

LA4

**Hobsonville Grove Private Plan Change**  
**Hobsonville Road – West Harbour**

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**Landscape and Visual Effects Assessment**



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

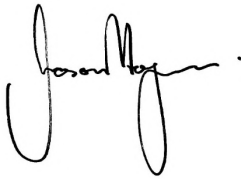
Prepared by:



Director

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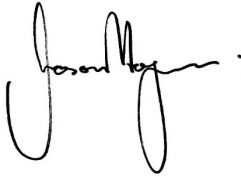
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Approved for Issue by:



Director

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Status: **Final**  
Date: 3 October 2024

File Number/Name	24-315 Hobsonville Grove Private Plan Change
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Client	Austino New Zealand Limited

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- 1. PPC Precinct Plan**
- 2. Concept Masterplan**
- 3. Viewpoint Photographs**

## Hobsonville Grove Private Plan Change

### Hobsonville Road – West Harbour

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## Landscape and Visual Effects Assessment

### 1. Introduction

- 1.1 LA4 Landscape Architects (**'LA4'**) have been engaged by Austino New Zealand Limited (**'Austino'**) to undertake a Landscape and Visual Effects Assessment (**'LVA'**) for a proposed Private Plan Change (**'PPC'**) for the urbanisation of approximately 10.70ha of land at 84 and 100 Hobsonville Road, West Harbour, Auckland (**'the Site'**).
- 1.2 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 implications of the PPC on the site and surrounding area. Investigations of the site and surrounding environment were undertaken in October 2024.

### 2. The Proposed Plan Change

- 2.1 The proposal seeks a Private Plan Change to rezone 10.70ha of greenfield land at 84 and 100 Hobsonville Road, West Harbour, Auckland. The subject land is split between two blocks.
- 2.2 **Block 1** includes 84 Hobsonville Road comprises 1.34ha zoned Future Urban (**'FUZ'**), an area of 0.76ha zoned Light Industry (**'B-LI'**) and a parcel of 0.38ha zoned Open Space – Informal Recreation Zone (**'OS-IR'**). Block 1 is proposed to be rezoned to be entirely Light Industry Zone and would have a combined area of approximately 2.13ha. Block 1 is proposed to be zoned B-LI, to align with the existing zoning for part of that site and the existing Hobsonville Corridor Sub-precinct C.
- 2.3 **Block 2** includes 100 Hobsonville Road. It has an area of 9.34ha and is currently zoned Future Urban Zone. The Plan Change proposes a new precinct, named the Hobsonville Grove Precinct. This comprises comprise two proposed sub-precincts. Sub-precinct A has an area of 4.60ha and is proposed to be zoned to Mixed Housing Urban (**'MHU'**). Sub-precinct B has an area of 4.74ha and is proposed to be zoned Terraced Housing and Apartment Building Zone (**'THAB'**).
- 2.4 This proposed zoning is aligned with the density and typology of housing being delivered by the market across nearby structure planned growth areas including Scott Point, Hobsonville Point, Westgate, Whenuapai Village and Redhills. The zones chosen for this block can support a diverse range of dwelling types, including higher densities that are currently not provided within the established low-density community of West Harbour.
- 2.5 A Precinct Plan has been prepared for the site and is included in **Annexure 1**, and a concept masterplan prepared and included in **Annexure 2**.



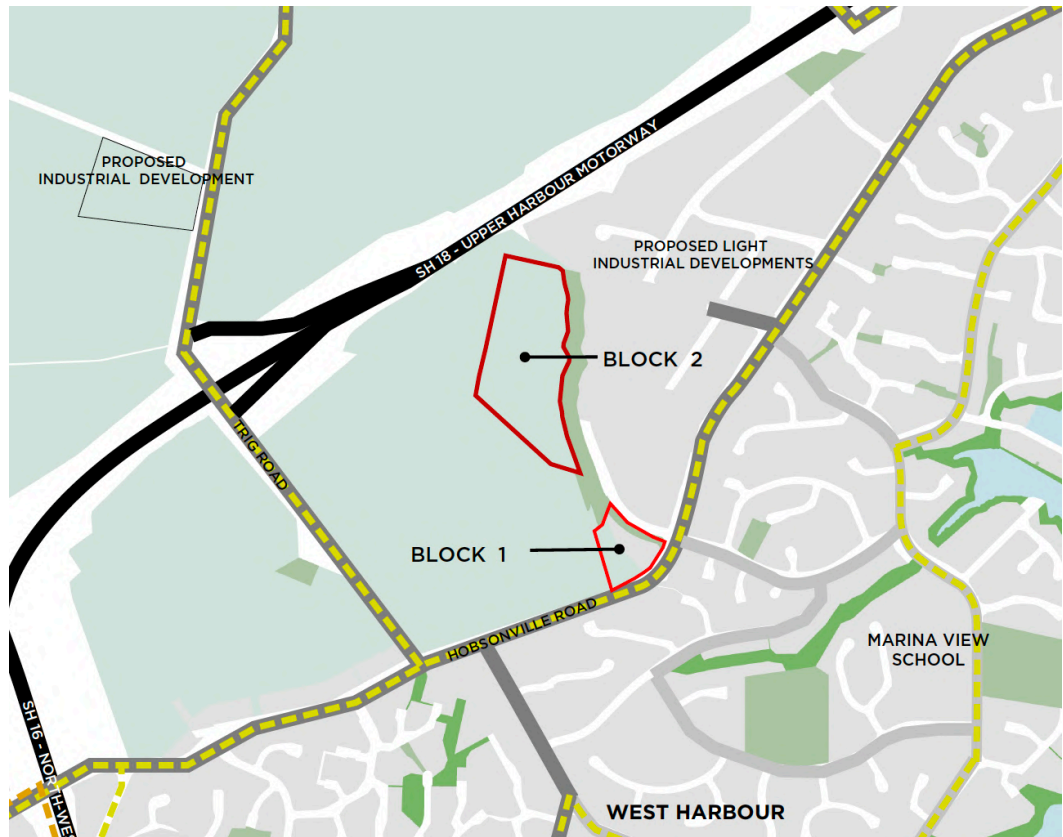


Figure 1: Site location plan

### 3. Assessment Methodology

3.1 The key to assessing the landscape character and visual amenity effects of the PPC on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of this proposal on them. In accordance with the Resource Management Act (1991) ('RMA') this includes an assessment of the cumulative effects of the PPC combined with existing developments.

3.2 The methodology used in this assessment is in accordance with Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2022 and designed to assess whether or not the proposal would have adverse landscape character and visual amenity effects on the site and surrounding area. The following methodology has been used in this assessment.

#### **Background Review**

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

#### **Statutory Context**

3.4 A review of the relevant statutory provisions was undertaken to identify the key landscape and visual related objectives, policies and assessment criteria in order to assess the proposal against them.

#### **Site and Landscape Evaluation – Landscape and Visual Environment**

3.5 Detailed site investigations and an analysis of the site and surrounding Hobsonville and West Harbour environment were undertaken. The landscape character and visual

amenity values were identified and outlined, and a photographic record of the site and surrounding environment compiled. Key landscape features and elements were identified, and an analysis of the landscape values and the landscape's ability to accommodate future development enabled by the PPC was undertaken.

- 3.6 An analysis of the existing landscape character of the site and surrounding environment was undertaken. The analysis identified how vulnerable the site and surrounding environment would be to change.

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

- 3.7 The physical area that would be visually affected by development enabled by the PPC was determined (visual catchment). In turn, this indicated the range, type and size of the viewing audiences that would potentially be impacted upon.

#### ***Viewpoint Selection***

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

#### ***Landscape Character and Visual Effects Assessment***

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

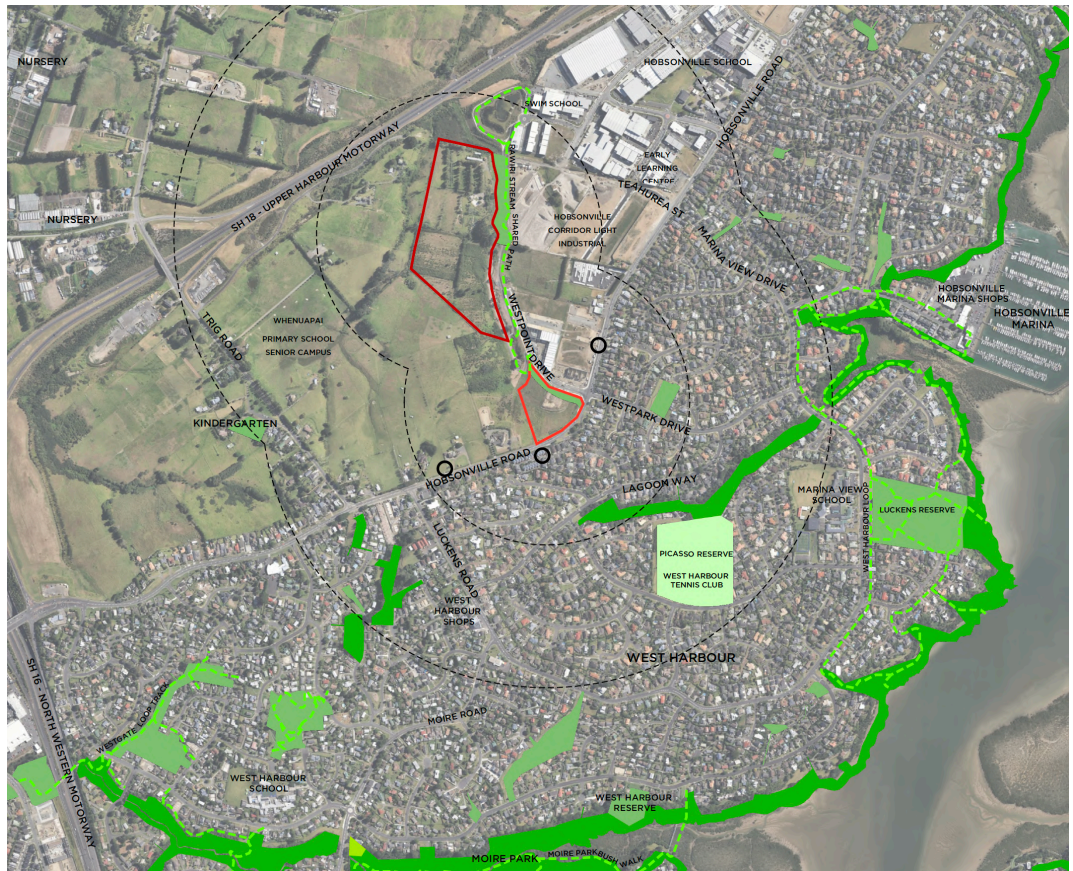
## **4. The Site and Wider Landscape Setting**

### **The Site**

- 4.1 The topography of Block 2 comprises a broad north running ridge extending from a high point of RL 45m in the south to RL 25m along the northern boundary. The site slopes gently to the east down towards the Rawiri Stream which flows in a northerly direction along the western edge of Westpoint Drive and passes through the site, forming a boundary between Blocks 1 and 2. The site slopes gently to the west, beyond the boundary towards the Waiarohia Stream.
- 4.2 The two streams merge at the northern tip of Block 2, where a large, vegetated wetland area and a newly constructed stormwater management basin at the end of Rawiri Place. This basin includes recreational paths, connected to the Rawiri Stream network, and well vegetated plantings.
- 4.3 Due to the previous agricultural use of the site, the primary vegetation cover over the site is exotic pasture grasses with the site having been cleared of the original farm dwelling, glass glasshouses and associated sheds and shelter belts. A mature stand of pine trees is located towards the southern part of the site. A derelict shed and haybarn are located in the north-eastern part of the site. Block 2 currently has private access across the Rawiri Stream.
- 4.4 The topography of Block 1 is steeper, falling in a north-easterly direction from a high point in the south-eastern corner at RL 60m down to RL 45m along the north-eastern boundary. The site is covered in rank grasses and some exotic weed species. A soil



stockpile is located on part of the site. Access to Block 1 is via an existing formed vehicle crossing off Westpoint Drive in anticipation of future development of the land.



**Figure 2:** PPC Site location within the wider context (Source: HG Urban Design Statement)



**Figure 3:** PPC site aerial within the wider context (Source: HG Urban Design Statement)

- 4.5 The Rawiri Stream corridor has been extensively cleaned up and upgraded recently by Austino as part of their industrial development located along Westpoint Drive. The

corridor has been revegetated with native plantings and a shared recreational cycle trail and pedestrian walkway extends throughout it.

### **The Wider Landscape Context**

- 4.6 The wider Whenuapai and Hobsonville area is defined and well contained by the North-Western Motorway ('SH16') and the Upper Harbour Motorway ('SH18'), and the upper reaches of the Waitematā Harbour, including Brigham Creek to the west, around to the Waiarohia and Wallace Inlets. The coastal edge is typified by variable low escarpments combined with sloping land interfacing with the tidal areas of the Waitematā Harbour.
- 4.7 Intensive light industrial development is located to the east of the site extending between Westpoint Drive through to Hobsonville Road, comprising a number of large format warehouse and light industrial type developments and car parking and manoeuvring areas. Mainfreight Transport's large freight logistics facility is located to the north, accessed off Westpoint Drive and adjacent to SH18, and HydroVac's drainage contracting facility and yard is located to the east of Block 2. A number of mixed use activities are located within the industrial area including childcare facilities, SPCA's animal welfare centre, Hilton Brown's swimming school, packaging companies, warehousing, office, manufacturers and retailers.
- 4.8 The West Harbour residential area extends to the east and south-east of the site, which is predominantly zoned Mixed Housing Suburban ('MHS') predominantly fully developed with typically larger lots with standalone dwellings with some infill housing. A number of educational, recreational and service facilities support the residential area. The Hobsonville Marina and West Harbour Ferry Terminal are located along the coast.
- 4.9 Peri-rural lifestyle blocks are located to the west of the site, also within the FUZ zone. Land on the northern side of SH18 is similarly zoned FUZ in anticipation of urban development. Mixed activities characterise the land on the north-western side of SH18 including some rural lifestyle properties, landscape supplies yard, plant nursery and Christmas tree farm. A truck and trailer hire, and heavy haulage business is on the eastern side of Trig Road as well as a portable building hire company with a number of portacabins stored within the site.
- 4.10 Activities further to the north along Trig Road include a recently earthworked site for storage, a container sales/hire and storage facility, caravan hire centre, and a horse thoroughbred centre. Intensive nursery and horticultural activities are centred around the southern end of Trig Road and Spedding Road, with shelterbelts surrounding nurseries and horticultural production activities, with a number of greenhouses, tunnel houses and associated structures.

## **5. Statutory Context**

- 5.1 A comprehensive outline of the proposed PPC relating to statutory and non-statutory provisions is provided within the AEE documentation prepared by Harrison Grierson. This section of the assessment outlines, by way of background, the provisions most relevant to landscape character and visual amenity matters.
- 5.2 As outlined previously the PPC seeks to rezone the land as MHU, THAB and B-LI zones and introduce a new precinct to the site, the '**11. Hobsonville Grove Precinct**'. The PPC proposes to use the existing provisions associated with the MHU, THAB and B-LI zones under the AUP, as discussed below. These have been tested and proved as appropriate for residential development as part of the establishment of the AUP.

5.3 The Precinct will enable a range of housing typologies to be provided in a location that is accessible to amenities, public transport, and employment and education opportunities. Precinct standards will integrate subdivision and development within the Precinct with existing urban Whenuapai areas, as well as emerging urban communities on land zoned for Future Urban purposes to the west when this land has been urbanised.

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

- Resource Management Act 1991 ('RMA')
- National Policy Statement: Urban Development (2020) ('NPS-UD')
- Auckland Unitary Plan (Operative in Part)

#### **Resource Management Act 1991**

5.5 Part 2 of the Resource Management Act 1991 sets out the purpose and principles of the Act. Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 of the RMA sets out matters of national importance that must be recognised and provided for.

5.6 Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA, including Section 7(c) the maintenance and enhancement of amenity values and Section 7(f) the maintenance and enhancement of the quality of the environment. Effects relevant to Sections 7(c) and 7(f) of the RMA are addressed in this assessment.

#### **National Policy Statement: Urban Development (2020)**

5.7 The NPS-UD directs councils to provide for sufficient development capacity and plan for growth, both up and out. Councils also have to respond to changes in demand by allowing denser housing in areas where people want to live, that are well-connected to jobs, transport and community facilities. The policies are focused on requiring Council plans to enable greater height and density, particularly in areas of high demand and access.

#### **Auckland Unitary Plan (Operative in Part)**

5.8 The main relevant sections of the AUP relating to the landscape character and visual amenity are:

- B2. Tāhuhu whakaruruhau ā-taone – Urban growth and form
- H5. Residential – Mixed Housing Urban Zone
- H6. Residential – Terrace Housing and Apartment Buildings Zone
- H17. Business – Light Industry Zone

5.9 With respect to the matters addressed in these objectives, policies and assessment criteria, I comment as follows:

- i) Development within the PPC area would achieve a comprehensive residential environment and allow for a range of housing densities and typologies. Potential adverse effects of urban activities on the environment would be avoided, remedied or mitigated in accordance with the operative AUP provisions and precinct provisions.
- ii) The site has the capacity to visually absorb development enabled by the PPC due to the site's proximity to existing residential development within West Harbour and the adjacent light industrial land to the east, buffered by the vegetated Rawiri Stream corridor. The surrounding land to the west and north-west across SH18 is



similarly zoned FUZ and therefore an appropriate transition would be achieved. Development enabled by the PPC would result in a quality compact urban form with increased residential densities.

- iii) Development enabled by the PPC would provide for a wide range of quality housing choices to meet the needs of a growing and diverse community and enable a variety of housing types at higher densities not currently provided for in West Harbour.
- iv) The site is not located within or in close proximity to any outstanding natural features, or character or landscape overlays of the AUP, and it is not identified as a high natural character area.
- v) The FUZ zoning of the site provides a clear indication that the land is intended to be urbanised in the future and redeveloped for urban purposes, so such a change to the physical locality is clearly contemplated in the AUP planning framework.
- vi) Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit an urban character is achieved, in keeping with the surrounding landscape characteristics.

#### **Statutory Context Summary**

- 5.10 I therefore consider that the proposed PPC would be generally consistent with the intent of the landscape character and visual amenity objectives and policies of the AUP and when considered in totality would be entirely acceptable in landscape character and visual amenity terms.

## **6. Evaluation of the Proposal**

- 6.1 The key to assessing the landscape character and visual amenity effects of development enabled by the PPC is first to establish the existing characteristics and values of the landscape and then to assess the effects of the proposal on them. In accordance with the RMA this includes an assessment of the cumulative effects of the proposal combined with existing development within Hobsonville and West Harbour.
- 6.2 The objective of Landscape and Visual Effects assessments is not to assess change or visibility but the nature and magnitude of effect of change on the existing landscape values. With all assessments the objective is not to determine the proposal's extent of visibility, it is to determine how the proposal will impact on existing landscape values, including landscape character and visual amenity. Visibility of itself is not an adverse effect<sup>1</sup>.
- 6.3 The purpose of this section is to provide an assessment of the nature and degree of potential landscape effects and the appropriateness of the proposal. The assessment responds to matters related to landscape character and visual amenity. The zoning sought under the PPC would enable development opportunities pertaining to the provisions associated with the anticipated AUP's MHU, THAB and B-LI zoning and precinct provisions.
- 6.4 An assessment of landscape effects takes into consideration physical changes to the landscape as a resource which may give rise to changes to its character and quality and perceived landscape values. Visual effects are a consequence of landscape effects as this is how we mainly perceive effects on landscape values. Landscape and visual effects are

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

therefore inextricably linked and are influenced by the sensitivity of the receiving environment combined with the type and magnitude of change associated with the proposal.

- 6.5 Matters to be addressed in this landscape assessment in relation to the landscape character and visual amenity include the following:
- i) Landscape character effects
  - ii) Visual amenity effects
  - iii) Construction effects
  - iv) Cumulative effects

### **Landscape Effects**

- 6.6 A landscape effect is a consequence of change in a landscape's physical attributes on that landscape's values. Change is not an effect – landscapes change constantly. It is the implications of change for a landscape's values that is the effect<sup>2</sup>. Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.
- 6.7 Effects on landscape values are assessed against the existing environment, and the outcomes sought in the relevant statutory provisions. Whether effects on landscape values are appropriate would therefore depend both on the nature and magnitude of effect on the existing landscape values and what is anticipated by the provisions.
- 6.8 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. The wider surrounding Hobsonville and West Harbour landscape to the north, east and south is highly urbanised, and the site and surrounding land is zoned FUZ in anticipation of future urbanisation.
- 6.9 The existing attributes that contribute to the existing 'peri-rural' character of the area would become progressively less pervasive as the site is developed with the future urbanisation of the area. Development enabled by the PPC would inevitably transform the undeveloped character of the site to that of more intensive and mixed urban development 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 region.
- 6.10 It is also important to note that although the site and local area to the west currently exhibit peri-rural characteristics due to their historic agricultural land uses, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, existing infrastructure including the motorway network, the proximity to the West Harbour residential area and light industrial zone adjacent to the east. Consequently, distinctly urban influences are highly evident in the surrounding area, which further reduce the sensitivity of the site and surrounding environment to change as anticipated by the PPC.

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

### ***Landscape Effects Analysis***

- 6.11 Based on the preceding description and analysis of the site and surrounds it is clear that there are low landscape values and sensitivity associated with the site. The site is a relatively degraded, highly modified landscape lacking significant landscape values, in close proximity to existing residential areas and light industrial activities. Therefore, the only negative outcomes in landscape terms would be the loss of the remaining 'peri-rural' character, which is anticipated by the relevant AUP planning strategies and current FUZ zoning that applies to the site. Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of urban amenity is achieved.
- 6.12 Overall, development enabled by the PPC would have low adverse effects on the landscape values of the site and surrounding area given that:
- i) The site does not contain, and development enabled by the PPC would not adversely affect, any significant landscapes or features. The site and surrounding area are a distinctly modified environment.
  - ii) The landscape values associated with the site itself are not high due to the modified nature of the site and the activities and land use within the site and surrounding area. The landscape character of the site is not high due to these characteristics. As such the landscape sensitivity of the site to change as enabled by the PPC is low.
  - iii) The landscape character, amenity values and biodiversity values of the site and surrounding area would not be adversely affected by development enabled by the PPC. The form, scale and nature of the proposal would be complementary to the pattern of residential development occurring within the surrounding West Harbour environment and future planned environment to the west and would therefore not appear out of character. The character, intensity and scale of the proposal would be in keeping with the prevailing local characteristics.
  - iv) Development enabled by the PPC would not introduce new elements or features that would adversely affect the landscape values and character of the site and surrounding area with residential settlement being prevalent in the area.
  - v) Any potential landscape effects would be localised due to the type and scale of change and the existing urban settlement, landform, and vegetation patterns.
- 6.13 The proposal would not adversely affect the landscape character and would ensure a suitable level of amenity is achieved. Overall, the adverse effects of development enabled by the PPC on the landscape values of the site and surrounding area would be low.

### **Visual Amenity Effects**

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



setting, where applicable. As with landscape effects, visual effects relate to landscape values. Visibility and change are not effects in and of themselves<sup>3</sup>.

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

The process of analysing such effects involves:

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

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

- 6.16 The visual catchment is the area from which noticeable visual effects of development enabled by the PPC are likely to be evident to any significant degree. Hobsonville Road and Westpoint Drive extending along the eastern and northern boundaries of Block 1 result in close views being gained into the site. Views would be gained towards Block 1 from the residential area to the south-east and east accessed off Hobsonville Road. Views from the residential area to the north of Westpoint Drive would be screened by the light industrial developments on the western side of Hobsonville Road.

- 6.17 Close views would be gained to both blocks from the light industrial area to the east and from the Rawiri Stream walkway. Views would be gained from the adjoining lifestyle properties to the west and from parts of the Whenuapai landholdings on the north-western side of SH18. Views from SH18 itself would largely be screened by the motorway embankment and existing noise walls.

- 6.18 The viewing audience would therefore encompass the following groups:

- i) Residents and visitors to the adjoining residential properties to the south and south-east accessed off Hobsonville Road;
- ii) Residents and visitors to the adjoining lifestyle properties to the west and south-west accessed off Trig Road;
- iii) Motorists and pedestrians travelling along Hobsonville Road and Westpoint Drive;
- iv) Recreational users of the walkway extending along the Rawiri Stream;
- v) Workers and visitors to the industrial area to the east of the site; and
- vi) Distant viewers within parts of the wider surrounding area.

#### **Visual Amenity Effects Analysis**

- 6.19 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. A number of 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.

- 6.20 The assessment has been undertaken by reference to the following:

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

- Adjoining properties
- Wider surrounding area
- Surrounding roads

Refer to: **Annexure 3** – Viewpoint Photographs

6.21 The visual effects of the proposal have been assessed from locations within the visual catchment area which have potential for visual effects. This is achieved by using both descriptive and analytical means. The analysis from the surrounding area is representative of the potential views from the most affected surrounding properties and public areas.

6.22 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 NZILA Te Tangi a te Manu 'Aotearoa New Zealand Landscape Assessment Guidelines 2022':

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

Very Low Effect

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

Low Effect

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

Low-Moderate Effect

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

Moderate Effect

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

Moderate-High Effect

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

High Effect

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

Very High Effect

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

6.23 In assessing the significance of effects, the assessment also considers the nature of effects in terms of whether this would be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also result where the visual change is considered to be benign in the context of where it occurs.

6.24 The assessment has been undertaken in terms of the following criteria:

- i) **Quality of the view** – the relative quality and sensitivity of views into the site, including landscape character and visual amenity values.
- ii) **Viewpoint | perceptual factors** – the type and size of population exposed to views into the site, the viewing distance to the site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the site due to its physical character.
- iii) **Urban | peri-rural amenity** – the impact of future development on the wider surrounding urban and peri-rural amenity.
- iv) **Urban | peri-rural form** – the degree to which future development would fit into the existing urban and peri-rural context of the surrounding environs.
- v) **Visual intrusion | contrast** – the intrusion into, or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
- vi) **Mitigation potential** – the extent to which any potential adverse effects of the development could be mitigated through integration into its surrounds by specific measures.

#### **Adjoining Properties**

- 6.25 The adjacent properties to the site would be most affected by future urban development enabled by the PPC. This would include the adjoining residential properties to the south and south-east accessed off Hobsonville Road and the light industrial holdings to the east of both blocks. Views from the residential area to the north of Westpoint Drive would be screened by the light industrial developments on the western side of Hobsonville Road.

#### **Block 1**

- 6.26 Viewpoint 1 is taken from the intersection of Hobsonville Road and Westpoint Drive looking in a south-westerly towards Block 1 and Viewpoint 2 from the vicinity of 165 Hobsonville Road looking in a westerly direction. For these adjacent viewing audiences, the view would change from its currently undeveloped nature into one with light industrial characteristics. Development enabled in Block 1 would be read as an extension to the industrial activities on the eastern side of Westpoint Drive. Part of the site already has an underlying B-LI zone with the anticipation of industrial activities occurring.

#### **Block 2**

- 6.27 Viewpoint 3 is taken from Westpoint Drive looking in a northerly direction towards Block 2 and Viewpoints 4-7 are indicative views from parts of the Rawiri Stream walkway looking towards the site. For the immediately adjoining properties, the existing outlook would change noticeably from a relatively open peri-rural scene characterised by its undeveloped nature, into a comprehensive urban view. Although this would constitute a distinctive change to the existing character and a loss of spaciousness, it is not the type of change which is totally unexpected within the planning context of the AUP, and the quality nature of the future urban development would ensure that a suitable level of amenity is achieved.
- 6.28 Once the site is developed, the existing views towards Block 2 would be replaced with a mixed housing urban and suburban development viewed across the vegetated buffer of the Rawiri Stream corridor. Development enabled by the proposal would not be out of context due to the surrounding residential settlement pattern within Hobsonville and West Harbour, and FUZ zoning of the site and surrounding area. The future form would be read as part of the surrounding wider Hobsonville and West Harbour urban context.

- 6.29 From these close viewing locations, the full effects of change brought about by the PPC would be gradual as the land is transformed from its current state, modified, and staged built development extends across the landform. It is anticipated that the full progression from peri-rural to urban would logically take a number of years, in line with similar urban development of greenfield sites within the surrounding Hobsonville and West Harbour area. 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 part of the wider Hobsonville residential intensification occurring further to the north-east in Hobsonville Point and Scott Point, and to the north-west in Whenuapai.
- 6.30 Development enabled by the PPC, however, would change the landscape character and visual amenity currently experienced for the surrounding properties. Overall, the adverse visual amenity effects for the adjoining residential and peri-rural properties would be low-moderate, albeit anticipated through the zoning of the site for urban development given that the land has been identified as suitable for urbanisation through the FUZ. The adverse visual amenity effects on the light industrial area would be very low. Effects on landscape values must be assessed against the existing environment and the outcomes sought in the relevant statutory provisions which anticipate change, and within this context the effects on the landscape values would be entirely appropriate.

#### **Wider Surrounding Area**

- 6.31 Distant views towards parts of the site would potentially be gained from parts of the wider surrounding area. Where visible from the surrounding area, 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 (residential development, light industrial activities, landform, and prevailing vegetation patterns). While a noticeable level of built form would be introduced into the landscape, it would be viewed in the context of the surrounding residential settlement and light industrial pattern within the area and would therefore not appear incongruous.
- 6.32 Development enabled by the PPC would integrate sensitively into the peri-rural and urban landscape due to the scale of the proposal relative to the site context and appearance and visual compatibility with existing built residential and light industrial development within the surrounding environs. Any potential adverse visual effects of the proposal would be localised and would have minor implications on the quality, character, and aesthetic values of the surrounding area.
- 6.33 While development enabled by the PPC would be visible from parts of the wider surrounding area, I consider that the adverse visual effects would be low to very low and entirely acceptable within the context of the existing and planned future urban environment as anticipated by the FUZ.

#### **Surrounding Roads**

- 6.34 The Block 1 site's location adjoining two roads, results in a high level of exposure towards the PPC site. Block 2's exposure would be less until such time when Westpoint Drive is extended to meet the existing northern extent of the road. For general road users, the effects are likely to be of less significance as development enabled by the PPC would be seen as part of the pattern of land use change occurring locally within the surrounding environs.
- 6.35 Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of only portions of the site whilst

moving through a landscape, which already exhibits diverse characteristics in close proximity to Hobsonville and West Harbour's residential and light industrial environs. The sensitivity and the effects of development enabled by the PPC would also be reduced further by the fact that development would be gradual and staged over a number of years.

- 6.36 Overall, the adverse visual effects from the surrounding road network would be low.

#### **Construction Effects**

- 6.37 Construction effects are temporary in duration with the most noticeable changes and resultant effects on visual amenity arising from earthworks associated with roading and associated infrastructure. The construction stage includes impacts on the physical landscape, including vegetation removal and landform modification, and visual amenity from public and private locations. Due to the nature and scale of development, and the level of change it would bring to the existing landscape, the visual effects would generally be high during and immediately following construction. These visual effects would however be viewed in the context of the existing residential and light industrial intensification occurring locally.

- 6.38 Overall, there would be low adverse construction effects given:

- i) The temporary nature of the construction works;
- ii) The context of the existing and emerging urban landscape; and
- iii) The extent of the construction works and development being anticipated in this urban environment (as sought by the respective AUP planning provisions).

#### **Cumulative effects**

- 6.39 The cumulative effects of the PPC, in combination with the existing residential settlement and light industrial activities pattern, would not detract from the landscape values of the surrounding area. Overall, I consider that in the context of the established urban and peri-rural environment, development enabled by the PPC could be implemented without adversely affecting the landscape values, physical and visual integrity, and character of the surrounding area.

## **7. Conclusions**

- 7.1 The proposed urbanisation of the site resulting from development enabled by the PPC would noticeably change its current open and peri-rural landscape character. The proposal would however be consistent with the site and surrounding area being zoned FUZ with urban expansion envisaged in the AUP.

- 7.2 Although the Block 2 site is largely undeveloped, its peri-rural character is lessened to a degree by the degraded nature of the site, felled vegetation, demolished buildings and derelict structures, and the adjoining light industrial land immediately to the east. The site is highly modified through past agricultural activities with low landscape values. In light of these considerations the site is well suited to the type of urban development proposed.

- 7.3 The proposed urbanisation of the Block 2 land would inevitably result in the transformation of the site from a peri-rural area to one with urban residential characteristics. This would have implications on the surrounding peri-rural land, with the urban development impacting on the quality of this area. Nevertheless, this is a landscape in transition and is an area identified as suitable for urban expansion under the AUP.

- 7.4 In conclusion, development enabled by the PPC would fulfil the need for residential and urban intensification, and light industrial activities and provide an opportunity for an innovative and environmentally sustainable urban development. The PPC would be largely consistent with the regional growth strategies for the area and would result in a high-quality urban development.
- 7.5 Overall, I consider that in the context of the existing and future planned environment the proposal could be integrated and assimilated into the site without adversely affecting the landscape values and visual amenity of the surrounding environment.

Rob J Pryor  
NZILA Registered Landscape Architect  
September 2024



# Annexure 1: PPC Concept Masterplan



**KEY**

-  Block 2 Area 9.34ha
-  Block 1 Area 2.13ha

Note:  
This masterplan illustrates one hypothetical development outcome of many possible outcomes that may be suitable for this land.

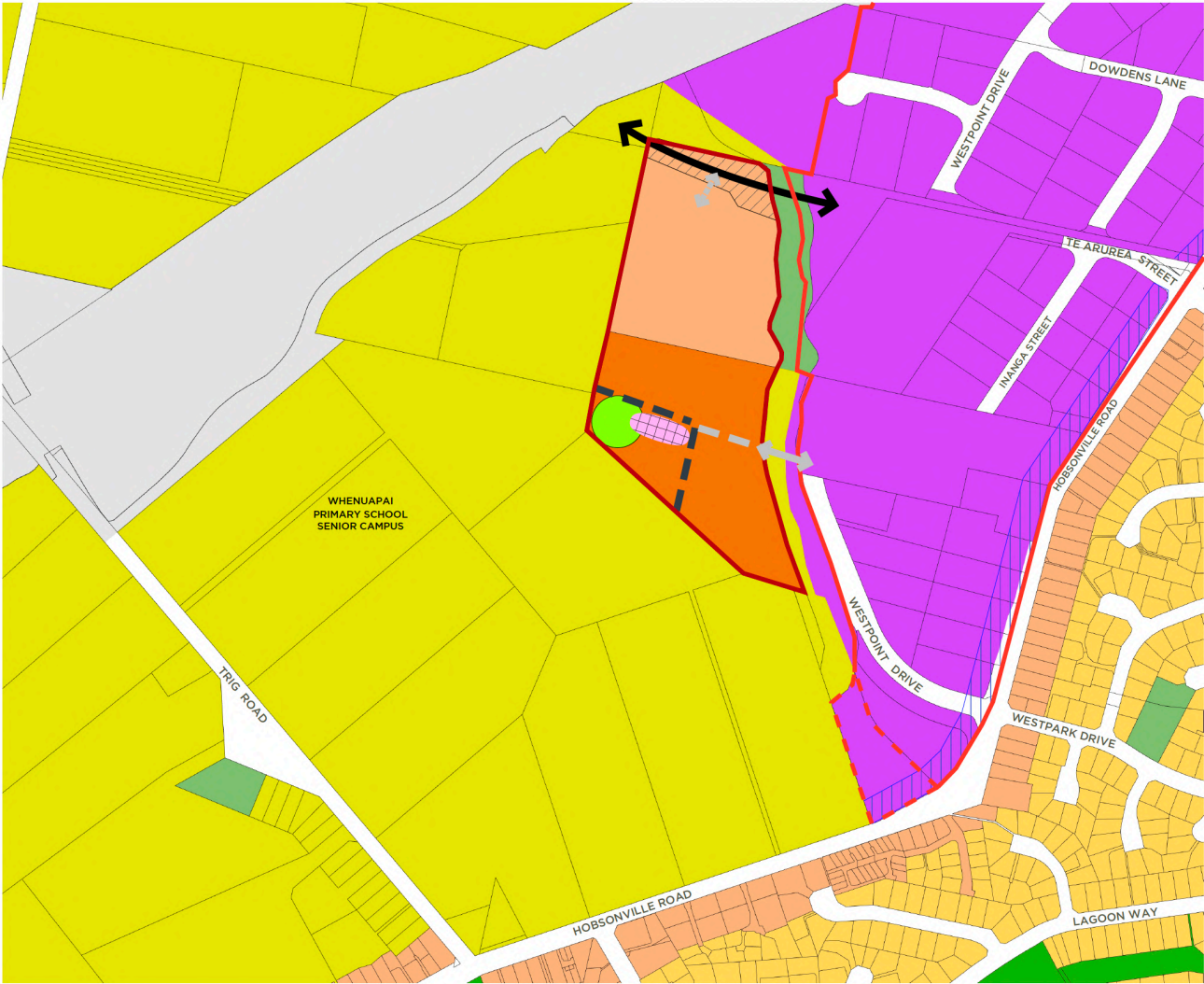
FIG 23 ILLUSTRATIVE MASTERPLAN (NOTE: CONCEPTUAL ONLY)

250M





# Annexure 2: PPC Precinct Plan



## Proposed Precinct And Zoning

**KEY**

- Hobsonville Grove Precinct ( 9.34ha)
- Hobsonville Corridor Sub-Precinct C
- Extension to Hobsonville Corridor Sub-Precinct C (0.98ha)

**Auckland Unitary Plan Zoning**

- Residential - Terraced Housing and Apartment Building Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Business - Light Industry Zone
- Future Urban Zone

**Precinct Plan**

- Upper Harbour Designation Area (only area within Precinct shown)
- Indicative Arterial Road (By others)
- Indicative Collector Road
- Indicative Local Road
- Indicative Connection Point
- Indicative Potential Connection Point
- Indicative Local Park (Area 3,000-5,000m2)
- Neighbourhood Retail Opportunity
- Hobsonville Road Building height Restriction

FIG 28 PROPOSED PRECINCT PLAN - 1:5,000 @ A3



SCALE: 1:5,000  
 CLIENT: Austino  
 PROJECT: Austino Block 2 Investigations  
 DATE: 10 April 2024



**Annexure 3: Viewpoint Photographs**



Viewpoint 1: Hobsonville Road – Westpoint Drive





Viewpoint 2: 165 Hobsonville Road





Viewpoint 3: Westpoint Drive





Viewpoint 4: Westpoint Drive





Viewpoint 5: Rawiri Stream walkway – southern end





Viewpoint 6: Rawiri Stream walkway – central





Viewpoint 7: Rawiri Stream walkway – northern end