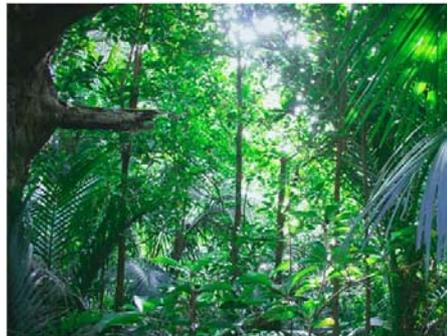


# LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

183 SANDFORD ROAD, RUAKAKA  
OLIVIA LEE  
JOB NO: 170781  
15 SEPTEMBER 2017



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- 15 SEPTEMBER 2017
  
- CLIENT – OLIVIA LEE
  
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<b>1. INTRODUCTION</b>	<b>5</b>
<b>2. LANDSCAPE AND VISUAL EFFECTS ASSESSMENT METHODOLOGY</b>	<b>5</b>
2.1 .....Assessment Process	5
<b>3. LANDSCAPE CONTEXT</b>	<b>6</b>
3.1 .....Rural Ruakaka	6
3.2 .....Sandford Road	7
<b>4. DESCRIPTION OF THE SITE</b>	<b>7</b>
<b>5. THE PROPOSAL</b>	<b>9</b>
5.1 .....Lot 1	9
5.2 .....Lot 2	9
5.3 .....Building Design Controls	10
<b>6. THE PLANNING FRAMEWORK</b>	<b>11</b>
6.1 .....Summary of Planning Matters	11
<b>7. LANDSCAPE AND VISUAL EFFECTS ASSESSMENT</b>	<b>12</b>
<b>8. ASSESSMENT OF LANDSCAPE EFFECTS</b>	<b>13</b>
8.1 .....Landscape Character and Rural Character	13
8.2 .....Visual Amenity	14
8.3 .....Vegetation	14
8.4 .....Changes to the Land	15
<b>9. VISUAL EFFECTS OF THE DEVELOPMENT</b>	<b>15</b>
9.1 .....The Viewing Audience	16
9.2 .....Public Views from Sandford Road Corridor	16
9.3 .....The Neighbouring Properties to the North West, Sandford Road	17
9.4 .....Neighbouring Properties to the North	18
9.5 .....Wider Visual Catchment Ruakaka School, Sandford Road	18
9.6 .....Wider Visual Catchment Ruakaka and State Highway 1	19
9.7 .....Camellia Ave Ruakaka	19
9.8 .....State Highway 1	19
9.9 .....32 and 34 Doctors Hill Road	19
<b>10. CONCLUSIONS</b>	<b>19</b>
<b>11. REFERENCES</b>	<b>21</b>

12.	APPENDIX A. SCHEMATIC PROPOSED SUBDIVISION LANDSCAPE PLAN	22
13.	APPENDIX B. EXTRACT WHANGAREI DISTRICT PLAN	23
13.1	.....Policy Guidance	23
	APPENDIX C: LANDSCAPE AND VISUAL ASSESSMENT MAPS AND REPRESENTATIVE VIEWPOINTS	26

## I. INTRODUCTION

Thomas Consultants Ltd has been engaged by Olivia Lee to provide a Landscape and Visual Effects Assessment for a Resource Consent application for a proposed two lot subdivision on her 7.6369 ha property at 183 Sandford Road (Lot 2 DP408553), Ruakaka, Northland.

The subject land is located in the rural area to the south west of the Ruakaka township and State Highway 1. The property falls within the *Countryside and Coastal Countryside Environments* zone under the rules of the Whangarei District Plan (WDP).

Mitigation measures, which include building design controls, have been incorporated into the proposal as a result of this Landscape and Visual Effects Assessment. These measures ensure that the proposal is able to meet the requirements of the zone and policies of the Whangarei District Plan in relation to landscape and visual matters. These features are referenced in the assessment of the effects of this proposal, and are included in Appendix A: Proposed Subdivision, House Site and Landscape Plan, Sept 2017.

This report is prepared in accordance with the New Zealand Institute of Landscape Architects (NZILA) Code of Conduct. The applicant has engaged Thomas Consultants Ltd to prepare an independent assessment based on the facts as they have been presented and based on research of the property, its location and the relevant planning rules.

## 2. LANDSCAPE AND VISUAL EFFECTS ASSESSMENT METHODOLOGY

This Landscape and Visual Effects Assessment investigates the effects on the landscape that might be caused by or influenced by the proposal, and the degree to which the landscape can accommodate change arising from the proposed development.

The objective of this Landscape and Visual Assessment is to establish:

- The physical changes to the landscape that will result from the proposal.
- The extent to which the changes will affect the existing landscape character and landscape values.
- The viewing audience, the visual effects of the proposal, and the significance of these effects for the viewing audience.
- The landscape and visual effects of the proposal with respect to statutory requirements.
- Opportunities to restore or enhance visual and landscape values and to mitigate any expected effects of the proposal.

(Referenced from Quality Planning NZ [www.qualityplanning.org.nz](http://www.qualityplanning.org.nz))

### 2.1 ASSESSMENT PROCESS

To undertake a comprehensive assessment of the likely effects of the proposal, an analysis of the nature of the existing site, the proposal, and the landscape character and values of the surrounding area was undertaken. This forms the baseline assessment as outlined in sections 3 and 4 below. Section 5 identifies the relevant statutory and legislative framework for development on the property.

Prior to visiting the site a desktop study was carried out in order to gather information on the site and surrounding area, and as a means by which to establish the potential visual catchment for the subject site. This was undertaken using the Whangarei District Council GIS database and includes: the settlement pattern and local roading network, Council planning zones, contours, and aspect. This information was used when undertaking the landscape character assessment, and to identify public

vantage points that may have a view to the site. Whangarei District Council GIS was also used to estimate distances.

A site visit was undertaken on 7 Sept. 2017. This included a detailed walkover of the property, the proposed building site for Lot 2 of the subdivision, and areas associated with it. This was followed by a drive around of the area immediately surrounding the subject land, and then further afield in order to establish the visual catchment for the subject property, and to gain an understanding of the character of the area and the type of development within it.

Representative viewpoints of the property and the surrounding visual catchment were taken from Sandford Road, and from the broader visual catchment in various locations around Ruakaka and State Highway 1. This was undertaken in order to assess the impact of the proposed changes, and to take photographs to be used as visual evidence.

Panoramas and photographs were taken from representative viewpoints using a camera set at a 35mm lens focal point (Crop sensor camera APSC, 1.6 lens magnification) This focal length is the camera view that closest resembles that of the human eye; potential visual effects in this range must be considered for the purposes of this assessment.

### 3. LANDSCAPE CONTEXT

This section seeks to describe the landscape character, values, and quality of the area of and around the subject land. It includes components of the natural landscape and the perception of it.

#### 3.1 RURAL RUAKAKA

The subject land falls within the coastal rural area that is located to the south east of Whangarei, and directly across State Highway 1 to the west of the Ruakaka seaside settlement. Sandford Road is accessed off State Highway 1, 1km north of Marsden Point Road which is the turnoff to the Ruakaka coastal settlement.

The character of the land within which the property lies is described in Whangarei District Landscape Assessment, LA4, 1995 (WDLA 1995) as “South west hill country unit”, ‘WDLA T22’, and includes the foothills of the Ruakaka Forest Range. The contour is undulating and rises to approximately 60m above sea level (asl). The description for this unit is ‘Rolling to steep pasture with pockets of scrub/bush/forestry’. The ranges behind this to the south rise as steep ridge and gully topography; the ridges rise to between 200-300m asl.

The buildings that are located within the foothills area in the vicinity of the subject land are farm and lifestyle homes and associated utility buildings. There are small low density clusters of houses, and scattered individual dwellings and buildings within this landscape. Electricity pylons and powerlines run across the foothills and coastal flat land in a north south direction. Appendix C: RV1, RV2, RV3

The character of the landscape is predominantly open; the vegetation of the foothills and flat land occurs in patches, as single trees, riparian strands, and shelter belts set within rural pasture. It is only on the higher ridges to the south that the plantation pine vegetation dominates, Appendix C: RV11.

The low-lying land of the coastal area and Ruakaka river is described as ‘South east coastal flats’, ‘WDLA T27’ and is located to the north of the foothills area. This land has less vegetation with a scattering of shelter belts and patches or lines of trees. The land here displays the classic rural pasture grid pattern. Appendix C: RV4, RV12, RV14.

Views back towards the subject land and local area from State Highway 1 presents this combination of the landscape character clearly. That is: the foreground of coastal flats lifting to gently undulating hills with the sharper ridges of the ranges behind.

The dominant native species in the area is Totara (*Podocarpus totara*) with some Kahikatea (*Dacrycarpus dacrydioides*), and other natives. Poplar (*Salicaceae* sp.) and Macrocarpa (*Cupressus macrocarpa*) and Pine (*Pinus radiata*) are common exotic trees (RV17).

Under the WDLA the landscape sensitivity rating for the foothills area is classified as 3 *Limited Sensitivity* (7 being *Extreme Sensitivity* the equivalent of outstanding landscape).

### 3.2 SANDFORD ROAD

Sandford Road connects with State Highway 1 then heads in a south westerly direction. After approximately a kilometre the road turns at a 90° angle towards the south east. The road rises from the flat terrain of the first kilometre to more undulating form for the remainder of the road.

Another 750m along the road, an unsealed extension of Sandford Road continues to the south east; the sealed road turns sharply again back towards the south west, finally terminating up the hill approximately 600m from this junction.

The subject land is approximately 240m from the start of the unsealed section of the road. This section of the road services 7 properties in total. On the southern side of the road the terrain rises to a shallow ridge. There are three houses on this side of the road which includes the existing house on the subject property with the middle house accessed from further up the sealed section on Sandford Road.

On the north side of the road the base of the foothills transitions to the flat lands and Doctors Hill wetland which runs parallel to State Highway 1. With the exception of a service building close to the road at 181 Sandford Road this part of the road has no buildings or residences.

Refer Site Analysis Figure 3 Appendix C

## 4. DESCRIPTION OF THE SITE

The subject property, is roughly wedge shape with a land area of 7.6369ha, (RV7) and located on the southern side of Sandford Road. The land rises and falls over a shallow ridgeline predominantly covered in pasture which is used for grazing cattle (RV7).

The front paddocks rise with gentle undulation from approximately 30m above sea level (asl) on the front boundary, to the top of the ridge at approximately 48-50m asl. There is a slight gully and overland flow path on the north eastern boundary of the land, and an overland flow path in the centre of the north western paddock (RV4 and RV7). A swathe of poplars and some mature Totara are located within the north eastern paddock (RV19, RV20).

Access to the property is via a gravel driveway which rises with the slope to the existing house. The height of this two storey modern style dwelling is emphasised by its design and elevated location. Shelter belts, fruit trees, and garaging provide a backdrop to the building. To the front and north of the house is a terrace area and pool. Around the remainder of the house there is some garden and landscaping with shrubs and palm trees. Despite this the view of house is generally unscreened to the wider landscape.

The house has panoramic views to the coast, the Whangarei Heads, and the off coast islands, (RV4). The views offer high visual amenity and value to the residents of the property.

Over the brow of the ridge the land drops away steeply to the southern rear boundary of the property which is at 20m asl. This side of the land has views to the south and west and the Ruakaka Forest Ranges.

A flat covenanted and fenced wetland area (CONO 7922372.2) is located at the base of this slope. The wetland has some native bush remnants, predominantly Kahikatea and Totara trees; a large portion of this area has also been planted with poplars (RV17).

Along the eastern part of the central ridge there is a short band of shelter belt trees. Near the centre of the ridge there is a large power pylon; power lines cross the property in a north south alignment. Refer Appendix C Site Analysis and RV7.

The character of the surrounding landscape is open rural lifestyle/ productive on both sides of the ridge.

The gentle undulation, rise and fall from the ridge, and the pockets and lines of vegetation contribute to the visual amenity of the land. There is some loss of visual amenity due to the presence of the pylon and powerlines running through the property and the lack of vegetation around the northern side of the house.

The house and land shares the low density rural lifestyle environment with the neighbouring properties.



*Plate 4-1. View of the existing house on the subject land. There is planting behind the house but otherwise it is unscreened by garden or other vegetation.*



*Plate 4-2 The rural character of the area surrounding the subject property as seen from Sandford Road opposite Ruakaka School. This view shows the changes in terrain from coastal flat lands near to State Highway 1 transitioning to the foothills and a glimpse of the forested ranges behind.*

## 5. THE PROPOSAL

The Applicant seeks consent to subdivide the property into two lots both with access via a proposed easement from Sandford Road. The easement is created from the existing driveway. The proposed lot sizes will be:

- Lot 1 - 2.0595 ha
- Lot 2 - 5.5774 ha.

### 5.1 LOT 1

Lot 1 is the smaller of the two at 2.0595 ha and comprises the existing house, garden and associated buildings on the north western side of the subject property. Access from Sandford Road will be via the easement created from the existing driveway. No earthworks are required for this Lot.

#### 5.1.1 *MITIGATION AND ENHANCEMENT PLANTING*

The resource consent proposal includes mitigation planting on this Lot to provide visual screening, and to add landscape amenity values to the property. The proposed planting includes:

- A small cluster of evergreen trees on the western boundary in order to provide a vertical element to soften the view to the north western corner of the house for the viewing audience in this direction.
- Supplementary planting on the west and north western side of the house which aims to thicken the lower tier of the existing garden beds in order to further integrate this view of the house into the landscape for the viewing audience to the north west
- Low to medium (3-4m) height planting on the bank in front of the existing house to provide a vegetated foreground for the house which will assist to integrate the form of the house into the landscape

The above planting is proposed to fulfil the purposes described but still allow views from the existing house. All planting to be fenced in order to protect it from grazing stock.

Refer Appendix A Proposed Subdivision House Site and Landscape Plan and Appendix C RV7, RV8

### 5.2 LOT 2

The second proposed Lot is 5.5774 ha in size and wraps around the southern and eastern side of Lot 1. This lot includes the covenanted wetland on the southern portion of the land with a large electricity pylon and power lines running in an approximate north south direction through the site.

#### 5.2.1 *ACCESS AND HOUSE SITE*

The proposed building platform is located at approximately 40m asl as shown on Appendix A Proposed Subdivision House Site and Landscape Plan.

Earth works and changes to the land will include the construction of a dwelling and associated utility buildings, and the formation of a driveway from the existing driveway (easement).

#### 5.2.2 *MITIGATION AND ENHANCEMENT PLANTING*

As part of this landscape and visual assessment process, mitigation planting measures have been developed in order to address any potential adverse visual effects of a new house in this location. These areas of planting can be seen in Appendix A Proposed Subdivision House Site and Landscape Plan.

These measures include:

- Planting behind the proposed house. The plan shows an area for planting that is to be directly behind any garaging or utility buildings. Planting within this area is intended to soften and blend this aspect of the future dwelling into the landscape and to provide some screening of the rear of the

house, tanks and utility buildings for the residents of the existing house. It will also add to the vegetated backdrop behind the house when the dwelling is viewed from the north and north-west. Planting in this area is important because mitigation planting is not possible within the powerline corridor directly to the west of the future dwelling.

Planting within this area must be shown to achieve the desired effects discussed above but may be achieved in a range of ways. It is recommended that a landscape plan is provided as a condition of the building consent for the future dwelling. The landscape plan should show that it can achieve the desired visual mitigation effects. Examples of the types of planting that may achieve the desired effects are:

- the area may be planted as a grove of native shrubs and trees, or
  - as an orchard featuring at least 60% evergreen trees, or
  - as a group of large evergreen trees that are strategically placed and of a size to give good visual screening and softening effects within a 5 year period (following the completion of construction)
- A band of low to medium (3-4m) height planting on the bank in front of the proposed dwelling to provide a vegetated foreground for the house which will partially screen the house and assist to integrate its form into the landscape. This planting should be designed in such a way as to allow panoramic views from the proposed dwelling

All planting to be fenced in order to protect it from grazing stock.

### 5.3 BUILDING DESIGN CONTROLS

Building Design Controls are proposed in order to ensure that any future buildings are in keeping with the character of the surrounding rural landscape, these will ensure that any potential adverse landscape and visual effects of development on the land are avoided or minimised. Table 1 below sets out these controls.

It is also recommended that garden features and fencing should also fit with the rural character of the area. In particular the use of post and rail or post and wire fences is encouraged over walls and large gateposts, and other more urban garden styling.

The Building Design controls below are suggested in order to reduce the visual impact of a new dwelling and associated structures within the landscape, and therefore reduce any potential adverse effects.

Table 1 Building Design Controls

<b>Scale of Buildings and Structures</b>	As per the requirements of the District Plan, new buildings and structures on Lots 1 and 2 shall have a maximum height of 5.0 metres above existing ground level. Heights shall be measured using the rolling height method for determining cut level and max building height.
<b>Materials</b>  Walls, facades and joinery  Roof  Glazing	The colour selection for buildings and structures should be made from the following indicators.  Reflectance Value (RV) and Greyness Groups. The predominant wall colours, have a RV rating of no more than 30% for greyness groups A and B, no more than 30% for Greyness Group C, and no more than 30% for Greyness Group D. Colours from Greyness Group E are not permitted. Refer to Resene NZ BS5252.  Roofs: An RV rating of no more than 25% within greyness groups A, B and C. Colours from Greyness Groups D and E are not permitted. Refer to Resene NZ BS5252.  Glazing with low reflectivity is recommended in order to minimise the visual

Surfaces	<p>effects of glare and light reflection from windows.</p> <p>All vehicle driveways and manoeuvring areas shall be formed using materials that are recessive in colour, e.g. blue metal, or concrete with a black oxide additive.</p>
Earthworks	<p>The maximum height of exposed batter faces shall be 2.0m with a finished angle of repose no steeper than 1 in 3. Cut and fill batters shall be shaped to feather naturally into the natural angle of slope. All cut and fill batters shall be grassed or otherwise vegetated to ensure complete coverage of exposed soils. Retaining walls, if proposed, should be detailed sensitively. Natural dark materials such as timber and stone are recommended, with vegetation incorporated to balance the scale and soften the impact of the structure. Concrete blocks or concrete retaining systems should be of low reflectivity colour, for example coloured with a black oxide tint. It is ideal if these structures are of low height and read as a continuation of the building materials and form, or are fully screened by vegetation. The aim of this design control is to ensure that walls and retaining structures are visually integrated with the landscape</p>
<p>Infrastructure</p> <p>Utilities</p> <p>Water tanks</p>	<p>All utilities shall be underground</p> <p>Water tanks shall be either buried, or if located above ground, tanks shall be either coloured a dark, natural and recessive colour or screened by vegetation in order to ensure that they blend in with the surrounding landscape.</p>
Landscape Planting	<p>No plants listed in Table A5.2 of the Northland Conservation Management Strategy<sup>7</sup> or in the Northland Regional Council (NRC) publication: 'Environmental Weeds - Delightful But Destructive' shall be planted within Lots 1 and 2.</p> <p>The commencement of mitigation planting to be undertaken as per conditions of Subdivision Resource Consent for Lot 1 and as per Building Consent conditions for Lot 2.</p>

## 6. THE PLANNING FRAMEWORK

A full review of the relevant statutory Planning provisions is included in the applicant's Assessment of Environmental Effects. Relevant Planning provisions applicable to the site and proposal regarding landscape and visual matters has been extracted and included as Appendix B.

The subject site is zoned *Countryside and Coastal Countryside Environments* in the Whangarei Council District Plan (the Plan). The Plan provides policy guidance when considering the potential landscape and visual effects of a proposal with regards to landscape, subdivision and amenity, refer Appendix B.

### 6.1 SUMMARY OF PLANNING MATTERS

The planning matters applying to the proposal for subdivision are summarised as the following:

- Buildings on the new lots must be of an appropriate design and scale
- The subdivision must demonstrate an appropriate location and density of built form, and avoid ribbon development
- Protect and enhance natural features and native vegetation
- Protection of rural character, landscape values, amenity values and sense of place
- Avoid, minimise and mitigate against cumulative effects

- Roads and access ways are aligned and formed in such a way that they do not disrupt the visual coherence of the landscape
- Avoid or minimise earthworks and land clearance
- Act on opportunities for rehabilitation
- Mitigate any adverse landscape or visual effects

## 7. LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

The following landscape and visual assessment describes the existing landscape quality and character of the subject land and surrounding area and assesses the likely landscape and visual impacts of the proposal and the effects of these impacts. This assessment includes the measures proposed to mitigate any potential adverse effects.

In order to determine the degree to which the landscape can accommodate change arising from the proposal the following factors have been considered:

- The character, quality and complexity of the landscape in which the proposal is being placed, and the landscape's capacity to absorb the proposed change, (landscape sensitivity)
- Existing land use
- The scale, type and intensity of the change
- The physical effects that the development might have on the landscape.
- The quality of the proposal itself and the measures proposed to mitigate any potential adverse effects.

The NZILA 7 point scale for assessment is used, which is then interpreted with relation to Planning requirements.

NZILA scale: Negligible, Very Low, Low, Moderate, High, Very High, Extreme.

<i>NZILA descriptor</i>	<i>RMA equivalent</i>	<i>Explanation</i>
No effect/ negligible	No effects	No part of the proposal is discernible. And/ or the proposal will have no effect on the character or key attributes of the receiving environment. And/or the proposal will have no effect on the perceived amenity derived from it
Very low	Less than minor effect under the RMA	The proposal constitutes only a minor component of, or a change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene. And/or the proposal will have low effect on the character or key attributes of the receiving environment. And/or the proposal will have a low level of effect on the on the perceived amenity derived from it.
Low	Minor effect under the RMA	The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but which does not detract from the overall quality of the scene. And/or the proposal will have a low to moderate effect on the character or key attributes of the receiving environment. And/or the proposal will have a low to moderate effect on the perceived amenity derived from it.

Moderate	Effects of some significance	The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene. And/or the proposal will have a moderate effect on the character or key attributes of the receiving environment. And/or the proposal will have a moderate effect on the perceived amenity derived from it.
High effect	Significant effect	The proposal forms a significant and immediately apparent part of, or change to the scene that affects and changes its overall character. And/ or the proposal will have a high level of effect on the character or key attributes of the receiving environment. And/or the proposal will have a high level of effect on the perceived amenity derived from it.
Very high effect	Very significant effect	The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its overall character. And/ or the proposal will significantly change the characteristics of key attributes of the receiving environment. And/or the proposal will have a significant effect on the perceived amenity derived from it.

Table 2 above identifies the NZILA scale and its Resource Management Act equivalent, and the standards of the scale of effects up to the level of 'very significant effects':

## 8. ASSESSMENT OF LANDSCAPE EFFECTS

The assessment takes into account the effects of the proposed subdivision and its compliance in relation to the summary of planning matters identified in Section 6.2 above, the proposed design conditions in Section 5.3, and the proposed enhancement and mitigation measures indicated in Appendix A: Proposed Subdivision, House Site and Landscape Plan, Sept. 2017.

### 8.1 LANDSCAPE CHARACTER AND RURAL CHARACTER

Landscape character is the combination of traits and qualities distinguishing the individual nature or peculiarities of any particular area of land. This includes a broad spectrum of landscapes from the pristine natural to the artificial built environment. Rural character is a subset of landscape character and can range from highly modified farming country to pastoral country where natural character dominates.

In the WDP it notes that rural areas tend to have high amenity values, and lists a number of characteristics of these areas including: open landscapes and views, a low intensity of development, feelings of remoteness and community, and green 'unspoiled' landscape with indigenous vegetation.

The proposal is for a two lot subdivision with the addition of a single building platform on Lot 2. Lot 1 is created around the existing house, garden and utility buildings.

Lot 1 retains the garden and paddock in front of the house which preserves the offsite and on site amenity and open rural lifestyle character for this lot.

Lot 2 is a greater land area and includes paddocks, shelter belts, wetland, and open pasture on both sides of the ridge.

The building platform for Lot 2 is located to the east on a gentle part of the contour, two thirds of the way up the slope. Refer Appendix A.

Careful siting of the new building platform below the ridgeline on Lot 2, and towards the east, allows views to the wider landscape for the future residents, but also provides the benefit of having existing vegetation and the ridgeline behind the building, (RV19). This vegetation will assist in blending the new building into the landscape when viewing from the north, and protects the natural feature of the ridgeline.

The provision for only one new residence on a single new lot controls and retains the existing type of low density development within this cluster of rural lifestyle properties. This takes into account the land sizes of the surrounding properties, and includes existing houses and associated buildings, and those yet to be built (RV 11).

Appropriate design and scale of a new dwelling on Lot 2 is provided for in the building design conditions set out above. The location of the proposed building is sufficiently separate from the existing house and neighbouring houses to ensure there is no loss of privacy or views for these or future residents and assists in retaining the local rural character of the area. (RV20)

The house site and proposed planting plan accounts for the required distance of built form from the transmission corridor with regards to safety and maintenance access, refer Appendix A.

## 8.2 VISUAL AMENITY

The Resource Management Act (RMA) defines Amenity Values as:

*“Amenity values are those natural or physical quality or characteristics of an area that contribute to peoples appreciation of its pleasantness, aesthetic cohesion, and cultural and recreational attributes.”*

Defining the amenity attributes of the subject land and surrounding area promotes awareness of where the proposed subdivision and future buildings on the land may detract from these values.

The amenity values of the subject property and of the surrounding area are assessed as:

- openness with patches and rows of native and exotic vegetation,
- raised undulating pasture transitioning to coastal flat land
- low density rural development,
- extensive views to the wider landscape and coast
- the appearance of a productive landscape in particular grazing stock, and the plantation olive grove on 185 Sandford Road
- low traffic volumes on Sandford Road

It is noted that the presence of the powerlines and pylons detract from the visual amenity of the area local to this part of Sandford Road, and the land directly to the north.

The subdivision proposal includes mitigation planting as indicated in Section 5 above to ensure the current amenity values are retained. The planting is also likely to improve the overall visual amenity within and offsite.

The building controls as listed in Table 1 assist in ensuring that the scale and design of future buildings are in keeping with the visual amenity of the area.

Mitigation planting has been strategically planned to ensure that views from the existing residences are preserved.

The retention of the existing paddocks provides for continued stock grazing.

The addition of just one extra dwelling will not have significant effects on traffic volume.

## 8.3 VEGETATION

Other than the addition of a dwelling on Lot 2 the changes to the landscape will include the addition of pockets of vegetation. No removal of trees is anticipated for the creation of the proposed building platform.

The additional proposed vegetation is designed to reflect the local vegetation patterns with large areas of pasture retained on the subject land.

Planting in front of the proposed dwelling on Lot 2 will reduce the mass and visual effects of the new built form, and blend the house into the landscape over time.

Given that there is no design for a house in this location at this time, the extent of mitigation planting directly in front of the building platform area is indicative only. It is intended that this planting extend the full front of the built form and past this to the west and east to ensure a sufficient screening of the transition between the built form and the surrounding pastureland. This planting should be such that it provides a height of vegetation of 3- 4 metres. The selection of native species typical of the local ecosystem is encouraged; any selection of exotic plants must be non-invasive species as per NRC publication referenced in Table 1 above.

Additional tall planting around the house of Lot 1 will assist in integrating this house into the landscape, and reduce the amount of house visible to the viewing audience on properties to the north and west, and for viewers from State highway 1.

Planting behind the future house and utility area on Lot 2 will provide some screening of this aspect of the future dwelling for the resident of the existing dwelling on Lot 1, and will add to the vegetated backdrop of the dwelling for viewers to the north and northwest.

#### **8.4 CHANGES TO THE LAND**

Conversion of the existing driveway into an easement servicing both Lots avoids the need for a full driveway through Lot 2 which could be expected to have adverse landscape and visual effects. Some earthworks will be necessary for the extension of the driveway to the location of a future dwelling. The earthworks and materials standards set out in Table 1 will assist in ensuring that the driveway will be mitigated and blended into the landscape.

Earthworks will be required for the construction of a future dwelling with the building design controls in Table 1 addressing appropriate measures to achieve a suitable outcome. It is also expected that sediment control and other measures will be in place for the construction phase for the any future dwelling.

### **9. VISUAL EFFECTS OF THE DEVELOPMENT**

The visual catchment for the proposal is the physical area that is exposed to visual changes associated with the proposal. From viewpoints within this catchment the visual sensitivity can be assessed according to whether the view is from a public place, or private place such as neighbouring dwellings.

From the representative viewpoints within the visual catchment the following details were taken into consideration: the character of the site, the landscape character of the surrounding area, and the type of development proposed, in this case the subdivision of the subject land, and the subsequent introduction of additional buildings and their infrastructure.

As noted above the sensitivity rating for the land is '3' which indicates low sensitivity.

In order to ascertain the above, the assessment will take into account the following temporary and/or permanent effects on the viewing audience, and in relation to the statutory context identified above in Section 6.

- site coverage, the scale of the development, context and location on the site
- style of construction and appropriateness for the site
- changes to vegetation
- proposed mitigation and restoration planting
- maintaining the landscape character of the area
- maintaining the character of the ridgeline

## 9.1 THE VIEWING AUDIENCE

The viewing audience to be considered for this proposal includes:

- Neighbouring properties along Sandford Road and Doctors Hill Road
- Representative viewpoints in the wider visual catchment including:
  - Those travelling along State Highway 1
  - Sandford Road and Camellia Avenue, Ruakaka

The locations of these representative viewpoints are detailed on Appendix C pages 2 and 3.

## 9.2 PUBLIC VIEWS FROM SANDFORD ROAD CORRIDOR

Sandford Road is a rural road with access off State Highway 1. The views of the subject property are of short duration because of the bends and undulation of the road, and because the viewing audience is moving through the road corridor, refer Representative Viewpoints (RV) 3 and 5.

### 9.2.1 NEAR DISTANCE VIEWS SANDFORD ROAD LOOKING NORTH EAST

A relatively small portion of the subject property is visible for a short distance when travelling from the west before turning the corner adjacent to the unsealed section of Sandford Road. This is a view of short duration; the subject property is in view for approximately 30m from the edge of the house at 185 Sandford Road to the bend in the road before it turns towards the west.

From this viewpoint there will be a partial view to the proposed building platform and future dwelling in this location. The existing house on proposed Lot 1 is screened by the house and garage of 185 Sandford Road until just before the turn (RV9, RV17).

A future dwelling on Lot 2 will be partially obscured by contour, over time by the growth of the mitigation planting in front of this house, and by the growth of the olive grove on the land of 185 Sandford Road which will soften this view.

### 9.2.2 NEAR DISTANCE VIEWS SANDFORD ROAD LOOKING EAST

Driving along Sandford Road towards the south east the subject land comes into view approximately 270m from the entrance to the unsealed portion of the road. However due to the undulation of the road over the contour the subject land is lost from view as the viewing audience travels along the road. The slope of the ridgeline comes back into view closer to the junction of the unsealed and sealed sections of Sandford Road. From this view it is possible to see the existing house on proposed lot 1 and the location of the proposed building platform on lot 2 of the subdivision (RV10, RV18).

As outlined above, a cluster of planting is proposed along the western boundary of Lot 1, around the existing house, and on the slope in front of the existing and future dwellings. This planting will assist in integrating the existing and proposed dwellings into the landscape at the same time as providing additional visual amenity.

This will be a view of short duration for the motorists who are continuing on the sealed portion of the road towards the south west.

For those continuing along the unsealed section of the road, they will get closer to the subject land. Careful placement of mitigation planting has been planned to assist in integrating the buildings into the landscape and reduce any adverse visual effects for this audience as stated above.

The existing house is already part of the open rural landscape character of the road. Any future dwelling on the proposed building platform will be partially obscured by the contour of the land and also by the proposed mitigation planting. The siting of this future house would have the benefit of sitting into the

contour to the east (Doctors Hill Road) and the ridgeline of the subject land. The foreground view to the dwelling will be rolling pasture and plantation olive trees.

The existing native trees, shelter belt, and ridgeline behind any future dwelling will assist in integrating the dwelling into the landscape as will the planting behind the dwelling. Over time it is expected that the additional planting will further screen and blend the house into its environment. The proposed building controls will ensure that any future built form and access way is of appropriate scale, colour and materials.

In summary it is assessed that any adverse visual effects for the near distance views from Sandford Road will be very low for the viewing audience and may reduce to negligible over time. It is considered that the effects will be less than minor reducing to nil adverse visual effects. There will also be positive visual effects with the introduction of new planting into the landscape.

### **9.3 THE NEIGHBOURING PROPERTIES TO THE NORTH WEST, SANDFORD ROAD**

The potential visual effects of the proposal on the neighbouring properties has been determined by standing on the subject site looking towards the neighbouring properties, by assessing the character of these properties standing on Sandford Road, and by analysis of contours and vegetation as seen in recent GIS and aerial photography, (Google Earth and WDC GIS viewer).

There are five properties to the north west of the subject land from which it is possible to see the subject land. These comprise Lots 2, 3 and 4 of DP351403 and Lot 1 DP 408553. Two of these lots have existing dwellings.

These lots are located on the same north facing slope and ridge as the subject property, and as such are orientated towards the north and north east, and the views in these directions.

#### **9.3.1 185 SANDFORD ROAD**

185 Sandford Road (Lot 4 DP 351403) is located on a lower part of the slope than the existing house on proposed lot 1 of the subject land, but approximately in line with the proposed building platform of lot 2.

The house at 185 Sandford Road is sited to the west of its garage/ utility building which screens much of the view to the subject property. Any view towards the subject land for this viewing audience will be an oblique view from the garden, or when entering and leaving the property.

The contour of the land to the east of this neighbour partially obscures the proposed building platform of Lot 2 from this viewing audience.

The existing house is an existing part of the local views to the subject land. Planting planned around the subject property, particularly in front of the existing and future dwelling, and on the north western side of the subject house and pool will screen and soften the view of the dwellings. These plantings will also add visual amenity when viewed from this direction over time.

The olive plantation on the northern slope of 185 Sandford Road will also contribute in screening of views to the east from this viewing audience RV18.

In consideration of the above factors it is assessed that there will be very low adverse visual effects for this viewing audience from 185 Sandford Road, reducing to negligible over time. It is therefore considered that the effects will be less than minor reducing to no adverse effects.

### 9.3.2 211 SANDFORD ROAD

The house at 211 Sandford Road (Lot 1 DP 408553) is located slightly higher on the contour and behind the existing house on proposed Lot 1 of the subject land. This house is orientated to north and views to the coast.

There appears to be no view of the proposed building platform for Lot 2 of the subdivision from 211 Sandford Road, therefore the outlook is unchanged. However, proposed additional planting on the western side of the existing house is expected to have positive visual effects for this viewing audience.

## 9.4 NEIGHBOURING PROPERTIES TO THE NORTH

These properties are located at the base of the foothills and lower on the contour than the subject property. There are currently no buildings on these properties.

Views to subject property are of the existing house on the ridge with shelter belts behind, undulating pasture and pockets of vegetation, and a shelter belt on the south eastern ridge. This view also includes the pylon and powerlines.

A future dwelling on Lot 2 in the proposed location would sit into the contour below the brow of the ridge and would have the existing vegetation of the shelter belt and native trees behind. Proposed planting in a band directly in front of any future dwelling on this lot would screen this view of the house over time. Additional planting of native species behind the house will enhance this view of the slope behind the house and assist to integrate the dwelling into the landscape.

The extension of the existing driveway on the contour will minimise the impact of access to the new dwelling and therefore minimising any adverse visual effects of the driveway. Earthwork cuts will be grassed or planted, and the surface of the driveway chosen to reduce the visibility as per Table 1 above.

This viewing audience will likely have similar views when driving along Sandford Road when entering and leaving their properties

Views from any neighbouring dwellings to the north will be fixed views, those views when entering and leaving these properties will be of short duration.

Mitigation planting around the existing house is likely to improve the visual amenity of views towards the proposed Lot 1 and assist in blending this house into the landscape.

The open paddocks are to be retained which will retain the open rural character of these views.

There is no current viewing audience to the north at this time. Given that the proposal will be in keeping with the nature of development in the surrounding landscape the level of potential adverse visual effects on future dwellings on these lots to the north is considered to be less than minor.

## 9.5 WIDER VISUAL CATCHMENT RUAKAKA SCHOOL, SANDFORD ROAD

The view from the wider visual catchment from Ruakaka School on Sandford Road is a long distance view (approx. 1.5km) to the subject land (RV 11, RV 12, note RV 11 is a zoomed in view) along the undulating contour of the ridge, with the valley floor in the foreground. The existing house of proposed Lot 1 is visible from this vantage point as is the location of the proposed building platform for Lot 2.

From this distance it is expected that a future dwelling on Lot 2 of the subject land would be partially screened by contour and would blend into the landscape due to its position below the ridgeline with a backdrop of established vegetation and contour, and as such would continue to be a view of low density rural character.

Overall it is considered that there will be no adverse visual effects, with some positive effects for this viewing audience.

## 9.6 WIDER VISUAL CATCHMENT RUAKAKA AND STATE HIGHWAY I

Views from the wider visual catchment Ruakaka and State Highway I are from a distance to the north. The flat valley floor and scattered vegetation is in the foreground of views to the subject land. The subject land presents as open pasture on a shallow ridge with the backdrop of the Ruakaka Forest Range behind. Representative viewpoints of these views are discussed below.

## 9.7 CAMELLIA AVE RUAKAKA

Camellia Ave is the only street in the coastal settlement of Ruakaka that has a clear view of the subject land as it is situated on a rise in contour and as such has a more direct view to the property.

The existing house and pylon sit quite proud on the subject land however the distance and the backdrop of plantation forest assists in integrating these elements into the landscape.

The proposed house location for Lot 2 is visible from this vantage point, refer RV15.

The view from this location is of open rural lifestyle land and pylons with powerlines crossing the landscape on a diagonal. The existing and future dwelling will be in context with other houses on this same contour; that is in a low density rural setting. A future dwelling in the proposed location on Lot 2 will sit into the contour below the ridgeline with the existing vegetation behind it.

New planting in bands below each dwelling and behind the house of Lot 2 will assist to blend these houses into the landscape.

It is considered that there will be very low visual effects for this viewing audience and are therefore considered less than minor effects.

## 9.8 STATE HIGHWAY I

View from State Highway I will be oblique views of short duration for the viewing audience who will be travelling at high speed. The existing house and proposed location of a future dwelling are visible to this audience as are the houses on neighbouring properties along this ridgeline and with the pylons and powerlines that cross the landscape. The distance between the proposed and existing dwellings and neighbouring houses ensure that the view will retain the low density character of this rural landscape.

It is expected that the new dwelling will be in context with the existing character of this view and have very low to nil visual effects; that is less than minor to no visual effects.

## 9.9 32 AND 34 DOCTORS HILL ROAD

Looking towards the east and south east from the proposed location of the building platform on Lot 2 towards the neighbouring properties at 32 and 34 Doctors Hill Road, it was assessed that there would be no adverse visual effects of the proposal for these neighbours. This is due to the vegetation surrounding the houses on these properties providing visual screening of the subject land.

# 10. CONCLUSIONS

It is considered that overall, the proposal represents an outcome that will result in low potential landscape and visual effects on the surrounding landscape including from public and private locations. This is due to the following:

- The scale and design of any future dwellings will be influenced by design conditions proposed in Table I of this report in order to ensure that a future dwelling is appropriate to the context and character of the area. The options for the colour palette, materials and the use of glazing with low reflectivity will also minimise any visual effects.
- The proposed dwelling site has been strategically positioned below the ridgeline and with an existing backdrop of vegetation in order to integrate the dwelling into the landscape and minimise

any potential adverse visual effects. There is good separation between the existing and future dwelling and neighbouring houses which preserves the low density character of the rural area.

- Conversion of the existing driveway to an easement shared between the proposed lots reduces the impact of creating access to the additional building platform, and therefore reduces any potential landscape and visual effects of an additional driveway for the new dwelling.
- Mitigation and enhancement planting will assist in further integrating the existing and proposed house into the landscape. This planting will also add visual amenity for the viewing audience and enhance the area of native vegetation behind the proposed building platform. The vegetation has been designed to reflect vegetation patterns in the local landscape and there will be very minimal clearance of existing trees if any. It is expected that over time the vegetation will add visual amenity to views of the subject land.
- Enhancement planting of the area of native vegetation behind the proposed building platform will provide a positive ecological and landscape benefit.
- As discussed in depth in Sections 8.1 and 8.2 the rural character, landscape values, amenity values and sense of place have been retained for the subject property and viewers in the local and wider visual catchment. The proposed subdivision is in context with the local area

Given the proposed mitigation and enhancement planting and building controls that have been incorporated into the design it is considered that the proposal represents an outcome that is appropriate given the requirements of the District Plan.

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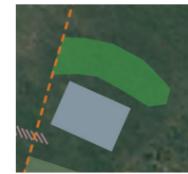
## II. REFERENCES

- Whangarei District Plan [www.wdc.govt.nz](http://www.wdc.govt.nz)
- Whangarei District Council GIS <http://gis.wdc.govt.nz/intramaps80>
- Quality Planning NZ [www.qualityplanning.org.nz](http://www.qualityplanning.org.nz)
- Whangarei District Landscape Assessment LA4 1995
- Northland Regional Council '*Environmental Weeds - Delightful But Destructive*'

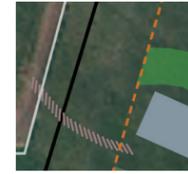
## 12. APPENDIX A. SCHEMATIC PROPOSED SUBDIVISION LANDSCAPE PLAN



**Key:**



Proposed house site and mitigation planting. Orange line denotes the approximate 12m clear space from powerlines for built form and vegetation, (distance to be confirmed with the appropriate authorities). Mitigation planting in front of future dwelling to be shrubs and small trees. Species up to height of 3-4m to preserve views. Planting to be fenced to protect from grazing stock.



Approximate location of new driveway to extend from existing driveway which is proposed as an easement.



Existing covenanted wetland.



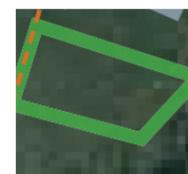
Mitigation planting in front of existing house to be shrubs and small trees. Species up to height of 3-4m to preserve views. Planting to be fenced to protect from grazing stock.



Supplementary planting beneath existing trees to increase integration/ blending of the existing house into the landscape. This is low to medium height planting to preserve views.



Small group of evergreen trees to provide a vertical element and partial screening for the north west viewing audience. Species to be medium height only in order to preserve existing views from the house. (Fence/ cage protection for these trees to protect from stock.)



Area for planting behind house and utility buildings to provide a vegetated screening of the rear of the future dwelling, tanks and utility buildings when viewed from the existing residence. This planting will also add to the view of vegetated backdrop to the house for viewers to the north and north west. At least 60% of trees must be evergreen and of a size to be seen to above the height of the future dwelling and garaging or utility buildings. (Planting must be fenced to protect from grazing stock).

**LANDSCAPE AND VISUAL ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
PROPOSED HOUSE SITE WITH PROPOSED LANDSCAPE AND VISUAL EFFECTS MITIGATION**

Background image source: WDC GIS

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Scale NTS Date: 15/09/2017  
Drawn By: WS REV 4.



## 13. APPENDIX B. EXTRACT WHANGAREI DISTRICT PLAN

Extracts from the Whangarei District plan applicable to the subject proposal with regards to landscape and visual matters

### 13.1 POLICY GUIDANCE

The following are extracted from WDP Part C Policies

#### 13.1.1 CHAPTER 5 AMENITY VALUES

##### 5.2 Overview

*“Amenity values are the characteristics that influence and enhance people's appreciation of a particular area. These values are derived from the pleasantness, aesthetic coherence and cultural and recreational attributes of an area.*

*The amenity values of an area are therefore determined by the natural and physical characteristics of the area and the effects of activities”.*

*“Rural areas do, however, tend to have high amenity values, due primarily to the following characteristics:*

- *The intermittent nature of most agricultural activities;*
- *Open landscapes and views;*
- *A low intensity of development;*
- *Feelings of remoteness and community;”*

##### 5.3 Objectives

###### 5.3.1

*The characteristic amenity values of each Environment are maintained and, where appropriate enhanced.*

###### 5.3.5

*The actual or potential effects of Subdivision use and development is appropriately controlled and those activities located and designed, are to be compatible with existing and identified future patterns of development and levels of amenity in the surrounding environment.*

##### 5.4 Policies

###### 5.4.1 Effects on the Local Environment

*To ensure that activities do not produce, beyond the boundaries of the site, adverse effects that is not compatible with the amenity values characteristic of the surrounding and/or adjacent environment unless, such effects are authorised by a district plan, a designation, and resource consent or otherwise. The following effects should be given particular consideration in this respect:*

- *Shading;*
- *Glare;*
- *Light spill;*
- *Visual amenity.*

###### 5.4.5 Countryside Environments

*To ensure rural amenity values in the Countryside Environments are protected from subdivision, use or development that is sporadic or otherwise inappropriate in character, intensity, scale or location.*

#### 5.4.7 Intensity and Design of Subdivision and Development

*To ensure that subdivision and development do not unduly compromise the outlook and privacy of adjoining properties, and should be compatible with the character and amenity of the surrounding environment. Particular regard should be given to:*

*The layout and intensity of subdivision;*

*The location, design and siting of buildings and structures except, where such buildings and structures provide a specific service for the surrounding environment. In the latter case, any building or structure shall be designed, laid out and located, so as to avoid, remedy or mitigate any adverse effects on the environment.*

*Restrictions on density of development and subdivision size may be required to ensure new development does not increase population concentration in noise-sensitive areas.*

#### 5.4.10 Trees and Vegetation

*To retain trees and vegetation (other than trees or vegetation grown for commercial production purposes) that contribute to the amenity values of an environment, unless the effects of removal are adequately remedied or mitigated.*

### 13.1.2 **CHAPTER 8 SUBDIVISION AND DEVELOPMENT**

#### **8.3 Objectives**

##### 8.3.1

*Subdivision and development that achieves the sustainable management of natural and physical resources whilst avoiding, remedying or mitigating adverse effects on the environment.*

##### 8.3.2

*Subdivision and development that does not detract from the character of the locality and avoids conflicts between incompatible land use activities.*

##### 8.3.4

*Subdivision and development that provides for the protection of, and where appropriate enhances, the District's:*

- nature features;*
- landscapes (including coastal landscapes);*

#### **8.4 Policies**

##### 8.4.6 Buildings and Activities

*To ensure that allotments are capable of accommodating complying buildings and activities.*

##### 8.4.7 Design and Location

*To ensure subdivision and development is designed and located so as to avoid, remedy or mitigate adverse effects on, and where appropriate, enhance:*

- Natural character of the coastal environment, indigenous wetlands, lakes and rivers and their margins;*
- Landscape values;*
- Amenity values and sense of place;*

##### 8.4.4 Cumulative Effects

*To ensure that the cumulative effects of on-going subdivision and development do not compromise the objectives and policies of this Plan, in particular those objectives and policies relating to reducing conflicts between incompatible land use activities, the consolidated and orderly development of land and the density of development.*

#### 8.4.10 Indigenous Vegetation

*To ensure that adverse effects of subdivision and development on indigenous vegetation and habitats of indigenous fauna that contribute to the natural character of the rural and coastal environment, the values of Outstanding Natural Features, Outstanding and Notable Landscape Areas and Significant Ecological Areas are avoided, remedied or mitigated.*

#### 8.4.22 Development Practice

*To ensure that best environmental practice is followed, including the selection of location, when undertaking:*

- Earthworks;
- Land clearance;
- Subdivision; or
- Site development.

#### 8.4.23 Design and Location

*To ensure that subdivision and development does not detract from, or compromise, identified landscape features (including the natural character of the feature(s) when viewed from the sea), or significant ecological features identified in the Plan or through assessment against Appendix 3 of the Regional Policy Statement.*

### 13.1.3 **CHAPTER 16 LANDSCAPE**

#### 16.4.6 Buildings and Structures

*To ensure that buildings and structures are of a scale, design and location that, where possible, avoids adverse visual effects on landscape character and values, and otherwise mitigates such adverse effects to the maximum extent practicable.*

#### 16.4.8 Roads

*To ensure that roads and vehicle accesses are aligned and formed in such a way that they do not disrupt the visual coherence of:*

- outstanding natural features and landscapes;
- notable landscapes;
- coastal landscapes;
- landscapes which are visible from state highways.

#### 16.4.9 Earthworks

*To ensure that adverse visual effects of earthworks scarps on outstanding natural features and landscapes are avoided and that the adverse visual effects on notable landscapes, coastal landscapes and other landscapes are avoided, remedied or mitigated far as practicable, by encouraging re-vegetation of earthworks scarps.*

## APPENDIX C: LANDSCAPE AND VISUAL ASSESSMENT MAPS AND REPRESENTATIVE VIEWPOINTS



Figure 1 Location of subject site 183 Sanford Road in the Ruakaka area. Source: WDC GIS Data 2017

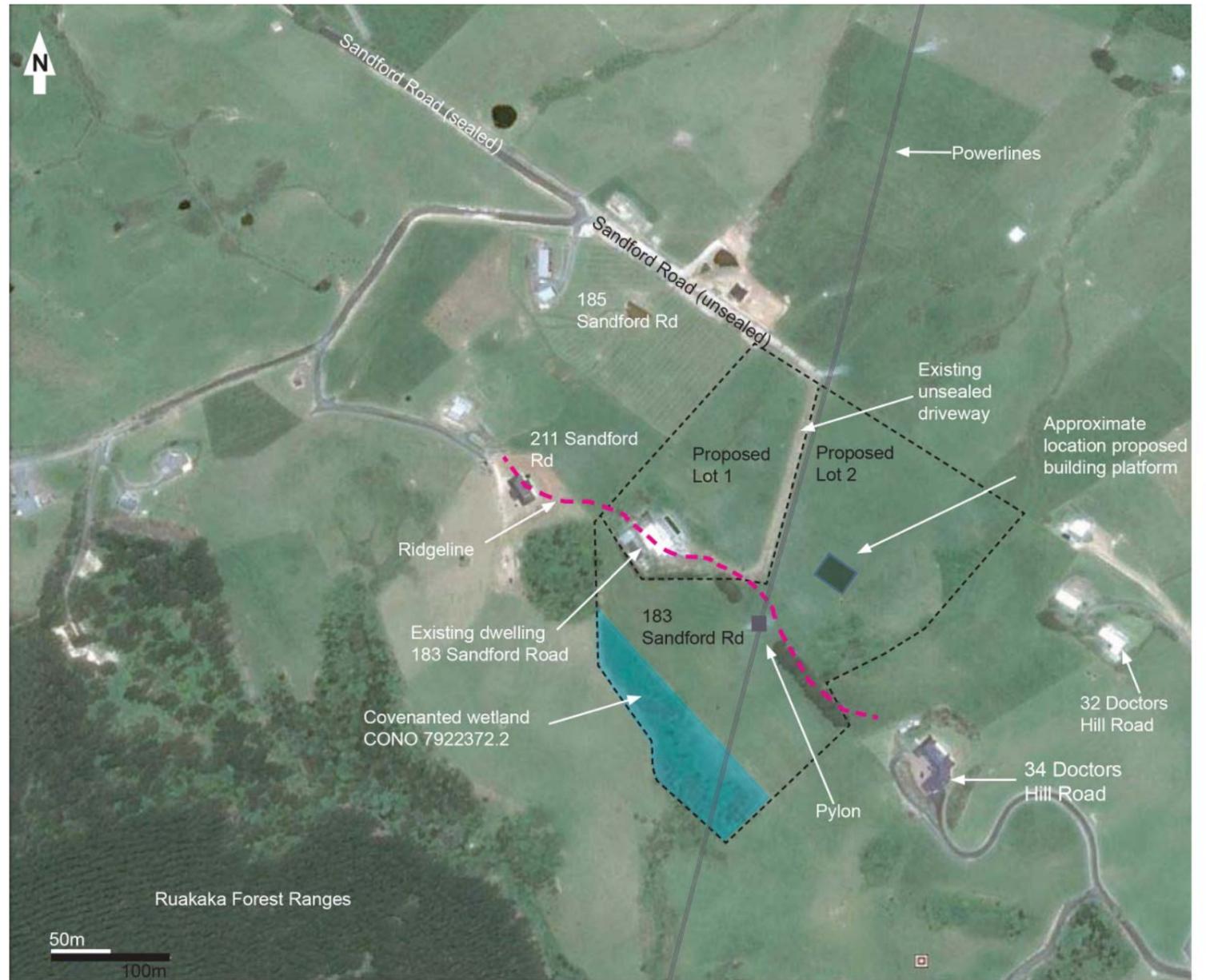


Figure 2 Site Analysis

**LANDSCAPE AND VISUAL EFFECTS ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
APPENDIX C - LOCATION OF SUBJECT SITE AND SITE ANALYSIS**

Source: WDC Intramaps 2017. <http://gis.wdc.govt.nz/intramaps>

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Scale NTS Date: 31/08/2017  
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Figure 3 Location of representative viewpoints 183 Sandford Road and surrounding area



**LANDSCAPE AND VISUAL EFFECTS ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
APPENDIX C - LOCATION AND DIRECTION OF REPRESENTATIVE VIEWPOINTS**

Source:WDC Intramaps 2017. <http://gis.wdc.govt.nz/intramaps>

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Figure 4 - Location of representative viewpoints in the wider visual catchment, Ruakaka and State Highway 1

**LANDSCAPE AND VISUAL EFFECTS ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
APPENDIX C - LOCATION OF REPRESENTATIVE VIEWPOINTS IN THE WIDER VISUAL CATCHMENT**

Source: WDC Intramaps 2017. <http://gis.wdc.govt.nz/intramaps>

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RV1 View taken from Sandford Road looking towards the south and the cluster of houses at the end of Sandford Road



RV2. Photo taken looking towards the west from Sandford Road showing a group of buildings in the distance and scattered buildings and houses through the landscape



RV3. View taken looking towards the west at the existing house located on Lot 1 of the proposed subdivision. This photograph is taken from the south eastern corner of the proposed building platform for the proposed Lot 2



RV4. View taken from the south eastern corner of the proposed building platform for proposed Lot 2 looking north towards the coastal flats of Ruakaka and the Whangarei Heads



RV5. View from the eastern side of the existing house on proposed Lot 1, looking towards the north east and the approximate location of the proposed building platform for the proposed Lot 2



RV6. View from the unsealed section of Sandford Road looking towards the south east. The existing vegetation on the ridge and the proposed vegetation in front of a future dwelling will assist to integrate the dwelling into the landscape

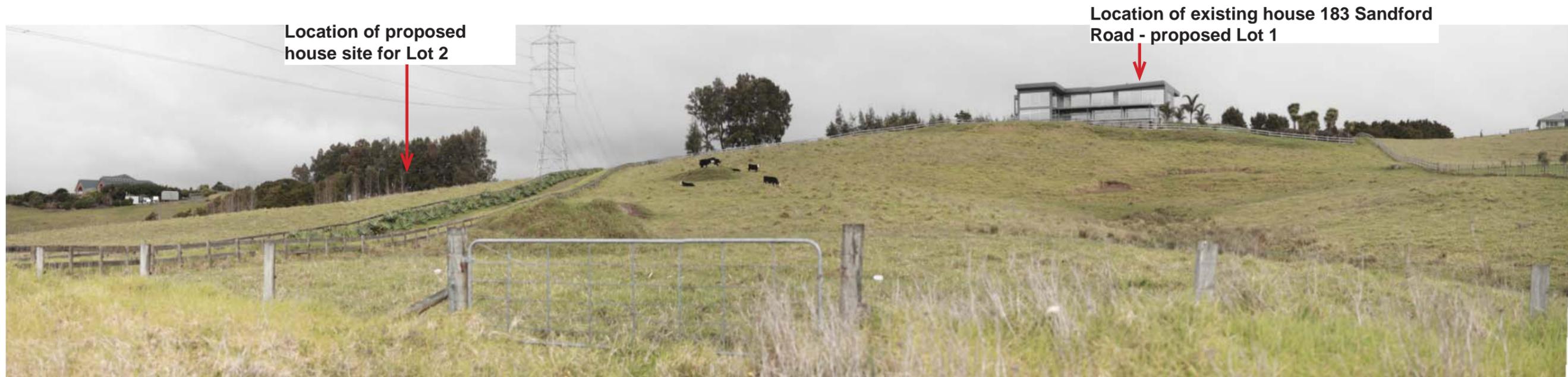
**LANDSCAPE AND VISUAL EFFECTS ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
APPENDIX C - REPRESENTATIVE VIEWPOINTS**

Source: W. Smith

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Date: 31/08/2017  
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RV7. View taken from Sandford Road looking towards to the south at the subject land.



RV8 View from Sandford Road looking towards the south west, which shows the existing dwelling at 183 Sandford Road and the neighbouring houses and utility buildings on these properties.

**LANDSCAPE AND VISUAL ASSESSMENT FOR 183 SANDFORD ROAD , RUAKAKA  
APPENDIX C - REPRESENTATIVE VIEWPOINTS**

Source: W Smith August 2017

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Date:31/08/2017  
Compiled By: WS Page 7



RV9. View taken adjacent to 185 Sandford Road looking towards the east at the approximate location of the proposed building platform for Lot 2 of the proposed subdivision



RV10. View taken from Sandford Road looking towards the east at the subject property

**LANDSCAPE AND VISUAL EFFECTS ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
APPENDIX C - REPRESENTATIVE VIEWPOINTS**

Source: W. Smith

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Location of proposed house site for Lot 2

Location of existing house 183 Sandford Road - proposed Lot 1



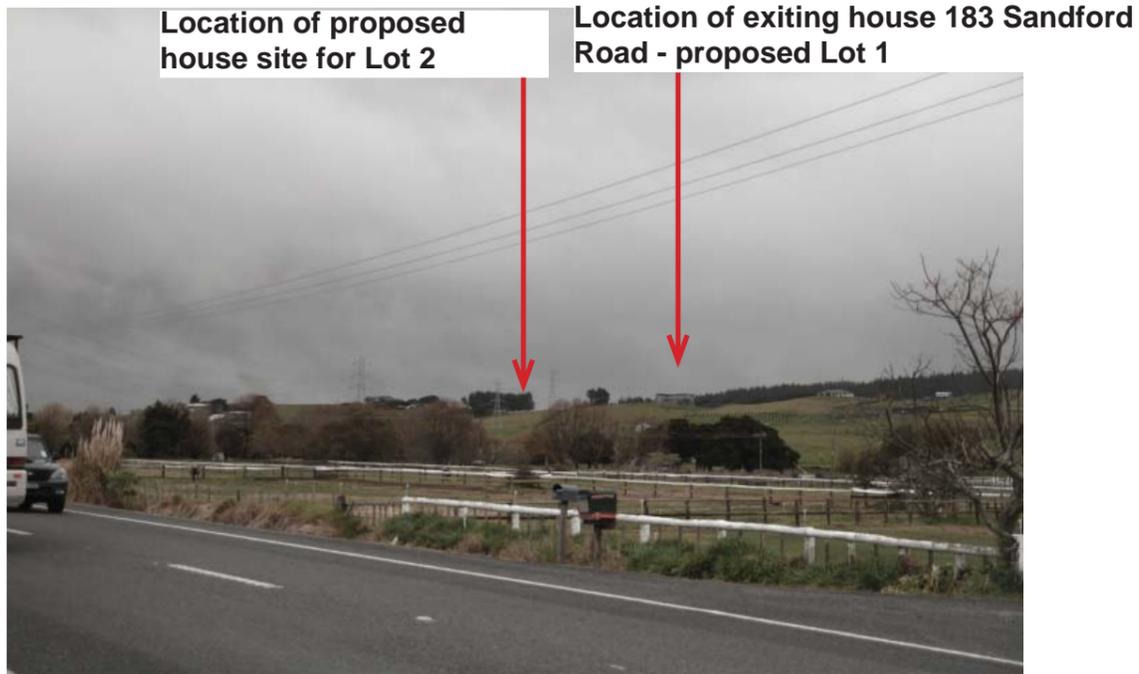
RV11. Photo taken at 75mm zoom from adjacent to Ruakaka School on Sandford Road looking towards the subject land

Location of proposed house site for Lot 2

Location of existing house 183 Sandford Road - proposed Lot 1



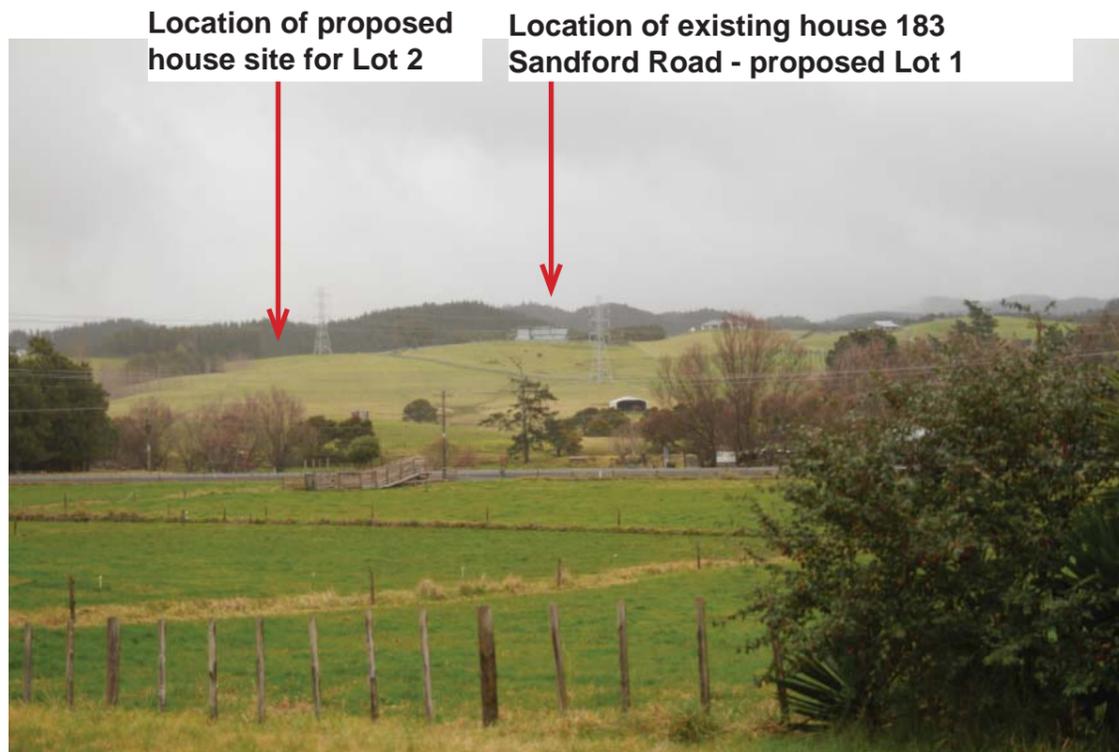
RV 12. Camea view equivalent to that of the viewing audience from adjacent to Ruakaka School on Sandford Road looking towards the subject land



RV13 View looking towards the south at the subject land taken opposite 563 State Highway 1 Ruakaka when driving towards the south



RV14 View looking towards the south at the subject land taken from adjacent to the intersection of Marsden Point Road with State Highway 1



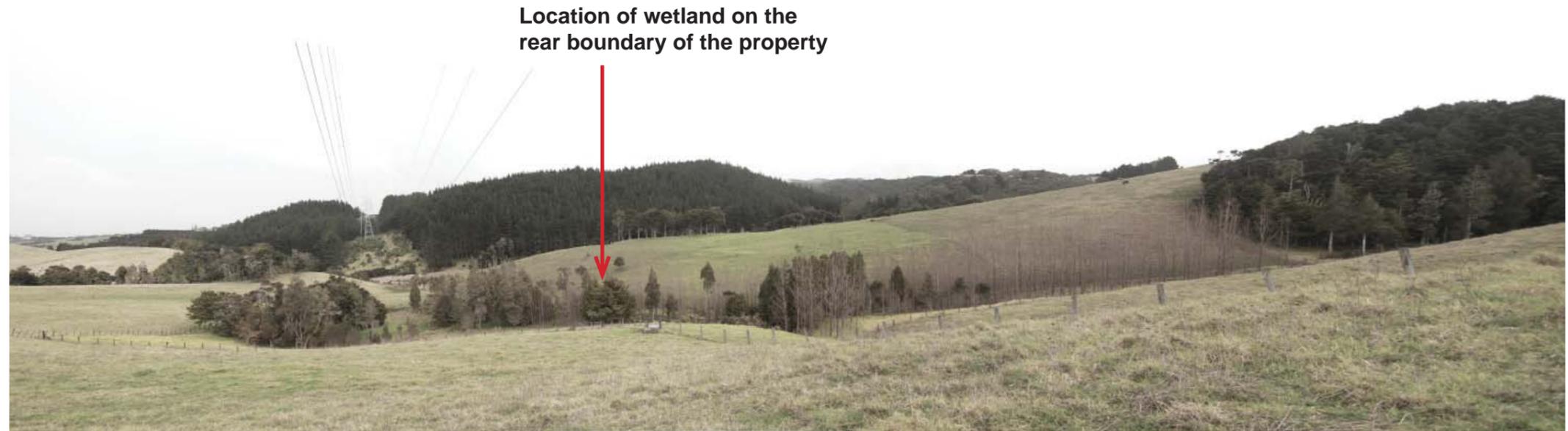
RV15 View looking toward the south at the subject land, photo taken from Camellia Ave Ruakaka

**LANDSCAPE AND VISUAL EFFECTS ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
APPENDIX C - REPRESENTATIVE VIEWPOINTS**

Source: W. Smith

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Date: 31/08/2017  
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RV17 View looking towards the south at the wetland on the rear boundary and Ruakaka Forest Ranges



RV18 View looking towards the south east towards the subject land

**LANDSCAPE AND VISUAL ASSESSMENT FOR 183 SANDFORD ROAD  
APPENDIX C - REPRESENTATIVE VIEWPOINTS**

Source: W Smith August 2017

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Date: 31/08/2017  
Compiled By: WS Page 11



RV19 View showing the contour and vegetation of the ridge on the south eastern portion of Lot 2. The vegetation and ridge will be a backdrop to a future dwelling



RV20 View taken in alignment with the proposed building platform for Lot 2, looking towards the east at the neighbouring properties on Doctors Hill Road.

**LANDSCAPE AND VISUAL ASSESSMENT FOR 183 SANDFORD ROAD, RUAKAKA  
APPENDIX C - REPRESENTATIVE VIEWPOINTS**

Source: W Smith August 2017

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Compiled By: WS Page 12