

MEMO

File Ref: Plan Change 41 and 41A

To: Allan Cubitt – Planner

From: Renée Davies – Principal Landscape Architect, 4Sight Consulting



Date: 23rd September 2019

Subject: Plan Change 41A Landscape & Visual Effects Technical Review Addendum V1.0

1 INTRODUCTION

- 1.1 As the technical expert commissioned by Clutha District Council (CDC) to cover Landscape and Visual Effects issues in relation to Plan Change 41 and 41A, I have undertaken a review of all of the submissions specific to landscape and visual effects issues.
- 1.2 The original Plan Change 41 provided for new Transitional Resource Areas on the north-east outskirts of Milton and at Tokoiti in the south, to allow for residential development. It also created two new Industrial Resource Areas, the first at the north-west boundary of Milton and the second on the Tokomairiro Plain, stretching from Milburn in the north to the outskirts of Milton in the South.
- 1.3 The submission of the largest land owner within the land proposed to be zoned, Calder Stewart, included a Structure Plan that they requested be incorporated through the current Plan Change 41 process thereby avoiding the need for a future plan change. As part of that submission, I undertook the landscape and visual assessment and provided visual simulations.
- 1.4 Due to the detail of the proposed structure CDC agreed that Plan Change 41 be split into two parts so that the Structure Plan could be incorporated by way of a variation to Plan Change 41, becoming Plan Change 41A. This then allowed all parties to re-submit on the new provisions. Plan Change 41 remained the same with the exception that the provisions within that relate to the Tokomairiro Plain Industrial Resource Area were removed.

2 EXPERTISE

- 2.1 My name is Renée Davies. I am a Principal Landscape Architect at 4Sight Consulting. I have been in this position since November 2017. I hold the qualifications of Bachelor of Science from Victoria University of Wellington

(BSc) with a double major in Botany and Zoology. I have a post graduate degree with first class honours in Landscape Architecture from Lincoln University (BLA 1st class).

- 2.2 I can confirm that I have prepared, and have been working with, a conflict of interest declaration and management plan submitted to CDC to ensure that any potential conflicts of interest related to my original work for Calder Stewart are documented and managed appropriately. This is attached at **Appendix B** for reference.
- 2.3 I have twenty three years' experience working as a Landscape Architect within New Zealand, with the addition of recreation and parks planning experience and teaching. The work I have undertaken has included projects for a number of Local and Regional Authorities, with a significant focus on strategic planning and land use analysis. I have also been involved with undertaking landscape assessments and peer review of landscape assessments undertaken by landscape architecture colleagues throughout New Zealand, including Queenstown Lakes District.
- 2.4 I have passed the professional examinations and been an Associate member of the New Zealand Institute of Landscape Architects (NZILA) since 2000. I have been a continually registered member of the NZILA since its adoption of the registration process. I was appointed a Fellow of the NZILA in 2010 and have held a number of high level positions within the profession being elected to, and holding a six year term on the Executive Committee of the NZILA, four years of those as President.
- 2.5 During my career I have been involved in visual and landscape assessments for development proposals ranging from recreation facilities to effluent disposal fields. I have been involved with a number of projects which have addressed issues of landscape character and landscape and visual effects assessments.

3 SCOPE OF REPORT

- 3.1 I have been asked by CDC to present expertise in landscape and visual effects issues for Plan Change 41 and 41A, and to undertake a review of the submissions and provide additional information and comment in relation to issues of landscape and visual effect. Based on the above qualifications and experience, I am qualified to assess and provide expertise in relation to:
 - i. Effects on Landscape Character
 - ii. Effects on Amenity (including visual amenity), Vegetation and Landform
 - iii. Effects on the Landscape.
- 3.2 This Addendum report should be read in conjunction with the Landscape and Visual Assessment dated December 2018 by 4Sight Consulting and addresses:
 - Comment on issues raised by submitters;
 - Landscape assessment of effects amendments;
 - Mitigation proposals; and
 - Conclusions and recommendations.

4 REVIEW OF SUBMISSIONS

- 4.1 A total of 32 submissions in relation to Plan Change 40 and 41A have been made in response to the publicly notified application. It is noted that some of the submissions for Plan Change 40 and 41A are combined while others identify these separately.
- 4.2 Of the submissions outlined above there are 17 that include landscape related issues in their opposition or part opposition, and 3 that includes landscape related issues in their support or part support.
- 4.3 I have undertaken a review of all the submissions including the summary of submissions provided by CDC.
- 4.4 In response, I provide the following comments (grouped under issue headings), noting that further details regarding each submission are likely to emerge during the submitters' preparation and submission of evidence for the Council hearing.

4.5 Buffer Zones and Screening

A number of submissions sought provision of a buffer zone and/or screening between the Industrial Zone and Milburn Settlement Zone. The requirement from this was identified as being due to incompatibility of industrial activity with existing residential activity, amenity and visual adverse effects.

Comment

The Structure Plan for 41A currently provides for a landscape buffer zone along the boundary between the Milburn Settlement Zone in the south-west. This includes areas of a minimum of 50m in width of land anticipated to incorporate both earth mounding and vegetation to provide visual disruption to and a green buffer strip to the adjacent industrial activities. Indicative distances based off the Structure Plan diagram are shown below.

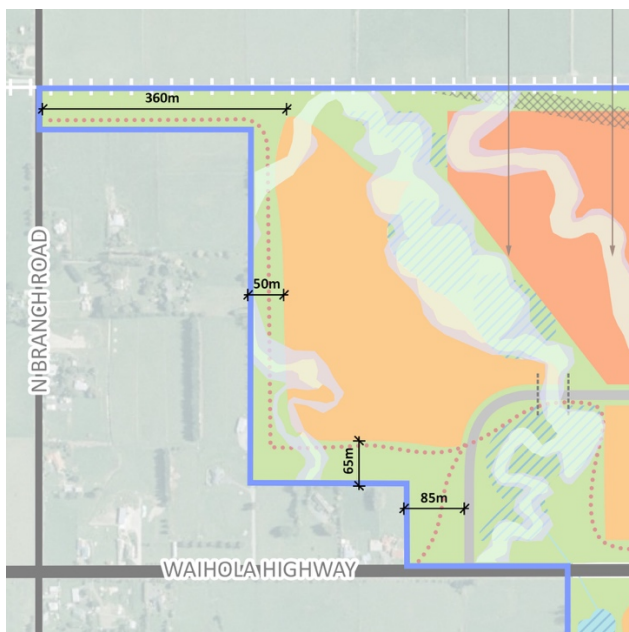


Figure 1 - Diagram showing indicative distances of landscape buffer zones

It is considered that the provision of these landscape strips will be of sufficient width to provide for relatively significant earth mounding and vegetative screening. The earth mounding (up to 4m in height) will allow for vegetative screening to achieve more effective screening in a shorter timeline. Although earth mounding is included in the design guidelines put forward for Plan Change 41A it was not specified as a requirement. Given the reliance on earth mounding as an

integrated part of creating a buffer and mitigation visually for the proposed industrial built forms and activity, it is considered appropriate to include consideration for this within the design guide.

These landscape strips/buffer zones to the south west transition through to the proposed Industrial Resource Area (Toko Plains) with proposed maximum building heights of 16m. This will also ensure that visual screening will be achieved in a quicker timeline than for the Large Format Industrial Resource Areas (Toko Plains) proposed at 25metres.

There is then a further landscape strip that runs between the Industrial Resource Area (Toko Plains) and the Large Format Industrial Resource Areas (Toko Plains) that will provide for a layering of visual disruption between these activities.

It is not anticipated that any increase in the width of landscape strips in these locations will have any increased or improved visual screening effect beyond what is currently proposed.

4.6 Rural Amenity and General Amenity

Loss of rural amenity along main road entering Milton and loss of open space.

Comment

It is acknowledged that there will be a loss of rural open space with the implementation of Plan Change 41 and 41A. The provision of an extensive landscape strip along the majority of the Waihola Highway frontage goes some way to providing for opportunities to buffer the visual impact of this loss of rural character. The mounding and associated planting provided at the current Calder Stewart site provides an example of the type of amenity that can be achieved directly adjacent to the road frontage. This degree of amenity, particularly with earth mounding, is considered to provide a relatively high level of amenity with a vegetative character that will distract from views of the industrial activity beyond, and retain a certain degree of high quality sense of entry to the township of Milton.

Provision of any type of change in zone particularly from rural to industrial will alter the landscape characteristics, however I consider that the provision of a high amenity landscape strip will assist in retaining an appropriate level of open space character directly adjacent to the Waihola Highway for an industrial zone.

4.7 Visual Effects Building Height and Bulk

Concern was raised around the height of the buildings proposed and associated adverse effects on visual amenity. One submission also raised concern around the building height restriction not applying to activities that might occur in adjacent outdoor areas ie. stacked containers).

Concerns around inadequacy of proposed screening and the length of time for trees to reach mature height to effectively screen have also been raised.

Some submissions sought additional screen planting.

Comment

It is recognised within the Landscape and Visual Effects Assessment that screen planting will take some time to mature and reach its full capacity to achieve visual disruption and screening of the proposed industrial activities, and is the rationale for an effects summary that recognises both short term and medium to long term effects. Incorporation of earth mounding has been integrated into the proposed mitigation screening to ensure that additional and more immediate height can be achieved with vegetative screening. As outlined above it is considered appropriate to consider ensuring that earth mounding becomes an integrated component of landscape mitigation in order to provide for the most effective and quickly established screening as possible.

The species proposed range from rapid growth species (Eucalyptus and Poplar) to moderate growth species (Quercus robur, Sequoia species and Podocarpus species). Rapid growth species are anticipated to achieve a height after 5 years of 7-8m. If these are placed on earth mounds, then a height of approximately 11-12m could be anticipated to be in place within 5 years. The visual simulations show planting at a height of 18m. It is expected that if rapid growth species are included in the planting mixes then this height without earth mounding could be achieved in 10 – 15 years.

Moderate growth species are anticipated to achieve a height of 2m after 5 years and will rely on earth mounding to provide more height in the short to medium term and will take longer to achieve the 18m height shown in visual

simulations. Within the design guidelines there was no identification of the number of rapid growth species that would be included within landscaping. It is considered appropriate to include a minimum percentage of rapid growth species in order to ensure mitigation is quickly established while still allowing for longer term native specimen planting to be provided for.

The proposed mitigation screen planting and associated earth mounding will be effective for the proposed 16m height Industrial Resource Area (Toko Plains) in the short – medium term, while the Large Format Industrial Resource Area (Toko Plains) mitigation screening will take a moderate to long term timeframe for full effect. Earth mounding for the Large Format Industrial Resource Area wherever practicable is preferable in order to support augmentation of vegetative screening with plants located on top of mounds.

It is considered appropriate that the height restriction for buildings should be extended to include activity that occurs within the outdoor areas adjacent to industrial buildings within the zones as it was anticipated that the height restriction would be in relation to any form that contributes bulk and scale on the landscape. There may be some instances however, where certain equipment may be required (ie. cranes) for certain operational activities that extend above the 16m or 25m height restrictions. If these were to occur on a temporary basis and not permanent fixtures then it is considered that this may be appropriate as they would not contribute to a permanent form within the landscape. It may be appropriate to consider a Rule that clarifies the height restrictions beyond the buildings and to put in place some form of exclusion to the height restriction for temporary activity.

4.8 Visual Effects from Finch Road

Concerns have been raised that visual effects from Finch Road have not been addressed, and seeks screen planting along railway line to address this.

Comment

The visual effects from Finch Road were considered as part of the Landscape and Visual Effects report, however they were included as part of the broader Viewpoint C. Viewing audiences from Finch Road will look onto the Large Format Industrial Resource Area (Toko Plains) and as demonstrated in the previous visual simulation A, and will have views of the 25m built forms that may be located within this proposed zone. It was identified that these would have a high effect in the short term.

After considering the visual effects for all those viewing audiences that look out onto the western side of the proposed Plan Change 41A area, visual mitigation would be beneficial in reducing the overall scale and bulk of the built forms and activity occurring on the eastern side of the railway line.

As a railway siding is allowed for within the Structure Plan to support any potential industrial activity along this western boundary, there would need to be a shift in the railway siding location to allow for an adequate area of mitigation to occur between the existing railway line and the proposed Industrial Zones (both 16m height and 25m height zones).

The updated Structure Plan provided in **Appendix B** and associated cross sections indicate the provision of a 30m wide landscape strip on the western boundary and associated adjustments as required to the proposed railway siding. This 30m wide strip should include earth mounding as well as vegetation in order to create an effective disruption to the bulk and scale of activity as quickly as possible. It is considered that a 30m wide landscape strip will provide enough space to achieve 3m high earth mounding along with layering of vegetation to increase screening.

Appendix B also includes an updated visual simulation A, and additional visual simulations from viewpoints E and F along Finch Road, to provide an indication of the long term screening that might be possible with incorporation of this landscape strip.

4.9 Visual Effects Lighting

Effects of lighting on visual amenity.

Comment

With industrial activity there is anticipated to be lighting required and a degree of security lighting. The extent of lighting beyond buildings and for security lighting will be determined in part by the proposed hours of operation put in

place for the Zone. There are Rules that could be incorporated that ensure appropriate design of lighting within the Zones to reduce light spill and its associated effects on amenity.

It is recommended that consideration be given to provision, as appropriate, of controls on lighting.

4.10 Chimney Stacks

Proposed to adjust the diameter of chimney stacks within the Large Format Industrial Resource area (Toko Plains) to be increased to 3.5m or less as being exempt from the height restrictions.

Comment

A request for this exemption to be increased by 1m in diameter for this particular Zone will mean that there are potential chimney stacks are of relatively large scale and bulk extending beyond the 25m height restriction. Depending on the number and proximity to each other of these, these could increase the visual effects significantly.

From a visual effects perspective, it is considered appropriate that if this diameter is increased that there be some form of control on the number and/or proximity to each other of such chimney stacks or other features to ensure that the combination of these structures do not have the potential to be viewed as one larger structure.

4.11 Solar Panels

A request to exclude solar panels from the LRV levels within the design controls is proposed.

Comment

It is my understanding that the glare and reflectance levels from a given PV system are lower than the glare and reflectance generated by the standard glass and other common reflective surfaces in the environments surrounding the given PV system. Solar panels generally use “high-transmission, low-iron” glass, which absorbs more light, producing smaller amounts of glare and reflectance than normal glass. However, the intention of ensuring as low reflectivity as possible is still to be considered in the choice of solar panel – in particular to ensure low reflectivity solar panels are chosen.

Given the above information, I consider that there would be no noticeable change in visual effect with the provision of low reflectivity solar panels.

5 IDENTIFIED ADDITIONAL ISSUES AND CONSIDERATIONS

5.1 The submissions outlined above indicate that there are additional mitigation measures that could be put in place to address to some degree the landscape and visual effects identified within the submissions. In consideration of this, the following adjustments are recommended to provide for additional mitigation:

- Provision of a 30m wide landscape strip between the existing Main South Railway Line and the Industrial and Large Format Industrial Resource Areas (Toko Plains);
- Visual screening along the western side of Plan Change 41A Zone within landscape strip to include mounding and vegetation; and
- Provision of a defined % of rapid growth species to be used in any landscape mitigation.

6 ADJUSTMENTS TO VISUAL AND LANDSCAPE EFFECTS

6.1 There is no change to the degree of effects outlined in the Landscape and Visual Effects Report dated December 2018. Although additional mitigation is being proposed that will provide improved outcomes from viewing audiences to the west of the Main South Railway it is not considered that this will change the visual effect outcomes, albeit that it will improve the visual effects for the particular viewing audiences to the west of the

Plan Change 41A site. Short term effects remain at **high to very high** with medium to long terms effects after mitigation is established being **moderate to high**.

7 CONCLUSION

- 7.1 Following my review of the submissions and my landscape and visual effects assessment dated December 2018 from a landscape and visual effects perspective, I can confirm that I believe there would be added benefit in increasing the visual mitigation along the western side of the structure plan area of Plan Change 41A and for some adjustments and inclusions within the Rules as outlined in my recommendations below. I am generally comfortable that the wider landscape and visual effects of the proposal (when viewed from the public realm) remain consistent with my landscape and visual effects assessment within the context of the receiving environment and the anticipated building bulk and height enabled under Plan Change 41 and 41A on site will result in a range of effects in the moderate to long term as **moderate to high**.
- 7.2 I do note that the current Plan Change rules and design guides rely on the landscape strips providing mitigation for built form. Depending on the way that land is subdivided within Plan Change 41A that there may or may not be a requirement for the landscape strip mitigation to be in place. As such it is possible that some areas could be developed resulting in visual and landscape effects that are not necessarily mitigated.
- 7.3 Other elements of the development proposal that assist in mitigating potential adverse landscape and visual effects are the proposed inclusion of measures to ensure both built form and storage and activities within outside areas are restricted to a maximum height of 25m and that lighting controls are put in place.

8 RECOMMENDATIONS

8.1 Should consent being granted, I recommend the following recommendations in addition to those provided in the Landscape and Visual Effects Assessment dated December 2018:

That the following be added to the design principles and outcomes:

- Planting shall be undertaken with reference to (but not limited to) the range of species identified in Table 1;
- That planting shall include a minimum of 40% rapid growth species and 50% of specimen trees to be at grade PB95 or larger;
- Landscaping shall include earth mounding wherever possible, and any areas greater than 20m in width shall incorporate earth mounding as an integrated part of landscaping in order to seek to mitigate the visual dominance of future industrial development on site when viewed from public places and the wider receiving environment; and
- That the landscape plan is to be completed prior to the occupation of the industrial sites.

That the Structure Plan for Plan Change 41A be adjusted to provide for a landscape strip on the western boundary as shown on the proposed Structure Plan diagram provided at amended **Appendix G**.

That consideration be given to controls on lighting to ensure minimisation of light spill.



Renée Davies

Principal Landscape Architect


4Sight Consulting Ltd


Appendix A:

Conflict of Interest Declaration

CONFLICT OF INTEREST DECLARATION

Name	Renée Davies
Role/Position	Principal Landscape Architect
Services provided	Technical Landscape Architecture expert advice and s42A reporting for the purpose of a local authority hearing
Organisation	4Sight Consulting Ltd
Project Name	Plan Change 41 – Clutha District Council
Circumstances	<p>In 2018 Renée Davies was commissioned by Calder Stewart Ltd – a client of 4Sight Consulting - to produce a landscape and visual assessment report, as a technical report to inform the Calder Stewart Plan Change 41 submission.</p> <p>During the public submissions phase of Plan Change 41, Clutha District Council made a decision to accept Renee’s report/technical evidence in the Calder Stewart submission, as their own; and that the visual and landscape assessment report would form part of the technical documents for the subsequent consultation and submissions phases on Plan Change 41 and then the modified structure plan supporting/giving effect to the Plan Change.</p> <p>4Sight consulting planners are still working on behalf of Calder Stewart with their submissions to Plan Change 41.</p> <p>On notification by Council of its decision to rely on the 4Sight (Renee’s) evidence, Renée withdrew from doing any further work with Calder Stewart. 4Sight appointed a new landscape architect to replace Renee as the dedicated Calder Stewart landscape architect expert.</p> <p>Clutha District Council have since requested the technical reporting and assessment services of Renee Davies, an employee of 4Sight Consulting, for the S42A hearings associated with Plan Change 41 specifically in response to landscape matters.</p> <p>Due to the background to preparation of the landscape and visual assessment report there is a potential for perceived conflict of interest, particularly from submitters to Plan Change 41.</p> <p>The purpose of this document is to declare and then manage any perceived COI that may have arisen from this direct commissioning of Renee by the Council.</p>
Rationale for proposed approach	<p>The rationale for accepting Council’s approach for Renée Davies to act as the Council’s technical landscape architecture expert/witness; is that it would be difficult to find another landscape architect that knows the project to the level of detail needed to adequately represent Council in relation to their technical report on landscape and visual effects issues.</p> <p>In addition to the above, Renée has ensured at an early stage in this process to distance herself from any involvement with the work being undertaken by the planning team for Calder Stewart and has not been involved in any</p>

	<p>communications or discussions on that work and/or with their new landscape architect on the project.</p> <p>It is intended to manage the perceived conflict of interest by ensuring that the conflict of interest is declared as appropriate, detailed in reporting and that all information on decision making is made available to all parties so that they understand the situation and conflict management plan.</p> <p>In addition, 4Sight will ensure that there is no communication (other than that authorised by Council process through the hearing process) between Renée Davies and 4Sight consultants working on behalf of Calder Stewart.</p> <p>Renée Davies will also ensure that she maintains her professionalism at all times while adhering to her professional body Code of Ethics (New Zealand Institute of Landscape Architects (NZILA) Code of Ethics, ensuring that her landscape assessment expertise is provided on behalf of Council only and to provide advice and guidance that appropriately reflects Clutha District Council objectives and policies and best practise environmental outcomes for the Clutha District.</p>
<p>Conflict management plan</p>	<p>Measures include:</p> <ul style="list-style-type: none"> ▪ There will be complete separation of duties between 4Sight Planning team and 4Sight Landscape team. There will be no communication (unless authorised through appropriate process by Clutha District Council and documented between 4Sight planners and 4Sight Landscape architects. ▪ Documentation and statement of conflict of interest will be made available to all involved in the Plan Change 41 process to ensure transparency. ▪ Aaron Andrew (Director of 4Sight Consulting) will provide internal independent oversight and guidance to Renée Davies to provide assurance of objectivity/impartiality if any questions arise. ▪ Clutha District Council will evaluate the bid/offer of service to determine fit for purpose. ▪ Price will be evaluated to ensure that it represents value for money through bench-marking with hourly rates of other landscape architects of similar experience and seniority. ▪ Orchid Atimalala (4Sights National Planning & Policy Manager) will ensure all professional performance standards are met in delivery of the Project outcomes and adherence to the conflict management plan by the 4Sight Planning team.
<p>Signatures</p>	
<p>Person making the declaration</p>	<p>Renée Davies Date: 20th August 2018</p> 

Approved / Declined by [4Sight Managing Director]	Approved Date: 20th August 2018 Aaron Andrew Managing Director 
Comments/Instructions	[Comments by the Approver: reasons for the decision to approve/decline the proposed approach and/or any additional instructions for the managing the potential/perceived conflict of Interest and where the link is to the management plan]

Appendix B:

Adjusted Appendices for Landscape and Visual Effects Assessment



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Appendix F – Viewpoint Location Map
 Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 20th September 2019
 Job No: AA5863
 Dwg Ref: VP Location
 Revision: V2.0
 Drawn by: SH Checked by: RD





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Photographs taken with 50mm lens on 10/09/2018

Appendix F – Visual Simulations
Visual Simulation A: Existing Situation
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 20th September 2019
Job No: AA5863
Dwg Ref: VS-A1
Revision: V2.0
Drawn by: MP Checked by: RD

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Appendix F – Visual Simulations
Visual Simulation A: Proposed Buildings
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 20th September 2019
Job No: AA5863
Dwg Ref: VS-A2
Revision: V2.0
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Appendix F – Visual Simulations
Visual Simulation A: Proposed Buildings & Vegetation
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 20th September 2019
Job No: AA5863
Dwg Ref: VS-A3
Revision: V2.0
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Appendix F – Visual Simulations
Visual Simulation E: Existing Situation
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 23rd September 2019
Job No: AA5863
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Revision: V2.0
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Appendix F – Visual Simulations
Visual Simulation E: Proposed Buildings
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 23rd September 2019
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Dwg Ref: VS-E2
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Appendix F – Visual Simulations
Visual Simulation E: Proposed Buildings & Vegetation
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 23rd September 2019
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Appendix F – Visual Simulations
Visual Simulation F: Existing Situation
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 23rd September 2019
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Appendix F – Visual Simulations
Visual Simulation F: Proposed Buildings
Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 23rd September 2019
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Revision: V2.0
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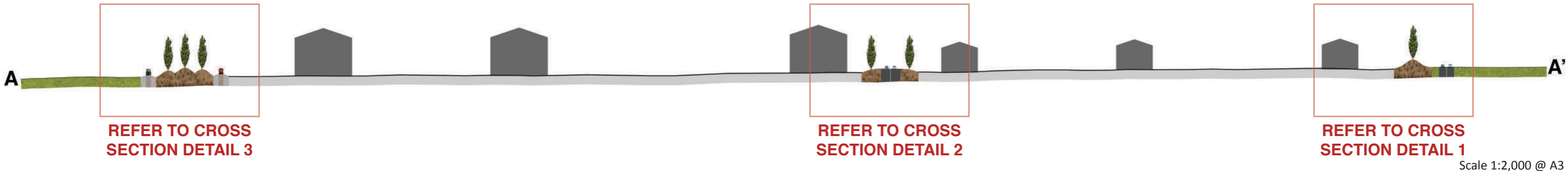
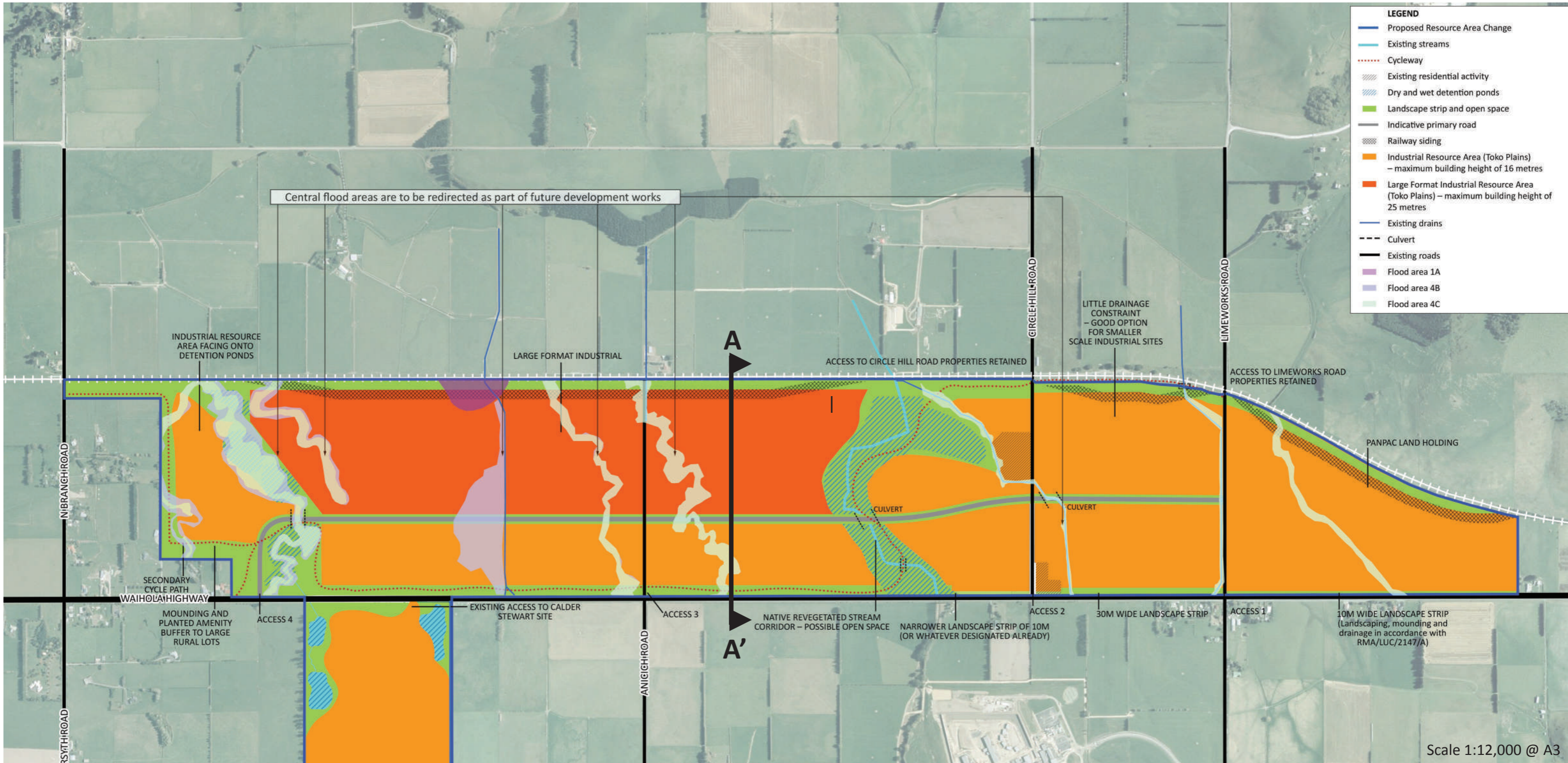
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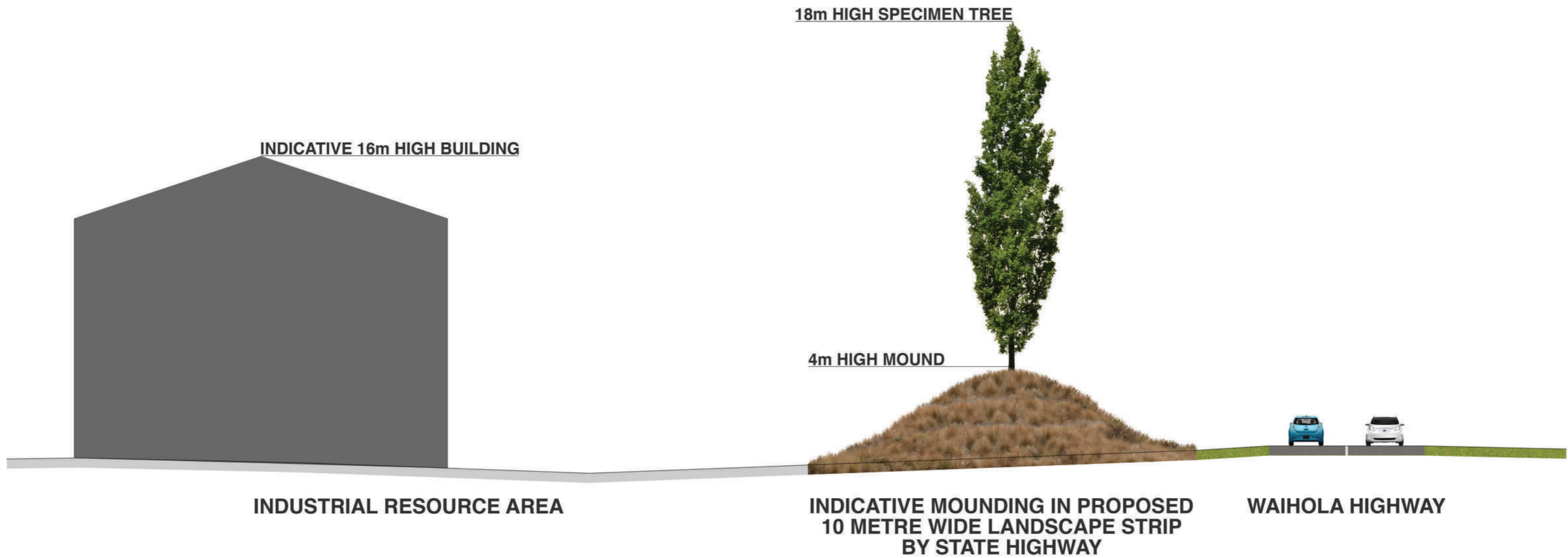
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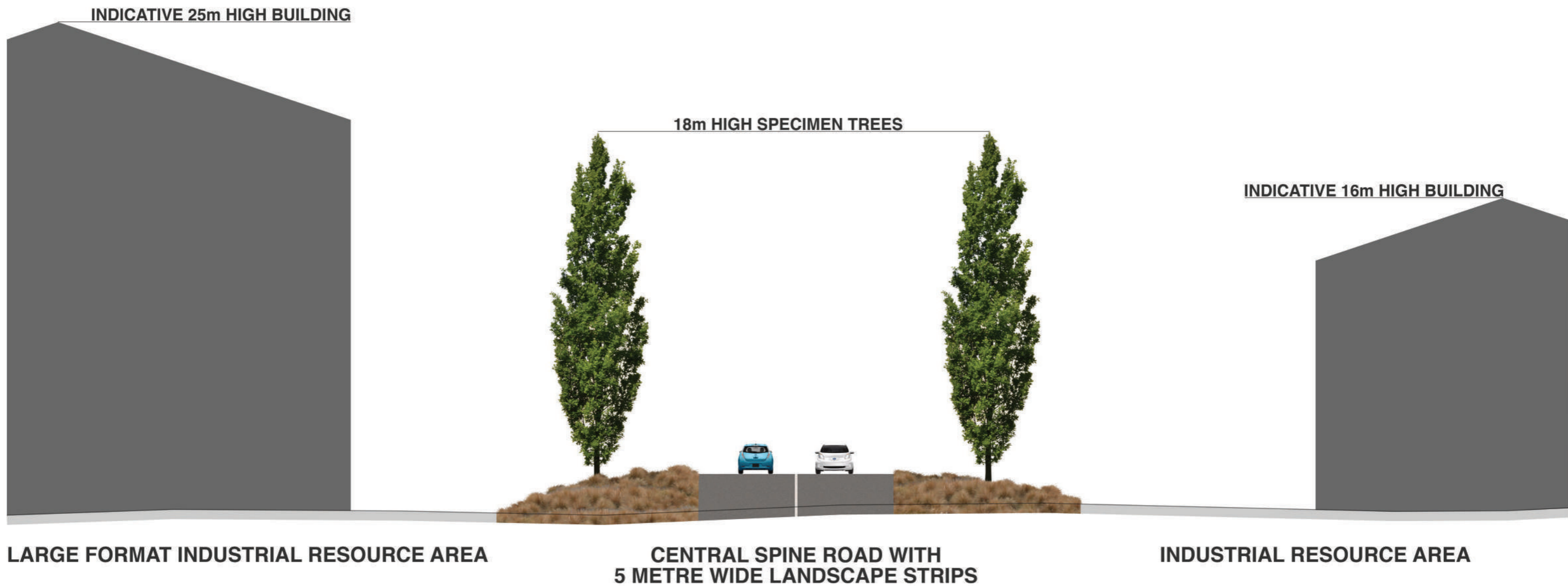
Appendix F – Visual Simulations
Visual Simulation F: Proposed Buildings & Vegetation
Proposed Plan Change 41 Landscape & Visual Impact Assessment

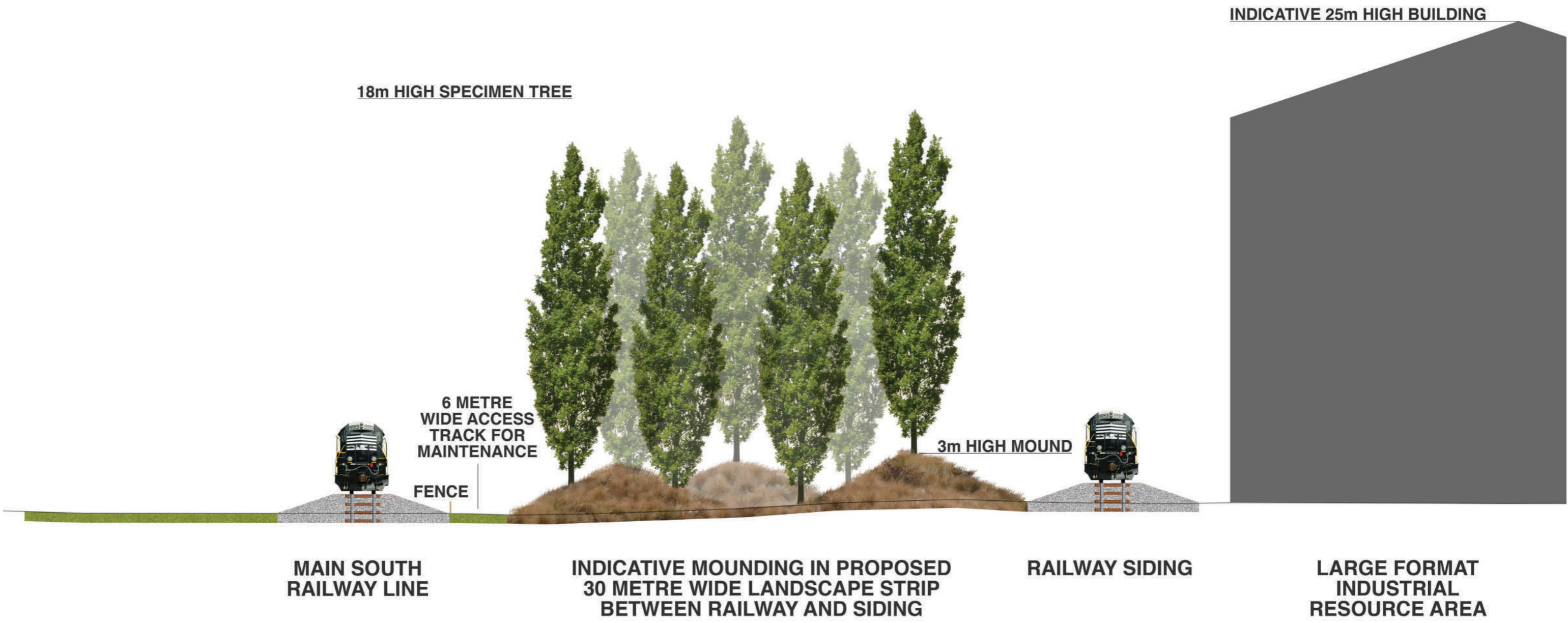
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Appendix G – Cross Section Detail 3
 Proposed Plan Change 41 Landscape & Visual Impact Assessment

Date: 20th September 2019
 Job No: AA5863
 Dwg Ref: CS 3
 Revision: V2.0
 Drawn by: SH Checked by: RD



Appendix C:

Effects Ranking and Ranking Table

The Best Practise Guideline for Visual and Landscape Assessments from the New Zealand Institute of Landscape Architects (NZILA) indicate that a 7-scale effects ranking is usual for Visual and Landscape Assessments. The ranking table below and used in this Assessment report uses the 7-scale of effects outlined in the NZILA Best Practise Guide and then provides explanations for the rankings based on the review of a number of effects ranking tables with common and complementary explanations.

Table: 7-Scale Effects Assessment Reference

Report descriptor NZILA ¹	Dictionary Definition (Oxford English)	Landscape Effects Explanation
Negligible	So small or unimportant as to be not worth considering; insignificant.	The proposed development is barely discernible or there are no changes to the existing character, features or landscape quality.
Very low		The proposed development is barely discernible with little change to the existing character, features or landscape quality. The proposal constitutes only an insignificant component of, or change to the wider view. Awareness of the proposal would have a very limited effect on the overall quality of the scene.
Low	Below average in amount, extent, or intensity. Lacking importance, prestige, or quality; inferior.	A slight loss to the existing character, features or landscape quality. The proposal constitutes only a minor component of or change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene.
Moderate	Average in amount, intensity, or degree.	Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity. The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but does not detract from the overall quality of the scene.
High	Extending above the normal level. Great in amount, value, size, or intensity. Great in rank, status or importance.	Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements. The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene
Very High		Major change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook. The proposal forms a significant and immediately apparent part of, or change to, the scene that affects and changes its overall character
Extreme	Extensive or important enough to merit attention.	Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or outlook. The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character

¹ NZILA Best Practice Note Landscape Assessment and Sustainable Management 10.1 and "Auckland Council - Information requirements for the assessment of landscape and visual effects", September 2017, www.aucklanddesignmanual.co.nz/resources/tools#/resources/tools/landscapeandvisualeffectsassessment

