



ATTACHMENT 1

Landscape and Visual Assessment



Agright Wani Road Broiler Farm

Landscape, Natural Character and Visual Assessment Report

This Landscape and Visual Assessment Report has been prepared as part of the application to construct two broiler farms in Awaiti, Paeroa. All work has been undertaken and/or reviewed by a Registered NZILA Landscape Architect.

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CONTENTS

INTRODUCTION	4
METHOD	4
PROJECT DESCRIPTION & SITE LOCATION.....	5
Project Description.....	5
Proposed Mitigation Planting	5
Farm 1 (North) and Farm 2 (South) Development Layout Plans.....	6
Site Location.....	10
EXISTING LANDSCAPE CONTEXT AND VALUES	12
The Wider Surrounding Landscape Context	12
THE APPLICATION SITE AND IMMEDIATE SURROUNDING LANDSCAPE	15
PHYSICAL FACTORS.....	15
Geology and Geomorphology	15
Cadastral Patterns, Settlement, Rural Development	15
Vegetation Patterns.....	15
PERCEPTUAL FACTORS	18
Landscape Expression, Cohesion, and Memorability	18
Aesthetic Qualities and Visual Amenity.....	18
ASSOCIATIVE FACTORS	20
EXISTING LANDSCAPE CHARACTER AND VALUE	20
EXISTING NATURAL CHARACTER	21
ASSESSMENT OF EFFECTS ON LANDSCAPE CHARACTER AND VISUAL AMENITY	21
Ratings	21
LANDSCAPE EFFECTS	22
Effects on Landscape Character	22
Outstanding Natural Features and Landscapes, Amenity Landscapes, Significant Natural Areas, or Conservation Areas.	23
EFFECTS ON VISUAL AMENITY	23
Visual Catchment	24
ZTV Map.....	25
View Locations and Viewing Audience.....	26
View Location Map.....	27
Visual Absorption Capability.....	28
Effects on Landscape Character and Visual Amenity from Identified View Locations.....	29
Mitigation Threshold	29
Existing Visual Amenity.....	29
Farm 1.....	29
Farm 2.....	30

Adjacent Viewer locations (View Locations One – Nine): Wani Road and Pukahu Road	30
Public Views - Farm Two: Wani Road (View Locations One – Four)	30
Private Views – Farm Two: Wani Road (View Location Three)	31
Public Views - Farm One: Wani Road and Pukahu Road (View Locations Four – Six)	32
Private Views – Farm One: Wani Road and Pukahu Road	33
Outer Viewer locations (View Locations Ten – Eighteen): Awaiti West Road and Awaiti Road	34
Public Views - Farm One: Awaiti West Road and Awaiti Road	34
Private Views – Farm One: Awaiti West Road and Awaiti Road	35
Public Views – Farm Two: Awaiti Road	35
Private Views – Farm Two: Awaiti Road	36
TEMPORARY (CONSTRUCTION) EFFECTS	36
SUMMARY OF LANDSCAPE, RURAL CHARACTER AND VISUAL EFFECTS	38
RECOMMENDED MITIGATION	39
RELEVANT STATUTORY AND NON-STATUTORY PROVISIONS	41
Resource Management Act 1991	41
Operative Hauraki District Plan	42
FINDINGS & CONCLUSIONS	46
APPENDIX ONE: METHODOLOGICAL FLOW CHART	48
APPENDIX TWO: LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM	49
APPENDIX THREE: VISUAL ABSORPTION CAPABILITY RATINGS	50
APPENDIX FOUR: SITE LAYOUT PLANS	51
APPENDIX FIVE: VIEW LOCATION PHOTOGRAPHS	56

INTRODUCTION

Agright New Zealand OPC01 Ltd is proposing to develop two broiler farms located at 780 Wani Road (Farm 1 - North) and 874 Wani Road (Farm 2 - South), Awaitei, approximately 5km west of Paeroa. The 780 Wani Road site is bounded by Wani Road to the west, Pukahu Road to the south, and rural land to the north and east. The 874 Wani Road site is bounded by Wani Road to the east, Awaitei Canal Road to the west and rural land to the north and south.

In response to a request for further information from the Hauraki District Council Mansergh Graham Landscape Architects Ltd ("MGLA") has been engaged to assess the effects of the proposed development on existing landscape (including rural) character and visual amenity values.

The following assessment has been undertaken within the context of the relevant planning provisions contained in the Operative Hauraki District Plan.

METHOD

A standard assessment approach has been used to identify the existing landscape and natural character of the site and its surroundings and to assess the potential effect of the proposed development on landscape and visual amenity.

In broad terms, the assessment consists of the:

- a. Identification of the existing landscape character (including visual amenity) and natural character values in terms of the area's physical, associative, and perceptual attributes.
- b. Identification of the key elements and attributes of the proposed development.
- c. Analysis of how the proposed development will affect existing rural character, landscape character and visual amenity values and the rating of effects.
- d. Identification of potential mitigation measures and recommendations.
- e. Identification of relevant assessment criteria within the context of the relevant statutory framework.

A combination of mapping analysis and field assessment has been undertaken to identify the potential effect of the proposed broiler farm development on the existing landscape character and amenity values of the surrounding area. By considering the above, the likely effects of the proposal can be identified and rated.

The approach undertaken is consistent with the methodology contained within *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*. Definition of the rating systems used, and a methodological flow chart is contained in the appendices.

For this assessment, the area to be occupied by the proposed broiler farm developments is referred to as "Farm 1", "Farm 2", "the development sites" or "internal boundaries". The parent titles within which the broiler farm development site will be located are referred to as "the application sites".

PROJECT DESCRIPTION & SITE LOCATION

Project Description

The applicant seeks to establish two broiler farms, each approximately 8 hectares in size, across two separate properties, with a total land area of approximately 250 hectares. Each farm will include the construction of poultry sheds, feed silos, supporting buildings, hardstand areas, above-ground LPG storage tanks, water tanks, free range areas and three additional farm staff dwellings. The proposal will also include the establishment of an access and perimeter road, security fencing and landscaping in specified locations. Site works associated with the construction of the development, including earthworks, and tree removal, will also be required to enable development to occur.

Each of the proposed farms will comprise the following structures:

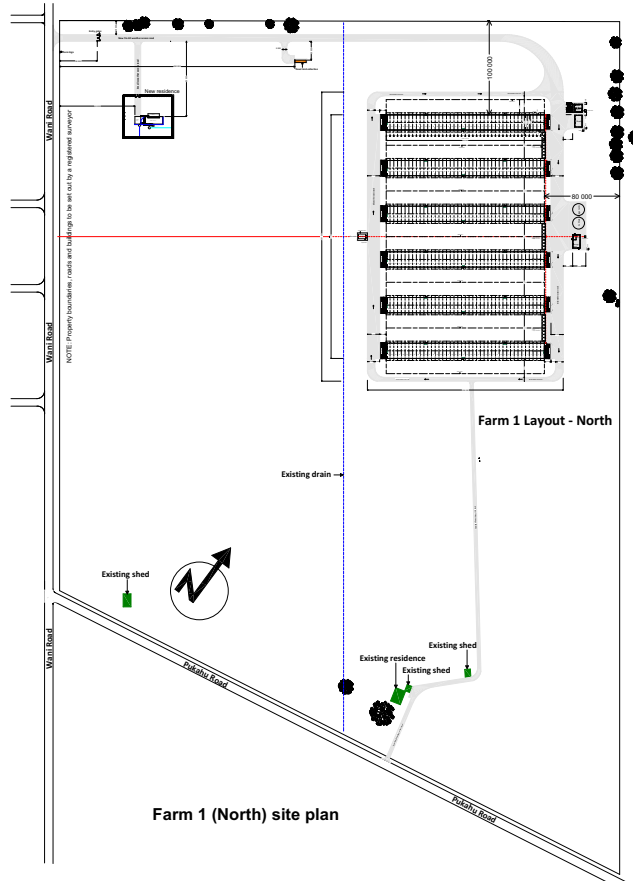
- a. Six 168m long x 16m wide x 4.5m high (at apex) poultry shed. Each shed will have a 12-degree roof pitch and will include a 7m long x 16m wide concrete apron at each end, roof chimney ventilation fans and end wall mounted ventilation fans. The shed wall colour will be 'Pale Eucalypt', and the roofing material will be Zinalume (uncoloured);
- b. Grassed and vegetated free-range areas adjacent to each side of the poultry sheds;
- c. Twenty-four 6.7m high feed silos (eight silos between each pair of poultry sheds);
- d. An office/amenity building with five adjacent carparks;
- e. Two farm machinery/storage sheds;
- f. Above-ground LPG storage tanks enclosed by a perimeter fence;
- g. Two water storage tanks;
- h. Hardstand areas;
- i. Three additional staff dwellings (one at Farm 1 and two at Farm 2);
- j. A new 4m - 13m wide access and perimeter road; and
- k. A farm sign and entry gates.

Proposed Mitigation Planting

Clusters of trees will be established along the northern boundary of Farm 1 North, to mitigate the adverse effects of the northernmost proposed poultry shed on existing landscape character and visual amenity from private locations to the north. A continuous hedgerow will be established along part of the northern and southern site boundaries and the full length of the eastern site boundary of Farm 2 South (874 Wani Road), to mitigate the potential effects of glare from the buildings on the adjacent stretch of Wani Road, and to mitigate the adverse effects on existing landscape character and visual amenity from the dwelling to the north and from the road. All proposed mitigation planting will be capable of growing to a height of 3m to screen or partially screen the proposal from view.

The following two layout plans show the general layout of the proposed development at each farm. Full site layout plans are appended to this report as appendix four.

DO NOT SCALE FROM DRAWINGS. Clients/owners, Contractors & suppliers to verify drawing information including dimensions before commencement of works.



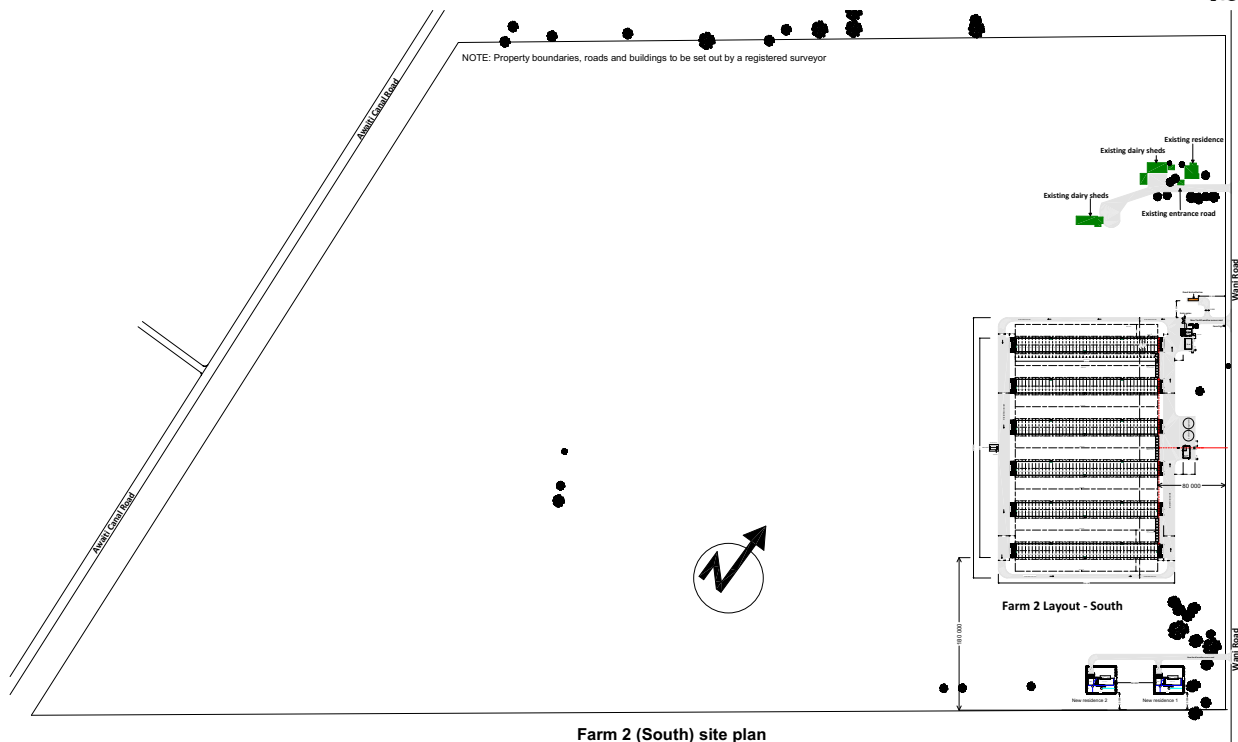
Farm 1 (North) site plan



Client name: **AGRIGHT** Project name: Wani Road Free Range Broiler Farm 1 (North) & farm 2 (South) - 6 x Sheds on each farm Project address: Wani Road, Awaiti, Paeroa, 3672 New Zealand Drawing title: Farm 1 (North) site plan Scale: 1:1800 Date: 16th April 2024 Drawing No: AG WANI 002 Drafting by: David Donaldson Revisions:

NOT FOR CONSTRUCTION

DO NOT SCALE FROM DRAWINGS. Clients/owners, Contractors & suppliers to verify drawing information including dimensions before commencement of works.



Farm 2 (South) site plan



Client name: **AGRIGHT** Project name: Wani Road Free Range Broiler Farm 1 (North) & farm 2 (South) - 6 x Sheds on each farm Project address: Wani Road, Awaiti, Paeroa, 3672 New Zealand Drawing title: Farm 2 (South) site plan Scale: 1:2000 Date: 16th April 2024 Drawing No: AG WANI 003 Drafting by: David Donaldson Revisions:

NOT FOR CONSTRUCTION

The key components of the proposed development are illustrated in the following figures:



Farm 1 Image Looking South



Farm 1 Elevation Looking North



Farm 1 Elevation Looking South



Farm 1 Elevation Looking East



Farm 1 Elevation Looking West

Figure 1: Perspective image and elevations of the proposed Farm 1 (north) broiler farm layout.



Figure 2: Elevated drone view of the Wardville Broiler Farm (an example of a built broiler farm of a similar configuration to the proposed development)



Figure 3: Wardville Broiler Farm example of poultry sheds, chicken feed silos, water tanks, machinery/storage shed and perimeter access road (similar configuration to proposed development).



Figure 4: Wardville Broiler Farm example of LPG storage tanks and perimeter fence.



Figure 5: Wardville Broiler Farm example of grassed and treed chicken free range area.



Figure 6: Wardville Broiler Farm example of machinery/storage shed.

Site Location

The application sites are located within the rural zone at 780 and 874 Wani Road, Awaitei, contained by Wani Road, Pukahū Road and Awaitei Canal Road and adjacent rural properties. The legal description and title of the two sites is:

Farm 1: SA704/186 and SA6A/737

Farm 2: SA814/288

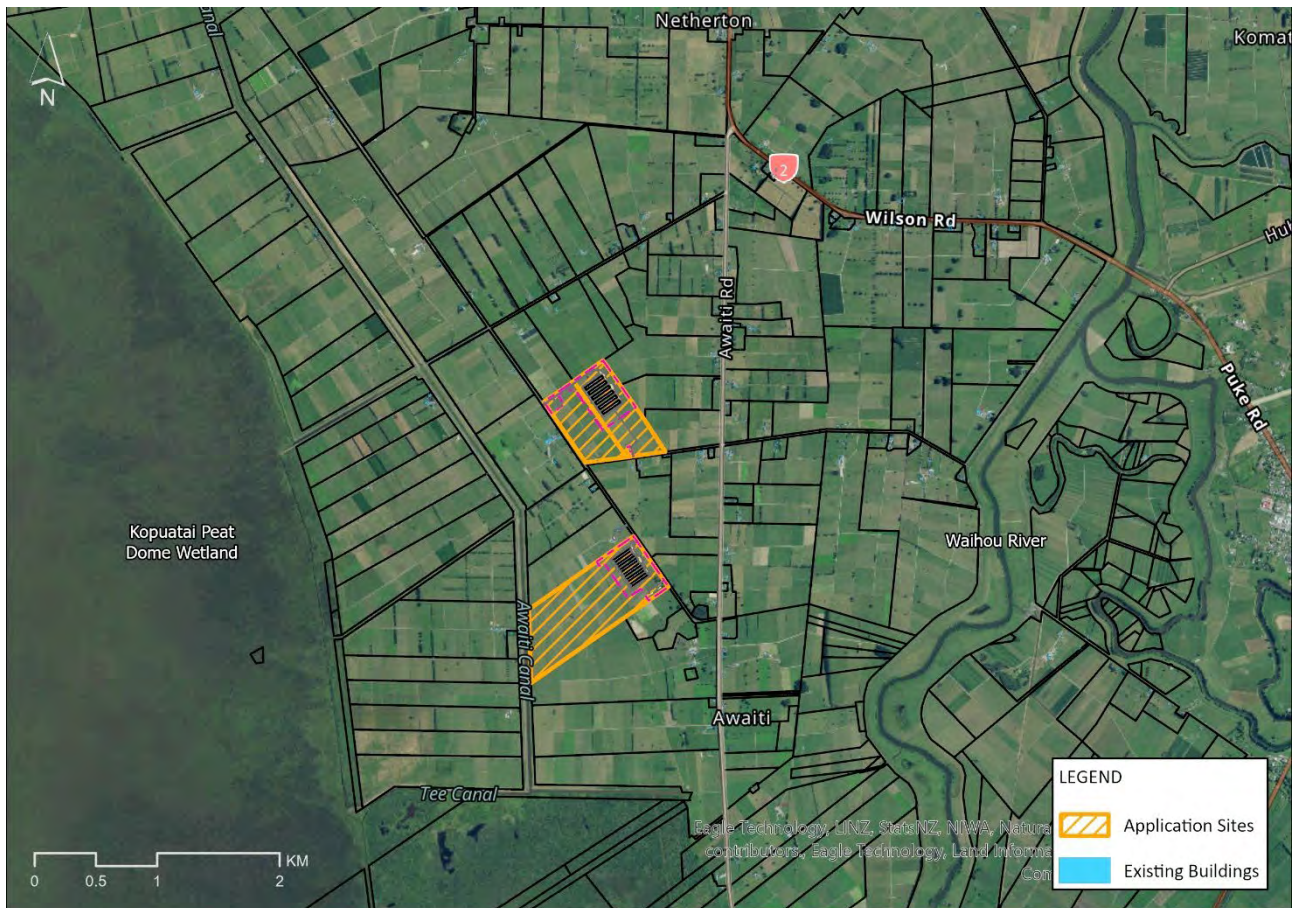


Figure 7: Site Location - 780 and 874 Wani Road, Awaitei.

The development sites are located in the Rural Zone under the Operative Hauraki District Plan (OHDP). The farm sites are not located in or near any Outstanding Natural Landscapes (“ONL”), or Amenity Landscape Area (“ALA”) overlays. The sites do not contain Conservation Zones or Significant Natural Areas (“SNA”) overlays. The nearest Conservation Zone feature is the Gerald Hill Reserve Conservation (Indigenous Forest) Zone, located approximately 1.8km southeast of Farm 1 and 450m southeast of Farm 2. The Kopuatai Peat Dome Conservation (Wetland) Zone and SNA is located approximately 3.2km south and 2.4km west of Farm 1 and 1.7km south and 2.2km west of Farm 2. This can be seen in the following figure (Figure 9):

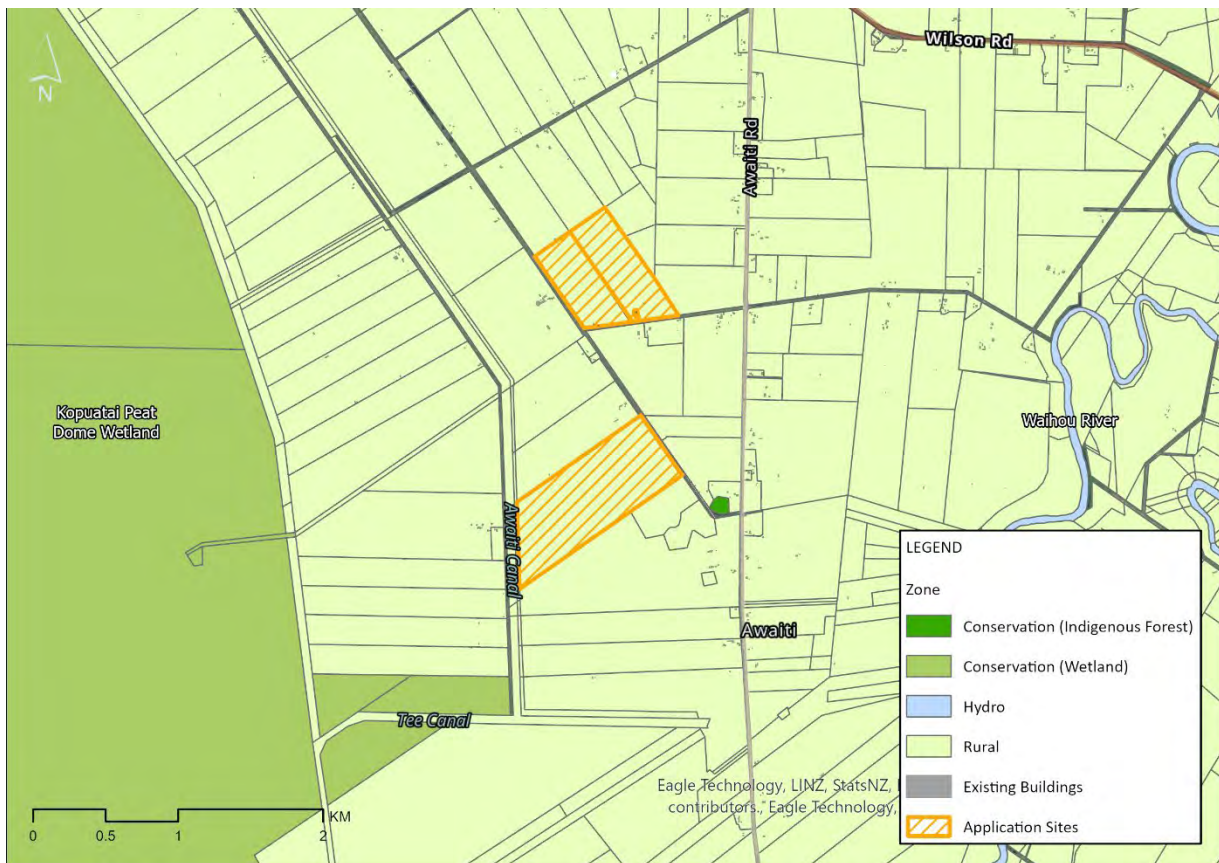


Figure 8: Operative Hauraki District Planning Zones

EXISTING LANDSCAPE CONTEXT AND VALUES

Current professional practice conceptualises landscape in terms of the following overlapping dimensions:

- Physical (the physical environment – its collective natural and built components and processes);
- Perceptual (how we perceive and experience places); and
- Associative (the meanings and values we associate with places).

The following section of this report describes the existing physical landscape and identifies its perceptual and associated values. The wider landscape surrounding the site is described to provide the context within which the application site and its surroundings (i.e. that part of the landscape potentially affected by the proposal) are experienced. While the proposed development is not likely to affect the existing wider landscape context (in a discernible way), it is important to understand the relationship between it and the landscape characteristics of the site and its immediate surroundings.

This approach is consistent with the current best practice approach and the recommendations contained within the *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*.

The Wider Surrounding Landscape Context

Situated to the west of Paeroa, New Zealand, the landscape contains a mosaic of natural and man-made elements. Set within the larger geological context of the Hauraki Plains, the area is bounded by the Coromandel Ranges to the east, the Kaimai Ranges to the southeast and the Hapuakohe Ranges to the west. The formative processes shaping this landscape include tectonic and volcanic activity, erosional forces, and sedimentary deposition, resulting in the ranges, low-lying hills, and flat plains with peat dome wetlands.

The key features and elements that influence existing landscape character (including visual character) include:

- a. Location within the flat, open, and expansive Hauraki Plains landscape. Bounded by the distant Coromandel Ranges to the east, the Kaimai Ranges to the southeast and the Hapuakohe Ranges to the west.
- b. Varied topography, ranging from the ranges and undulating foothills to flat plains, and peat dome wetlands.
- c. The Waihou River and Piako River have shaped the landscape within the floodplains and their historic alignments, while the drainage of the plains and flood management measures, such as canals and stop banks, have further modified it.
- d. Limited indigenous vegetation exists within the plains (with the exception of within the Kopuatai Peat Dome), after extensive modification through land drainage and clearance for farming practices.
- e. Peat dome indigenous wetland (Kopuatai Wetland) and remnant stands of indigenous forest (Gerald Hill Reserve) and riparian planting (Waihou River).
- f. Rural shelter belts, hedgerows, and clusters of scattered specimen trees.
- g. Agricultural land use, predominantly dairy farming, with the occasional equestrian facilities, cropping and berry farms.
- h. Infrastructure elements such as local roads, transmission lines, canals, stop banks and farm drains crisscross the open plains landscape.
- i. Scattered rural settlements and isolated farm dwellings.
- j. Recreational areas, including parks, reserves and walking trails.
- k. Agricultural infrastructure, including barns, equestrian facilities, milking sheds and implement sheds.

I. Paeroa urban area to the east of the sites.

Over time, land development has altered the original native wetland, shrubland, and forest landscape within the Hauraki Plains, transforming it into a mosaic of agricultural holdings containing predominantly pasture, shelter belts and rural settlements. The Kopuatai Peat Dome wetland landscape to the west of the site remains unaltered by historic land clearance and is the largest raised bog in New Zealand. These features provide the context within which the application site and its immediate surroundings are interpreted and assessed.

The various characteristics of the wider landscape can be seen in the following photographs:



Figure 9: Flat alluvial open pastoral landscape associated with the Hauraki Plains looking southeast towards the Coromandel Range from Wani Road.



Figure 10: Flat open rural pasture and scattered specimen trees within the site, backdropped by the Hapuakohe Range, looking northwest from Wani Road.



Figure 11: Views across the open pasture and clusters of remnant Kahikatea Forest within the Farm 2 site. The distant backdrop comprises rural planting patterns and glimpsed views of the Awaiti Canal and Tee Canal stop banks and the Kopuatai Peat Dome wetland vegetation beyond.

THE APPLICATION SITE AND IMMEDIATE SURROUNDING LANDSCAPE

PHYSICAL FACTORS

The Physical factors of the landscape include both natural and human features, and the action (and interaction) of natural and human processes over time.

Geology and Geomorphology

The sites lie centrally within the alluvial Hauraki Plains, shaped by sediment deposits from the Waihou and Piako Rivers and are approximately 2-3 km from the Waihou River and 2.3 km from the Kopuatai Peat Dome.

The landscape immediately surrounding each site is flat. Any remaining subtle geomorphological features have been modified by drainage systems and flood protection works, including canals and stop banks and a network of low field drains within each site.

Cadastral Patterns, Settlement, Rural Development

The surrounding landscape features scattered rural development with medium to large rural allotments. Agrarian land use dominates, primarily dairy farming, with some cropping and equestrian activities. Buildings are generally clustered together and located close to the roads, with each cluster comprising the main farm dwellings and several implement sheds. These are often surrounded by curtilage planting. Also scattered across the landscape are dwellings used for worker accommodation. These are generally devoid of curtilage planting and are likely to have a lower number of other buildings around them. In some locations other rural buildings, such as barns, milking sheds and implement sheds are located back from the roads.

At Netherton, a few kilometers to the north, development density is slightly greater, with larger buildings such as the Netherton School and the Balance Agri nutrients store contributing to a more rural settlement character.

Lot boundaries and paddock subdivision are generally regular in appearance, except where they follow the boundary of a natural feature, such as the edge of the Kopuatai Peat Dome or the Waihou River.

The Awaiti and Tee Canals, and their associated flood banks, dissect the landscape and restrict views across the rural plains.

Vegetation Patterns

Large-scale land clearance and drainage have limited indigenous vegetation to the Kopuatai Peat Dome wetland and kahikatea forest remnants, such as the Gerald Hill Reserve. These areas create a more enclosed landscape to the west and southeast of the site.

The site and surrounding landscape are mainly open pasture with shelterbelts, hedgerows, and scattered exotic trees. The larger kahikatea tree cluster, in the southeast corner of Farm 2, adds to the rural amenity associated with the site by providing a visual connection to the nearby stand of remnant kahikatea forest.

The existing vegetation patterns within and surrounding the site can be seen in the following photographs:



Figure 12: Open pasture and specimen tree shelter planting along the eastern boundary of the Farm 1 site (to be retained). More densely contained rural shelter belt, hedgerow and curtilage planting patterns are seen beyond, to the east, and northeast.



Figure 13: Open pasture and Kahikatea specimen trees (to be removed) within Farm 2.



Figure 14: Open pasture and Kahikatea tree stand within the southeastern corner of farm 2 (to be retained). Grassed Awaiti Canal stop banks and Kopuatai Peat Dome wetland vegetation seen within the distant backdrop.



Figure 15: Remnant indigenous Kahikatea tree stands (including Gerald Hill Reserve Conservation Zone) to the southeast of the proposed development sites.



Figure 16: Grassed Awaiti Canal stop banks west of the proposed development sites.

PERCEPTUAL FACTORS

The perceptual factors of a landscape include those attributes that can be experienced directly. While sight is the sense most used in landscape assessment, direct sensory perception encompasses all the senses and can be equally important.

Landscape Expression, Cohesion, and Memorability

While the landscape surrounding the two applications sites is typical of the wider plains landscape and reflects its alluvial origins, past modification to that natural patterns and processes, in the form of drainage and flood protection works is overt. While the vastness of the peat dome is more appreciable from aerial views, it still provides a subtle backdrop to the rural landscape to the west of the sites, although less prominent than the Coromandel, Kaimai, and Hapuakohe Ranges, which form a more dramatic and memorable skyline to the east.

Shelterbelt planting, hedgerows, and other vegetation patterns frame views, often restricting expansive vistas across the plains. Distant views of the enclosing ranges are typically obscured, or only visible above the shelterbelts that visually divide and restrict views across the rural landscape.

Overall, the landscape surrounding and containing the application sites is visually cohesive but unremarkable and not easily distinguishable from other parts of the rural landscape.

Aesthetic Qualities and Visual Amenity

The site's visual amenity is defined by its flat, rural character, juxtaposed with the dramatic surrounding ranges. Views are generally compartmentalized by rural plantings and the natural margins of the Kopuatai Peat Dome and Waihou River, contrasting with the modified appearance of canals, stop banks, and farm drains.

Key features contributing to the aesthetic and visual amenity values of the landscape immediately surrounding the application sites include:

- **Open, expansive views:** The sense of space and long vistas across the landscape are essential to rural amenity.
- **Shelterbelts:** These linear features help define paddocks and provide visual contrast while offering wind protection, adding both function and texture to the landscape.
- **Scattered specimen trees:** Mature, individual trees contribute to the visual quality by breaking up open spaces, adding vertical interest, and providing landmarks or focal points.
- **Pastoral land use:** The pastoral character, with grazing livestock or crops/feed, reinforces the rural identity and sense of traditional land management.
- **Natural topography:** The flat plains contribute to the character of the rural environment, shaping how the landscape is experienced.
- **Low-intensity development:** Limited buildings and structures ensure the landscape remains predominantly natural and agricultural, maintaining an uncluttered visual environment.
- **Variation:** Changes in the landscape due to agricultural activities, such as ploughing, sowing, or grazing patterns, enhance the rural character.
- **Connectivity to natural features:** Proximity to other natural elements such as remnant stands and clusters of kahikatea forest and views of the Coromandel, Kaimai, and Hapuakohe Ranges.

Attributes which contribute to amenity values in the surrounding landscape can be seen in the following photographs:



Figure 17: Flat, open pastoral dairy farming landscape. Shelter belt, hedgerow and clusters of mature specimen trees are seen in the middle distance. The undulating foothills and the more dramatic skyline of the Coromandel Range form the backdrop in the distant.



Figure 18: Looking southeast along Wani Road across open rural landscape towards the Gerald Hill Indigenous Conservation Forest Reserve and surrounding stands of Kahikatea (including within the southeastern corner of the Farm 2 site). The Kaimai Range forms the distant backdrop.

ASSOCIATIVE FACTORS

The associative factors of a landscape are the intangible aspects that influence how places are perceived—such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape. Such associations typically arise over time and out of the relationship between people and place and include Tāngata whenua associations.

There are no documented associative factors that are directly relevant to the application sites themselves. The following factors and attributes are generally applicable to the sites and their general surroundings, adding to the value of the landscape at a local level:

- a. Family histories and values relating the development of farmland in the area, and its occupation and use over time.
- b. Tāngata whenua associations with the land and nearby Urupa located to the southeast of the site (OHDP).
- c. The relationship of the site to nearby landscape features (of value) such as the Outstanding Natural Features and Landscapes (ONFL) of the Coromandel and Kaimai Ranges and adjacent Kopuatai Peat Dome.
- d. General rural character values (as identified as an objective and policy direction in the OHDP)

EXISTING LANDSCAPE CHARACTER AND VALUE

Landscape character is each landscape's distinct combination of physical, associative, and perceptual attributes. When considered collectively, the physical, perceptual and associative attributes of the site and its surroundings identified a landscape that is defined by its expansive, flat pastoral landscape, dominated by dairy farming and agricultural activities. The area is crisscrossed by a network of drainage canals and shelterbelts, which break up large fields and provide a sense of structure within the otherwise open plains. Scattered farmhouses, barns, and other rural buildings are typically low in scale and widely spaced, reinforcing the sense of openness. The landscape is largely uninterrupted by major infrastructure,

contributing to a peaceful working rural environment, with long uninterrupted views towards the distant Kaimai Ranges and Coromandel Peninsula. This pastoral character reflects both the area's agricultural productivity and its connection to natural systems, particularly through its proximity to the Gerald Hill Reserve, Kopuatai Peat Dome, and the more distant Waihou River.

The landscape has been modified by historical vegetation clearance and drainage for farmland, reducing its natural value.

The consistency between the characteristics of the landscape immediately surrounding the site and the broader context of the rural landscape of the Hauraki Plains means that the site and its surroundings is typical of the wider landscape character. The absence of specific identifiable associative values (published) for the landscape surrounding the sites means that its value is likely to be greater at a local or neighborhood level.

The overall landscape value of the sites is **low** for the Farm 1 site and **low-moderate** for the Farm 2 site due to its location near the eastern edge of the Kopuatai Peat Dome and Gerald Hill Reserve. The landscape surrounding the site is also of **low** landscape value.

EXISTING NATURAL CHARACTER

Section 6(a) of the RMA requires, amongst other things, the preservation of the natural character of wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.

There are no wetlands, lakes or rivers or their margins located within or near the application sites.

The closest wetland is the Kopuatai Peat Dome wetland, located approximately 2.3km west and 3km south of the Farm 1 site and 2.3km west and 1.5km south of the Farm 2 site.

The closest river to the site is the Waihou River (approximately 2-3km east of the sites).

The Kopuatai Peat Dome wetland and the Waihou River are at a sufficient distance from the application sites for their natural character values to remain unaffected. A natural character effects assessment of the proposal on these features has therefore not been undertaken.

ASSESSMENT OF EFFECTS ON LANDSCAPE CHARACTER AND VISUAL AMENITY

Ratings

The rating system used is consistent with the recommended 7-point scale contained within *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*.

Document	Effect Rating						
Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines	Very Low	Low	Low - Moderate	Moderate	Moderate -High	High	Very High
Act/Policy	Threshold						
RMA	Less than Minor	Minor	More than Minor		Significant		

Where the level of effect ranges between ratings on this scale, a split rating is provided (e.g., *Low-Moderate* to *Moderate*). A *Low* effect rating that is *less than minor* is identified as such.

LANDSCAPE EFFECTS

This section of the report considers the effects of the proposed development on the existing landscape attributes and characteristics identified within the existing landscape context and values section of this report.

Effects on Landscape Character

Adverse effects associated with the proposed broiler farm development on the existing landscape and rural character will be restricted to a small loss in pastoral land and associated open spatial characteristics and an increase in development density within the visual catchment. While the development will introduce two clusters of rural buildings of a larger size and scale than currently seen within the vicinity, into an area currently characterised by its open pastoral land use, the proposed land use is consistent with expectations of rural production within the OHDP. The broiler farms will be recognised as a type of activity that belongs in the rural environment and will therefore not affect wider rural character values, and pastoral land use will continue to have a predominant influence on existing rural amenity values.

While the size and scale of the proposed broiler shed development is not seen within the vicinity of the sites', other similar sized structures exist within the wider rural landscape (existing broiler farm and agri-nutrients development, in Netherton, approximately 3-4km north of the sites).

Within the context of the wider surrounding rural landscape, the proposed development will not:

- a) Affect existing topographical patterns within the site or its surroundings (to the extent that it would affect landscape character).
- b) Affect wider rural land-use patterns.
- c) Affect the characteristics of any outstanding landscape areas, amenity landscape areas or significant natural areas experienced from within the landscape surrounding the application site (such as the Coromandel Ranges, Kaimai Ranges and the Hapuakohe Ranges, the Kopuatai Peat Dome SNA and Conservation area, the Gerald Hill Conservation Zone or the Waihou River).
- d) Affect perceptions of wider or local rural character and amenity.

Earthworks associated with the construction of the broiler farms will be restricted to the formation of the access tracks within the site, the broiler shed concrete pads and aprons, the adjacent hardstand areas for the LPG, chicken feed silos, office, machinery sheds, and water tanks. The proposed activity will not change the underlying landform to any extent that would alter the existing topographical patterns of the sites and surrounding rural landscape.

Adverse effects on existing landscape character values during the initial construction of the proposed development will likely range between **very low** and **low**. These effects are typically temporary and are expected to subside once construction is completed and the site is landscaped according to the proposed mitigation planting plan. Effects are more likely to be experienced from locations close to the Farm 2 site (Wani Road), where the changes in the landscape are more prominent, reducing when experienced from further away (other roads surrounding the Farm 2 site and the Farm 1 site, due to setback), where the sites will be experienced as part of the surrounding landscape (and less obvious).

With the establishment of mitigation planting along the northern boundary of the Farm 1 site and the northern, eastern and southeastern boundaries of the Farm 2 site to be implemented as soon as possible (within 6 months of completion of construction), the existing rural character and associated visual amenity values of the sites will be maintained from surrounding public and private viewer locations. While the proposed mitigation planting will alter the appearance and open pastoral characteristics of the Farm 2 site

(when observed from surrounding viewpoints to a more highly compartmentalised character (contained by mitigation planting), overall rural character will be maintained.

The proposed development's low-profile buildings, modest scale, and mitigation planting to preserve the rural character will result in adverse effects on the landscape and amenity values ranging from none to **very low** when viewed within the wider rural context. The adverse effects on landscape character and visual amenity values will be slightly greater (**very low to low**) when considered at the local neighbourhood scale (site and immediate surroundings).

Outstanding Natural Features and Landscapes, Amenity Landscapes, Significant Natural Areas, or Conservation Areas.

The site is not located in or near any identified Outstanding Natural Features ("ONF") or Rural Amenity Landscape ("RAL"). The site is not located in any Outstanding Natural Landscapes (ONLs), Significant Natural Areas ("SNA"), or Conservation Area. The closest Conservation area is the Gerald Hill Indigenous Forest Conservation Area, approximately 450m southeast of Farm 2 and 1.8km southeast of Farm 1. The closest ONL, SNA and Conservation (wetland) area is the Kopuatai Peat Dome, approximately 1.6km south of Farm 2 and 2.3km west of both farm sites. The next closest ONLs are the Coromandel Ranges and Kaimai Ranges, the closest ONFs are features within these ranges, and the closest RAL are the Coromandel Range (approximately 10km east of the sites), the Kaimai Range (approximately 11km to the southeast of the site), and the Hapuakohe Range (approximately 18km to the west of the sites).

These features will not be physically or visually affected by the proposed broiler farm development due to separation distance, the low-lying nature of the proposed development and the proposed mitigation planting.

EFFECTS ON VISUAL AMENITY

Section 7c of the Resource Management Act (RMA) requires the maintenance and enhancement of amenity values.

The *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*¹ states:

Visual matters are integral to landscape rather than a separate category or factor. Physical, associative, and perceptual dimensions are each experienced visually (as well as through other senses).²

The visual effects of the proposed development have been assessed from two viewer groups (each group representative of proximity to the Farm 1 and Farm 2 sites (adjacent to/outer)) comprised of eighteen representative view locations surrounding the site and rated using a standardised rating system (appended to this report as appendix two).

While the proposed broiler farm development will be visible from all identified view locations, the effects will vary depending on the context in which they are seen, and the screening that is provided by several factors including topography, vegetation, existing buildings, and distance. Due to a combination of existing vegetation within and surrounding the site, intervening topography (canal stop banks), and rural development (dwellings, barns and ancillary buildings), there are relatively few locations surrounding the site, where direct views of the proposed development site can be obtained.

¹ The *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines* were adopted by the NZILA in May 2021, replacing the NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1 (NZILA BPN 10.1).

² Para 4.30. *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines* (Final)

A summary of the findings is presented below.

Visual Catchment

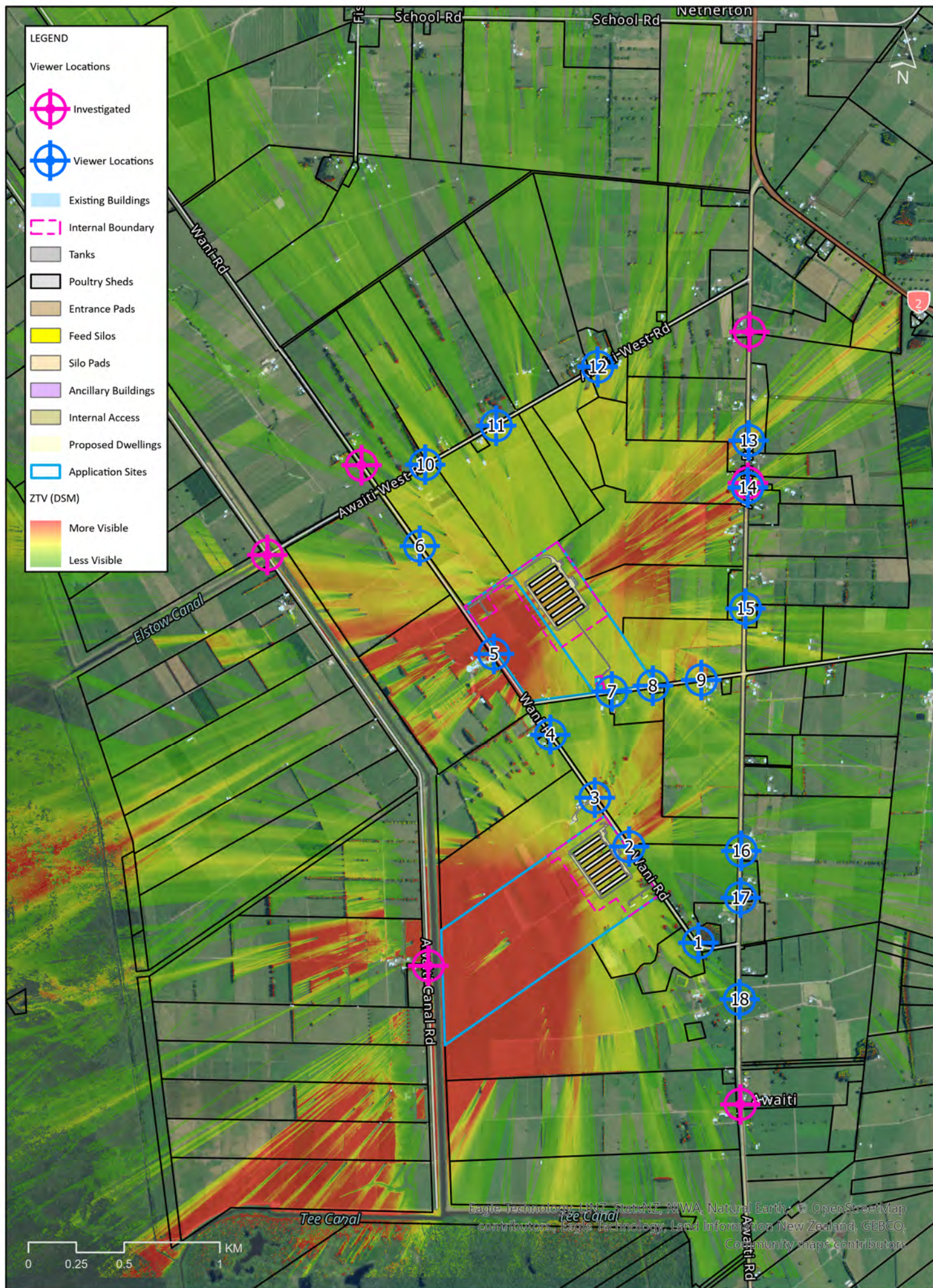
As part of the initial investigation into the potential visibility of the proposed development, a zone of theoretical visibility (ZTV) analysis was carried out. The ZTV analysis used a digital surface model (DSM) derived from lidar elevation data to identify locations in the surrounding landscape from where the development would be potentially visible. Existing features such as buildings, shelter belts and large areas of vegetation that will screen the proposed development from view are included in the DSM.

When interpreting the ZTV Map, the areas of green indicate locations where a small part of one (or both) of the broiler farms may be visible, orange indicates slightly greater visible, and red signifies locations where the proposal is more prominent. While the areas in red indicate the locations where effects on landscape and amenity are more likely to occur, they do not equate to the magnitude of effect. No colour indicates that the buildings will not be visible.

Key findings from the ZTV analysis and site investigation are:

- a. Farm 1 and Farm 2 are potentially visible from adjacent dwellings and from along the roads surrounding the site. However, views of Farm 1 from Awaiti Road (to the northeast and east) and Pukahu Road (to the south and southeast) will be largely screened by intervening shelter belts, specimen trees, roadside planting and curtilage planting, while views of Farm 2 from the southeast will be largely screened by the Gerald Hill Kahikatea Forest stand.
- b. The nearest publicly accessible viewing opportunities are afforded from Wani Road (west of Farm 1 and east of Farm 2), the Gerald Hill Reserve (southeast of Farm 2), Pukahu Road (south of Farm 1), Awaiti West Road (north of Farm 1), and Awaiti Road (east of Farm 1 and Farm 2).
- c. Views of the proposed farms from Awaiti Canal Road and Kopuatai Wetland Reserve (to the west and south) will be screened by the Awaiti Canal stop banks and the rural planting patterns to the around the broiler farm sites.
- d. Field verification confirmed that the rural and roadside planting patterns and indigenous conservation vegetation (Gerald Hill Kahikatea Forest and Kopuatai Peat Dome wetland) within the surrounding rural landscape, will restrict views of the proposed development from the surrounding public (and private) locations, particularly to the northeast of the Farm 1 site and to the southeast of the Farm 2 site and to the west and south of both farm sites.
- e. The nearest dwelling is located to the north of the Farm 2 site (874 Wani Road). The next closest dwellings are located to the southwest of Farm site 1 and the north of Farm site 2 (832 Wani Road), to the west of Farm site 1 (780 Wani Road) and to the south of Farm site 1 (484, 479 and 457 Pukaku Road). Intervening curtilage planting, hedgerow, shelter belt and/or roadside planting vegetation restricts views of the sites from each of these dwellings, except for where views are available through gaps in vegetation and where planting is less dense.
- f. Views from the dwellings further away from the sites (further northwest and southeast along Wani Road, further east along Pukahu Road and along Awaiti West Road and Awaiti Road) are generally more restricted by rural planting patterns (shelter belts and mature specimen trees), curtilage planting, roadside planting, and the Gerald Hill Reserve Forest. The exception to this is from the dwellings/strawberry farm to the north of the Farm 1 site (203 and 163 Awaiti West Road), where views of the proposal will be clearer due to limited intervening vegetation.
- g. Site inspection identified that the clearest views of the sites would be from Wani Road (from immediately adjacent to each of the sites), with views from the other surrounding roads and the nearest private locations (residences) restricted by curtilage, roadside, rural planting patterns and the Gerald Hill Forest.

The following ZTV analysis map shows the general visibility of the proposed development.



View Locations and Viewing Audience

Several potential view locations were investigated as part of the assessment, with eighteen identified as being representative of the range and types of views available to the public and adjacent private dwellings.

The potential viewing audience was identified to likely comprise:

- a. Residents and members of the public (motorists, cyclists, etc) using Wani Road, Pukahu Road, Awaiti West Road and Awaiti Road; and
- b. Members of the public walking and recreating within Gerald Hill Reserve, to the southeast of the proposed development sites.

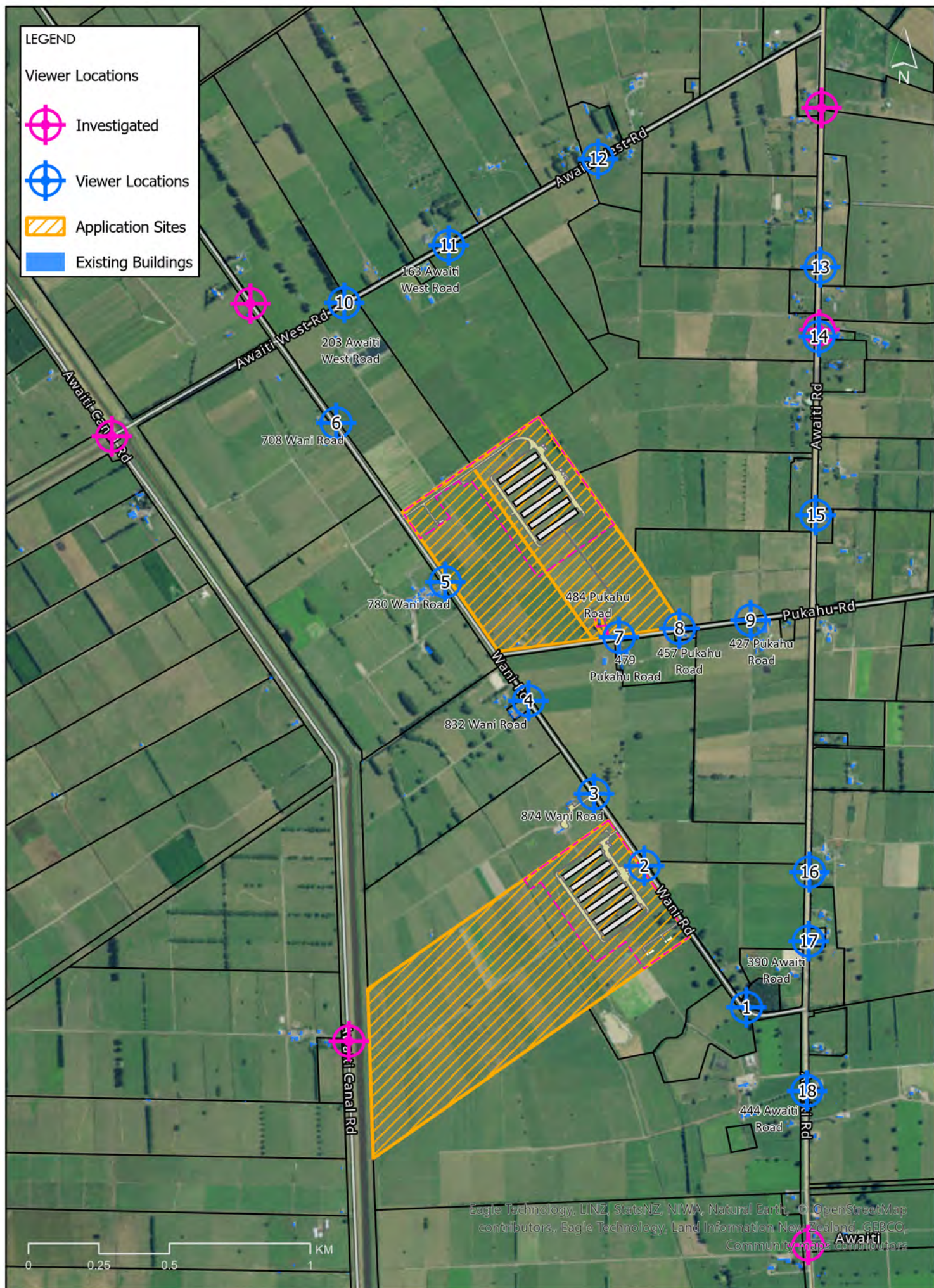
Several potential view locations were investigated but not included in this assessment for the following reasons:

- a. While visible, the effect of the proposed broiler farm on landscape character, natural character and/or visual amenity would be well below the minor threshold of the RMA (i.e., have no or negligible effect); and
- b. The potential view location was like another view location.

Potential view locations from locations to the west of the canal, including from along Awaiti Canal Road were investigated, however, it was found that a combination of distance and screening meant that neither site would be visible from below the adjacent stop bank.

Potential view locations beyond the road network immediately surrounding the site were investigated but it was found that the proposed development would be difficult to discern from these locations due to screening afforded by the vegetation in the surrounding landscape.

All selected and investigated view locations are identified on the view location map below. Photographs from each VL identified (prepared following NZILA best practice document 10.2) are included in Appendix five.



Visual Absorption Capability

One of the main factors that will influence a development's visual effect is the visual absorption capability of the surrounding landscape. This is the ability of the landscape to integrate a development or feature into its existing visual character without significant change.

Each view location has been rated in terms of its visual absorption capability (VAC). Factors considered in determining the site's VAC rating include:

- a. The degree to which the development is visible.
- b. Visual and physical links with other similar elements or activities in the landscape (e.g. other industrial buildings).
- c. The level of modification to the surrounding landscape (short and long term).
- d. Appropriateness of scale.
- e. Distance.
- f. Backdrop; and (in some instances);
- g. Atmospheric conditions.

Notable views of the site are generally restricted to within approximately 1km of the site. Views of the proposed broiler farm development from locations more than this distance diminish to the point that they are generally less frequent due to intervening topography, vegetation, or buildings.

The site's ability to absorb the proposed development ranges from Neutral - Poor to Very Good.

The Very Good ratings occur from locations that are generally some distance from the development (beyond 800m), or where the development will be screened by vegetation or buildings and backdropped by topography, vegetation and buildings.

Neutral to Good ratings occur from locations where the development will be partially screened by vegetation, buildings, and backdropped by vegetation, topography and buildings.

The Neutral-Poor ratings occur from locations where direct views are available, with little screening provided by intervening topography, vegetation, or existing buildings (within 200m of the proposed poultry sheds and feed silo development).

The definitions for the ratings are attached in appendix three of this report.

Effects on Landscape Character and Visual Amenity from Identified View Locations

The following section provides a precis of the visual effects associated with the proposed development.

The proposed development will change the existing visual characteristics of each site through the introduction of poultry sheds, grain feed silos, LPG storage tanks, ancillary maintenance sheds, office buildings, water storage tanks and staff dwellings into the view, in a location where this type of rural development is not currently experienced. While the proposed development will be largely screened from view from surrounding locations (refer to the ZTV map above), some, all, or both broiler farm developments will be visible from the view locations identified above.

In general, the proposed development will be more visible from locations along Wani Road (Farm 1 - VL 5 and Farm 2 - VL 2 and VL 3) than from locations along Awaiti West Road, Awaiti Road and Pukahu Road due to the intermittent screening provided by a combination of dwellings, barns, sheds and rural plantings (including vegetation within the Gerald Hill Reserve Forest).

The proposed Farm 1 development is set back further from the surrounding roads than the Farm 2 site, aiding in reducing the effects of visual massing, density and its prominence within the context of the surrounding rural landscape.

Mitigation Threshold

If the effects of the proposed development on landscape character (including visual amenity) are rated between *no effect* and *low-moderate* for public locations, or *no effect* and *low* (less than minor) for private views, no mitigation is required as these effects are below the minor threshold of the RMA. However, if permanent effects are *moderate* or higher for public locations, or *low* (minor) or higher for private views, mitigation is necessary to reduce the impact on the existing rural character (including visual amenity) from both public and private locations.

Existing Visual Amenity

Farm 1

From locations surrounding the Farm 1 site, views are characterised by flat, low-lying terrain, typical of the Hauraki Plains landscape, featuring open pasture, cropping, rural shelter belt, hedgerow, specimen tree, roadside and curtilage planting, scattered rural dwellings, barns, ancillary buildings, milking sheds, a strawberry farm, post and wire fencing, and transmission lines.

From Wani Road, views across the landscape to the Farm 1 site are more open (due to the limited existing planting within the site and alongside this road), while roadside, rural shelter belt and hedgerow vegetation highly compartmentalise views from along Awaiti Road and Pukahu Road. From Awaiti West Road, views across the landscape to the Farm 1 site are also largely open, but with intermittent screening provided by dwellings, ancillary buildings, barns, sheds, and a strawberry farm. The existing shelter belt planting along the northeastern internal boundary backdrops and limits views of the proposed Farm 1 development from locations along Wani Road and Awaiti Road respectively.

Existing visual amenity values are derived from the wide-open views across the open pastoral landscape to the Coromandel, Kaimai and Hapuakohe ranges beyond, which provide the focus of these vistas, drawing attention to the skyline, and the more intimate views contained by the shelter belt, hedgerow and specimen tree planting in the surrounding landscape.

Farm 2

From locations surrounding the Farm 2 site, views are similarly characterised by the flat open spatial character of the pastoral plains landscape, dissected by rural planting patterns, fencing, dwellings and farm buildings (including equestrian facilities), and the distant Hapuakohe Ranges, to the west. However, the presence of the Gerald Hill Reserve Kahikatea Forest and the surrounding stands of mature Kahikatea trees (within and to the southeast of the Farm 2 site), in combination with distant views to the Kopuatai Peat Dome wetland (partially visible beyond intervening rural planting above the canal stop banks), contributes to a more highly enclosed, natural landscape character, within and to the southeast of the Farm 2 site.

Like the Farm 1 site, views across the Farm 2 site are more open from along Wani Road than other surrounding roads (Awaiti Road), due to proximity and limited existing intervening planting along the road or within the Farm 2 site.

Existing visual amenity values surrounding the Farm 2 site are derived from the mature Gerald Hill Reserve Kahikatea Forest which encloses the southeastern part of Wani Road, rural planting patterns, and framed views (between breaks in the vegetation) across the open pastoral plains landscape towards the distant rural planting patterns, the canal stop banks, Kopuatai Peat Dome wetland vegetation and the Hapuakohe ranges in the backdrop.

Adjacent Viewer locations (View Locations One – Nine): Wani Road and Pukahu Road

View Locations (VL) 1 - 9 are representative of the closest available views of the proposed broiler farms for the public (motorists/cyclists etc) and private residents along Wani and Pukahu Roads. VL 1 – VL 4 represent the closest views of the Farm 2 site, while VL 4 – VL 9 represent the closest views of the Farm 1 site. VL 1 is also representative of views for the public using the Gerald Hill Forest Reserve for recreation (walking/picnics etc).

Public Views - Farm Two: Wani Road (View Locations One – Four)

Public views will be fleeting and transient, experienced for a short period within the context of the wider surrounding rural environment, as road users pass through the landscape. As road users approach the Farm 2 site from the southeastern end of Wani Road (VL 1), the first available proximity views of the Farm 2 development will be afforded.

While the longer face of the southernmost poultry shed building (of greater visual mass than the ends of the sheds), will be seen due to the viewing angle, this will be broken up and largely screened from view by extensive intervening roadside and Kahikatea stand vegetation in the foreground. The feed silos, the two staff dwellings, and access tracks will also be largely screened from view by the existing vegetation, while all other components of the proposal located further back within the site will be completely screened from view. Views of Farm 2 will therefore be limited and intermittent, seen between gaps in this extensive vegetation as road users travel northwest along Wani Road.

Similarly, for visitors to the Gerald Hill Reserve, Farm 2 will only likely be visible from the carpark and picnic area, where it will be glimpsed between extensive intervening vegetation. The dense Kahikatea Forest within the reserve and adjacent Kahikatea stands will screen views of the development from within the reserve walkway.

To mitigate potential glare effects on Wani Road, and screen the development, while preserving the more natural characteristics of the landscape near Gerald Hill Reserve Forest, a hedgerow and specimen tree planting is proposed along the eastern boundary of southern Farm 2. Clusters of Kahikatea trees will compensate for those lost within the Farm 2 footprint, further screening the development from the southeastern part of Wani Road and the Gerald Hill Reserve carpark.

As motorists travel northwest along Wani Road, past the stands of Kahikatea in the southeast corner of the Farm 2 site, the proposed development will become increasingly prominent. The existing open pastoral vistas across the site to the remnant Kahikatea within and the stop banks beyond will be replaced with views of all six poultry sheds, twenty-four feed silos, the proposed maintenance sheds, office building, water tanks and accessways all clearly visible. The westernmost staff dwelling will be seen to the south, but the easternmost staff dwelling will be screened by the Kahikatea stands within the site (VL 2). This will reduce existing visual amenity values associated with the open pastoral landscape within the site. The removal of Kahikatea trees within the poultry shed footprint, along with the slight obstruction of distant partial views of the Kopuatai Peat Dome wetland vegetation (beyond the rural shelterbelt and tree planting along the Awaiti and Tee Canal stop banks), will further reduce the visual amenity associated with these features.

From this part of Wani Road, the proposal will reduce the open spatial characteristics of the site, introducing a scale and density of development not seen within the local neighbourhood. From VL 2 views are oriented towards the ends of the poultry sheds with the grassed and treed free-range areas seen in between. While this will aid in breaking up the visual massing of the proposal, the poultry sheds and feed silos will be prominent in the landscape due to their proximity to the road. Because the associated ancillary buildings, dwellings, sheds and water tanks are relatively common features in the wider surrounding landscape, they will not appear out of place but will add to the overall development density and visual mass seen within the site.

To mitigate the potential effects of glare and the intensity and scale of the development on Wani Road (VL 2), a continuous hedgerow and clusters of Kahikatea is recommended along a short section of the southern boundary, the eastern boundary and a short section of the northern boundary of the Farm 2 site. This planting will screen/partially screen development within the Farm 2 site from view from along this southern stretch of Wani Road, mitigating the adverse effects on landscape character and visual amenity values. The hedge and kahikatea tree planting will reinforce the more highly natural and enclosed character of this part of Wani Road.

As road users travel north along Wani Road (VL 3), the increase in distance away will reduce the visual prominence of the proposal. The low profile of the poultry sheds will allow them to be progressively backdropped by vegetation, aiding in grounding and integrating them into the surrounds. Beyond VL 3 the dwelling and curtilage planting at 874 Wani Road and rural planting patterns will screen most of the proposal from view. The increased distance out will mean that the farm will be experienced within the wider context of the visually complex, rural landscape, making it more difficult to discern from the north (VL4).

Unmitigated, the short-term adverse effects on existing rural character and visual amenity values for public viewers will be **very low** from VL 4, **low** (less than minor) from VL 1, **low** (*minor*) from VL 3, and **low-moderate** (*minor*) from VL 2. With the establishment of the mitigation planting (required to mitigate the effects of glare on Wani Road immediately adjacent to Farm 2), effect levels will reduce to **very low - low**.

In the short-term, views into the site from immediately adjacent along Wani Road (VL 2) will slowly decrease as the mitigation planting establishes, during this time filtered views through the foliage will be available until full closure is achieved at 4-6 years.

Private Views – Farm Two: Wani Road (View Location Three)

Private views of the Farm 2 will likely be afforded from the dwelling located at 874 Wani Road (next to VL 3), with views of the proposal from other dwellings within the surrounding landscape screened by intervening rural plantings and the Gerald Hill Reserve Forest.

Because residents/farm workers derive landscape and visual amenity from the immediate surrounding rural landscape, changes to that landscape are likely to be more noticeable than for visitors to the area, such as those travelling along Wani Road.

From 874 Wani Road, views of the northernmost poultry shed and adjacent feed silos, the LPG storage tank and the office building will potentially be afforded from various locations within the property (dwelling, outdoor living area, ancillary buildings, milking shed and paddocks) from a distance of 130m to 180m. Views across the open landscape towards the Farm 2 site will be replaced with views of the northern most poultry shed, the feed silos, the proposed maintenance sheds, office building, water tanks and accessways. The proposed staff dwelling will be screened by the poultry shed. The developments will affect the existing open spatial characteristics of the view and associated visual amenity values. Existing curtilage planting surrounding the dwelling and ancillary buildings, including mature specimen trees will partially screen and help break up the visual massing of the proposed buildings from some locations within the property, however, there appears to be limited screening between the milking shed and the Farm 2 site, allowing clear views of the proposal from this part of the property.

Mitigation planting is recommended along part of the northern site boundary, between Wani Road and the end of the poultry sheds, to screen the proposal from view from the dwelling (and adjacent outdoor living area), ancillary buildings, milking shed and paddocks at 874 Wani Road. While the existing open characteristics of views across the site will be lost, the use of a hedge along the northern boundary will ensure that a more natural rural outlook is maintained from this dwelling and associated outdoor living area, ancillary buildings, milking shed and paddocks. Short-term adverse effects will occur as the mitigation planting is established. During this time, views into the site will slowly decrease, as the mitigation planting grows and the gaps between the canopy foliage close, reducing overall effect ratings.

Unmitigated, the proposed development will have a ***moderate*** (*more than minor*) adverse effect on existing landscape character and amenity values (including visual) from the dwelling at 874 Wani Road (VL 3). With the establishment of the mitigation planting, effect levels will reduce to ***very low - low***.

Public Views - Farm One: Wani Road and Pukahu Road (View Locations Four – Six)

From Wani Road, between the two farm sites (VL 4), views of the Farm 1 and Farm 2 developments will be similar and will be mostly screened by intervening vegetation, backdropped by rural planting, and seen within the much wider surrounding rural landscape).

From VL 4 the southernmost poultry shed on Farm 1 may be glimpsed between the hedgerow along Pukahu Road, seen fleetingly and observed at an oblique angle as road users travel along Wani Road. A key difference in the characteristics of the views towards Farm 1 and Farm 2 from this location is the backdrop, with the Coromandel Ranges forming the backdrop to the Farm 1 site, drawing focus away to the distant skyline ridge instead.

As road users travel further north along Wani Road, past Pukahu Road, views of the Farm 1 development will become clearly visible due to the lack of intervening vegetation, with the closest view afforded from VL 5.

From this location the orientation of the poultry sheds means that they will be viewed end on. Unlike Farm 2, the feed silos, implement sheds, office building and water tanks on Farm 1 will be located at the opposite end of the poultry sheds (furthest from Wani Road), reducing their visual prominence. In addition, the free range grassed and treed areas will be seen between each of the poultry sheds, retaining a greater extent of pasture/building ratio, helping to reduce the visual massing of the main buildings within the development.

With a setback of approximately 350m from Wani Road, the large poultry sheds and feed silos within the Farm 1 site will be seen beyond the open pasture in the foreground. The existing shelterbelt at the northern end of the eastern boundary, along with surrounding rural planting, and distant ranges will help the development to integrate into its surroundings. As a result, while visible, the Farm 1 development will be less prominent in the landscape compared to the Farm 2 development from the nearest public viewpoint along Wani Road.

From further north along Wani Road (VL 6), the Farm 1 development, set back from the road and with a low profile, will blend into its surroundings. The extensive rural shelter planting on-site and the larger, visually complex rural landscape, with the Coromandel Ranges in the background, will make the development appear subservient within the wider landscape.

From Pukahu Road (VL 7 – VL 9), the southernmost facade (the long side) of the poultry shed (which presents a greater visual mass than the ends of the sheds), feed silo, maintenance shed, LPG storage and the southern access road and the internal accessway will be visible. However, views into the site from along Pukahu Road are limited to fleeting glimpses between the sections of hedgerows running parallel and perpendicular to the road, specimen trees and the dwelling at 484 Pukahu Road and its associated curtilage planting.

The proposal will be slightly more prominent for observers travelling east to west than west to east, due to the viewing opportunities provided by different groupings of vegetation in the landscape. However, a combination of the distance, the low profile of the buildings and the recessive colour (pale eucalypt) of the shed walls means that the buildings will integrate into the surrounding rural landscape, being mostly screened or backdropped by vegetation in the surrounding landscape.

Farm 2 will not be visible from these locations due to existing screening between these locations and the Farm 2 site.

Adverse effects on existing rural character and visual amenity values from the public viewer locations along Wani and Pukahu Road will be **very low** from VL 6 - VL 9 and **low** (*less than minor*) from VL 5.

Private Views – Farm One: Wani Road and Pukahu Road

The nearest dwellings to the Farm 1 site are located at 780 Wani Road, 708 Wani Road, 832 Wani Road, 484 Pukahu Road, 479 Pukahu Road, and 457 Pukahu Road. The dwellings located at 780 Wani Road (adjacent to VL 5), 708 Wani Road (adjacent to VL 6) and 484 Pukahu Road (adjacent to VL 7) belong to the owner of the application sites and therefore, the effects of the proposal on these dwellings have not been assessed.

From the dwelling at 832 Wani Road (adjacent to VL 4), 457 Pukahu Road (adjacent to VL 8), 427 and 421 Pukahu Road (adjacent to VL 9), the view will be similar to that from the adjacent roads (screened by intervening planting), with additional screening provided by the curtilage planting surrounding each of these dwellings. Views of the Farm 1 development from these dwellings is therefore likely to be limited.

From 479 Pukahu Road (adjacent to VL 7), the view will be similar to that from the road, with the proposal largely screened by intervening roadside, curtilage and rural specimen tree planting, and the dwelling and curtilage planting at 484 Pukahu Road. While a small portion of the Farm 1 development will likely be visible from 479 Pukahu Road (seen between gaps in the intervening vegetation), the setback of the proposal from the road, its low profile and the recessive colour of the shed walls (pale eucalypt), will aid the proposal to integrate into the surrounding rural landscape. The extensive screening provided by existing planting and buildings will mean the Farm 1 development will appear similar in size and scale to

existing surrounding rural barns and milking sheds and it will not appear out of place within the surrounding rural landscape.

Effects on existing rural character and visual amenity values from the private viewer locations along Wani and Pukahu Road will likely be ***no effect*** to ***very low*** adverse effect from 832 Wani Road (adjacent to VL 4), 457 Pukahu Road (adjacent to VL 8), 427 and 421 Pukahu Road (adjacent to VL 9), and ***very low to low*** (*less than minor*) adverse effect from 479 Pukahu Road (adjacent to VL 7). Therefore, no mitigation planting is required to screen the Farm 1 development from view from these nearest private viewer locations.

Outer Viewer locations (View Locations Ten – Eighteen): Awaiti West Road and Awaiti Road

View Locations (VL) 10 - 12 are representative of the outer views of the Farm 1 proposed broiler farm development for the public (road users etc) and private residents along Awaiti West Road (VL 10 – 12) and Awaiti Road (VL 13 – VL 15).

VL 16 – VL 18 represent the outer views of the proposed Farm 2 development for the public (motorists/cyclists etc) and private residents along Awaiti Road, to the east and southeast of the Farm 2 site.

Public Views - Farm One: Awaiti West Road and Awaiti Road

From these more distant locations (at between approximately 800m – 1.2km), the Farm 1 development will not be easily discernible due to intervening vegetation and/or buildings. The transient nature of the viewer type means that, where visible, the development will only be experienced fleetingly and at an oblique angle, within the context of the wider surrounding landscape.

From Awaiti West Road (VL 10 – VL 12), intervening rural planting is sparser than from Awaiti Road, allowing more frequent views across the open pastoral landscape to the Farm 1 site. From these locations the site can be seen between existing dwellings, ancillary buildings, barns and the strawberry farm (with its raised frames) located at 203 Awaiti West Road. However, the Farm 1 development will be seen in the middle distance, setback approximately 800m – 1km from the road. From this distance, the low profile of the development means that, while recognisably larger, it will look similar to the other structures, such as barns and sheds experienced in the surrounding rural landscape, allowing it to successfully integrate with its surroundings without affecting wider rural character.

The development will be experienced within the context of the more complex surrounding rural landscape. The distance between these view locations and the Farm 1 site means that existing amenity and character values associated with the open pastoral landscape (in the foreground) will be maintained, and the focus of more distant views on the Kaimi Ranges and their skyline, will remain intact.

Road users travelling in either direction along Awaiti Road (VL 13 – VL 15) will have restricted views of the proposal due to screening afforded by development along the road (buildings and curtilage) and the extensive amount of intervening planting ((shelter belts and hedgerows) in the intervening landscape.

Like the views from Awaiti West Road, while visible, the low profile and colour of the buildings means that the Farm 1 development will integrating into the wider rural landscape.

Adverse effects of the Farm 1 development on existing landscape and visual amenity values from these public outer viewer locations (VL 10 – VL 15) will therefore range between ***very low*** (VL 12 – VL 15) and ***low*** (VL 10 – VL 11).

Farm 2 is not visible from these locations and therefore will have no effect on existing landscape and visual amenity values.

Private Views – Farm One: Awaiti West Road and Awaiti Road

Like those from the road, the Farm 1 development appears to be screened from most of the surrounding dwellings along Awaiti West Road and Awaiti Road by the curtilage around each property and other buildings and vegetation in the intervening landscape.

The proposed development is not expected to adversely affect most residences along Awaiti West Road and Awaiti Road.

However, from 203 and 163 Awaiti West Road, where there is limited intervening planting and the dwellings and associated farm facilities are closer to the proposal, the Farm 1 development will be clearly visible.

While the effects from these locations will be similar to the public views mentioned earlier, permanent residents and farm workers are likely to be more sensitive to changes than visitors. This is because residents are more likely to notice changes over time and have a stronger connection to the landscape and its visual qualities.

From the strawberry farm at 203 Awaiti West Road and 163 Awaiti West Road, clear views of the northernmost poultry shed will be visible within approximately 500m to 700m. The proposed development will be visible for extended periods, but it will appear in the middle distance, with the open pastoral landscape in the foreground remaining intact.

Views from the dwellings on these properties, which are set further back from the Farm 1 development, will be partially screened by farm structures such as sheds and barns, reducing adverse effects.

While the setback helps the development integrate with its surroundings, the long side of the northernmost poultry shed will still be prominent, introducing a scale of rural development not typically seen in the area. To mitigate this, clusters of exotic trees are proposed along the northern boundary to break up the visual mass and further integrate the development into the rural landscape when viewed from the farm buildings and paddocks at 203 and 163 Awaiti West Road.

Unmitigated, adverse effects of the proposed development on existing landscape character and amenity values (including visual) will likely range between **low** and **low-moderate** (*minor*) from the dwellings, sheds, barns and strawberry farm facilities at 203 and 163 Awaiti West Road (VL 10 and VL 11). With the establishment of the mitigation planting, effect levels will reduce to between **very low** and **low** (*less than minor*).

Public Views – Farm Two: Awaiti Road

Views of the proposed Farm 2 development from along Awaiti Road will be significantly limited by extensive intervening rural hedgerow, shelter belt and specimen tree planting and/or the Gerald Hill Reserve Forest and adjacent mature Kahikatea stands. While these outer locations (VL 16 – VL 18) are located relatively close to the Farm 2 development (within 600m – 800m), the proposal will be difficult to see with only small parts of the large poultry sheds visible through gaps in the dense intervening vegetation.

An extensive hedgerow along the western side of Awaiti Road (south of Pukahu Road and nearing the intersection with Wani Road) and along the eastern side of Wani Road (opposite the Farm 2 site) significantly limits views across the open rural landscape towards the Farm 2 site meaning that only fleeting

glimpses of the Farm 2 development will be available to road users travelling south along Awaiti Road (VL 16 and VL 17).

From south of its intersection with Wani Road (VL 18), the proposal will be mostly screened by the trees within the Gerald Hill Reserve Forest, adjacent Kahikatea stands and rural specimen trees and shelter belts. Fleeting glimpses (through the gaps in the vegetation) of the westernmost staff dwelling and a small part of the southernmost poultry shed will be afforded, observed fleetingly, at an oblique angle from a very section of the road.

The proposed Farm 2 development will have a **very low** adverse effect on rural character and associated visual amenity values, from these outer public viewer locations (VL 16 – VL 18). Mitigation planting is therefore not required to mitigate adverse effects of the Farm 2 development from these locations, however, the proposed planting along the eastern and southern Farm 2 boundaries (required to mitigate the effects of glare along Wani Road) will reduce adverse effects from these outer public viewer locations (VL 16 – VL 18) to **no effect** once the proposed mitigation planting becomes established (over a period of approximately 4-6 years after planting).

Private Views – Farm Two: Awaiti Road

The view of the Farm 2 development from private dwellings along Awaiti Road (VL 16 – VL 18) will be comparable to the public views from Awaiti Road, with additional screening provided by curtilage planting containing these dwellings. Due to the extensive intervening curtilage, hedgerow and Kahikatea stand vegetation, views of the proposal will be significantly limited from these private viewer locations.

While some distant views between gaps in the intervening vegetation may be afforded from 390 Awaiti Road (near VL 17) and 444 Awaiti Road (near VL 18), the recessive colour of the shed walls (pale eucalypt), and low profile of the proposal will allow it to integrate into the surrounding rural landscape, being mostly screened by vegetation in the surrounding landscape. The small parts of the proposal visible beyond and between the extensive intervening screen planting and rural buildings will mean the Farm 2 development will look similar to the existing surrounding rural buildings, assimilating it into the surrounding rural landscape.

Effects on existing rural character and visual amenity values from the private viewer locations along Awaiti Road will likely be **no effect** to **very low** adverse effect from 390 and 444 Awaiti Road (*less than minor*). Therefore, no mitigation planting is required to screen the Farm 2 development from view from these private viewer locations.

TEMPORARY (CONSTRUCTION) EFFECTS

Construction of the poultry farm will take place gradually over 12-18 months. Temporary construction effects will be more noticeable when occurring close to surrounding roads. However, as recommended in the mitigation section, establishing perimeter planting before completing the remaining components of the farm will help partially screen interior construction, minimising the visibility of temporary effects from any one location.

Temporary effects may include higher activity levels, increased traffic, and artificial lighting during extended work hours, which could affect the rural night-time light levels and natural ambience. Additionally, there may be increased traffic from construction vehicles throughout the construction period.

These effects are less likely to impact transitory observers and more likely to affect permanent residents and farm workers. Transient viewers passing through the area will experience the construction briefly,

within the wider landscape context, whereas permanent residents will more likely observe the gradual changes over time.

Short-term effects will occur between the establishment of mitigation planting and when it reaches a height of 2m, creating a visually impervious screen after about 4-6 years. During this period, views into the site will gradually decrease as the planting matures and reduces short-term visual impacts.

SUMMARY OF LANDSCAPE, RURAL CHARACTER AND VISUAL EFFECTS

Overall, the proposed development will change the existing rural characteristics of the site, introducing rural production of a larger density and scale than typically seen within the immediately surrounding rural landscape. While it will reduce the open spatial characteristics and introduce more built elements within each of the sites, the development is rural in character and is an expected development type within the Hauraki District and is seen in the wider surrounding rural landscape (Netherton).

Effects ratings are summarised in the following table:

SUMMARY OF LANDSCAPE EFFECT RATINGS (adverse effect unless stated otherwise)			
	Temporary Effects (Construction Effect)	Development - Unmitigated (Long term or Permanent Effect)	Development - Mitigated (Long term or Permanent Effect)
Landscape Effects			
<i>Landscape character</i>	<u>very low</u> to <u>low</u> (site and immediate surrounds) <u>no effect</u> to <u>very low</u> (wider landscape)	<u>very low</u> to <u>low</u> (site and immediate surrounds) <u>no effect</u> to <u>very low</u> (wider landscape)	<u>very low</u> to <u>low</u> (site and immediate surrounds) <u>no effect</u> to <u>very low</u> (wider landscape)
Visual Amenity Effects			
Adjacent VLs VL 1 – VL 9 public and private Wani Road and Pukahu Road	FARM 1: <u>low</u> (less than minor) – public <u>low</u> (less than minor) - private FARM 2: <u>low-moderate</u> (minor) – public <u>moderate</u> (more than minor) – private (874 Wani Road)	FARM 1: <u>very low</u> to <u>low</u> (less than minor) – public <u>no effect</u> to <u>very low to low</u> (less than minor) - private FARM 2: <u>very low</u> to <u>low-moderate</u> (minor) – public <u>moderate</u> (more than minor) – private (874 Wani Road)	<u>very low</u> to <u>low</u> (less than minor) – public and private
Outer VLs VL 10 – VL 18 public and private Awaiti West Road and Awaiti Road	FARM 1: <u>low</u> (less than minor) – public <u>low-moderate</u> (minor) – private (203 and 163 Awaiti West Road) FARM 2: <u>very low</u> (less than minor) – public <u>very low</u> - private	FARM 1: <u>very low</u> to <u>low</u> (less than minor) – public <u>low</u> to <u>low-moderate</u> (minor) – private (203 and 163 Awaiti West Road) FARM 2: <u>very low</u> (less than minor) – public <u>no effect</u> to <u>very low</u> - private	FARM 1: <u>very low</u> to <u>low</u> (less than minor) – private FARM 2: <u>no effect</u> – public and private
Overall Landscape Character Effects (including visual)		<u>LOW</u> to <u>LOW-MODERATE</u>	<u>VERY LOW</u> to <u>LOW</u>

RECOMMENDED MITIGATION

As identified in the landscape and visual effects section of this report, mitigation is required to reduce the effects of Farm 1 the proposal on landscape character and amenity values (including visual) on 203 and 163 Awaiti West Road (VL 10 and VL 11), and Farm 2 on Wani Road and 874 Wani Road (VL 3).

The following mitigation measures are recommended to reduce the adverse effects of the proposed development on landscape and visual amenity values:

Farm 1

- Retention of the existing shelter belt planting along the eastern boundary of the Farm 1 site.
- The establishment of a row of trees along the northern site boundary between the eastern boundary and the western end of the poultry sheds (recommended *Cupressus x ovensii*) capable of growing to 3m high within 4 years to partially screen views of the development from the properties at 203 and 163 Awaiti West Road (VL 10 and VL 11) and to aid in breaking up the visual massing of the development from these locations.

The location of the recommended mitigation planting for Farm 1 is shown in the figure below:



Figure 19: Recommended Mitigation Planting Farm 1

Farm 2

- Retention of the existing stand of Kahikatea trees in the southeastern corner of the site.
- The planting of a contiguous evergreen hedgerow (recommended *Pittosporum eugenioides*, Tarata) capable of growing to 3m high within 4 years along the roadside boundary, the northern boundary between the road and the western end of the poultry sheds, and the southern boundary between the road between the road and the western end of the poultry sheds to prevent any glare from the buildings affecting road users (and will screen the development from view).

- c. The planting of a cluster of *Dacrycarpus dacrydioides*, Kahikatea specimen trees to compensate for the loss of the existing Kahikatea to be removed as part of the development in order to enhance the existing stand of trees in the southeastern corner of the site.

The location of the recommended mitigation planting for Farm 2 is shown in the figure below:



Figure 20: Recommended Mitigation Planting Farm 2

The following plant species suitability table provides a list of the recommended plant species and other suitable plant species options:

Botanical Name	Common Name	Mature size (ht x wth)	Yrs to 3m	Min size at planting	Plant spacing
Farm 1					
Cupressus x ovensii	Ovens Cypress	30m x 4m	4yr	20-30cm	15m
Magnolia grandiflora	Ferruginea	20m x 10m	4yr	1m	15m
Sophora tetraptera	Kowhai	10m x 4m	4yr	1m	10m
*Pittosporum eugenoides	Tarata	9m x 3m	4yr	50cm	10m
Farm 2: Native - Hedgerow					
*Pittosporum eugenoides	Tarata	9m x 3m	4yr	50cm	1m
*Pittosporum tenuifolium	Kohuhu	6m x 3m	4yr	50cm	1m
Leptospermum scoparium	Manuka	5m x 3m	4yr	50cm	1m
Farm 2: Native - Cluster					
Dacrycarpus dacrydioides	Kahikatea	50m x 5m	5yr	1m	8m – 10m

* Tips can be frosted when young but will recover after 2 yrs.

The mitigation planting should be established as soon as possible (within 6 months of completion of construction).

RELEVANT STATUTORY AND NON-STATUTORY PROVISIONS

Planning documents that have been taken into consideration include the Resource Management Act (RMA), and the Operative Hauraki District Plan (OHDP).

Only the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters have been considered.

Resource Management Act 1991

The proposal must meet the requirements of the Resource Management Act (RMA), and it is therefore important that the assessment of visual, landscape and amenity effects address the requirements of Part 2, of the Act. The key sections relevant to this application are s6(a), s6(b), s7(c) and s7(f).

Concerning s6(a), the proposed broiler farm development will not affect the existing natural outstanding natural character values of the Kopuatai Wetland (to the west of the site) or the natural character values of the Waihou River (to the east of the site) due to physical and visual separation.

Concerning s 6(b), the application site does not contain and is not adjacent to any identified Outstanding Features or Landscapes (ONFL). The closest ONLs to the site are the Kopuatai Peat Dome, the Coromandel Ranges and the Kaimai Ranges. The closest ONFs to the site are the Black Rocks (Taumaharua) hills, northeast of Paeroa, Whakamoehoe Peak within the Coromandel Range and Mount Karangahake within the Kaimai Range. As discussed in the landscape character section of this report, the proposal will not affect these ONFLs due to physical and visual separation.

Concerning Section 7(c) and 7 (f), with the mitigation planting in place, the adverse effects of the proposed broiler farm development on the existing visual amenity values will range from **very low** to **low** from surrounding viewer locations.

Operative Hauraki District Plan

The proposed broiler farm development is located within the Rural Zone under the Operative Hauraki District Plan (OHDP). The proposed land use is listed as a Discretionary Activity under the OHDP.

The OHDP has a suite of objectives and policies which pertain to landscape, natural character, and amenity (both directly and indirectly). These are included in the Objectives and Policies of the Rural Volume of the Plan: Section 5.1 Rural Zone, 6.3 Protection of Outstanding Natural Features and Landscapes and District Amenity Landscapes.

5.1 Rural Zone

5.1.2 Objectives and Policies

(1) OBJECTIVE 1

To ensure a range of compatible rural land use activities can be undertaken, which benefit from the productive potential, location and rural character of the zone.

(a) Policies

(iii) Ensure buildings (including dwellings) and rural activities maintain the amenity value of a predominantly open rural character and the productive use of the land.

(2) OBJECTIVE 2

To preserve and enhance the open rural landscape character of the zone.

(a) Policies

(i) Ensure the erection of buildings does not detract from the open rural landscape character values of the Rural Zone.

(4) OBJECTIVE 4

To ensure that adverse effects of a land use activity on the environment or on the amenities of neighbours are avoided, remedied or mitigated.

(a) Policies

(iii) Other adverse effects (eg noise, smell, glare, vibration, visual) on the environment and amenity of the District (particularly where they are near to residential or other sensitive activities) should where practicable be avoided, or remedied or mitigated.

Regarding Objectives 1 and 2 above, as discussed in the landscape effects section of this report, the proposed broiler farm development will result in a small loss in open pastoral land within the Rural Zone which will not detract from the open rural landscape character values of the wider rural landscape. While the proposal (including the proposed mitigation screen planting) will limit some views across the pastoral landscape, this loss will only be experienced within a very limited visual catchment from locations immediately adjacent to the farm 2 site. The setback of farm 1 from surrounding roads will mean that views across the pastoral landscape will continue to be afforded.

As the mitigation planting along the eastern site boundary of Farm 2 (adjacent to Wani Road) establishes; the open spatial characteristics of the site will gradually become more enclosed, mirroring the hedgerow planting already established along the eastern side of Wani Road, restricting views across the landscape to the within the road corridor. Hedgerow and shelter belt planting is commonly found along road corridors and property boundaries within the rural landscape and as such, while the proposed mitigation planting will alter the open spatial character of the site, compartmentalising views, the site will remain rural in character.

With regard to Objective 4 above, as discussed in the visual effects section of this report, the proposed mitigation planting will allow Farm 2 to be screened from the closest public viewer locations (along Wani Road) and the neighbouring dwelling at 874 Wani Road. The proposed row of specimen tree planting along the northern boundary of Farm 1 will break up the visual massing of the poultry shed when viewed from the properties to the north, along Awaiti West Road. Adverse effects on visual amenity values will therefore be mitigated.

5.1.7 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

5.1.7.1 GENERAL ASSESSMENT CRITERIA

(1) The degree to which buildings, other structures and activities will adversely affect the rural landscape characteristics, particularly in relation to the open rural character.

(2) [...]

(6) Whether buildings are sufficiently set back from the boundaries of neighbouring properties to avoid causing a nuisance by way of overshadowing, obstruction of views, noise, glare and loss of privacy.

(7) [...]

(8) Whether features of the proposal including the location, design, and colour of buildings and structures, the planting of trees and shrubs, and the shaping of earth avoid, remedy or mitigate any adverse effect on the existing landscape.

(9) [...]

(21) Whether the activity and any buildings and structures are of a scale and intensity which are in keeping with the character and amenity values of the existing rural environment.

Although the proposed development will reduce the open spatial characteristics within the application sites and introduce development of a scale and density not typically seen within the immediate vicinity, it will not change the rural characteristics of the wider surrounding rural landscape as this type of rural production (broiler farm) is expected within the Hauraki District. With the proposed mitigation planting in place, the existing rural character of the sites will be maintained from surrounding viewer locations.

With regard to 5.1.7(6), the Farm 1 poultry shed development will be setback approximately 100m from the nearest neighbouring property (not owned by the applicant), to the north of the site (203 Awaiti West Road (VL 10)). The farm 2 development will be setback 65m from the nearest neighbouring property to the north of the site (874 Wani Road (VL 3)). The low height and profile of the proposal and the setback will ensure that overshadowing and loss of privacy is avoided.

The setback of the Farm 1 development from adjacent dwellings, sheds and barns means that views of existing open pasture will be maintained in the foreground, with the proposal instead seen within the distant backdrop. Due to proximity of the Farm 2 site to the dwelling, ancillary buildings and milking shed at 874 Wani Road, the proposal will obscure views of the open pasture within the site. Adverse effects associated with the obstruction of views across the open pastoral landscape from these neighbouring properties, and the recommended mitigation measures have been discussed in the visual effects and mitigation sections of this report. With the mitigation planting in place, views from these properties will remain rural in character.

Regarding 5.1.7(8 & 21), with the proposed mitigation planting in place, views of the proposed broiler farm development from these dwellings will be partially screened, breaking up the visual bulk and allowing the development to successfully integrate with its surrounds. The low-lying profile of the broiler sheds, and the proposed wall colour ('Pale Eucalypt') will visually ground the structures, helping them to integrate into the surrounding rural pastoral landscape.

6.3 PROTECTION OF OUTSTANDING NATURAL FEATURES AND LANDSCAPES AND DISTRICT AMENITY

LANDSCAPES

6.3.3 OBJECTIVES AND POLICIES

(1) OBJECTIVE 1

Protect the integrity and the aesthetic, cultural and intrinsic values of outstanding natural features and landscapes and maintain the high cultural and visual amenity values of District Amenity Landscapes.

(a) Policies

(i) Control the subdivision, use and development of land so that the adverse effects on aesthetic and intrinsic values and on the visual and physical integrity of outstanding landscapes and natural features are avoided, remedied or mitigated.

(ii) To maintain as far as practicable, the elements, features and patterns that contribute to the quality of District Amenity Landscapes through the careful location of lifestyle subdivision and building development, and the use of appropriate building materials and colour.

The proposed development is not located within or adjacent to any Outstanding Natural Features and Landscapes (ONFL) or District Rural Amenity Landscapes (RAL).

The nearest ONL is the Kopuatai Peat Dome to the west and south of the sites, the next nearest ONFL and RAL are the Coromandel and Kaimai Ranges to the east and southeast of the sites and the Hapuakohe Ranges (RAL), to the west of the sites. The proposed broiler farm development will be physically and visually separated from these landscape features. While seen in the distant backdrop of views of the proposed development from some surrounding viewer locations, due to its low profile, the proposal will not obstruct views of these features, sitting well below the skyline ridge of the ranges, backdropped by distant rural planting patterns instead. While the Farm 2 development will slightly obstruct distant partial views of the Kopuatai Peat Dome wetland vegetation (beyond the rural shelterbelt and tree planting along the Awaiti and Tee Canal stop banks), adversely affecting existing visual amenity values from a limited number of viewer locations (VL 2), the proposed planting will mitigate these effects.

8.2.5 GLARE AND LIGHTING

8.2.5.1 DISCUSSION, PURPOSE AND REASONS

- (1) *Some building materials, particularly glass and unpainted metal sheeting, create glare which in some circumstances has the potential to be a detraction for adjoining areas and in some cases can be a hazard to motorists.*
- (2) *...*
- (3) *Glare from buildings can be avoided or minimised by using screening or landscaping, painting and orientation of walls to reflect glare away from adjoining areas.*
- (4) *...*

8.2.5.2 ENVIRONMENTAL RESULTS

- (1) *To ensure glare and lighting from buildings or activities is managed in a way that allows the building or activity to be established and continue to operate in a manner that does not detract from the amenities of adjoining properties or zones, and does not create a hazard to traffic.*

8.2.5.3 STANDARDS

(1) GLARE

In all zones, buildings are to be constructed and finished to ensure reflection (glare) from the building surfaces does not reflect into adjoining properties, or into the vision of motorists on a street or road.

- (2) *...*

[Emphasis added]

8.2.5.4 RESTRICTED DISCRETIONARY ACTIVITY MATTERS

- (1) *The Council will restrict the exercise of its discretion to the ability of the activity or development to achieve the particular environmental result in Section 8.2.5.2 of the Standards in Rule 8.2.5.3 for which compliance is not met and the following relevant matters:*
- (a) *Whether the level of "brightness" from the surface or lighting is such that it will create a traffic hazard or interfere with the operation of activities on properties outside the site.*
 - (b) *Whether the nature of the activities on adjoining sites or zones is such that any glare or lighting spill would not be noticeable and would not have a detrimental effect.*

With regard to 8.2.5 (1) and (3) above, our assessment indicates that the proposal may generate glare from the southern farm onto southern parts of Wani Road near the site, however, with the establishment of the proposed mitigation planting around Farm 2, this will also prevent any potential glare from the Farm 2 buildings affecting drivers on this part of Wani Road. As such, performance standard 8.2.5.3(1) is achieved.

FINDINGS & CONCLUSIONS

The existing landscape in and around the application site and the various features and land uses within it, influence how the proposed broiler farm development will integrate with its surroundings and the effects it will have on existing landscape character (including rural character), natural character, landscape, and visual amenity values. Analysis of the proposal found that:

- a. The landscape in and around the application site is predominantly rural open pastoral land use. The rural landscape is typical of the flat, Hauraki Plains, with open pasture, cropping, shelter belts, hedgerows, clusters of specimen trees, transmission lines, and post-and-wire fencing, and more natural features including remnant Kahikatea stands, Kopuatai Peat Dome wetland, and the Waihou River. The site is backdropped by the Coromandel Ranges to the east, the Kaimai Ranges to the southeast and the Hapuakohe Ranges to the west. Overall, the landscape value of the sites and their immediate surroundings is considered to be **low** for the Farm 1 site and **low-moderate** for the Farm 2 site.
- b. The site is not located within any identified protected landscape features. The closest Outstanding Natural Landscapes (ONL) are the Kopuatai Peat Dome, Coromandel Ranges and the Kaimai Ranges. The closest Outstanding Natural Features are the Black Rocks (Taumaharua) hills, Whakamoehoe Peak, and Mount Karangahake. The closest Rural Amenity Landscape (RAL) is the Hapuakohe Ranges, the Coromandel Ranges and the Kaimai Ranges. The closest SNAs are located within the Kopuatai Peat Dome wetlands and along the banks of the Waihou River. These ONFLs, RAL, and SNA will not be affected by the proposed expansion due to separation distance.
- c. The site does not contain any natural wetlands, lakes or rivers (or their margins). The closest natural waterbodies to the site are the Kopuatai Peat Dome wetland and the Waihou River. These wetlands and rivers are physically separated from the site and the proposal will therefore not adversely affect the existing natural character values of these features.
- d. Within the context of the surrounding rural landscape, the proposed broiler farm development will have a **very low to low** adverse effect on existing landscape character values at the local scale (site and its immediate surrounds). While there will be a change in the appearance of the existing site and its surroundings at the local level (changing from predominantly open rural pasture to a mix of rural production buildings and pasture within each of the application sites), when considered at the wider rural landscape scale, the adverse effects of the proposal on existing landscape character and visual amenity values will be **no effect to very low**.
- e. The landscape's ability to absorb the proposed development varies from **neutral-poor** to **very good**. For most surrounding viewer locations, the visual absorption capability is **neutral** to **very good** because the development sites are partially screened by intervening vegetation or buildings. It is backdropped by rural planting patterns, the surrounding ranges, and rural buildings. **Neutral-poor** ratings occur from locations with direct views and little screening from topography, vegetation, or existing buildings, within 200 meters of the site.
- f. Temporary effects on existing landscape character and visual amenity values associated with the construction of the proposed broiler farm development will range between **very low** and **moderate**. The short-term (while the mitigation planting establishes) adverse effects associated with the proposal on visual amenity values will range between **very low** and **moderate**. Once the mitigation planting has become established (4-6 years), the adverse effects of the proposed development on the existing visual amenity values will range from **no effect to low** from surrounding viewer locations.
- g. Potential glare on the relatively short stretch of Wani Road next to Farm 2 will be avoided by the proposed mitigation planting.

- h. The proposed development is consistent with the requirements of the relevant landscape, rural character, natural character and amenity provisions of the Operative Hauraki District Plan.

With the implementation of the proposed mitigation measures and the establishment of the mitigation planting, the adverse effects of the proposed broiler farm development on the existing landscape, natural character and visual amenity values will be **below the minor** threshold of the RMA.

From a landscape perspective, the proposed development is consistent with the overall requirements and intent of the relevant landscape and amenity objectives and policies of the OHDP and sections 6(a), 6(b) and 7(c) of the RMA. There is therefore no reason that consent should not be granted subject to the implementation of the recommended mitigation (screen planting).