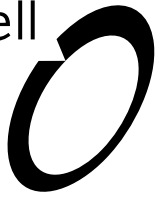


Boffa Miskell



Te Puna Station Road

Landscape Effects Assessment
Prepared for Tinex Group Limited



12 May 2023





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CONTENTS

1.0	Introduction	1
1.1	Scope of the report	1
1.2	Project background	1
1.3	Assessment Process	2
2.0	Existing Environment	4
2.1	Landscape Context	4
2.2	Site Description	6
3.0	Proposal Description	9
3.1	Visual Catchment	12
4.0	Assessment of Effects	12
4.1	Landscape Effects	13
4.2	Effects in relation to Statutory Provisions	18
5.0	Recommendations	20
6.0	Conclusions	21

Appendices

Appendix 1: Landscape Effects Assessment Method

Appendix 2: Landscape Management Plan, Te Puna Business Park,
12th May 2023

Graphic Supplement (bound separately)

1.0 Introduction

1.1 Scope of the report

Boffa Miskell Limited were engaged by Tinex Group Limited in October 2021 to provide a Landscape Management Plan (LMP)(Appendix 2) for the industrial-zoned Business Park site at 245 Te Puna Station Road (otherwise known as “the site” in this report). The objective of the LMP was to ensure the appropriate integration of the Business Park and the existing industrial uses into the receiving landscape and visual environment, and in keeping with the expected mitigation outcomes anticipated by the Environment Court Decision and resulting Structure Plan requirements of the Western Bay of Plenty District Plan. Existing activities on the site include two house/building material storage operations, a swimming pool shell storage yard, and a tyre storage yard. The following Landscape Effects Assessment (LEA) assesses the landscape and visual effects related to the utilisation of the site for its current industrial land use, the performance of the existing mitigation and the proposed updated landscape management plan on the immediate and surrounding environment character.

1.2 Project background

In 2005 the Western Bay of Plenty District Council (WBOPDC) created the Te Puna Business Park Zone which enabled Industrial Zoned land and activities, following the Environment Court (EC) Decision¹ to grant the plan change. The Te Puna Structure Plan (TPSP) was developed to “enhance the amenity of the business park and ensure its compatibility with the neighbouring rural environment”. This approach was approved by the EC.

The landowner engaged Garden HQ to prepare a landscape mitigation plan for the proposed Industrial subdivision on the site, for inclusion in the resource consent application. The plan proposed mitigation planting, by the formation of a continuous earth bund around the perimeter of the site, mass planted with native and exotic trees to ensure a high level of vegetative screening in the short to medium term.

Following the submission and acceptance of the plan, the site was cleared and prepared for planting, at which time Pirirākau hapū were engaged, to assist with plant layout and installation. Through this engagement and consultation, as required by the conditions of the EC decision, a predominance of native species, particularly on the Te Station Road frontage was required by Pirirākau. This mitigation planting was undertaken and completed by Winter 2020.

Boffa Miskell were engaged in late 2021 to address WBOPDC concerns on the effectiveness of the installed mitigation planting and consistency with the expected mitigation outcomes of the TPSP. In February 2022, Boffa Miskell provided initial advice regarding the establishment and maintenance of planting against the Environment Court Decision approved Plans and Planting

¹ *Decision No. A 9.1/2005*

Sections², Proposed Stormwater Design³ and Landscape Mitigation Planting & Maintenance Proposal⁴.

Following this initial advice Boffa Miskell produced a Landscape Management Plan (LMP) in May 2022 to address aspects of the proposed landscape design that did not meet the requirements of the EC approved plans. In particular, the mix of native and exotic species, recommended through consultation with Pirirākau. The LMP focussed on providing planting and maintenance requirements for areas not yet planted, and maintenance and infill planting for areas that planting had already been installed.

In November 2022 an affidavit was provided by Blair Clinch (Boffa Miskell) to the Environment Court⁵ that confirmed that the additional planting advised by Boffa Miskell in a Landscape Management Plan (LMP) would achieve a comparable mitigation performance to that anticipated by the TPSP, once planting has matured, although in an altered configuration and through the use of a predominantly native plant species selection.

1.3 Assessment Process

This assessment follows the concepts and principles outlined in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*⁶. A full method is outlined in **Appendix 1** of this report. In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high.

In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high.

The effects covered in this assessment include:

- Landscape character and amenity effects derived from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- Visual effects relating to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

Landscape and visual effects result from natural or induced change in the components, character or quality of a landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape.

² Appendix 7, Section 7 – Western Bay of Plenty Operative District Plan

³ Stormwater Management & Access, Tiaki Engineering Consultants, February 2021

⁴ Landscape Mitigation Planting Letter, Garden HQ, 2021

⁵ ENV-2022-AKL-00189

⁶ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

The nature of landscape and visual effects generated by any particular project can therefore be:

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

The degree to which landscape and visual effects are generated by a proposal depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways. These changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. Changes in landscape must also be considered within the context of projected and approved changes to a landscape's use of function. In this instance the approved zoning of the land for industrial use.

To determine the level of landscape and visual effects, both the sensitivity of the landscape or viewing audience and level of change resulting from a proposed development are considered. A desktop study was also undertaken to determine likely viewing audiences, landscape character types, prominent ridge lines and landform and the landscape context of the surrounding area. The information collected was used to inform a site investigation undertaken on the 29th of November 2022. The site visit was undertaken in clear to overcast conditions weather with excellent visibility, between approximately 11 am and 3 pm.

2.0 Existing Environment

2.1 Landscape Context

Broadly the landform character can be described as rural, featuring predominantly both pastoral and rural production land uses. Built form and development within the landscape comprises rural residential dwellings in lifestyle blocks, agricultural buildings and light industrial buildings. Built form is generally distributed widely across the landscape, however a greater concentration of development is located at the intersection of Te Puna Road and State Highway 2.



Plate 1: Site location and surrounding topography (source: WBOPDC ePlan)

The landscape is characterised by a mixture of low-lying land and a rolling landscape with some steep ridgelines. The proximity to the Wairoa River results in the lower lying areas being prone to flooding. The landscape pattern is informed in part by the steeply rising ridges inland from the river edge and in part by the existing land use (see Plate 1 above). The agricultural areas of the landscape are divided by irregular medium to large geometric field boundaries and farm drains. Vegetation is primarily characterised by large areas of open pastoral grass fields, bordered in parts by linear bands of trees and shrubs, largely comprising exotic species.



Plate 2: View south of Te Puna Station Road across open arable fields.

Thick linear bands of trees and shrubs are located adjacent to the East Coast Main Trunk rail line (ECMT) which traverses the landscape in an east west direction. Similarly thick bands of vegetation are positioned around the edge of rural residential properties providing enclosure. Large shelterbelts of exotic evergreen trees are also utilised along field boundaries to protect crops, which create long enclosed linear corridors. Industrial land uses within the landscape are typically in proximity to rail and road infrastructure such as the Te Puna SH2 interchange and the ECMT (refer Plate 3 below).



Plate 3: Light industrial land use situated between Te Puna Station Road and the ECMT.

Watercourses throughout the locality have largely been modified or removed over time to accommodate pastoral and agricultural production land uses. Farm drains within the landscape are located along field boundaries and to the edge of ridgelines in straight lines, however these do collect into more naturally shaped ponds and stormwater storage areas in some places. The Wairoa River is a large distinctive feature within the landscape and is subject to the Tauranga Harbour Landscape Management Area and the Wairoa Estuary - Estuarine Vegetation SEA along its eastern banks (refer Plate 4 below).



Plate 4: View south of down the eastern banks of the Wairoa River

2.2 Site Description

The WBOPDC District Plan designates the site within the TPSP, which is of an industrial zoning. Although the site is within the Industrial Zone, as a result of the Flood Hazard classification across site, the activities available on the site may differ from those typically expected in this zone. Existing industrial activities within the site are located within the eastern aspect of the site and comprise storage of transportable dwellings, prefabricated swimming pool storage and demolished material stockpiles. These activities are broadly in line with the type of industrial activities anticipated within this zone (refer Plate 5 below).



Plate 5: Industrial activities within the eastern portion of the site.

The site has an area of approximately 10.6 ha and has a low-lying flat topography approximately between 1-3RL. A wide north south orientated floodable area covers the majority of the site area. The boundaries of the site are all defined by a wide trenched farm drain predominantly containing amenity grass and a mix of native and riparian vegetation. The south-eastern boundary of the site is the most heavily vegetated section of the boundary due to the proximity to the neighbouring vegetation to the south. The western edge of the site partially contains part of a wide overland flow path through the TPSP area and the southern edge of the site borders a modified stream channel (refer Plate 6 below).



Plate 6: Modified river channel along the southern site boundary.

Planting outlined within the LMP has been implemented to provide structured planting around the perimeter and in between individual lease areas. This comprises amenity grassland within undeveloped industrial lease area, a band of predominantly native and exotic tree species around the perimeter of the site and mixed native and structured exotic and native trees along internal lease area boundaries. The majority of this planting around the perimeter of the site has been implemented following the TPSP/LMP, however there are some remnant mature exotic trees located in the southwest of the site. The LMP planting differs from the exotic shelter belts featured within the landscape, however the predominantly native planting palette is in keeping with the native characteristics of the landscape (refer Plate 7 below).



Plate 7: New native planting on a bund and existing mature trees along the southwestern boundary of the site.

There are no outstanding natural landscapes or features (ONL or ONF), significant indigenous vegetation areas (SEA) or notable trees identified within the site.

3.0 Proposal Description

The intention is to eventually enable the 10.6ha site within the Te Puna Business Park and TPSP to be utilised for industrial uses as indicated by the WBOPDC District Plan (refer Plate 8 below). In accordance with the recommendations of the EC decision, the activation of the site for industrial use will be phased from east to west, to allow for boundary planting to establish. The types of activities enabled in the site by the zoning are listed below, however due to the Flood Hazard overlay additional consenting for any buildings or earthworks would also be required.

The landowner is applying for a separate resource consent application to enable industrial activities on the balance of the site. This assessment has been undertaken with consideration of the existing industrial activities and the associated retrospective resource consent application. This retrospective resource consent application seeks to enable existing activities within four lots. These activities comprise:

- two house/building material storage operations
- a swimming pool shell storage yard
- a tyre storage yard.

These activities are within Stage 1 and Stage 2 areas of the TPSP in the eastern extent of the site. It is important to note that the EC decision to rezone the land, anticipated that the full list of activities would be available within the site and therefore have the potential to be observable.

Western Bay of Plenty District Plan, Section 21 - Industrial

21.3.1 Permitted Activities (all areas except for the Comvita Campus Structure Plan Area (see 21.3.4) and where otherwise specified)

- a. Industry (except within the Ōmokoroa Light Industrial Zone).
- b. Storage, warehousing, coolstores and packhouses (excluding warehousing, coolstores and packhouses, and storage and disposal of solid waste in the Ōmokoroa Light Industrial Zone).
- c. Retailing which is accessory and secondary to a. and b. above and which has:
 - i. Rangiuru Business Park – a maximum of 250m² indoor/outdoor retail or a maximum of 25% of the gross floor area of the primary activity whichever is the lesser;
 - ii. All other areas – a maximum gross floor area of 100m².
- d. Building and construction wholesalers and retailers.
- e. Commercial services.
- f. Takeaway food outlets with a maximum gross floor area of 100m² (excluding Te Puna Business Park).
- g. Service stations and garages (excluding the Te Puna Business Park).
- h. Medical or scientific facilities.
- i. Veterinary rooms and pet crematoriums.
- j. j. Activities on reserves as provided for in the Reserves Act 1977.
- k. k. Police stations, fire stations and St Johns Ambulance stations.
- l. l. Depots (except transport and rural contractors depots within the Ōmokoroa Light Industrial Zone).
- m. Vehicle, machinery and automotive parts sales (excluding Te Puna Business Park).
- n. Works and network utilities as provided for in Section 10.
- o. Commercial sexual services.
- p. Offices and buildings accessory to the foregoing on the same site.
- q. Green waste and waste recycling facilities where these occur within buildings (i.e. are enclosed) (except within the Ōmokoroa Light Industrial Zone).
- r. Aquaculture

Additional Permitted Activities (Te Puna Business Park only)

- a. Retail outlets for primary produce with a maximum retail floor area of 100m².
- b. Garden centres and plant nurseries, including ancillary cafés provided that the café does not exceed a maximum gross floor area of 100m².

c. Farm vehicle and machinery sales.

It is assessed that the change in land use will be moderated by implementing the proposed LMP 2022 (and additions contained within the revised 2023 LMP), in place of the TPSP approved by the EC. As outlined earlier, the proposed LMP was produced to ensure the appropriate integration of the site and activities into the receiving environment, in a format which deviates from the TPSP in order to accommodate:

- changes to the subdivision configuration
- additional stormwater requirements
- plant species adjustments following consultation with Pirirākau hapū.

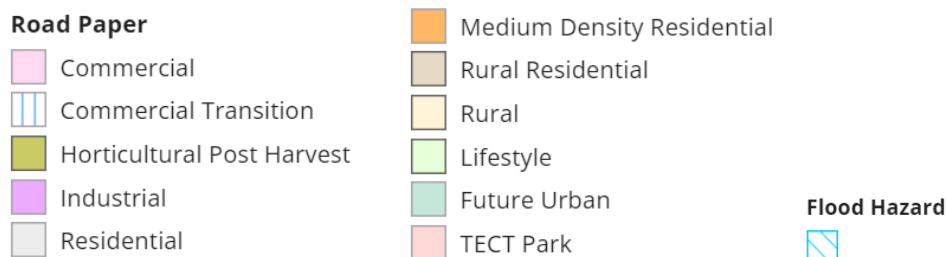
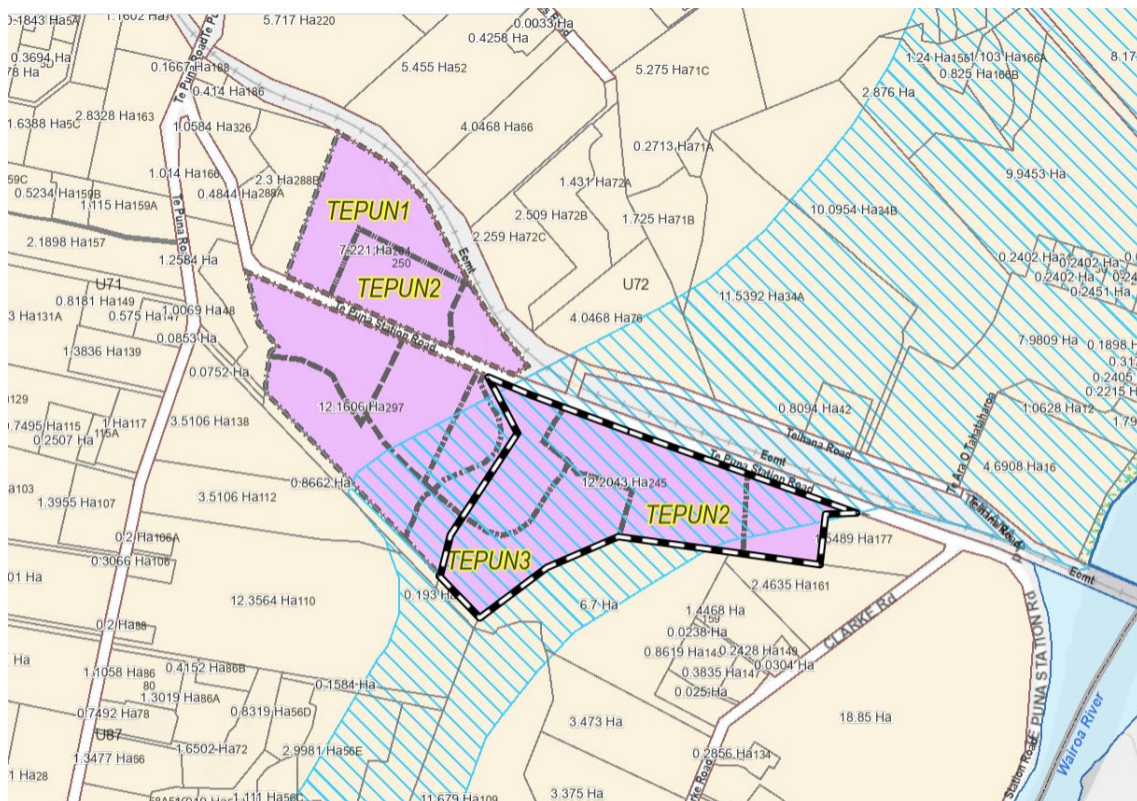


Plate 8: WBOPDC District Plan Zones (source: WBOPDC ePlan)

3.1 Visual Catchment

Viewing audiences included in this assessment have been determined through a combination of a desk top study and on-site observations from the site and surrounding area. A Zone of Theoretical Visibility (ZTV) plan has been modelled using 9m high structures (refer Map 4 of the Graphic Supplement) to assist in the determination of viewing audiences.

The ZTV indicates areas within the surrounding landform with the potential to observe development allowed for by the structure plan. The ZTV was modelled using a base Digital Surface Model (DSM), this incorporates, landform, trees and structures into the 3D model. This base model does not include existing or proposed mitigation and as such represents a 'worst case scenario'. The viewshed area shown in the ZTV indicates where a 9m structure or building in the modelled area could theoretically be seen. In this way, any areas that are not shown as having visibility will not be able to obtain views of development in the area of existing industrial use.

Using on site information and the ZTV the following observations in respect of the visual catchment of the site and its land use, have been made:

- Views are mostly contained within approximately 300m of the site boundary by the rising ridgeline landform to the north, south and west of the site. The ridgeline in proximity to the southern boundary of the site in particular is a substantial barrier to viewing audiences to the south.
- The low-lying nature of the site within the landscape results in views from approximately four elevated residential properties to the west and southwest being able to look down into the south.
- Intervening vegetation such as shelterbelts within the wider landscape will obscure many views of the site for surrounding viewing audiences.
- It is considered that due to the low-lying nature of the site, views of the proposed industrial activity will be available over boundary vegetation. The proposed vegetation in the original TPSP are expected to have partially screened views of the site at its boundaries with views of the interior industrial activity remaining visible from elevated viewpoints.

4.0 Assessment of Effects

Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on character and quality, amenity as well as on public and private views.

In this study, the assessment of potential effects is based on a combination of the landscape's sensitivity and visibility together with the nature and scale of the development proposal.

Particular effects considered relate to the following:

- *landscape character effects*
- *visual amenity effects from public and private locations; and*
- *effects in relation to statutory provisions.*

The principal elements of the proposal that will give rise to landscape and visual effects are:

- *the introduction of an industrial land uses and activity into the landscape; and*
- *the potential for new buildings up to 9m in height within the site*

It is important to note that landscape effects are considered in the context of the underlying zoning and the expectation of industrial land use. The Environment Court (interim decision, Decision A 016/2005) makes some key acknowledgments regarding the character baseline which informed the decision to confirm the creation of the new subzone.

- *Para [16] “A number of properties at higher elevations overlook the site and it is accepted that no amount of amenity planting could screen this site completely from view”*
- *Para [72] “From our observations of the general Te Puna area, there are significant examples of major industrial activities occupying rural sites, sometimes quite close to nearby residences”*
- *Para [73] “Compared to this, the visual effects of this development for residents overlooking the site are relatively minor. The closest properties would still have views extending several hundred meters to the nearest buildings and look beyond those buildings towards the harbour”.*

This indicates that it is accepted that anticipated industrial land use will be present within the landscape, visible and in some instances unable to be screened. This is an important aspect of the accepted baseline in which the proposal is considered.

4.1 Landscape Effects

4.1.1 Landscape Character Effects

Landscape character is derived from the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and features of human settlement. It creates the unique sense of place defining different areas of the landscape.

No additional earthworks or vegetation removal is required to accommodate the existing activities on site. The historic rural character has previously been modified through the implementation of earthworks and establishment of existing industrial activities on the site. Although, the character of the site will be further altered due to the introduction of industrial activities into the site, this change is in keeping with the expectations of the sites industrial zoning.

The integration planting outlined within the LMP, and predominantly implemented, will integrate the proposed industrial activities, particularly along the site boundaries where the TPSP area abuts rural farmland. Although, the original landscape planting proposals from the EC decision recommend exotic tree species, the undertaking of required consultation with Pirirākau,

determined that the use of native species only along the site boundaries would better reflect historic vegetation patterns.

Native vegetation will provide a more naturalised vegetated integration into the landscape and particularly the enhancement of the wetland area. Although Stage 1 and Stage 2 of the site area are currently being used for industrial activity, the land used is sufficiently separated from the wetland to not cause any direct adverse effects on the wetland.

The site boundary along Te Puna Station Road features a bund approximately 2m-2.5m in height. This bund combined with structured native planting will provide a linear vegetated interface with the road that is an appropriate transition between rural and industrial land uses.

The existing (and future proposed) industrial use within the existing area of industrial use will site within the 9m height limit allowed by the zone and will not substantially alter the topography of the low-lying landform. No retaining structures are proposed and the flood plain will predominantly retain its form and function.

The landscape effects of the existing and proposed industrial activities will be limited to the immediate site and are in line with those expected in the industrial zoned land. Vegetation proposed within the LMP has been broadly implemented and is establishing well to over time meet the objectives set out in the land rezoning. The planting proposed in the LMP will provide a landscape buffer around the exterior of the site, visual integration along internal road boundaries and wetland marginal planting adjacent to wetlands and overland flow paths.

4.1.2 Visual Effects

Visual amenity effects are influenced by a number of factors including the nature of the proposal, the landscape absorption capability and the character of the site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view. The following factors were used in the assessment process to determine the nature and level of visual effects.

- On site observations from the proposed site and surrounding publicly accessible areas;
- A Zone of Theoretical Visibility (Map 4 of the Graphic Supplement);
- Photographs taken on site from publicly accessible areas;
- Landscape Management Plan; and;
- Topographical Information.

Viewpoints across the landscape are largely limited due to a range of factors, including the location of the site within an undulating wider landscape, intervening shelterbelts around agricultural sites, the surrounding ridgeline landform and vegetation along the boundary of nearby roads.

4.1.2.1 Effects from vantage points to the north of the site

Public Audiences

Public viewpoints to the north of the site comprise road users on Te Puna Station Road (VP2). This audience experiences a variety of views along the length of the road ranging from approximately 600m to immediately adjacent to the road.

Views across the entirety of the road are at a similar elevation to the site and are not afforded elevated views down into the site. From the western and eastern extents of the road views of

the site are partially filtered by intervening roadside vegetation in adjacent land, formed acoustic bunds and planting installed around the perimeter of the site. There are narrow and transient views into the site at the site entry, where portions of existing industrial activities are observed. The existing bund and vegetation along the road boundary form an effective screen of these existing activities. It is anticipated that continuing glimpsed views of the proposed industrial land use may be available from some points along the road, particularly at the site entry location.

Views from immediately adjacent to the site are short distance views of the bund and boundary vegetation. The height of the bund and adjacent vegetation prohibit views of the existing activities and will form an effective screen of existing and future industrial activities in the site. These viewing audiences currently experience neutral to very low adverse effects related to the existing use of the site.

Private Audiences

Private viewing audiences located to the north of the site comprise residential lifestyle blocks and farm workers undertaking their work. Views south from the majority of the audiences are restricted by vegetation along field boundaries, Te Puna Station Road and the ECMT. The audience located at 42 Teihana Road (VP3) is the closest residential audience to the north of the site and will experience glimpsed views of activity within the site. These views are partially mitigated by the bund and boundary planting, which over time will form a more proficient screen. Audiences further afield are anticipated to not experience direct views into the site due to a combination of their low-lying position within the landscape and / or the intervening vegetation. Effects related to the existing use of the site on the viewing audience at 42 Teihana Road are very low adverse. All other viewing audiences currently experience a neutral to very low adverse effects related to the existing use of the site.

4.1.2.2 Effects from vantage points to the east of the site

Public Audiences

Due to the site's proximity to the Wairoa River and an escarpment between Clarke Road and Te Puna Station Road there are very few vantage points where public audiences are afforded a view towards the site. Public views will primarily be afforded from the corner of Te Puna Station Road and Clarke Road (VP4). Views towards the site are interrupted by amenity vegetation and the residential property at 177 Te Puna Station Road. Views from Clarke Road are limited to short distance views of tall roadside vegetation and views further east along Te Puna Station Road have views completely screened by intervening landform. Effects related to the current site use for all publicly accessible viewing audiences are neutral.

Private Audiences

The residential property at 177 Te Puna Station Road adjacent to the sites eastern boundary currently experience short to medium distance views towards the site. These views are partially obscured by a 3-4.5m high bund⁷ planted with native tree species along the site's eastern boundary. This bund exceeds the height of the bund prescribed in the TPSP and will therefore provide an increased amount of screening.

This bund combined with the vegetation currently present on site partially screens the appearance of built form and existing activities in the eastern extents of the site. Over time as this vegetation matures the level of screening will increase, however glimpsed views through the intervening vegetation of activities have the potential to endure. It is worth noting that the Te Puna Business Park Zone permits structures up to 9m in height. A structure of 9m in height would be considerably more visible to this audience than the existing established activities on site. With this in mind, the viewing audience at 177 Te Puna Station Road are anticipated to

⁷ Confirmed by an onsite topographical survey

experience very low adverse effects related to the existing use of the site in line with the expectations of the Te Puna Business Park Zone.

4.1.2.3 Effects from vantage points to the south of the site

Public Audiences

There are a limited number of public audience vantage points to the south of the site. Road users on Clarke Road (VP5) are at an elevation approximately 28m above the site. It is anticipated that direct views into the site are prohibited by intervening landform and vegetation. Therefore, it is anticipated there will be no change to views.

Private Audiences

There are very few private audiences to the south of the site, the closest of which is at 161 Clarke Road. This low-lying property is bordered to the north by a thick band of exotic vegetation which provides a proficient screen of activities within the site. Other residential properties accessed from Clarke Road are at a higher elevation than the site, with direct views into the site interrupted by intervening vegetation and landform. These viewing audiences experience neutral to very-low effects related to the current use of the site.

Residential properties to the southwest of the site are positioned on an easterly facing slope approximately 400m from the site boundary. Due to the position and orientation of these residences it is considered that these audience will only experience views of the western side of the site which currently contains no industrial activity. When this portion of the site is developed it is anticipated that filtered views of industrial activity will be available over boundary vegetation and between internal road planting. This is broadly in keeping with the outcomes expected after the establishment of planting in the TPSP. These viewing audiences experience neutral to very-low effects related to the current use of the site.

4.1.2.4 Effects from vantage points to the west of the site

Public Audiences

Publicly accessible land to the west of the site is located along Te Puna Road (VP1), which runs perpendicular to the site's western boundary. This elevated road is bordered by dense exotic shelter belts around agricultural production land and amenity planting around residential properties. There are no publicly accessible views available from the west.

Private Audiences

These comprise residential audiences and audiences associated with agricultural production. The majority of these audiences have an elevated position and are accessed from Te Puna Road, a single residential property is located at 297 Te Puna Station Road. The low-lying property accessed from Te Puna Station Road is surrounded by existing mature vegetation which obscures direct views towards the site. The existing use of the site have a neutral effect on these viewing audiences.

Properties accessed from Te Puna Road are predominantly surrounded by dense vegetation which screen and heavily filter views east towards the site. Residential audiences at 106, 106A and 110 Te Puna Road, are elevated approximately 45m above the site and have the potential obtain views of the site. The property at 110 Te Puna Road has unobstructed views to the east. Views from the properties at 106 and 106A contain intervening vegetation and landform in the short distance which prohibit views of the existing industrial activities in the east of the site.

The property at 110 Te Puna Road is afforded unobstructed panoramic views eastward over the site and towards the Tauranga Harbour in the far distance. Due to the steeply falling landform, short distance views are limited to the shelter belt of trees along the property boundary to the north. Sweeping views within the middle distance fall within the low lying valley land form and comprise a mixture of agricultural fields interspersed with sparse linear stands of vegetation along field boundaries. The ECMT and road networks track east to west across the view with

train movements providing a dynamic element into the view. In the long distance glimpsed views are available of the Bethlehem residential development and urban residential development in Matua.

Within the context of these wide reaching and long distance views, the existing activities in the site occupy a small area within the wider visual aspect and an anticipated feature in the landscape⁸. Once the vegetation proposed within the LMP has established, views of activities around the perimeter of the site will be partially screened. The purpose of the mitigation planting is to visually integrate the business park and it is established in the EC interim decision that it is not possible or intended to screen activities from elevated properties. The TPSP will instead minimise the visual dominance of the overall land use change. Planting along the internal access roads and in between lots will also break up existing and future industrial building mass and form and other activities within the site.

With consideration of the low-lying nature of the existing activities and their position within the site and the view. It is considered that visual effects experienced by the property at 110 Te Puna Road will be very low to low adverse. Once internal planting in between lots has become more established it is anticipated that these will reduce to neutral to very low adverse.

4.1.3 Summary of Landscape and Visual Effects

The landscape character effects related to the existing industrial use will be limited to the immediate site and surroundings and are broadly in line with those expected in industrial zoned land. No existing vegetation is proposed to be removed. The proposed LMP planting has been predominantly implemented, and when established will provide a landscape buffer around the perimeter of the site that will appropriately integrate the development into the surrounding landscape character.

The current onsite planting provides a boundary treatment that is characteristic of the native vegetation within surrounding area, whereby property boundaries are demarcated by exotic shelter vegetation. The planting installed approximately 1 year ago is generally lower in overall height than anticipated by the TPSP which included exotic species. The proposed LMP and existing planting will achieve the necessary landscape mitigation after a three year period, continuing to grow and further visually integrate the industrial site into the landscape.

Earlier mitigation planting, undertaken in winter 2020, has established to a current overall height and density that provide effective visual screening of existing and future industrial activities when viewed from Te Puna Station Road. Internal planting implemented in 2022 is required to further establish and mature of the 3-year maintenance period, to reach the minimum expected degree of visual mitigation. This planting is intended to visually integrate industrial activities, rather than screen the activities, particularly when viewed from the west. This, combined with existing industrial activities being confined to the eastern portion of the site, result in existing visual effects being in keeping with the outcomes anticipated by the TPSP. As mitigation planting matures further it will ensure the appropriate integration of further industrial activities within the remaining lease areas.

Similarly, the wetland marginal planting within the site has not established sufficiently to meet the standards of the TPSP. The combined landscape character impacts related to the current limited industrial land use are considered to be result in low adverse effects, when compared

⁸ Environment Court (interim decision, Decision A 016/2005): Para [16] "A number of properties at higher elevations overlook the site and it is accepted that no amount of amenity planting could screen this site completely from view"

with the objectives of the TPSP. However, provided that the LMP planting is completed it is considered that this will achieve comparable levels of integration and mitigation of the site after the planting has established. The current industrial land use is located at a distance sufficiently far enough away that the activities do not negatively impact the wetland.

Due to the visually contained nature of the site within the wider surrounding landscape, there are very few visual audiences which will have views of the existing and proposed industrial activities. Audiences who do have views will predominantly view the site from a similar ground level and will have views screened by vegetation in the wider landscape and LMP planting around the borders of the site. The elevated private viewing audience at 110 Te Puna Road is anticipated to experience views of industrial activity within the site over boundary vegetation.

Views of industrial activity within the site would be expected from this viewpoint after the implementation of the 2005 TPSP planting plans, although partially screened and better integrated in the receiving environment through mitigation planting. It is anticipated that if the area of existing industrial activity were developed to the full extent enabled by the zone. This more substantial activity would be more visible than the existing industrial activity, even with fully implemented and established TPSP.

It is considered that with the current landscape planting on site and the isolated location of existing industrial activities in the eastern portion of the site, effects experienced from 110 Te Puna Road are currently low adverse. The establishment of recently implemented planting over the 3-year maintenance period will allow for the accommodation of additional future industrial activities to occupy the remaining lease areas, with resulting landscape and visual effects expected to be low adverse. The establishment of the implemented planting will reduce effects related to the existing industrial activities to very low adverse.

Views from other audiences are anticipated to range from neutral to very low adverse, due to intervening vegetation, landform and existing boundary planting.

Upon completion and establishment of the proposed LMP planting visual effects experienced by viewing audiences of the site when fully occupied by industrial activities are expected to be broadly in line with the level of effects expected by the provisions of the TPSP.

4.2 Effects in relation to Statutory Provisions

The following statutory documents, objectives, policies and rules are relevant to the assessment of landscape and visual effects:

- *The Resource Management Act – There are no Outstanding Natural Landscapes within the immediate or surrounding landscape.*
- *Western Bay of Plenty District Plan*

4C.5.3.2 Screening in Industrial and Commercial Zones

The following landscape areas and requirements will be implemented either at the time of subdivision or development as the case may require.

- a. *Unless otherwise required by a rule in the District Plan any activity which has a common boundary with a Residential, Rural-Residential, Future Urban or Rural Zone, or a public reserve shall be screened by landscape planting to a minimum depth of 3m and a minimum height of not less than 2m.*

The screen must be a minimum of 1.2m high at the time of planting and be capable of achieving a height of 2m within two years.

f. Te Puna Industrial Zone

i. Any subdivision or development of land within the zone shall be designed, approved and developed to incorporate and illustrate amenity screen landscaping, acoustics earth bunds/fences and a stormwater collection system in accordance with the Te Puna Rural Business Park Structure Plan in Appendix 7;

ii. The area of the planted land around the zone boundary, the area of land subject to the Te Puna Station Road roadscape planting, and the stormwater ponds and overland flow path/wetland as shown in the Te Puna Rural Business Park Structure Plan shall all be established and vested in Council prior to commencement of any industrial or business activity within the zone.

The plantings and the stormwater ponds and the overland flow path/wetland shall be maintained for a period of three years with maintenance secured by way of an appropriate legal mechanism to Council's satisfaction.

iii. Secondary planting shall be provided on boundaries between land parcels in accordance with the Structure Plan.

iv. Landscape plans for the zone boundary, Te Puna Road roadscape, and stormwater ponds and overland flowpath/wetland shall be prepared by a qualified landscape designer and approved by Council. The plan for the overland flowpath/wetland shall be prepared in consultation with Pirirākau.

v. Except to the extent already provided, additional amenity screen planting shall be provided to the satisfaction of Council for each new building over 100m². To that end, a landscape plan by a qualified landscape designer shall be submitted with the application. The plan shall specifically identify the plant species. The plan shall also include a landscape maintenance programme for three years.

21.4 Activity Performance Standards, 21.4.1 General, 21.4.1.d. Visual amenity – reflectivity

i. Te Puna Business Park - All external surfaces of buildings/structures (excluding glazing) shall comply with the following reflectivity standards:

- Walls no greater than 35%;*
- Roofs no greater than 25%.*

To meet the requirements of 4C.5.3.2 the proposed LMP, which has been adapted over time to meet the expectation of hapū, has been planted and is currently under the three-year

maintenance period to ensure establishment. The implementation of a bund measuring from 2-2m-2.5m in the southwestern, northern and eastern boundaries of the site provide an impermeable screen around the border of the site. The existing planting on top of the bund will provide an effective screen 3m wide and up to 2m in line with the 4C.5.3.2 (a). It is determined that when established the planting proposed in the LMP is appropriate for the surrounding landscape character and will meet the expectations of the zone and the TPSP.

The light reflectance values (LRV) of buildings and structures within the site are currently under investigation to discover whether or not they comply. If it is found that the buildings and structures do not meet the reflectivity standards, provisions will be made to ensure compliance.

4.2.1 Summary of Effects on Statutory Provisions

The landscape and visual components of the proposal have been developed in a responsive manner to the statutory provisions and advice from hapū, following the undertaking of required engagement. The composition, form and qualities of the LMP have been designed to be in keeping with the expected outcomes of the zone and its objectives and policies.

5.0 Recommendations

In order to minimise the landscape effects and meet the objectives of the TPSP via the LMP it is recommended that the following mitigation measures are included:

1. Ensure that any planting proposed in the LMP (dated May 2023) not yet implemented is undertaken in the next planting season.
2. Management and Maintenance regime as described in the LMP should be upheld across the site for the recommended 3-year establishment period.

No further measures are required to mitigate the existing industrial activities confined to the eastern portion of the site, with current landscape and visual effects being low adverse from the most affected viewing audiences. Planting proposed in the LMP (both implemented and any remaining to be implemented) is to establish over the 3-year period to a height and density anticipated by the TPSP. Industrial activities can be accommodated on site during this establishment period, with temporary landscape and visual effects reducing gradually over that time.

6.0 Conclusions

The existing industrial land use within the site, located in the eastern extents of the site are generally well contained from views from the majority of visual audiences. Where there are views of the existing industrial activities related landscape and visual effects are sufficiently accommodated by the existing mitigation measures. The current intensity and height of industrial use within the site is below the permitted 9m height allowed within the zone and located in a well contained portion of the site. Combined with the existing implemented mitigation planting, landscape effects are considered to be low adverse, while visual effects range from neutral to low adverse.

To further reduce the impacts of these existing activities and ensure that future development can take place an appropriate mitigation planting response has been developed. Successful implementation of the LMP will:

- meet the requirements of the underlying zoning
- align with the intentions of the EC TPSP
- follow guidance from hapū following the undertaking of required engagement.

As a result the proposed mitigation planting will meet the statutory requirements and the direction communicated through the required consultation with hapū.

Provided that the proposed planting outlined within the LMP is implemented as instructed and developed through the three-year maintenance period the proposed mitigation planting will meet the requirements set out in the TPSP and allow for the accommodation of additional industrial activities to occupy the remaining lease areas. It is considered that any adverse landscape character or visual effects will be reduced to be broadly in line with those expected after the implementation of the TPSP and these will not contravene the relevant statutory provisions.

Appendix 1: Landscape Effects Assessment Method

12 May 2023

Introduction

The Landscape Effects Assessment (LEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. In addition, the landscape assessment method includes an iterative design development processes, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and its signposts to examples of best practice, which include the **Quality Planning Landscape Guidance Note**⁹ and the **UK guidelines for landscape and visual impact assessment**¹⁰.

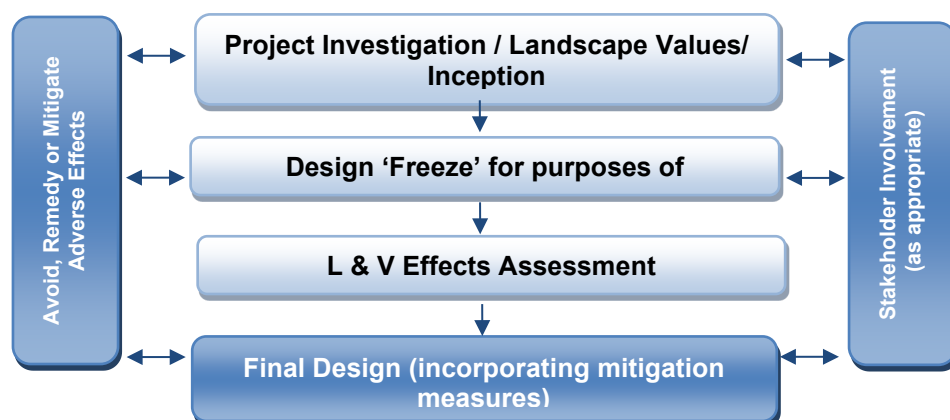


Figure 1: Design feedback loop

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

While, landscape and visual effects assessments are closely related, they form separate procedures. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Landscape effects: *Change in the physical landscape, which may affect its characteristics*

Visual effects: *Consequences of change on landscape values as experienced in views*

⁹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

¹⁰ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Landscape Effects

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

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

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

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the

change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

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

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

Table 1: Determining the level of landscape effects

Visual Effects

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

The Sensitivity of the viewing audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

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

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA¹¹.

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development.

Table 2 has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	Ability to absorb change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographic extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or

¹¹ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

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

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

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

Table 3: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development¹² of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

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

Cumulative Visual Effects

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

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

Determining the Overall Level of Effects

¹² The life of the statutory planning document or unimplemented resource consents.

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

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 4** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. <u>Concise Oxford English Dictionary Definition</u> <i>High: adjective- Great in amount, value, size, or intensity.</i>
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>
Low – Moderate:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

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

The Significance of Effects

Assessing the significance of effects may be required in certain RMA situations. To support transparency in such circumstances, the assessment may qualify where the level of effect falls in terms of being 'minor'¹³ or 'significant'¹⁴. This assessment has adopted the following scale applied to relevant RMA circumstances¹⁵, acknowledging low and very low adverse effects generally equate to 'less than minor'.



¹³ Whether the adverse effect on a person is less than minor (RMA, 95E); whether the adverse effect on the environment is no more than minor (RMA, 95D); or when assessing a non-complying activity whether the adverse effects of the activity on the environment will be 'minor' (RMA, 104D).

¹⁴ Triggering requirement to consider: alternative sites, routes, and methods for Notices of Requirement (RMA s171(1)(b)), alternatives in AEEs (RMA s6(1)(a) of the 4th Schedule); or effects on natural features and landscapes within the coastal environment to be avoided (New Zealand Coastal Policy Statement (NZCPS) Policy 13 (1)(b) and 15(b)).

¹⁵ Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

Appendix 2: Landscape Management Plan, Te Puna Business Park, 12th May 2023



About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Nelson, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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