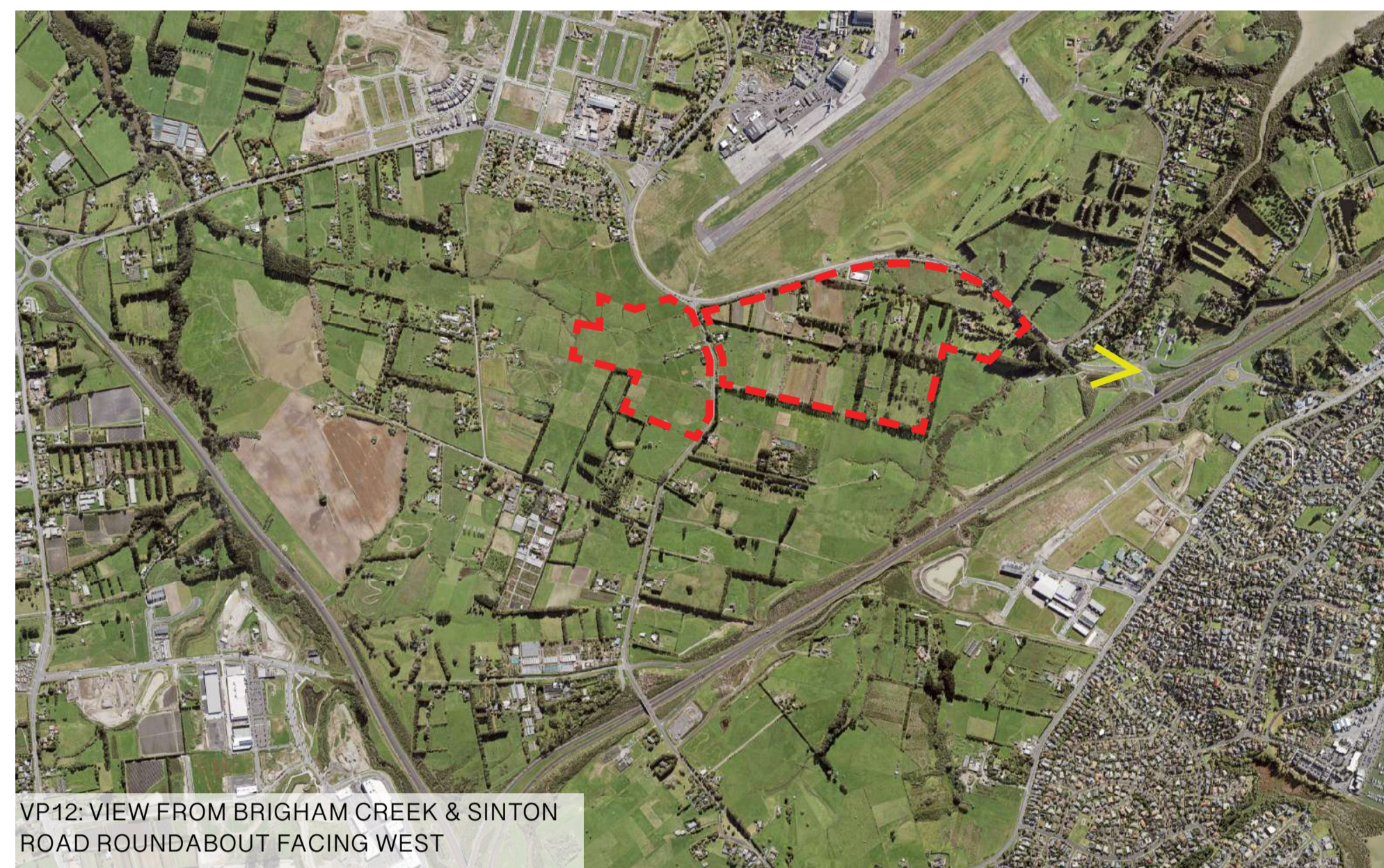
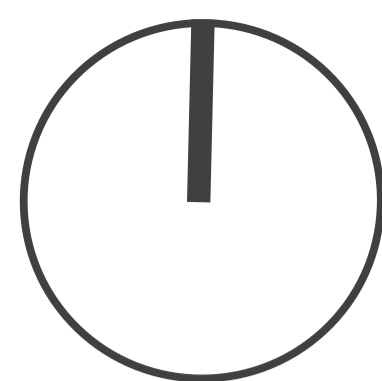
KEY:

 = PRIVATE PLAN CHANGE BOUNDARY

 = VIEWPOINT LOCATION



SITE LOCATION





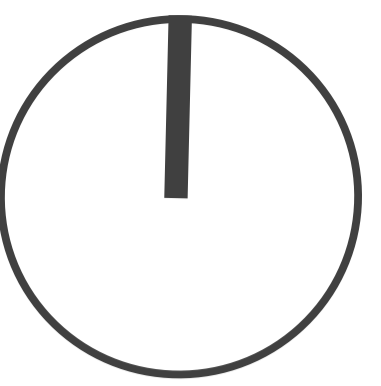
VP12: VIEW FROM BRIGHAM CREEK & SINTON ROAD ROUNDABOUT FACING WEST
SONY E PZ 16-50MM, F3.5-5.6 OSS
FOCAL LENGTH: 50

KEY:



-  = PRIVATE PLAN CHANGE BOUNDARY
-  = VIEWPOINT LOCATION

SITE LOCATION





VP 13: VIEW FROM UPPER HARBOUR MOTORWAY FACING WEST
SONY E PZ 16-50MM, F3.5-5.6 OSS
FOCAL LENGTH: 50

- KEY:
-  = PRIVATE PLAN CHANGE BOUNDARY
 -  = VIEWPOINT LOCATION

SITE LOCATION



Appendix B:

Photomontages

WHENUAPAI BUSINESS PARK BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI

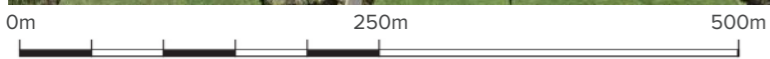


PHOTOMONTAGES FOR LANDSCAPE AND VISUAL ASSESSMENT

These simulations have been prepared for SOLA Landscape Architects by U6 Photomontages Ltd.
All viewpoint locations and photomontage control points have been accurately surveyed by Fluker surveyors Ltd.
All images should be assessed in the field from the same location from where the photographs were taken.
In reality photographs and photomontages can not convey a view exactly as it would be seen by the human eye.
Data sources: T Plus Architects Ltd main site Warehouses 02- Revit file 3D 26 10 2023, File 196.3 WB19,
Lot 20 Update Revit file 196.3 MASTERPLAN 081123.
Cato Bolam Acad files: 47712-DR-C-BCR TR upgrading 20231120, 44315-M3-C-combined-for architect-20230621w.
SOLA planting plan: 113758 Brigham Creek Road and Trig Road,Whenuapai_26082021.



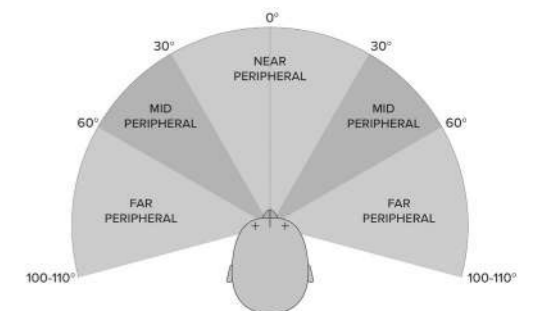
The aerial map information displayed has been obtained from Auckland Council's GIS database.



1 Photo location number ● Camera location — Proposed Plan Change area

WHENUAPAI BUSINESS PARK. BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI VIEWPOINT LOCATIONS MAP

Date of issue: 04 December 2023 | Whenuapai Business Park Private Plan Change | Revision: - MAP | Image 1 of 1





EXISTING SITUATION

Orientation of view (N=0°, E=90°): 255° WSW

WHENUAPAI BUSINESS PARK. BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI PHOTOGRAPH VPT 1 VIEWED FROM BRIGHAM CREEK ROAD NEAR THE ROUNDABOUT

Date of issue: 04 December 2023 | Whenuapai Business Park Private Plan Change | Revision: - VPT 1 | Image 1 of 2





PROPOSED DEVELOPMENT

Orientation of view (N=0°, E=90°): 255° WSW

VPT 1 image is approximately 70 deg horiz FoV x 38 deg vert FoV

Shooting date: 01 November 2023 / 11:07 a.m

Canon camera EOS 5D Mark III FFDSLR / 50mm lens

Location: (Mount Eden Circuit 2000) 808908.90 mN / 388562.37 mE

Elevation: (Auckland Vertical Datum 1946): 11.40m / Viewfinder 1.65m Above GL

Optimum viewing distance when printed at scale 1:1 (100%) on an A3 size sheet is 300mm

WHENUAPAI BUSINESS PARK. BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI PHOTOMONTAGE VPT 1 VIEWED FROM BRIGHAM CREEK ROAD NEAR THE ROUNDABOUT

Date of issue: 04 December 2023 | Whenuapai Business Park Private Plan Change | Revision: -

VPT 1 | Image 2 of 2



EXISTING SITUATION

Orientation of view (N=0°, E=90°): 145° SE

WHENUAPAI BUSINESS PARK. BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI PHOTOGRAPH VPT 2 VIEWED FROM BRIGHAM CREEK RD NEAR THE SOUTH END OF THE RNZAF BASE

Date of issue: 04 December 2023 | Whenuapai Business Park Private Plan Change | Revision: -
VPT 2 | Image 1 of 2





PROPOSED DEVELOPMENT

Orientation of view (N=0°, E=90°): 145° SE

VPT 2 image is approximately 110 deg horiz FoV x 40 deg vert FoV

Shooting date: 01 November 2023 / 11:54 a.m

Canon camera EOS 5D Mark III FFDSLR / 50mm lens

Location: (Mount Eden Circuit 2000) 809253.84 mN / 387811.70 mE

Elevation: (Auckland Vertical Datum 1946): 24.67m / Viewfinder 1.65m Above GL

Optimum viewing distance when printed at scale 1:1 (100%) on an A3 size sheet is 150mm

WHENUAPAI BUSINESS PARK. BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI PHOTOMONTAGE VPT 2 VIEWED FROM BRIGHAM CREEK RD NEAR THE SOUTH END OF THE RNZAF BASE

Date of issue: 04 December 2023 | Whenuapai Business Park Private Plan Change | Revision: -

VPT 2 | Image 2 of 2



EXISTING SITUATION

Orientation of view (N=0°, E=90°): 290° WNW

WHENUAPAI BUSINESS PARK. BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI PHOTOGRAPH VPT 3 VIEWED FROM WESTPOINT DRIVE

Date of issue: 04 December 2023 | Whenuapai Business Park Private Plan Change | Revision: -
VPT 3 | Image 1 of 2





PROPOSED DEVELOPMENT

Orientation of view (N=0°, E=90°): 290° WNW

VPT 3 image is approximately 70 deg horiz FoV x 38 deg vert FoV

Shooting date: 01 November 2023 / 10:28 a.m

Canon camera EOS 5D Mark III FFDSLR / 50mm lens

Location: (Mount Eden Circuit 2000) 808639.48 mN / 388723.29 mE

Elevation: (Auckland Vertical Datum 1946): 26.98m / Viewfinder 1.65m Above GL

Optimum viewing distance when printed at scale 1:1 (100%) on an A3 size sheet is 300mm

WHENUAPAI BUSINESS PARK. BRIGHAM CREEK ROAD AND TRIG ROAD, WHENUAPAI PHOTOMONTAGE VPT 3 VIEWED FROM WESTPOINT DRIVE

Date of issue: 04 December 2023 | Whenuapai Business Park Private Plan Change | Revision: -

VPT 3 | Image 2 of 2

Appendix C:

Photomontages Methodology



Photomontage Methodology Statement.

19 March 2024

Project: Proposed Whenuapai Business Park, Brigham Creek Road and Trig Road, Whenuapai.

Client: Mike Rogan, SOLA Landscape Architects Ltd.

Camera viewpoints: x3

VPT1 - Viewed from Brigham Creek Road near the roundabout.

VPT2 - Viewed from Brigham Creek Road near the south end of the RNZAF base.

VPT3 - Viewed from Westpoint Drive.

Photomontages issued: 29 November 2023.

Photomontages prepared by: Patrick Dyer, U6 Photomontages Ltd.

Photography and viewpoint data recording.

The viewpoint photography was undertaken on the 1st November 2023. Photographs were taken from each viewpoint location in portrait fashion. The weather conditions were fine and calm with a mix of sunshine and cloud.

Equipment used for our photography:

- Canon EOS 5D Mark III Full Frame DSLR
- Canon 50mm f/1.4 fixed prime lens
- Viewfinder height was set at 1.65m above ground level
- Camera fixed to a tripod with panoramic rotating head
- Tripod mounted spirit level

After a series of panoramic shots were taken from each viewpoint location the ground was marked with survey paint. The surveyor then carried out his survey to record the easting and northing coordinates and elevation for each viewpoint location. Selected control point items in each scene (such as street furniture and building structural features) were also identified and surveyed for their coordinates.

Photomontage panorama preparation.

12 individual shots were stitched together for all viewpoint scenes using a method of rectilinear projection. Additional Adobe Photoshop post production techniques were used to fine tune the final 400 dpi files to be used as the basis for each photomontage.

For each A3 pdf photomontage publication there is one panoramic image showing the existing landscape scene and a second showing the landscape scene containing the proposed development. This means that a comparison can be made between the existing and proposed situation.

Software setup.

The processed survey data (supplied by Fluker Surveyors Limited) and the 3D models (supplied by T Plus Architects Ltd and Cato Bolam Ltd) were loaded into 3D design CAD software where a virtual computer camera was created at each viewpoint location within the artificial 3D environment.

The correct camera specifications, time of day and date were entered into the program to simulate the precise conditions experienced at the time the photographs were taken on site.

An exact snapshot / render of the development was captured replicating the same camera height, location and direction as the photographer.

Accurate placement of the proposal in each panoramic image was achieved by overlaying and matching-up the rendered development and control point items with the actual surveyed control

Continued:

point items in each view. Lower parts of the proposal were erased where it appeared to be behind foreground topography and vegetation etc.

Design material provided to U6 used as the basis to create each photomontage scene:

- Structural 3D model supplied by Serban Teodorescu, T Plus Architects Ltd
- Terrain 3D models supplied by Cato Bolam Ltd
- T Plus Architects Ltd main site Warehouses 02- Revit file 3D 26 10 2023, File 196.3 WB19
- T Plus Architects Ltd Lot 20 Update Revit file 196.3 MASTERPLAN 081123
- Cato Bolam Acad file 47712-DR-C-BCR TR upgrading 20231120
- Cato Bolam Acad file 44315-M3-C-combined-for architect-20230621w
- SOLA planting plan 113758 Brigham Creek Road and Trig Road, Whenuapai_26082021.

Appendix D:

Landscape Elements

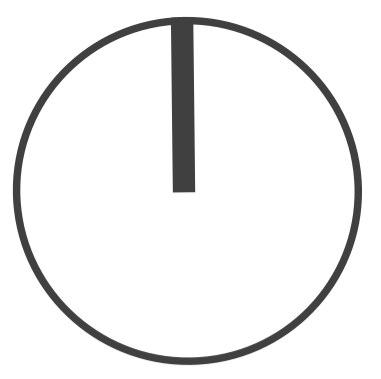


LANDSCAPE ELEMENTS
WHENUAPAI BUSINESS PARK PRIVATE PLAN CHANGE





NOVEMBER 2023

113758





LEGEND

-  STREAM WITH 10M RIPARIAN MARGIN
-  EXISTING WETLANDS
-  5M OPEN SPACE BUFFER
-  3.7m STREET FACING GARDEN BUFFER
-  STREET TREE PLANTING
-  PRIVATE PLAN CHANGE BOUNDARY
-  PROPOSED NEW INTERSECTION
-  PROPOSED UPGRADED INTERSECTION
-  PROPOSED INTERSECTION/ROUNDBABOUT
-  PROPOSED INTERSECTION/ LEFT IN, LEFT OUT
-  ① TRIG ROAD
-  ② BRIGHAM CREEK ROAD
-  ③ FLIGHT PATH
-  ④ FUTURE AUCKLAND COUNCIL PARK

