



# Integrating nature and culture

## Landscape Assessment Report

227 Hunters Road  
Dunsandel  
Canterbury  
7783

## Document Quality Assurance

227 Hunters Road, Dunsandel, Canterbury – Landscape Assessment Report Greenwood Associates Landscape Architecture Ltd Report prepared by Greenwood Associates Landscape Architecture Ltd for Lifestyle Chickens Ltd.		
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# 1. Introduction

- 1.1. Lifestyle Chickens Ltd. (herein after referred to as “the applicant”) owns approximately 30.689ha of land (hereinafter referred to as “the site”) located at 227 Hunters Road, Dunsandel. The legal description of the site is LOT 2 DP 82576.
- 1.2. The site currently contains a standalone dwelling that is surrounded by shelter belt and ornamental planting. The remainder of the site contains two farm paddocks currently utilised for light grazing and agricultural activities.
- 1.3. The applicant is proposing erect eight (8) chicken sheds, arranged in two blocks of four (4) sheds each, associated vehicular access and carparking and two (2) dwellings that will serve as staff accommodation.
- 1.4. The applicant will retain the existing dwelling, ornamental planting and the majority of the shelter belt planting across the site.
- 1.5. The site sits within the ‘Outer Plains’ zone of the Selwyn Operative District Plan (SODP) and within the ‘General Rural Zone’ of the Selwyn Partially Operative District Plan (SPODP)
- 1.6. Greenwood Associates Landscape Architects has been engaged by the applicant to assess the potential landscape effects introduced from the future built form.
- 1.7. Provisions in the SODP and SPODP relevant to this assessment relate to visual impacts in terms of layout, character of the zone, and wider amenity values. Alignment with these provisions is covered through an assessment of the proposed development in context with objectives and policies.
- 1.8. This report should be read in conjunction with the AEE and associated layout plans.

# 2. Methodology

- 2.1. This assessment of landscape and visual amenity effects has been undertaken with reference to the Te Tangi A Te Manu Aotearoa New Zealand Landscape Assessment Guidelines<sup>1</sup> ('The Guidelines').
- 2.2. The significance of effects identified within this assessment are based upon a seven-point scale ranging from very low; low; low-moderate; moderate; high; very high; ratings.
- 2.3. As per section 6.21 of the Guidelines the following ranking scale will be used for the assessment of landscape effects (both physical and visual).

Table 1: Seven-Point Rating Scale

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH
LOW		MODERATE		HIGH		

<sup>1</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

2.4. As per section 6.22 of the Guidelines no descriptor of these ratings (i.e. of what low means) is given in this report based on the summation of the following environment court decision (Matakana Island [2019] NXEnvc 110, paragraph 25):

*“We think that [people] are likely to be able to understand qualitative assessment of low, medium and high, and combinations or qualifications of those terms without the need for explanation. We do not consider rating of that kind to constitute a fully systematic evaluation system in a field as complex as landscape: in this context, the system **depends far more on the substantive content of the assessment, especially the identification of attributes and values, than on the fairly basic relativities of low-medium-high...**” (note: emphasis added)*

2.5. However, to provide some context, Table 2 below, and the subsequent paragraph (sourced from section 6.37 of the Guidelines) aligns the seven-point rating scale in Table 1 above against the 'less than minor' to 'significant' ratings scale typically used when assessing effects under the Resource Management Act 1991 (RMA).

Table 2: Seven-Point Guideline Rating Scale Measured Against the RMA Rating Scale

						SIGNIFICANT	
LESS THAN MINOR		MINOR		MORE THAN MINOR			
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH	

*“Effects are identified by establishing and describing the prevailing landscape character by identifying the landscape values of the site and the perception of the site within the wider landscape, (reference may be made in this regard to existing statutory documents and previous landscape assessments undertaken by others) and assessing the effects of the proposal in either enhancing or degenerating from these values. These effects will be measured using the seven-point rating scale given above in Table 1 and Table 2”<sup>2</sup>*

2.6. The landscape assessment of the subject site has followed the guidelines outlined in section 10 of the Guidelines.

2.7. In this case, prior to conducting the assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual amenity aspects of the proposal. This information included:

- Architectural and engineering plans
- SODP/SPODP including relevant planning maps

<sup>2</sup> Section 6.7 - Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

- Aerial photography
  - Ground contours
- 2.8. A site visit was undertaken on the 8<sup>th</sup> of July 2024 in order to further understand the site and the surrounding context. The site visit focused on the potential physical impact the proposal would have on the landscape, what changes there would be to the landscape character of the site and surrounding area and the identification of viewing audiences to inform potential visual (landscape and amenity) effects.
- 2.9. Three (3) Viewpoints, comprising eight (8) individual photographs were selected from thirty-three (33) photographs taken during the site visit. These views were selected from locations within the wider landscape where it was considered conceivable, based on site observations, that the proposal would be visible. (refer appendix 2 for viewpoints map).

### 3. Existing Environment

- 3.1. The purpose of this section is to provide a description of the site as it currently sits, both in a local and wider context. This analysis allows for a definition of the existing landscape character and serves as the basis for the analysis of potential effects of the proposal upon the prevailing landscape values.

#### *Site Location and Wider Context*

- 3.2. In a wider context, the site sits within the Canterbury Plains, and as such the landscape presents as a traditional New Zealand pastoral landscape dominated by paddocks arranged in rectilinear fashion with planting limited to shelter belts that sit at paddock divisions and ornamental planting surrounding private dwellings, outside of planting at river edges and other riparian corridors, there is a negligible amount of 'organic' planting present.
- 3.3. The northern boundary runs parallel to Sharlands Road, with the eastern boundary running parallel Hunters Road. The properties bordering the site on its western (375 Sharlands Road) and southern boundaries (319 Sharlands Road) are similar in size to the site and both contain single standalone dwellings. Portions of the eastern boundary border 179 Hunters Road, a property that is approximately 1/5 the size of the site and contains a single standalone dwelling. The site is separated from 179 Hunters Road by a shelterbelt, no planting sits at the boundaries with 375 Sharlands Road and 319 Sharlands Road.
- 3.4. The site sits at the following distance ('as the crow flies'/ via road ) from the following local landmarks / settlements;
- Synlait Milk Ltd: 3km / 4.5km
  - Rakaia River Bridge: 8.1km / 12.1km
  - Dunsandel: 8.5km / 9.7km
  - Rakaia: 10.5km / 14.7km

- Waikirikiri / Selwyn River Bridge: 11.9km / 13.3km

### *Existing Site and Immediate Surrounds Description (Local Context)*

- 3.5. This sub-section addresses the visual appearance and subsequent landscape character of local context - both the site itself and its immediate surrounds (local context) as it exists in its current state and will contain some references to the proposal (to be discussed in greater detail in section 5). This analysis forms the basis for the evaluation of the proposal against the contemporary receiving environment, prevailing landscape character.
- 3.6. The site does not have any distinguishing characteristics from the surrounding landscape, in that it contains flat paddocks, with ornamental planting surrounding a standalone dwelling, with a shelter belt at its internal paddock boundary and at the common boundary with a nearby rural-residential property.
- 3.7. The built-form in the properties in relatively close proximity (i.e.: up to 2km) consists primarily of residential dwellings, of similar size and scale to the existing dwelling located at site, a smaller number of ancillary buildings are also located alongside these dwellings and are typical with what would be expected in a rural environment and consist of sheds and other utility buildings.

### *Landscape Elements*

- 3.8. This section will discuss notable landscape elements both within the subject site and local context, for the purposes of this document these will be divided into two subcategories, natural elements and cultural elements. Natural landscape elements broadly consist of vegetation, landforms and coastlines. Cultural landscape elements consist of manmade structures that could be considered to be potentially character defining such as walls, residential and commercial built form and pieces of infrastructure (bridges, pathways).

#### *Natural elements*

- 3.9. As outlined in the preceding sections the site itself is devoid of any notable natural elements, with these limited to shelter belts and ornamental planting, which form the dominant 'natural landscape' patterning across the landscape, particularly the shelter belts, many of which take the form of tightly clipped hedges of heights up to 4.5m-5.
- 3.10. Whilst not a physical element, an important landscape element to consider are the views to the southern alps allowed by the flat topography of the landscape. These views are available from multiple points across both the public and private realms of the landscape albeit with occasional interruption from the higher shelter belts located across the landscape.

#### *Cultural elements*

- 3.11. Aside from the existing dwelling and internal fences, no cultural elements are located within the site. As outlined in the preceding paragraphs these elements cannot be considered notable within the context of the surrounding landscape.



- 3.12. Whilst classified above as ‘natural elements’ the existing shelter belts can also be considered as ‘cultural elements’ as they represent man-made alterations to the landscape through using natural elements and have become a readily recognisable element of rural character.

### *Landscape Character*

- 3.13. Landscape character describes peoples visual or cogitative perception of both natural and developed landscapes, landscape character is also synonymous to a “sense of place” and represents an attitude concerning one’s environs.
- 3.14. Landscape character is also informed by the amenity of the area; amenity<sup>3</sup> describes peoples visual or cogitative perceptions of activities that occur in an area. For example, a large open pastured area punctuated with ancillary buildings would lead to the perception that the area is used for farming activities and thus having a rural amenity. Therefore, in terms of landscape character the example described in this paragraph would be perceived as having a rural character.
- 3.15. It should be noted that landscape character and amenity are not mutually exclusive and certain physical landscape elements may be both considered defining elements of both landscape character and amenity.
- 3.16. Defining the landscape character of the site forms the basis of analysing the landscapes sensitivity to absorb change and hence the effect of the proposal upon the landscape. Defining landscape character also has an impact on the determination of the level of potential adverse visual effects upon the site, as an outcome that can be deemed as being in keeping with the prevailing landscape character can be considered more acceptable than one that does not correlate with the prevailing landscape character.
- 3.17. As outlined in the preceding paragraphs the site and its surrounds contain natural and cultural elements that can be readily identified as contributing to a **rural character** and amenity.

### *Landscape Sensitivity to Absorb Change*

- 3.18. Whilst a rating system as outlined in section 2.2 will be utilised to assess the potential for landscape effects that adversely impact the prevailing landscape character, such a system will not be utilised in this instance, rather this section will outline actions that would potentially adversely affect the landscape character, if a landscape is highly sensitive to change then relatively minor actions could have a high level of effect on the prevailing landscape character, whereas if a landscape

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<sup>3</sup> As per RMA **amenity values** means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

has a lower sensitivity to change than any actions that potentially adversely affect the prevailing landscape character would need to be greater and more deliberate in nature

3.19. A landscape's sensitivity to absorb change reflects the ability of the landscape to accept change to its original state. This level of sensitivity is influenced by the following, previously discussed factors:

- Position within the wider landscape (including degree of visibility);
- landscape elements; and
- landscape character.

3.20. As identified through the preceding paragraphs the site sits within a wider landscape that can be readily identified / associated with having a rural character and amenity.

3.21. Shelter belts are constituent landscape character elements across both the site and the surrounding landscape and are used as both a wind break and screening device. The latter function being used to screen both residential and agricultural ancillary buildings from view from within the public realm (which consists exclusively of road corridors within the surrounding landscape).

3.22. Whilst it is desirable in most situations to be able to absorb built form (and other cultural intrusions into the landscape) into the landscape through use of natural contours and mounding combined with an 'organic' planting style (reminiscent of naturally occurring native forest) such an approach within this landscape would be in contrast to the prevailing landscape character.

3.23. Whilst providing screening through rectilinear planting can often appear out of context and can be considered a blunt instrument in absorbing built form, within the context of the surrounding landscape these can be considered appropriate as they will complement the prevailing local landscape character and will be an effective instrument in absorbing the proposed built-form (refer section 5 for further detail) into the landscape.

## 4. Relevant Statutory Context

4.1. This section will outline relevant clauses from national, regional and local policy and/or statutory regulations that have an impact upon the analysis of landscape effects generated by the proposal (refer section 5).

### *Resource Management Act 1991*

4.2. Part 2 of the RMA sets out its purpose and principles. Part 2, section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA. Section 7 contains other matters that must be given particular regard to, and section 8 states that the

principles of the Treaty of Waitangi must be taken into account in achieving the purpose of the RMA.

- 4.3. The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development is identified as a matter of national importance in section 6(b).
- 4.4. Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA. Of relevance to this proposal is section 7(c) the maintenance and enhancement of amenity values. This is considered in this report in relation to potential effects on landscape elements, character, and visual amenity.

#### *Selwyn District Plan*

- 4.5. As per section 1.5 the site sits within the 'Outer Plains' zone of the Selwyn Operative District Plan (SODP) and within the 'General Rural Zone' of the Selwyn Partially Operative District Plan (SPODP).
- 4.6. All land immediately surrounding the site is of the same zoning.
- 4.7. No 'protected trees' (as per the SODP and the SPODP) are located within the site.
- 4.8. The project AEE report (prepared by Kinetic Environmental Consulting Limited) provides commentary on the proposal with respect to the rules of the regional and district plans.
- 4.9. From the project AEE, I have identified the following rules / commentary within the SODP that can be considered applicable to this landscape assessment in that they address matters that may affect landscape character and visual amenity;

Table 3: Rules / Commentary from AEE (on SODP) applicable to this landscape assessment

Rule #	Rule Name	Activity Status	Comment	Reason for Selection
Section C3 - Buildings				
3.10.1.1	Buildings and Residential Density	Does not comply – Non complying activity	This rule allows for 1 dwelling per 20ha within the Outer Plains Zone, this proposal would introduce two additional dwellings to the single dwelling that already exists on the 30ha site	Additional built form could lead to a sense of 'urbaness' in a rural environment. Following assessment will take into account effects of all built form on the rural environment.
3.11.1 and 3.11.2	Buildings and Site Coverage	Does not comply – Discretionary Activity	This rule requires a maximum site cover of 5% where the	Additional built form could lead to a sense of 'urbaness' in a rural

			allotment is more than 1ha. Once the Breeder Farm complex and two farm worker dwellings are constructed, the total site coverage will be 5.3% which exceeds the permitted coverage by 0.3%	environment. Following assessment will take into account effects of all built form on the rural environment.
3.12.1	Buildings and Building Height	Permitted Activity	The buildings associated with the breeder farm will be less than 12m tall.	Excessive height can be considered to have an adverse effect on the landscape by not being congruent with the prevailing built-form patterning.
3.13.1	Buildings and Building Position	Permitted Activity	In respect to the buildings associated with the Breeder Farm (sheds and dwellings), these buildings will be setback over the required 30m from the property and road boundaries for buildings housing animals.	Buildings sitting in closer proximity than 30m to dwellings and ancillary buildings on native properties could lead to a perception of a more residential character which would be in contrast to the prevailing rural character.

4.10. From the project AEE, I have identified the following rules / commentary within the SPODP that can be considered applicable to this landscape assessment in that they address matters that may affect landscape character and visual amenity;

Table 4: Rules / Commentary from AEE (on SPODP) applicable to this landscape assessment

Rule #	Rule Name	Activity Status	Comment	Reason for Selection
GRUZ – General Rural Zone				
GRUZ-R2	Structures	Does not comply – Restricted Discretionary Activity	GRUZ – REQ3 – The poultry farm buildings (sheds and dwellings) do not encroach into any HIRB recession plane	Excessive height can be considered to have an adverse effect on the landscape by not being congruent with the prevailing built-form patterning.
GRUZ-R5	Residential unit on an undersized site	Does not comply – Non complying activity	The site does not meet the minimum site size of 40ha (SCA RD3), nor does the proposal provide any balance land to offset the two new dwellings	In terms of landscape assessment, this rule refers to the presence of additional built form on site, which in turn could lead to perceptions of 'urbanness' within a rural environment

GRUZ-R35	Shelter Belts	Permitted Activity	<p>- EI-REQ24 – All screen planting will be setback at least 5m from the centreline of any</p> <p>- SEDL. NH-REQ7 – The proposed screen planting will be over 30m from any dwellings on the adjoining properties and 5m from the buildings on the subject site.</p>	Shelter belts will be utilised to screen the proposed buildings (refer section 5).
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4.11. The following commentary is taken from the SPODP, General Rural Zone. I have added emphasis to the points that I consider applicable to landscape assessment by referring to matters such as landscape character, land use and visual amenity.

#### GRUZ - Overview

*'The majority of the District is classified as the General Rural Zone, with the primary purpose being to **provide for primary production activities** and other compatible activities.'*

*'Generally, character and amenity within the General Rural Zone is characterised by a **landscape dominated by openness and vegetation, and with significant visual separation between neighbouring residential buildings**. Rural landscapes include **rural production activities, including plantation forestry, mineral extraction, farming (including research farming and associated facilities) and associated structures and buildings** as well as rural support services and rural industry. These activities may have associated levels of noise, dust and odour.'*

*'The General Rural Zone also has large areas of highly productive land which are important for primary production purposes. Whilst residential activities are part of the General Rule Zone, they should not compromise the ability of the Zone to be used for primary production. Establishing new sensitive activities, such as educational and health facilities, is generally not appropriate in the General Rural Zone. As the Christchurch International Airport 50 Ldn Noise Control Overlay is located over the General Rural Zone, restrictions on residential density and avoidance of noise sensitive activities are in place to protect the operation of Christchurch International Airport.'*

*'To **protect the open space character and amenity** of the rural area, the Zone has been separated into areas, primarily for the purpose of controlling residential density. Areas comprising more open space have more stringent density requirements to **maintain the existing rural character**.'*

- 4.12. The following extracts are taken from the GRUZ objectives, I consider these objectives to be pertinent to landscape assessment as they refer to matters such as landscape character, land use and visual amenity (note my **emphasis** added).

*'GRUZ-O1*

*Subdivision, use, and development in rural areas that:*

*1 – Supports, maintains, or enhances the function and **form, character, and amenity value of rural areas**;*

*2 – Prioritises primary production, over other activities to recognise its importance to the economy and wellbeing of the district;*

*4 – Retains a contrast in character to urban areas.*

## 5. Proposal

- 5.1. This section is to be read in conjunction with the AEE and associated layout plans located in appendices B and D of that report.

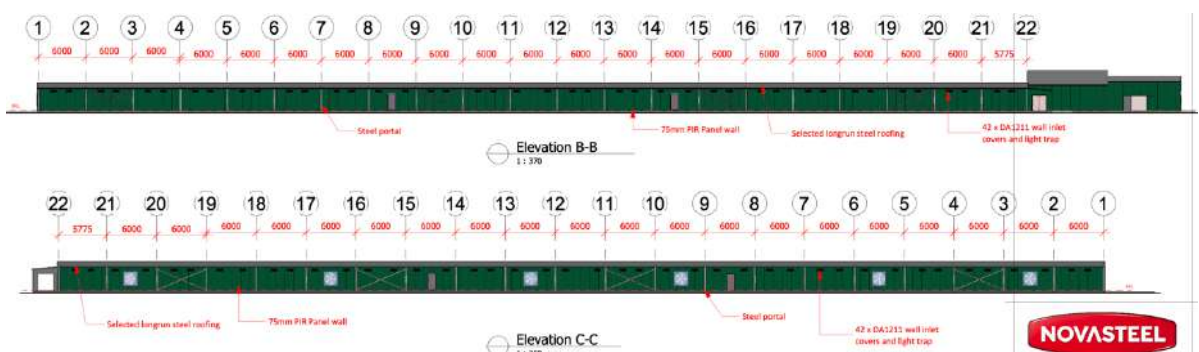
### *Layout*

- 5.2. The proposal involves the erection of eight (8) sheds and two (2) dwellings arranged on an approximate east-west axis. The eight (8) sheds are arranged in two groups of four (4) sheds each and are located within separate paddocks within the site. The two (2) dwellings sit between the proposed chicken sheds and sit 20m off the shared driveway and 40m from one another.
- 5.3. Both groups of sheds are accessed via a shared driveway off Sharlands Road.
- 5.4. Figure 1 below demonstrates the proposed layout of the sheds across the site.



Figure 1: Proposed layout of chicken sheds and dwellings on site

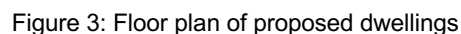
- 5.5. As outlined in Figure 1 above the western group of sheds will sit 80m from the common boundary with 179 Hunters Road, with the eastern group sitting 50m from the common boundary with Sharlands Road. The proposed dwellings will sit 20m each side of the mid-point between these sheds and will be separated by the existing central shelter belt.
- 5.6. As outlined in Figure 1 above the access road will be flanked by a grassed swale and the groups of sheds will be surrounded by gravel with each group having car parks on their eastern boundary to cater for ten (10) vehicles.
- 5.7. Each shed is 125.775m in length as outlined in Figure 2.





5.8. Each shed is approximately 1836sq.m in area, in addition to the four (4) sheds each group contains an egg packing facility at its eastern elevation that encompasses a total floor area of approximately 330 sq.m.

5.9. Each dwelling is a single-storey structure with a floor area of 150 sq.m as illustrated in Figure 3 below;



*Proposed buildings / structures height*

5.14. The height of the buildings (sheds and dwellings) upon the site relative to the neighbouring properties meet the rules outlined in Table 3 and Table 4 within section 4.

### *Proposed buildings external finishes*

- 5.15. The walls of the sheds will be finished using 75mm PIR panel walls, the colour indicated on the design drawings shows a dark green finish.
- 5.16. The shed roofs will utilise long run steel roofing as the finish material with the design drawing showing a dark grey colour.
- 5.17. The dwellings will be clad in white brick with a dark grey tile roof, as illustrated in the artists impression (refer Figure 4 ) below.



Figure 4: Artist's impression of proposed dwellings

### *Earthworks / Retaining*

- 5.18. As outlined through section 3 the site is flat, therefore no retaining is required to accommodate the proposal and the site topography will remain largely in its current state with little discernible change.

### *Proposed Planting*

- 5.19. All existing ornamental and shelter belt planting will be retained at site, a break in the existing shelter belt dividing the two paddocks will most likely be utilised to facilitate the placement of the proposed driveway and associated grass swales. Some additional trimming may be required to facilitate the placement of this driveway but this would be negligible.
- 5.20. Shelter belts will be added at the boundaries with the Hunters and Sharlands Road reserves, 375 Sharlands Road, 179 Hunters Road and 319 Sharlands Road.
- 5.21. The applicant is proposing to plant these shelter belts with pine trees with an install size of 0.6m – 1m with an expectation that these trees will reach a maximum height of 4-6m within four years of installation.

5.22. When established the entirety of the site and the proposal will be screened from view from neighbouring properties and the adjacent Hunters Road and Sharlands Road reserves.

5.23. Figure 5 below shows an image of the existing shelter belt at the centre of site, it is the intent of the applicant that the proposed shelter belts will grow to the same height and density as this existing shelter belt.



Figure 5: Existing pine shelter belt located at site

5.24. Based on the supplied landscape plan within the AEE the proposed shelter belts will meet the rules outlined in Table 4 within section 4.

### *Proposed Order of Construction*

5.25. The applicant is proposing the following order of construction;

5.26. The proposed shelter belt planting to be installed during the planting season in 2025 (April – September).

5.27. The easternmost group of sheds to be installed first (in 2025) and take approximately eight (8) months to build, the easternmost dwelling will be installed concurrently with the group of sheds.

5.28. The westernmost group of sheds to be installed in mid-late 2027 and will take approximately eight (8) months to build, the westernmost dwelling will be installed concurrently with the group of sheds.

5.29. Therefore based on the above the shelter belt planting will have been installed for approximately twenty-four (24) months prior to the construction of the westernmost group of sheds / westernmost dwelling and approximately thirty-two (32) months upon their completion.

5.30. With regards to the easternmost group of sheds and easternmost dwelling, the shelter belt planting will have been installed for a minimum of eight (8) months by the time these sheds and dwelling have been constructed.

## 6. Assessment of landscape effects

### *Physical landscape effects*

6.1. This section considers the physical effects of the proposal outlined in section 5 upon the natural landscape elements of the site and its immediate surrounds (as identified in section 2.1) the degree of the effect of the proposal upon the landscape elements of the site is linked to the landscape's sensitivity to change. As outlined through section 3 and 4 the subject site sits within a rural area.

6.2. Physical landscape effects are not necessarily limited to the site itself, but also to immediately surrounding areas. For example, if a site was sitting on a slope that formed part of a greater landform, flattening that portion of the slope could be considered to be an adverse effect not only the site itself but also the surrounding landscape.

### *Effects on the immediate site - Physical landscape effects*

6.3. As stated through the preceding sections of this report, the site features a flat topography, thus a negligible amount of modification to the prevailing land profile is required to accommodate the proposal with no structural required.

6.4. As outlined in sections 5.19 - 5.22 all existing planting within the site will be retained with the applicant proposing to plant shelter belts at all boundaries with Hunter and Sharlands Roads and neighbouring properties.

6.5. The proposed shelter belt planting will be pine species installed at heights of 0.6m-1m and is expected to reach heights of 4-6m within four (4) years of installation. Upon maturity the shelter belts will take on an analogous appearance to other established shelter belts within the landscape and will obscure the site from view. As outlined in sections 5.25-5.30 the shelter belts will have been installed for a minimum of eight (8) months by the time the easternmost group of sheds / dwelling is completed and approximately thirty-two (32) months by the time the westernmost group of sheds / dwelling have been completed.

## *Effects on the surrounding areas - Physical landscape effects*

- 6.6. All works occur within the boundary of the site and will have no direct physical impact on the adjacent vacant lots.
- 6.7. When established, the proposed shelter belts will obscure the site from view from neighbouring properties.

## *Summary - Physical landscape effects*

- 6.8. The physical effects (in terms of land modification and vegetation removal) upon the site required to accommodate the proposal are negligible. The addition of shelter belt planting will complement the local landscape character values.

Therefore when equating and assessment of 'negligible' with the Te Tangi A Te Manu Aotearoa New Zealand Landscape Assessment Guidelines the potential for adverse effects upon the physical qualities of the site introduced by the proposal can be considered to be **Very Low**.<sup>4</sup>

## *Effects upon visual amenity*

- 6.9. The subsequent sub-sections consider the effects of the proposal upon visual amenity, which as identified in section 3.13 is a key component to people's identification and perception of landscape character.

## *Visual Amenity Effects*

- 6.10. Visual amenity effects result from changes to specific views and the visual amenity experienced by people. The magnitude (or level) of change must be considered in relation to the sensitivity of the viewing audience when evaluating the significance of an effect. The sensitivity may be influenced by a number of factors, which include but are not limited to the number of people who may see it the reason for being at the viewpoint or looking at the view, the existing character of the view, the duration for which the proposal may be seen and the viewing distance.
- 6.11. As per section 3.13, landscape character is derived primarily from sensory experience, hence the viewing audience has a large bearing on determining if the development is detrimental to the prevailing landscape character. Therefore, a larger viewing audience viewing a perceived loss of character would have a higher adverse rating (refer section 2.1) than if a small viewing audience were to view the same perceived character loss.
- 6.12. The visual effects, which are likely to result from this proposal, are described below in relation to the viewpoints identified in Table 5. The photographs, which represent these viewpoints, are shown in appendices 3.1 – 3.8.

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<sup>4</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

## *Visual catchment and Viewing audiences*

6.13. Viewpoints for analysis of effects on the localised landscape character were determined by analysing key public locations (reserves, public parks), nearby static viewpoints (bus stops, car parks) and, where possible, public areas near potential private viewing audiences.

6.14. Based upon the site visit undertaken and an analysis of the site in relation to the surrounding topography and land use, it is considered that the primary public and private viewing audiences comprise the following:

### *Public viewing audiences*

- Hunter Road: The proposal will be visible (during the establishment of the proposed shelter belt) when approaching from the west with limited views to the site when approaching from the east.
- Sharlands Road: The proposal will be visible, to varying degrees, from within the Sharlands Road corridor when approaching from both the north and south, with views more prominent when approaching from the north.

### *Private viewing audiences*

The private viewing audiences will comprise of neighbouring properties, as the network of shelter belts across the landscape obscure the site from view. The neighbouring site of 319 Sharlands Road is omitted from the potential private viewing audiences as any views to the site are obscured by shelter belts.

- 179 Hunters Road: This property neighbours the site to the south-west and prior to the maturation of the proposed shelter belt at the common boundary with the site, views will be available to the western group of chicken sheds, with the potential for partial views to the western dwelling.
- 375 Sharland Road: This property neighbours the site to the north-west and prior to the maturation of the proposed shelter belt will potentially have views towards both groups of chicken sheds and the proposed dwellings.

## *Assessment Viewpoints – Public Realm*

6.15. Based on the above analysis three (3) viewpoints from the public realm represented by eight (8) photographs have been provided for assessment, with these representing the most prominent views from the public realm to the subject site. As the public realm surrounding the site consists predominantly of roads (both sealed and gravelled) all views towards the site from the public realm will be transitional. It should also be noted that the potential viewing audience on Sharlands Road will be larger than that on Hunters Road as Sharlands Road is a sealed road that serves as main local link to State Highway 1, whereas Hunters Road is a gravel road that would predominantly serve residents whose properties are access off Hunters Road.



6.16. The assessment viewpoints are described in Table 5 below with a map indicating the location of these viewpoints located in appendix 3. The photographs, which represent these viewpoints, are shown in appendices 3.1-3.8.

6.17. Note that 'degree of visibility' within the below table refers to the visibility of the proposed chicken shed in their final developed form (refer section 5 ) and 'distance to site' refers to the distance to the closest point of the boundary of the site. As the intent of the applicant is to plant shelter belts that will obscure the site from view, the 'degree of visibility' provided indicates the visibility of the site prior to the maturation of the proposed shelter belt.

6.18. As the proposed shelter belt planting will eventually (after four years) screen the site from view, the assessment of each selected viewpoint will assess the immediate effects of the proposal within the current environment at the time of initial planting (i.e.: when proposed pines are 0.6m-1m in height and will not provide a screen) and upon maturation of the shelter belts.

6.19. As outlined in the preceding paragraph, two ratings of visual effects will be provided. I will attribute a greater weight to that that reflects the level of effect upon maturation of the shelter belt as this will be what is viewed within the surrounding environment for a longer amount of time than during the establishment of the shelter belt, which can be considered a 'temporary effect'. Where I am of the opinion that the level of 'temporary effects' is of a level that can cause effect to the local character and amenity values, I will propose additional mitigation measures to lessen this degree of effect.

**Table 5: Assessment viewpoints – Public realm**

VP No.	Location	Direction of View	Distance to site	Degree of visibility (Full / Partial / Obscured)	Reason for Selection
1-1	Sharlands Road – Adj. to 391 Sharlands Road	South	Approx. 350m	Partial	Represents initial of a series of sequential views to the site
1-2	Sharlands Road – Adj. to 375 Sharlands Road	South	Approx. 225m	Partial	Sequential continuation of 1-1 travelling southwards on Sharlands Road
1-3	Sharlands Road – Adj. to boundary of site and 375 Sharlands Road	South	Approx. 70m	Partial	Sequential continuation of 1-1 and 1-2 travelling southwards on Sharlands Road

2-1	Sharlands Road – Adj. to 282 Sharlands Road	North	Approx. 585m	Partial	Represents initial of a series of sequential views to the site when moving North – note these views are taken from the eastern verge and thus will not be seen from within a vehicle only by pedestrians walking on this verge
2-2	Sharlands Road – Adj. to 282 Sharlands Road	North	Approx. 470m	Partial	Sequential continuation of 2-1 – note these views are taken from the eastern verge and thus will not be seen from within a vehicle only by pedestrians walking on this verge
2-3	Sharlands Road – At corner of Hunters and Sharland Roads	North	Approx. 390m	Partial	Sequential continuation of 2-1 – note these views are taken from the eastern verge and thus will not be seen from within a vehicle only by pedestrians walking on this verge, however will be visible from within a vehicle sitting at the intersection of Hunters and Sharland Roads.
3-1	Hunters Road – Adj. to 529 Sharlands Road	East	Approx. 970m	Partial	Sequential view of site from Hunters Road when travelling eastwards.
3-2	Hunters Road – Adj. to 529 Sharlands Road	East	Approx. 730m	Partial	Sequential view of site from Hunters Road when travelling eastwards.

### *Viewpoint 1: Sharlands Road – Travelling Southwards*

6.20. This viewpoint is represented by three images and demonstrates a sequential journey towards the site when travelling southwards on Sharlands Road.

The easternmost group of chicken sheds and dwelling will be installed prior to the westernmost group of sheds and dwelling (refer sections 5.25-5.30 for details), due to the installation of shelter belts and the existing shelter belts these two separate groups will not be viewed in conjunction with one another.

Based on an install size of 0.6m – 1m, with an expected maturation to 4-6m within four years, I expect that the proposed shelter belt at Sharlands Road and at the common boundary with 375 Sharlands Road will obscure the chicken sheds and



dwelling from view from this corridor at about 3 years. Therefore the eastern group of sheds will be visible for a period of approximately 36 months until the maturation of the proposed shelter belts absorbs them into the landscape by screening them from view. The proposed easternmost dwelling may be visible during the establishment of the shelter belts but in all likelihood will be obscured from view by the easternmost group of sheds from this view corridor.

During the period that these sheds will be visible, they will be viewed against a backdrop of existing shelter belts located across the site and in the same view as an existing implement shed located at 375 Sharlands Road, therefore this group of sheds will be viewed in conjunction with an existing element of built form and will be viewed against a vegetated backdrop (as opposed to a sky backdrop). This also applies to the proposed dwelling, although due to its position relative to the sheds any views will likely only be partial.

I consider that the presence of a chicken shed can be considered consistent with the prevailing rural character due to its profile and its ready visual association with a rural amenity building. The presence of a dwelling in near proximity can be also be considered an expectant outcome in a rural environment and thus also consistent with the prevailing rural character.

The position of the sheds combined with their proposed dark green external finish allows for a degree of absorption with the existing background of shelter belts across the site which will make the sheds less noticeable within the landscape than if they were viewed against a sky backdrop or were located in an elevated position. Whilst the dwellings will be finished in a colour (white) that does not readily absorb into the landscape as the green colour of the sheds, the presence of a white dwelling within the landscape can be considered an expectant outcome and as outlined in the preceding paragraphs this dwelling will likely be obscured from view by the sheds and the presence of a dwelling near a rural amenity building can be considered an expectant outcome in a rural environment.

Upon maturation of the proposed shelter belts the proposed chicken sheds will be obscured from view, the presence of additional shelter belts across the landscape will be considered an expectant visual outcome due to their existing heavy presence across the landscape and at the interface of the public and private realms.

It should also be noted that the view towards these chicken sheds and dwelling will most likely be experienced from within a vehicle and will last approximately 10 seconds.

**Taking the above factors into account, and against the background of the description above, the potential for adverse effects on public visual amenity, arising from the implementation of the proposal from this viewpoint is considered to be Very Low<sup>5</sup> during both prior to (i.e.: temporary), and after**

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<sup>5</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

**(i.e.: permanent) the maturation of the proposed shelter belts.**

*Viewpoint 2: Sharlands Road – Travelling Northwards*

- 6.21. As per the preceding analysis for viewpoint 1 views are available towards the site from within the Sharlands Road corridor, however these are not as direct as those obtained when travelling northwards, this is due to a greater volume of shelter belts in the foreground of the view.

When travelling northwards on Sharlands Road the proposed chicken sheds will not be visible from within a vehicle as the angle from the western verge (i.e.: left side of the road) does not provide sufficient angle to the site to be able to observe the Chicken Sheds or dwelling, Figure 6 below shows a typical view from the western verge of Sharlands Road when travelling northwards towards the site.





Figure 6: Typical views towards site from western verge of Sharlands Road when travelling Northwards, note obscuration of site by roadside shelter belt

Therefore, views to the eastern group of chicken sheds are only available from the eastern verge, which would only be accessed by pedestrians, I consider that due to relative low density of housing in the surrounding areas that the amount of pedestrians walking on this verge would be negligible, thus I consider the viewing audience (i.e.: that that will be able to see the proposed chicken sheds) when approaching the site on the Sharlands Road corridor to be far less than that analysed for viewpoint 1.

The only area where a vehicular based viewing audience can potentially view the proposed chicken sheds and dwelling is at the intersection of Sharland and Hunters Road, this audience would 'originate' from traffic travelling westwards on Hunters Road, the shelterbelt located opposite the site at 394 Sharlands Road, obscures the site from view when travelling westwards on Hunters Road as illustrated in Figure 7 below.



Figure 7: Typical views towards site from Hunters Road when travelling westwards, note obscuration of site by roadside shelter belt

The proposed chicken sheds will not be fully visible during this approach along Sharlands Road due to their setback from the road, it is anticipated (based on the supplied images – refer appendices 3.4-3.6) that only the eastern edge of the proposed chicken shed will come into view to when moving closer to the intersection with Hunters Road.

In the limited instances where the proposed eastern group of sheds are visible, as per the analyses for viewpoint 1, the existing background and foreground planting will absorb the proposed chicken shed into the landscape by ensuring that they are viewed against a foreground and backdrop of shelter belts and other planting and when combined with the proposed external finishes will have a low level of conspicuousness within the landscape.

I consider it unlikely that the proposed easternmost dwelling will be visible from within this stretch of road due its position in the landscape combined with the angle of the view.

Upon maturation of the proposed shelter belts the proposed chicken sheds will be obscured from view, the presence of additional shelter belts across the landscape will be considered an expectant visual outcome due to their existing heavy presence across the landscape and at the interface of the public and private realms.

**Taking the above factors into account, and against the background of the description above, the potential for adverse effects on public visual amenity, arising from the implementation of the proposal from this viewpoint is**

considered to be **Very Low**<sup>6</sup> during both prior to (i.e.: temporary), and after (i.e.: permanent) the maturation of the proposed shelter belts.

### *Viewpoint 3: Hunters Road – Travelling Eastwards*

6.22. This viewpoint is represented by two photographs obtained when travelling westwards within the Hunters Road corridor. This represents the sole area from within the public realm where the western group of proposed chicken sheds and westernmost dwelling will be visible (in the initial three year period after planting of the proposed shelter belts), the existing shelter belt at the centre of the site obscures the proposed eastern group of chicken sheds from view.

As outlined in section 6.15 the viewing audience encountered on Hunters Road will be comparatively smaller than that on Sharlands Road, as Hunters Road is gravelled road that is predominantly utilised by local residents, whereas Sharlands Road is a sealed road that provides the main localised link to SH1.

This view also represents the longest distance/duration that the proposed chicken sheds will be visible within the landscape prior to the maturation of the proposed shelter belt.

Due to its positioning within the landscape relative to these sheds I anticipate that the proposed dwelling will likely be obscured from view by the proposed sheds for the majority of this transitional viewpoint.

Prior to the maturation of the proposed shelter belt, the group of chicken sheds (and dwelling, when visible) will be viewed against a backdrop of existing on-site and off-site shelter belts and other planting, as per my preceding analyses for viewpoints 1 and 2, when combined with the proposed dark green external finish the proposed chicken sheds will be absorbed into the landscape due to similarity, in terms of colour, between the proposed external finish and the colour of the existing planting. Where and when the dwelling is visible it will not enjoy this level of absorption, however the presence of a light coloured dwelling in the landscape can be considered consistent with the wider landscape patterning and prevailing rural character.

The proposed chicken sheds and dwelling will not penetrate this existing vegetation line and, thus will not penetrate into the ridgeline created by the mountains in the background.

I consider that the presence of a chicken shed can be considered consistent with the prevailing rural character due to its profile and its ready visual association with a rural amenity building. The presence of a dwelling in near proximity can be also be considered an expectant outcome in a rural environment and thus also consistent with the prevailing rural character.

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<sup>6</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

Upon maturation of the proposed shelter belts the proposed chicken sheds and dwelling will be obscured from view, the presence of additional shelter belts across the landscape will be considered an expectant visual outcome due to their existing heavy presence across the landscape and at the interface of the public and private realms.

As outlined in sections 5.25-5.30 by the time the westernmost group of sheds and westernmost dwelling have been built the proposed shelter belt will have been installed for a period of thirty-two (32) months and thus will likely only be visible for a period of eight (8) to twelve (12) months and never visible in their entirety.

**Taking the above factors into account, and against the background of the description above, the potential for adverse effects on public visual amenity, arising from the implementation of the proposal from this viewpoint is considered to be Very Low<sup>7</sup> during both prior to (i.e.: temporary), and after (i.e.: permanent) the maturation of the proposed shelter belts.**

### *Summary of Visual Effects on Landscape Character - Public Realm*

6.23. A summary of visual effects anticipated from each scheduled viewpoint is provided in Table 6 below:

**Table 6: Assessment of Effects Viewpoints**

VP No.	Level of effect on visual amenity (initial stage of shelter belt planting)	Level of effect on visual amenity (maturation of shelter belt planting)
1	Very Low	Very Low
2	Very Low	Very Low
3	Very Low	Very Low

The proposal will see the installation of two groups of chicken sheds (each group contains four sheds, with eight sheds total) and two dwellings within the site, the applicant is proposing to install shelter belts at the perimeter of the site to obscure views to the proposed chicken sheds and dwellings.

Due to the presence of this existing on-site shelter belt, both groups of sheds and dwellings will not be viewed in conjunction with one another.

The shelter belt proposed by the applicant is expected to provide screening to these sheds and dwellings three years after initial installation and reach maturation, with a height of around 4-6m, after four years.

As outlined in sections 5.25-5.30 the proposed shelter belt will have been installed for a minimum of approximately eight (8) months upon completion of the easternmost group of sheds and dwelling and a minimum of thirty-two (32) months

<sup>7</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

upon completion of the westernmost group of sheds and dwelling, therefore, the expected visibility of the easternmost group of sheds can be assumed to be around thirty-two (32) months and the westernmost group approximately eight (8) months.

Whilst I assign a greater weighting to the level of effects of the proposal upon visual amenity within the public realm as the sheds and dwellings will only be visible within the landscape for periods of eight (8) and thirty-two (32) months following installation, the effects of the proposal upon visual amenity upon the public realm prior to the maturation of the shelter belt cannot be discounted.

Having assessed the effect of the proposal prior to the maturation of the proposed shelter belt (when the proposed chicken sheds and dwellings will be visible) I consider these to be Very Low<sup>8</sup> due to the proposed sheds and dwellings having limited exposure to the public realm, the low (in terms of potential numbers) size of the overall viewing audience and the level of absorption provided by the backdrop of existing planting and the external finish colour for the proposed chicken sheds. The dwellings will have less exposure to the public realm relative to their position in the landscape relative to the proposed sheds.

**Taking these factors, and the preceding individual viewpoint analyses into consideration the cumulative effects of the proposal on visual amenity with regards to potential adverse effects on the prevailing landscape character from within the public realm both prior to and the maturation of the proposed shelter belt are considered to be Very Low.<sup>9</sup> Subsequently I do not recommend any additional mitigation measures over and above the boundary shelter belt planting proposed by the applicant.**

### *Analysis of Visual Effects - Private Realm*

6.24. The preceding analyses (refer section 6.23) indicates that the potential for adverse visual effects of the proposal is considered **Very Low**<sup>10</sup> when viewed from within the public realm both prior and upon the maturation of the proposed shelter belt at the perimeter of the site.

6.25. The properties that, in my opinion, will have the greatest potential to be adversely affected in terms of visual effects are outlined in section 6.14. It was not possible to gain access to these properties during the site visit, therefore the assessment of effects is based upon site observations from within the public realm near to these potentially affected properties. I have provided two images (refer Figure 10 and Figure 13) from the points on the common boundary between the site and these affected properties that best simulates the potential effects on visual amenity.

6.26. I have discounted the neighbouring property at 319 Sharlands Road as two shelter belts (poplar and pine) are located at the common boundary with the site (refer Figure 8 below), having studied the SDC planning maps and conferred with the

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<sup>8</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

<sup>9</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

<sup>10</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022



applicant, the Poplar shelter belt is located within the boundaries of the site and the pine shelter belt is most likely located within the boundaries of the site, and at worst is commonly shared between the applicant and the owners of 319 Sharland Road. Thus I am confident, that in line with the applicant's wish to retain this planting that it can be relied on to obscure the proposed chicken sheds from view from 319 Sharlands Road.



Figure 8: View of shelter belt at common boundary between 319 Sharlands Road and site

### *179 Hunters Road*

6.27. This property shares a boundary with the western edge of the site and thus will have views towards the western group of chicken sheds, prior to the maturation of the proposed shelter belts. The proposed dwelling will likely be obscured from view from within this property due to its position relative to the sheds.

As outlined in the preceding analyses for the public realm (specifically that for viewpoint 3) upon maturation of the proposed shelter belt the proposed chicken sheds and dwelling will be obscured from view. It is anticipated that the proposed chicken sheds will be visible from this neighbouring property for a period of eight (8) months from the time of installation of the proposed chicken sheds (assuming that the proposed shelter belt is installed concurrently with the proposed chicken sheds) as the proposed shelter belt matures.



A single dwelling sits at the approximate mid-point of this property and is surrounded by ornamental planting that also acts as screen planting, this planting is lower at the northern edge, most likely to facilitate views to the north towards the mountains and to allow for passive heating from the sun.

Whilst the proposed chicken sheds will be visible from the majority of this property, I have undertaken this assessment based on the anticipated effects (based on my site observations) from within the existing dwelling and its associated immediate outdoor living areas as it can be assumed that this represents the area of the property where the proposed chicken sheds will be mostly viewed from.

The dwelling on this property sits 110m from the common boundary with the site at its closest point and will sit an approximate 320m distance from the proposed chicken sheds.

Figure 9 below provides an image on the approximate 'viewing line'<sup>11</sup> towards the existing dwelling on the property from the common boundary between the property and the site. As outlined above, I anticipate that views to the proposed dwelling will be minimal as it will likely be obscured by the proposed chicken sheds.



Figure 9: View from common boundary back towards dwelling at 179 Hunters Road on approximate viewing line<sup>12</sup> to the proposed chicken sheds

<sup>11</sup> Te 'Viewing line' refers to approximate bearing that I anticipate that the occupants of 179 Hunters Road will view the proposed chicken sheds

<sup>12</sup> Te 'Viewing line' refers to approximate bearing that I anticipate that the occupants of 179 Hunters Road will view the proposed chicken sheds

Figure 10 below provides an image on the approximate 'viewing line'<sup>13</sup> from the common boundary towards the proposed chicken sheds.



Figure 10: View from common boundary back towards dwelling at 179 Hunters Road on approximate viewing line<sup>14</sup> to the proposed chicken sheds

As outlined previously the proposed shelter belt at the boundary will obscure the proposed chicken sheds from view from this property, as the westernmost group of sheds will be installed subsequent to the easternmost group, it is expected that the proposed chicken sheds will be visible for a period of approximately eight (8) to twelve (12) months following their completion before the proposed shelter belt obscures them from view from 179 Hunters Road.

I consider that the presence of a chicken shed and associated dwelling can be considered to the prevailing rural character due to its profile and its ready visual association with a rural amenity building.

As outlined in the preceding public realm analyses the proposed external colouring of the chicken sheds will allow them to absorb into the landscape by being of a similar colour to the existing background planting, thus reducing its conspicuousness within the landscape. Whilst the dwelling will not enjoy this same level of absorption, the presence of a light coloured dwelling within the landscape can be considered consistent with the current landscape patterning and prevailing rural character.

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<sup>13</sup> Te 'Viewing line' refers to approximate bearing that I anticipate that the occupants of 179 Hunters Road will view the proposed chicken sheds

<sup>14</sup> Te 'Viewing line' refers to approximate bearing that I anticipate that the occupants of 179 Hunters Road will view the proposed chicken sheds

As previously outlined within this sub-section the proposed chicken sheds and dwelling will sit over 300m from the dwelling at this property, I do not consider this to be 'in close proximity' and that this degree of separation is analogous to that afforded to other elements of residential and rural amenity built form across the landscape.

**Taking the above factors into account, and against the background of the description above, the potential for adverse effects on visual amenity, arising from the implementation of the proposal from 179 Hunters Road is considered to be Very Low<sup>15</sup> during both prior to (i.e.: temporary), and after (i.e.: permanent) the maturation of the proposed shelter belts.**

### *375 Sharland Road*

- 6.28. This property shares a boundary with the northern edge of the site and, prior to the maturation of the proposed shelter belts, will have views to both the western and eastern blocks of chicken sheds and dwellings.

As per the preceding assessment I will assess the effects of the proposal upon anticipated views from the dwelling that occupies this property as it can be assumed that this represents the area of the property where the proposed chicken sheds and dwellings will be mostly viewed from. When assessing the visibility of the western group of chicken sheds and dwelling I refer to the image below (Figure 11) which I have taken from the approximate location of the proposed western group of chicken sheds, this shows that existing shelter belts within 375 Sharland Road and the orientation of the existing dwelling (at 375 Sharland Road) will limit views to the western group of chicken sheds and westernmost dwelling.

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<sup>15</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022



Figure 11: View from position of proposed western group of chicken sheds back towards existing dwelling at 375 Sharland Road

As outlined in sections 5.25-5.30 the westernmost group of sheds and dwelling will be visible for a period of approximately eight (8) months and the easternmost group of sheds and dwelling for a period of approximately thirty-two (32) months, after which the proposed shelter belts will mature and obscure these buildings from view.

When viewed on the approximate 'viewing line'<sup>16</sup> at the common boundary where the eastern group of chicken sheds are located the existing dwelling at 375 Sharland Road will have greater exposure to the eastern group of sheds as a large window is orientated towards these sheds, there are trees that sit in front of this window, these are deciduous and thus during summer months will obscure views towards the eastern group of chicken sheds.

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<sup>16</sup> The 'Viewing line' refers to approximate bearing that I anticipate that the occupants of 379 Sharland Road will view the proposed chicken sheds





Figure 12: View from common boundary located near proposed eastern group of chicken sheds back towards existing dwelling at 375 Sharland Road

This dwelling is located equidistant 250m from both the western and eastern groups of proposed sheds and 175m from the common boundary.

As outlined in the preceding analyses for the public realm (specifically that for viewpoint 3) upon maturation of the proposed shelter belt the proposed chicken sheds and dwelling will be obscured from view. It is anticipated that the proposed chicken sheds and dwelling will be visible from this neighbouring property for a maximum period of thirty-two (32) months from the time of installation of the proposed chicken sheds and dwelling (based on the previously outlined assumption that the proposed shelter belts will have been installed for a minimum of eight (8) months prior to the completion of the easternmost group of sheds).

Figure 13 below provides a reverse view of Figure 12 along the same 'viewing line'<sup>17</sup> back towards the eastern group of chicken sheds from the common boundary.

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<sup>17</sup> The 'Viewing line' refers to approximate bearing that I anticipate that the occupants of 379 Sharland Road will view the proposed chicken sheds



Figure 13: 'Reverse view' from common boundary located near proposed eastern group of chicken sheds back towards existing dwelling at 375 Sharlands Road

As outlined previously the proposed shelter belt at the boundary will obscure the proposed chicken sheds and dwelling from view from this property, thus it is expected that the proposed chicken sheds and dwelling will be visible, to varying degrees, for a period of approximately thirty-two (32) months.

I consider that the presence of a chicken shed and associated dwelling can be considered to be sympathetic to the prevailing rural character due to its profile and its ready visual association with a rural amenity building. The presence of a dwelling in near proximity to a rural amenity building can also be considered an expectant visual outcome in a rural environment.

As outlined in the preceding public realm analyses the proposed external colouring of the chicken sheds will allow them to absorb into the landscape by being of a similar colour to the existing background planting (which consists of shelter belt planting), thus reducing its conspicuousness within the landscape. Whilst the dwelling does not have a recessive external colour palette, it is of a much smaller size than the chicken shed and thus will have a near negligible visual impact when viewed beside the chicken shed.

As previously outlined within this sub-section the proposed chicken sheds and dwelling will sit over 200m from the dwelling at this property, I do not consider this to be 'in close proximity' and that this degree of separation is analogous to that afforded to other elements of residential and rural amenity built form across the landscape.

As both groups of chicken sheds and dwellings would be visible from the dwelling at 375 Sharlands Road, the potential for adverse effects upon visual amenity could be heightened when compared to the preceding assessments, however as outlined earlier in this sub-section, I am of the opinion that the western group of chicken sheds and dwelling will not receive as much exposure due to existing shelter belts / hedge rows within 375 Sharlands Road and the orientation of the dwelling wherein no major windows are orientated towards these sheds.

In terms of the view towards the eastern group of chicken sheds and dwelling this will be screened during summer months by the colonnade of trees lining the driveway at 375 Sharlands Road.

Whilst the applicant does not have control over these plantings located within 375 Sharland Road, I am of the opinion that their removal in the short-term can be considered unlikely as if the occupants of this property did not wish to view the proposed chicken sheds and dwellings then they would retain this existing screening measure.

**Taking the above factors into account, and against the background of the description above, the potential for adverse effects on visual amenity, arising from the implementation of the proposal from 375 Sharlands Road is considered to be Very Low<sup>18</sup> during both prior to (i.e.: temporary), and after (i.e.: permanent) the maturation of the proposed shelter belts.**

## 7. Conclusion

The proposal will see the erection of two (2) groups of four (4) chicken sheds totalling eight (8) total sheds, their associated infrastructure and two (2) dwellings across the two paddocks of the site.

These paddocks are separated by an existing internal shelter belt and thus, outside of the private dwelling at 375 Sharlands Road, the two groups of sheds and dwellings will be not be viewed in conjunction with one another from both the nearby public and private realms.

The physical modification required to accommodate the proposed chicken sheds, associated infrastructure and proposed dwellings is considered to be negligible.

The applicant is proposing to plant shelter belts at the external boundaries of the site to obscure the chicken sheds and dwellings from view from the adjacent public and private realms, based on the proposed staging of construction it is estimated that the westernmost group of sheds and dwelling will be visible for a period of approximately eight (8) months and the easternmost group of sheds for a period of thirty-two (32) months.

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<sup>18</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022

Thus, the 'window' for any adverse effects upon visual amenity is effectively limited to thirty-two (32) months, after which time the views towards the site will be dominated by shelter belts in an analogous manner to the surrounding landscape patterning.

The proposed chicken sheds have been designed in such a manner that their form can be readily associated with rural activity.

The applicant has proposed an external colour palette for the sheds that will allow for a degree of absorption with the existing shelter belt and other planting that will act as a backdrop when viewed from various locations in both the public and private realms.

Whilst the proposed dwellings do not have an external colour palette that is recessive as the sheds, I am of the opinion that the presence of the dwellings in near proximity to the sheds is an expectant outcome within a rural environment.

In regards to the SDOP and SDP, I am of the opinion that the proposal meets the objectives of the GRUZ by supporting and maintaining the function and form, character, and amenity value of rural areas, which retains a contrast in character to urban areas. In terms of the issue of the proposed dwellings exceeding the limit permitted on the site, in terms of this assessment this additional built form does not constitute an effect and I am of the opinion that the effects of the proposal would remain unchanged if the residential built form on site complied with the relevant standards of the SDOP and SDP.

**These factors, and those discussed through this report, being given due consideration it is factored that the level of cumulative adverse landscape effects generated by the proposal both prior to (i.e.: temporary), and after (i.e.: permanent) the maturation of the proposed shelter belt are considered to be Very Low.**<sup>19</sup>

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<sup>19</sup> Te Tangi A Te Manu – Aotearoa New Zealand landscape Assessment Guidelines – Published July 2022





Client Lifestyle Chicken Ltd	Project 227 Hunters Road, Auckland	Appendix 1.1 Regional Context	Issue: Date: 11/09/24	40
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Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 1.2  
Local Context

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 2  
Viewpoint Location Maps (Public Realm)

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.1  
Viewpoint 1-1

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 10:42am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 350m

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.2  
Viewpoint 1-2

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 10:44am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 225m

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.3  
Viewpoint 1-3

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 10:46am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 70m

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.4  
Viewpoint 2-1

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 10:54am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 585m

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.5  
Viewpoint 2-2

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 10:56am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 470m

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.6  
Viewpoint 2-3

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 11:06am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 390m

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.7  
Viewpoint 3-1

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 11:16am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 970m

Issue:  
Date:  
11/09/24





Client  
Lifestyle  
Chicken Ltd

Project  
227 Hunters Road,  
Auckland

Appendix 3.8  
Viewpoint 3-2

Camera: Nikon D5100  
Sensor: 23.6 x 15.6mm CMOS  
Lens: AF-S NIKKON 18-55mm 1:3.5-5.6G Locked at 55mm Length  
Image date: 18th June 2024 @ 11:18am

Image dimension: 400x267mm @ A3  
Image to be viewed at: 500mm distance.  
Distance to site: Approx. 730m

Issue:  
Date:  
11/09/24