

Appendix C

Assessment of Landscape and Visual Effects – PAOS Ltd.



Mossy Creek

Visual and Landscape Assessment

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Introduction

1. Mossy Creek is seeking resource consent to construct and operate a farm park with a visitor entry fee. Extension of the existing dwelling is also proposed. A concept design for the proposed farm park has been developed by the applicant. This report is based on this concept and project information supplied to date by the applicant.
2. This report assesses the landscape and visual effects of the proposed farm park (the site) and house extension, using established methodology, as well as assessment against the objectives and guidelines of Wellington City Council's (WCC) Rural Area Design Guide.
3. The report covers the following:

Part 1:

- 1) Project description
- 2) Landscape analysis of the existing environment
- 3) Identification of the statutory and policy framework relevant to this assessment
- 4) Assessment methodology
- 5) Measures to avoid, remedy and mitigate adverse effects

Part 2:

- 1) Assessment of visual and landscape effects on a 7-point scale.
- 2) Assessment against WCC Rural Area Design Guide objectives and guidelines.
- 3) Conclusion and recommendations.

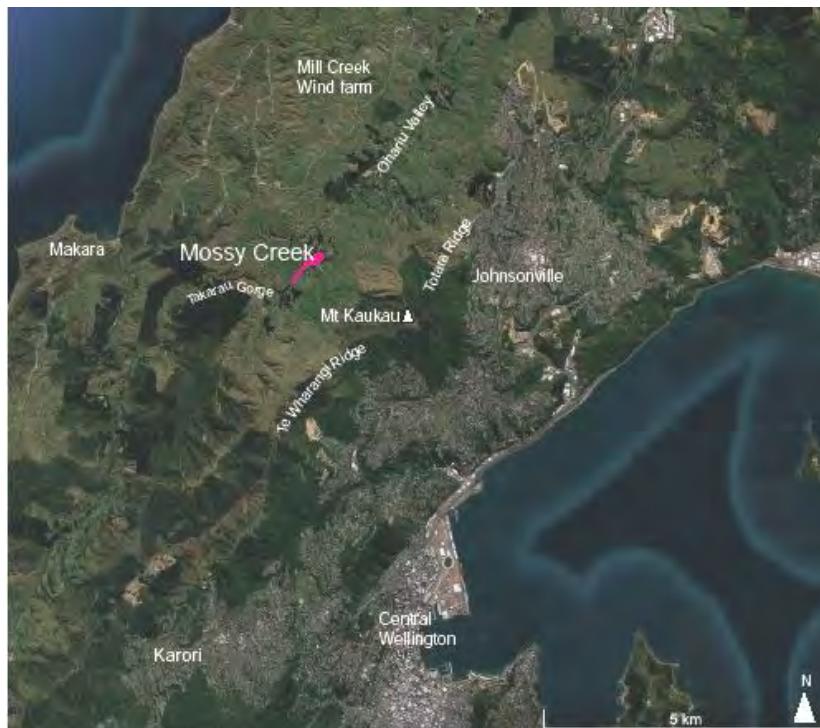
The report should be read alongside the appendix which has maps and images showing the proposal, landscape analysis, the District Plan context, viewpoint locations and visual analysis.

Part 1

1. Project Description

4. The site is a 5.7 hectare property at 252 Takarau Gorge Road within a cluster of 11 rural residential properties and lifestyle blocks. It is located approximately 4 km south of Johnsonville (as the crow flies) between Ohariu Valley Road (2.5 km to the north east) and Makara Road (4.5 km to the south). The site is bounded by Takarau Gorge Road, pastoral farmland and rural residential properties. Takarau Gorge lies immediately to the south of the property (see Figure 1).
5. The farm park is primarily targeted at children and their caregivers. It includes ecological restoration, particularly of the stream environment.

Figure 1 – Location



Farm Park

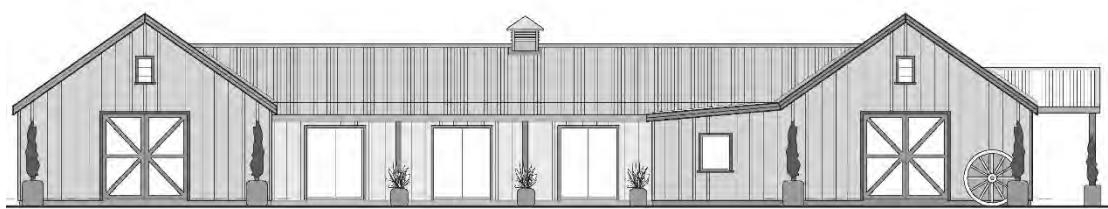
6. Farm park activities include interaction with farm and domestic animals, play opportunities and games, interaction with the natural environment, picnicking, children's parties, events and activities to do with children's literature (Refer to the Appendix, pages 4 to 5).
7. Buildings and structures include an entry building with a café, carpark for 100 vehicles, playhouses, picnic shelters and tables, animal shelters, fences, paths, bridges, a barn, toilet blocks, waka shed, work shed, pā, plane, shipping container, picnic tables, water tanks and waste management facilities (see Table 1 for a list of buildings and structures and their dimensions and Figure 3 with examples of farm park structures).

8. The largest building is the entry and cafe at 390m² and a height of up to 7 metres (see Figure 2 for an elevation). Building design and materials are typical of rural areas, are single stories and relatively low structures. All buildings are under 3 metres.

Table 1 – Proposed buildings and structures

Buildings	Floor area(m ²)	Height (m)	Structures	Number
entry/café	394	5.5	pā	1
porch	63			
work shed	84	3.8	main bridges	2
barn	54	3.6	minor bridges	14
porch	18			
2 toilet blocks (with 2 stalls each)	6.8	2.4	swing bridge	1
garden room for small animals	30	3	waste management	1
porch	11			
8 animal shelters	15 - 25	3 - 3.5	goat bridge	1
waka cover	24	3	pergola	1
7 playhouses	<9.9	2.5	picnic tables	10
gazebo	<9.9	2.5	waka	1
4 picnic shelters	15	2.5	plane	1
3 pig sties	6	1.5	fernery walk	1
1 hen house	2	2	pipe	1
			shipping container	1
			water tanks	8

9. The material of farm park buildings and their design are similar to those on the farm across Takarau Gorge Road. The cladding and roofs of the entry/café, work shed, barn and garden room are coloursteel. Material for structures are timber or concrete and stone for bridges, timber and steel for the waste management facilities and steel ropes and mesh for fencing, the main pedestrian bridge and swing bridge. Colours are dark - dark grey for the entry/café and grey for the larger buildings. The garden room is brown, the picnic shelters, playhouses, animal shelters, hen house, the plane and the waka are various colours and the pa is timber with some red posts.



10. Services include 8 new water tanks, toilets and onsite treatment and disposal of wastewater (see application for details). A new power pole may be required for the entry building/café.
11. Three signs are proposed at the site with two roadside directional signs intended at Johnsonville and South Makara Road. The post and panel entrance sign will be 1.2m x 1.8m and two signs at either end of the property will be 0.6m x 0.9m and attached to a fence post within the property. The intended directional sign (0.42m x 1.59m) is proposed to be attached to an existing pole in Johnsonville and on South Makara Road once appropriate Council roading approvals have been obtained.

Figure 3 - Examples of proposed structures, materials and colours

Typical fence at animal enclosures



Typical structure for toilets



Playhouse



Timber bridge



12. Earthworks will be required to create level surfaces for the carpark, accessways, the larger buildings (entry/café, work shed, barn and garden room), and to form paths. The Smaller buildings are designed so that they can be relocatable. There will be some earth shaping utilising excavated material to avoid material being removed from the site.
13. Excavation will be required for the three ponds, to bury wastewater collection tanks and bridge abutments. The pā has not been finalised but some excavation may be required. Each of the two toilet blocks will have two 4,000L underground wastewater collection tanks. Excavation for the tanks is estimated to be 10m³ at each toilet block. Excavation for the ponds vary from 6m³ for the smallest pond near the fernery to 1500m³ for the ponds for ducks and swans. The applicant has received advice that ponds need to be 3 metres deep over 25% of the pond area to function. Shallow ponds may heat up and lead to algae problems. Pond areas and estimated excavated volumes are shown in Table 2.

Table 2 - Pond areas and volumes

Pond location	Area (m2)	Volume (m3)
Near fernery	20	6
Duck and swan area	800	1500
Among shade trees on the northern boundary	310	750

14. Excavated material will be used to create a low bund along the southern side of the accessway to the northern grazing area. Trees and large shrubs will be planted along the southern side of this accessway. This access off Takarau Gorge Road replaces the current driveway to the house and the planting will separate the dwelling visually from the farm park.

House extension

15. The house extension involves the additions shown in the on page 2 of the appendix to this report. These additions increase the floor plan of the house by 234 square metres. A floor plan and elevations are not yet available, but the house remains single storied and the extension will use bricks, roofing, spouting and window joinery that match those of the existing house. The extensions

Planting

16. Significant planting will be carried out. Planting objectives are for amenity, shelter, to delineate different areas of the farm park, to reduce visibility of the farm park from Takarau Gorge Road, to enhance the natural environment, to attract birds and other wildlife, and to provide habitat. A three metre strip along the road boundary has been fenced and most of the streams have already been fenced to protect them from stock.

The following planting has already been implemented:

- 1) The road boundary with the farm park planted to fill gaps in and add to the existing *Pinus radiata* shelter belt. Plant species are predominantly native and locally sourced where possible, and include fast growing species to shelter slower growing tree species such as totara and tawa.

- 2) A three metre riparian buffer each side of the main swale through the site (see Figure 5) and a five metre riparian buffer each side of the stream were planted in 2019 in partnership with Greater Wellington Regional Council (GWRC).
- 3) The joint project with GWRC has also planted 1.1 hectares of the southern bush area (see Figures 6 and 7).
- 4) The planting of willows and tree lucern in the proposed goat, sheep and alpaca areas and grazing paddocks to provide shade, shelter and animal feed has also started.

Figure 6 - Existing swale riparian planting



Figure 7 - Planting in the southern bush restoration area



Planting to be implemented: (The location of these areas are shown on page 2 in the Appendix).

- 1) Complete restoration bush and riparian planting using indigenous plant species in the southern area of the property.
- 2) Fernery using fern species found in Ohariu podocarp forests and endemic to New Zealand .
- 3) Native plants that attract native butterflies and moths.
- 4) Additional planting to fill gaps along the road boundary.
- 5) Additional trees that shade, shelter and feed farm park animals.
- 6) Non-native and native trees, shrubs and other plants for amenity, shade and shelter in feature areas.
- 7) Maze.

Farm Park operating hours and construction period

17. Proposed hours of farm park operation are seven days per week, 9.30am to 4pm with shorter hours in winter likely.
18. The farm park is proposed to be constructed over 5 to 7 years. Timing for the house extension has not yet been established.

2. Landscape analysis of the existing environment

The wider setting (refer to the Appendix pages 6 and 7).

19. The topography of the wider setting is made up of a series of ridgelines and gullies that run generally parallel to the coast. The prominent, distinctive and widely recognise sky line landform of Totara and Te Wharangi Ridges separates rural and urban parts of Wellington. Mt Kaukau is the highest peak at 430 metres, is a destination along the Skyline Track and is visible from the site. The ridgeline landscape is mainly open pasture with some rocky outcrops. This landscape is identified as a Special Amenity Landscape (SAL) as a distinctive and widely recognised landscape in WCC's draft 'Planning for Growth - Backyard Tāonga'. See Figure 8 showing the site in its context as viewed from the Skyline Track along Te Wharangi Ridge.
20. Ohariu Valley runs from Spicer Forest (to the north east) to Takarau Gorge Road (to the south). Ohariu Valley Road and Takarau Gorge Road runs along the foot of the valley, as does Ohariu Stream. Buildings are generally located on or near the valley floor.

Figure 8 - Panoramic view of the site and its wider setting (photo taken from the Skyline Track)



21. Maori settlements in the Ohariu/Makara area were on the coast either just above the high water mark or on hills overlooking the sea. A track linked the coast with Whanganui o Tara, but there is no evidence of Maori occupation of the Ohariu Valley.¹
22. Human settlement has modified the natural character of the area. Open, rural, pastoral grassland dominates the slopes to the east of the site with some patches of regenerating vegetation and exotic forestry. This replaces the original podocarp forest. Existing examples of the indigenous vegetation include two small areas of podocarp forest to the north of the site and very small pockets of forest in farmland below Mt Kaukau.² These are WCC Significant Natural Areas (see the Appendix to this report,

¹ Wellington City Libraries, 'Ohariu-Ika a Maru Precinct, accessed at <http://www.wcl.govt.nz/maori/wellington/ngawaahiohariu.html>

² Wellington City Council Backyard Taonga Map Fact Sheets Significant Natural Areas, accessed at https://planningforgrowth.wellington.govt.nz/_data/assets/pdf_file/0013/3235/FactSheetsForWebsite-SNAs-WC054-WC113.pdf

page 7). These forests include kahikatea, matai, totara, rewarewa, tawa, hinau, mapou and titoki with tarata, kaikomako, lancewood, te kouka, pukatea, karaka, mahoe and puka.³ Larger areas with habitat with important indigenous value lie on the ridgeline.

23. Water courses that run down the slopes through farm land into the gullies and low lying damp areas are largely open, unfenced and with little riparian vegetation. Ohariu Stream runs through Takarau Gorge and into Makara Stream south of the gorge. Among the tributaries of Ohariu Stream are Mill Creek Stream and the stream that runs through the site.
24. The wider Ohariu Valley is valued for its rural character. This character comes from the surroundings which although modified are likely to be generally identified as 'natural'. Attributes associated with the valley are pastoral farming, wind farm, equestrian interests, lifestyle blocks, housing in moderation with understated buildings, a generally quiet and peaceful environment but with noise at times from rural activities, low levels of development, and narrow windy country road.⁴ Typical of rural buildings are the farm buildings and stockyards opposite the site (see Figure 9). The scale and materials of houses in the valley vary from large two-storey dwellings to modest ones.

Figure 9 - Farm buildings opposite Mossy Creek



25. The main land use since European settlement is pastoral farming, some forestry, subdivision into rural-residential properties and lifestyle blocks and more recent development of wind farms. The pattern of development is pastoral farming on the slopes above the valley floor and between clusters of rural-residential properties and lifestyle blocks along Ohariu Valley and Takarau Gorge Roads.
26. Recreational activities in Ohariu Valley area include horse-riding, cycling, walking, running and golf. Commercial activities include horse trekking, farm visits, farm stays, equestrian activities, weddings and events. Recreational activities in the wider area include the Skyline Track along the main ridgeline to the east of the site. The main south to north electricity transmission line runs approximately 890 metres to the east and is visible from the site. Transmission lines from Mill Creek wind farm connect to this main transmission line. The transmitter tower on Mt Kaukau is widely visible.

³ Wellington City Council Significant Natural Area WC070, Horobin forest covenant.

⁴ These attributes include key values identified by the local community during preparation of WCC 'Ohariu Valley Rural Community Plan', 2001.

The site (refer to the Appendix pages 9 and 10)

27. The site is located on the valley floor where the valley narrows before it enters Takarau Gorge at the southern end of the property. It is on the southern side of a cluster of 11 rural-residential properties and lifestyle blocks that range in size from 0.3563 hectares (234 Takarau Gorge Road) to 6.9226 hectares (this neighbouring property to the north at 182A Takarau Gorge Road includes the WCC draft Significant Natural Area with podocarp forest). A second and smaller cluster of 6 rural-residential properties and lifestyle blocks lies to the south at the beginning of the gorge (refer to the Appendix page 6). A section of an unformed paper road runs along the site's western boundary and may have originally intended to be the location for Takarau Gorge Road. The property was subdivided from the neighbouring farm to the east when Takarau Gorge Road was constructed and cut the site off from the rest of the farm.⁵ See Figure 10 below for a panorama of the site

Figure 10 - Panoramic view of the site taken from the northern boundary and viewing to the south



28. The site and most of Ohari Valley, is zoned Rural in the District Plan (refer to the Appendix page 7). Ohari Farm, which lies directly to the west, is zoned Rural and is used for a mix of rural and commercial activities. Most of the land is used for farming, but with a portion operating as a venue used for weddings and events (at 184 Takarau Gorge Road).
29. Takarau Gorge Road runs along the site's eastern boundary. The site is a long narrow property, narrowest at its southern end (20 metres) and widens to 167 metres at its northern end. It is relatively flat where the property abuts the road and slopes up to its western and northern boundaries. Elevation changes from east to west range from 5 to 15 metres, and from south to north 35 metres.
30. Most of the site is open pasture grass. A stream runs through the property and feeds into Ohari Stream. Two smaller and intermittent water courses have their sources on the slope below Te Wharangi Ridge. Water courses were planted with approximately 4,000 riparian indigenous plants in 2019 and are fenced to protect the water and plants from stock. Two other intermittent water courses run into the site from the north western

⁵ Personal communication with the applicant.

side of the property. Low lying damp locations that are currently in pasture may once have been wetland and are proposed for ponds and human made wetlands with riparian planting.

31. The property boundaries are fenced and have been planted. Boundary shelter belt trees of pine and *Macrocarpa* and post, wire and batten fencing are typical of the area. Other established trees are *Eucalyptus* species, willow, kowhai, various native and exotic trees and shrubs along the road boundary and in the house garden area. Neighbours to the north have planted a dense mixture of native and exotic trees and shrubs on their side of the boundary. The boundary to the neighbouring property to the north west has well established exotic and native trees and are a windbreak to the prevailing wind.
32. The existing house, sheds, water tanks and garden on the property are accessed and are visible from Takarau Gorge Road. The only other buildings visible from the property are farm buildings and stock yards on the eastern side of Takarau Gorge Road, as shown in Figure 9. The site is currently used for grazing sheep.

Summary of the key attributes of the site and its setting:

- 1) Open ridges and spurs with pastoral farming on valley sides and rural residential and utility buildings close to or on the valley floor.
- 2) Unmodified landform.
- 3) Views of open farmlands, ridges and spurs above the valley floor.
- 4) Boundary shelter belt trees, largely exotic with some native trees and other vegetation.
- 5) Narrow winding road with glimpses of houses, their gardens and associated buildings screened behind boundary vegetation.
- 6) Streams on the valley floor.
- 7) A generally quiet and peaceful environment with noise associated with rural activities.
- 8) A quiet night time environment.
- 9) Timber or post and wire fencing, rural-style gates and generally driveways with soft surfaces rather than concrete or asphalt.
- 10) Smaller fenced paddocks on the valley floor close to residential buildings with structures associated with rural activities such as stockyards, utility buildings and shelters for animals often of timber or corrugated iron and dark colours.

3. Relevant statutory, non-statutory provisions and policy

33. Relevant statutory provisions are the Resource Management Act (potential effects on the maintenance and enhancement of amenity values (RMA Part 2 section 7(c)) and the quality of the environment (RMA Part 2 section 7(f)), Wellington Regional Policy Statement and Wellington City Council District Plan.

Wellington Regional Policy Statement 24 April 2013

34. This policy statement for sustainable management of the region's natural resources introduces the identification, protection and management of outstanding features and landscape (objective 17) and refers to special Amenity Landscapes (objective 18), PAOS*

identification and management of Amenity Landscapes (policy 27 and 28) and Significant Natural Areas (Objective 16 and Policy 61). WCC has undertaken identification of these landscapes and areas as part of this regional requirement and the Council's District Plan review in a project called 'Backyard Tāonga'⁶. The nearest Significant Natural Area is at the neighbouring property to the north of the site at 182A Takarau Gorge Road.

Wellington City Council District Plan Rural Area Design Guide

35. The site is zoned Rural in the District Plan and the intention of the Rural Area Design Guide is to provide for sustainable rural living while enhancing and protecting rural character and amenity.⁷ The objectives and guidelines are arranged under the following headings:
 - Natural features, ecosystems and habitats
 - Planting
 - Rural heritage
 - Access
 - Boundary; location and treatment
 - Location of buildings
 - Design of buildings and structures
 - Providing for change.
36. The overall objectives of the guidelines are that the project is:
 - Sensitive to the rural landscapes of Wellington
 - Environmentally sustainable
 - Efficiently integrated into the infrastructure of services
 - An attractive place to live.
37. Key considerations are privacy, shelter, access to open space, the maintenance of a quiet environment, and security to ensure the quality of lifestyle is sustained for residents.

4. Measures to avoid, remedy and mitigate adverse effects

38. This section addresses section 17 of the RMA by putting in place a number of measures to avoid potential adverse landscape and visual effects during the design and planning process. Where adverse effects were not able to be avoided, remediation and mitigation measures were developed and form part of the proposal. Many of these measures will have long term beneficial effects on the natural environment. Details are outlined below:

⁶ Wellington City Council District Plan Review, Backyard Taonga, accessed at <https://planningforgrowth.wellington.govt.nz/about/backyard-taonga>

⁷ Wellington City Council District Plan, Rural Area Design Guide (last amended 10 July 2009), page 1.

Scale and location of new buildings

- 1) The new work shed, water tanks and waste management facility are at a scale that is similar to existing structures. The scale of the largest building (the entry and café) is in scale with and a darker colour to existing farm buildings across Takarau Gorge Road. Smaller structures such as the animal shelters are typical of the rural environment. The extension to the existing house is modest and involves extending some of the existing rooms.
- 2) All buildings, including the house to be extended, are located on the lower and less visible parts of the property where they are screened from view by road boundary vegetation. Water tanks and pump house at the rear of the pā site are screened by indigenous bush planting.
- 3) The larger buildings are in two groups:
 - The work shed, water tanks and garage near the existing house
 - The entry and café, water tanks located near the road and carpark. A small barn is located on the opposite side of the stream from the entry/café.
- 4) Animal shelters, playhouses and gazebos are small in scale.

Maintenance and enrichment of ecological values

- 5) Retention of existing trees on the property and enrichment through exotic and indigenous tree planting.
- 6) Permeable carpark surface and runoff slowed and treated by directing it to a planted perimeter swale.
- 7) Permeable surfaces for accessways and paths throughout the property.
- 8) Existing streams and water quality is protected and enhanced. Streams are fenced and riparian buffer areas planted with riparian plant species.
- 9) Tracks to be well designed and constructed so they do not discharge run off directly into streams.
- 10) Proposed ponds have riparian planting. Ponds for ducks and swans are not connected to the main stream.
- 11) A planted swale runs through the farm park. Swale planting will slow and treat run off before it reaches the stream.
- 12) Planting that attracts insects such as bees and butterflies in the small animal garden areas and butterfly area.

Visual mitigation and maintenance of rural values

- 13) Existing road boundary planting is extended, strengthened and enriched to reduce views from the road and to and from farm buildings and stockyards on the eastern side of Takarau Gorge Road.
- 14) Tree and large shrub planting along the northern side of the farm park will separate the existing house visually from the farm park and ensure privacy for residents.

- 15) Materials for buildings and structures are common in rural areas. Materials of the house extension match those of the existing house.
- 16) Non-reflective dark colors are used for roofs and exterior walls of buildings (except for the garden room and small playhouses).
- 17) Fence and gate design and materials are typical of rural locations - timber posts and rails, wire and batten and some with rabbit netting and heights that vary from 900 to 1.8m depending on the animal.
- 18) The pā structure will be timber within a planted native bush setting and backdrop of large established shelter belt trees.
- 19) Opening hours are restricted to day time between 9.30am and 4pm and a quiet and dark night time environment is maintained.
- 20) Carpark capacity is limited to 100 parking spaces.
- 21) Signs are modest in scale and limited to three at the site (an entrance sign and one at each end of the site), as well as proposed directional signs at Johnsonville and on South Makara Road.

Construction

- 22) Construction to be sequential over a 5 to 7 year period.
- 23) Construction to be limited to typical work hours i.e. Monday to Friday. Recommended hours are between 7.30am and 5pm.
- 24) Material excavated during the construction period is to be reused on site as much as possible to avoid material being removed from the site. For example, to form a bund along the northern side of the farm park, which is to be planted for privacy and to reduce views of the existing house from the farm park. Additional material is to integrate with existing contours.
- 25) Waterways to be protected during the construction period. Erosion and control measures will be set in place during construction in order to avoid erosion and the generation of sediment. An Earthworks Management Plan (EMP) will be developed prior to any works taking place.

Part 2

39. Part 2 outlines assessment methodology and assesses potential visual and landscape effects of the proposed farm park and the house extension during and after construction and once mitigation has been implemented. The proposal is also reviewed against the objectives and guidelines of the WCC District Plan Rural Area Guide.

5. Assessment methodology

40. Assessment of effects involved the following:

- 1) Site visit with the applicant and planner, Wellington City Council planner and Wellington City Council landscape architect reviewer.
- 2) A number of visits to the site and the wider setting.
- 3) Visits to comparable projects.
- 4) Review against WCC District Plan Rural Design Guide.
- 5) Identification of the potential viewing audience and representative viewpoints, photography from these viewpoints and assessment of potential adverse visual effects and adverse effects on landscape using the 7-point rating scale in Table 3. Effects that are low and very low are less than minor adverse effects, moderate to low are minor adverse effects, and those that are moderate, high or very high are more than minor adverse effects.

Table 3 – Assessment criteria

Significance of effects (RMA)	Rating scale	Description of rating scale
MORE THAN MINOR	very high	The proposal completely changes or leads to the loss of all or most of the key attributes of the site. The changes dominate visually.
	high	The proposal leads to a major change to most of the key attributes of the site. Many of the key attributes of the site are lost although the underlying landscape is still recognisable
	moderate - high	The proposal brings about some loss or modification of some of the key attributes of the site. Changes are not inconsistent with the existing landscape.
	moderate	The proposal partially modifies some of the key attributes of the site. Changes are recognisable as something new but the existing landscape is still apparent.
MINOR	moderate - low	The levels of change and modification of the key attributes of the site brought about by the proposal are not serious or important, although they may be noticed. Changes and modification are consistent with the existing landscape.
LESS THAN MINOR	low	The proposal leads to low levels of change or modification of the key attributes of the site. The landscape can absorb changes and changes are not likely to be noticed by a casual observer.
	very low to negligible or no effect	The proposal brings about small levels of change or no change to the key attributes of the site. Changes or modification are hardly noticeable or not noticeable

6. Assessment of visual effects

Introduction

41. The first step was field work to identify visibility of the site and potential viewers. Locations from where the site was visible were established by visiting the site. A selection of these sites were visited and single frame and panoramic photographs taken. This process resulted in a representative selection of viewpoints. Photographs were taken with a Panasonic DC-Gx850 digital camera using an equivalent 50mm lens. Most photographs were taken from publicly accessible viewpoints.
42. The most distant viewpoint was Mt Kaukau on the Skyline Track approximately 2 kilometres from the site and selected because it is a popular visitor lookout point. All other viewpoints are close to the site. A series of photographs were taken moving along Takarau Gorge Road because the site will most commonly be viewed as people move along the road, including people from neighbouring properties. Views from neighbouring properties are screened by trees around houses, boundary and other planting on Mossy Creek or intervening landform. Photographs of the view from the farm buildings and stockyards across the road from the site were taken from the road verge at the entrance to Takarau Gorge Road. These photographs are included in the Appendix to this report, pages 11-18. Viewpoints and potential viewers are described in Table 4 below. Visual effects on viewers were assessed according to the criteria on page 12 of this report.

Table 4– Viewpoints and potential viewers (Refer to the Appendix pages 11 to 18)

View point	Location	Description of view	Potential viewers
1	Summit Mt Kaukau on the Skyline track	View of the site screened by landform and foreground shelter trees	Transient views for visitors to Mt Kaukau lookout platform
	2 km from the site		
2	Mt Kaukau Trig Skyline Track	The broad expansive view includes distant views of the site	Transient views of the site for visitors to Mt Kaukau Trig and recreational users of the Skyline Track (although there is little evidence that many visitors to Mt Kaukau go to the Trig location)
	Approximately 2 km from the site		
Moving north to south along Takarau Gorge Road			
3	Takarau Gorge Road	View to the spur that visually separates the property at 234 Takarau Gorge Rd from Mossy Creek.	Transient views for road users. Fixed views for residents at 234 Takarau Gorge Rd
4	Takarau Gorge Road	The first view of Mossy Creek when moving south. Partial view of the northern grazing area due to screening by existing road boundary shelter belt.	Transient views for road users

View point	Location	Description of view	Potential viewers
5	Takarau Gorge Road	View to the existing driveway entrance and proposed small animal area. A new driveway entrance will be located slightly southwards to service the existing house. New tree planting on the southern side of the driveway and along the roadside will eventually screen views of the farm park. Boundary planting will screen views of house extensions.	Transient views for road users
6	Takarau Gorge Road	View to the carpark entrance with the proposed entry/cafe beyond boundary trees. A 5 metre strip along the road boundary has been fenced and planted for denser roadside planting. Once mature, this will screen views of the farm park.	Transient views for road users
7	Takarau Gorge Road	View to the carpark and mini golf, plane and hedge maze. Road boundary planting will eventually screen views into this area.	Transient views for road users
8	Takarau Gorge Road	View to bush and stream restoration area.	Transient views for road users
Moving south to north along Takarau Gorge Road			
9	Takarau Gorge Road	View to bush and stream restoration area.	Transient views for road users
10	Takarau Gorge Road	View towards the carpark, the games area and the grazing area to the north. Road boundary planting will screen views into the site.	Transient views for road users
11	Takarau Gorge Road	View of the car park and entry area. The pā site and the grazing area can be seen to the north. These will be screened by new road boundary planting.	Transient views for road users
12	Takarau Gorge Road	View to small animal area. Roadside planting is fenced off and when mature, will screen views of the site.	Transient views for road users
Views from neighbouring properties			
13	Mossy Creek	View from the site to 238 Takarau Gorge Road. The neighbouring house is orientated to the north facing away from the farm park. The garage, water tank, trees and shrubs on the southern side of the house screen views to the farm park	Fixed view for residents

View point	Location	Description of view	Potential viewers
14	184 Takarau Gorge Rd - Ohariu Farm – shearing sheds and yards, weddings and events carpark	No view of Mossy Creek from Ohariu Farm due to dense boundary trees and other vegetation.	Wedding and events venue guests. Fixed views for residents
15	View from Ohariu Farm driveway	Viewers will have a glimpse towards the existing house, but views will be very short term as viewers move along the driveway and trees will eventually block this view.	Wedding and events venue guests and residents as they move along the driveway
16	Sheds and stockyards – 255 Takarau Gorge Rd	Views of Mossy Creek small animal activity area and residential area with partial views of the house extension. Planting along the farm park road boundary will eventually fill gaps to give the farmer some privacy by screening views from farm park visitors. Once matured, this vegetation will screen views of the site, including views of the house extension.	Fixed views for farmer working in the stockyards and farm buildings
17	Mossy Creek pā site	Panorama taken from the pā site within Mossy Creek showing the view towards the farm buildings at 255 Takarau Gorge Rd. This view out from Mossy Creek illustrates that road boundary planting will eventually screen views of the farm buildings and stockyards closest to the road.	An illustration of views of farm buildings at 255 Takarau Gorge Rd for visitors at the pā site.
View point	Location	Description of view	Potential viewers
18	Foot of the driveway to 283 Takarau Gorge Rd	View of the hedge maze, plane and the southern end of the carpark as residents pull out of their driveway. This view will be screened by road boundary planting.	Transient view as residents exit their driveway
19	Outside the property at 329 Takarau Gorge Rd	View of the southern bush and restoration area.	Transient view as residents exit their driveway

Assessment during the construction period (over five to seven years)

Close views

43. Neighbours will not view the site from their houses because shelter trees around these houses screen views. The two proposed new houses at 295 Takarau Gorge Road will have a view of the southern bush and stream restoration area of Mossy Creek. Bunding

and associated landscaping will screen views towards Mossy Creek⁸. The elevations of the house sites (approximately 65 to 70 MASL) are similar to that of existing boundary planting along Takarau Gorge Road and will screen views to northern parts of Mossy Creek. The farmer at 255 Takarau Gorge Road will view construction activity as he works on his farm, and more closely from buildings and stockyards across the road from the site.

- 44. People from neighbouring properties will view the site as they move along Takarau Gorge Road. But views will be short term only as viewers move along the road. Existing boundary planting will screen some views from the road. As additional boundary planting matures over the construction period and fills gaps, screening will become more effective.
- 45. Some excavation will be required during the construction period and will be visible but the underlying land form will essentially remain. Existing road shelter belts will screen views to some extent.
- 46. Limiting construction to typical working days will reduce potential adverse visual effects during construction, as well as the temporary nature of construction. Construction activity is planned to be sequential rather than taking place on all parts of the site at one time. This will allow grass cover and planting to be reinstated before construction begins on other parts of the site and reduce adverse visual effects. Were construction to take place at one time, the visual effects are assessed to be higher, although limiting construction to weekdays will mean a site without construction over the weekend.

Assessment : low adverse effect when construction is sequential,
moderate to low when construction takes place at one time.

Distant views

- 47. Construction may be visible from more distant viewpoints, largely due to the initial removal of grass cover and exposure of bare ground in parts of the site for buildings, tracks, ponds and the car park. But the site and construction on it is only a small element in the much wider landscape and views are short term as viewers move along the Skyline Track or visit Mt Kaukau Trig. Views of the site are partial because of intervening landform and vegetation close to the viewer, and because of shelter belt trees along the site's eastern boundary, within the site and on neighbouring sites (refer to the Appendix, page 11).

Assessment: very low adverse effect.

Assessment during operation - five years after construction (See Appendix p. 12 to 18)

Close views of the farm park

- 48. The most affected viewer will be anyone working on the farm immediately across the road from the farm park, and especially when working in the stockyards. This worker is likely to be aware of visitors to the farm park during opening hours. The additional

⁸ The *Decision Report for Change of Conditions for 295 Takarau Gorge Road*, 1 October 2019, Service Request Number 446803, File Reference 1058535, states that the proposed bunding and landscaping is expected to "mitigate any effects on rural amenity and character" when the houses are viewed from the public domain (Takarau Gorge Road). page 5. This bunding and landscaping will in turn reduce views from the properties to Mossy Creek across Takarau Road and below the two consented properties.

road boundary planting will screen views once visitors enter the farm park. The pā may be seen because of the higher elevation, but will be screened to some extent by the native bush setting and its likely timber construction will blend into the vegetation of the setting. Someone working on the open parts of the farm higher up above the valley floor is likely to be aware that they may be observed from the farm park. This will change the experience of anyone working on visible parts of the farm and change their perception of privacy and the quiet and peaceful environment that is expected in a rural environment.

Assessment: moderate to high.

49. The carpark and parts of the farm park activity areas will be viewed through the carpark entrance as vehicles pass along Takarau Gorge Road. Views of the farm park will effectively be screened by boundary shelter planting in five years' time and planting will more fully screen views into the farm park as planting matures in subsequent years. The pā may be viewed from some locations along the road because of its elevated site. Views of the farm park will only be short term as the viewer moves along the road. The café is a new element in this part of Ohariu Valley but is not unusual because a café operated for a number of years near the intersection of Ohariu Valley and Takarau Gorge Roads.

Assessment: low adverse effect

50. Neighbours of the farm park, as they travel up and down Takarau Gorge Road will be aware of the changes and modification of the property into a farm park and the house extensions that are visible from the road. A farm park is not inconsistent with the existing character of the area, but there will be more buildings and structures as well as activity during opening hours.

Assessment: moderate to low adverse effect

Distant views

51. From higher more distant viewpoints a number of houses and buildings associated with rural residential, lifestyle blocks and farms are visible, as well as wind turbines and transmission pylons. Because of the scale, materials and colour of farm park buildings and structures, they are not likely to be noticed by these short term viewers. The house extensions are unlikely to be viewed from this distance. Viewers may notice vehicles in the carpark during farm park operating hours, but the landscape is broad enough to be able to absorb the farm park and its activities.

Assessment: low adverse effect

7. Assessment of landscape effects

Landform

52. Construction of the larger farm park buildings (entry/café and work shed), the barn and garden room, accessways off Takarau Gorge Road and the carpark will require some earthworks to create level building platforms. But because of their locations on the lower parts of the site, the landform will remain essentially the same. The landform will be reinstated after the ponds have been excavated and filled. The fernery walkway will require some fill material in order to provide for drainage and irrigation. The pā may require some earthworks for construction but will utilise the natural landform. House extensions will not affect landform.
53. The accessway to the northern grazing area can be located so that it follows the natural slope. The planted bund along the northern side of the farm park will use excavated material and will be shaped and contoured so that it fits within the established landform.

Assessment: low adverse effect

Water

54. All water ways within the site are fenced and animals will not be in contact with them. The main stream and existing swales were planted during the 2019 planting season. This riparian planting will have established before any construction takes place. During the construction period, water ways will have to be protected from any sediment and run off. Along with fencing, planting along streams and swales and around ponds will improve water quality. Run off from the carpark, grazing area and small animal, alpaca, sheep, goats and donkeys will collect in planted swales. Riparian plants will slow the flow of water and help to cleanse it before it enters the main stream. Tanks will hold wastewater from toilets. Ponds for ducks and swans are not connected to streams. The main stream and smaller water courses in the southern part of the site will meander through the restoration bush area which will provide shade and improve habitat for aquatic life. Fencing water ways, extensive riparian planting and restoration bush will have a beneficial effect on water. A proposed condition is to regularly monitor water quality.

Assessment: low adverse and the farm park brings beneficial effects

Land cover

55. Vegetation removed during the construction period will be limited to pasture grass. No existing trees or other land cover will be removed. Additional mixed indigenous and non-indigenous tree planting will create shade and shelter for animals and farm park visitors. Riparian planting along streams and swales protect water quality. Indigenous tree and large shrub species planted along road boundaries will bring more diversity to existing shelter belt trees. The southern bush restoration area will use species indigenous to the area and animal pests will be controlled. This will complement the WCC identified Significant Natural Area at the neighbouring property at 182A Takarau Gorge Road. Land cover will increase and become more diverse.

Assessment: beneficial effects

Landscape character

56. Construction activity is assessed to temporarily change the experience of the immediate area. However, activities that involve machinery and activity are not unusual in this rural farming area, and limiting construction to typical working days along with the temporary nature of construction, will reduce potential adverse effects during construction.

Assessment: moderate to low adverse effects

57. Once construction has been completed, additional buildings and structures will have been introduced into the landscape and the house extended. The design, materials, colour and layout of most are typical of buildings in Ohariu Valley where farm, equestrian and lifestyle block activities, animal shelters, implement and storage sheds, fences, gates, and residential buildings are an integral part of the landscape character of the valley. Materials used for the house extension will match those of the existing house. The pā is a structure that is not typical of Ohariu Valley and the wider area. The play structures are also not typical. Existing and new trees will help integrate new buildings and structures into the landscape. An open pasture area is retained in the grazing area of the site. The farm park will allow children in particular to experience the rural environment and they will have the opportunity to interact with farm animals. Never the less, the proposal brings about partial loss of the generally quiet and peaceful environment and the farm park introduces more structures, buildings and arguably a more intensively developed site than is usual in a rural residential or lifestyle block of this size.

Assessment: moderate adverse effects

Natural character

58. Natural patterns and process will not be interrupted during the construction period or on operation of the farm park. Only pasture grass will be removed to make way for buildings, paths and gardens. Restoration planting in the southern areas of the site will replace pasture grass and along with riparian planting along streams will restore natural character and improve habitat and water quality. Ponds will be developed in areas where water naturally collects. Indigenous tree planting will bring diversity into the area, attract birds and complement neighbouring native vegetation and Significant Natural Areas ('Backyard Taonga') in a part of Wellington that lacks indigenous vegetation. Animal and plant pest control will support biodiversity.

Assessment: low adverse with beneficial effects

8. Summary of visual and landscape effects

Effects during construction

	Rating of effects on visual amenity	Significance of effects	Rating of landscape effects	Significance of effects
Type of Effect	adverse		adverse	
	Close views: <ul style="list-style-type: none"> low when construction is sequential. moderate to low when construction takes place at one time Distant views: very low	less than minor minor	Landform: low Water: low Landcover: low Landscape character: moderate to low Natural character: low	less than minor less than minor less than minor minor less than minor
Comment	Construction activity is temporary and is limited to the working week and typical working hours. Construction activity will be viewed from some distant and close viewpoints but the site makes up a very small part of expansive views, existing vegetation screens some views and will become more effective as vegetation matures and fills gaps in road boundary planting. Views from the road are short term.		Earth works are not significant and mitigation measures and the temporary construction period reduce potential adverse effects.	

Effects during Operation (after five years of operation)

	Effects on Visual Amenity 5-years after construction	Significance of effects	Landscape Effects 5 years after construction	Significance of effects
Type of Effect	adverse		adverse / beneficial	
	Close views The house extension 1. Views from the neighbouring farm at 155 Takarau Gorge Rd – moderate to high 2. Views from Takarau Gorge Rd - <ul style="list-style-type: none"> For casual viewers - low For neighbours - moderate to low Distant views: very low	less than minor more than minor less than minor minor	Landform: low adverse Water: beneficial Land cover: beneficial Natural character: beneficial Landscape character: moderate adverse	less than minor beneficial beneficial beneficial more than minor

Comment	Many close viewers have transient and partial views of the site, either because they are moving along Takarau Gorge Rd or vegetation or landform screens views of the site. Neighbours will be more aware of additional buildings, structures and activities. People working on the neighbouring farm will be aware that they may be observed and this may change their experience of working in this rural environment. For distant viewers the site is small in the context of wide expansive views and the wider landscape can absorb changes.	Most farm park buildings and structures are located on the lower and flatter parts of the site and require minimal changes to landform. The pā will utilise the natural landform, has an established shelter belt of large trees as a backdrop and will sit within in a bush setting. Fencing, stream and swale, riparian planting and bush restoration will improve water quality and habitat. Indigenous and non-indigenous planting, riparian planting and indigenous bush restoration will provide shade, shelter and habitat, restore natural character and enhance natural patterns and processes. Visitors will experience the rural environment and learn about farm animals. Partial loss of the quiet and peaceful rural environment and changes to landscape character through structures and activities that are not typical in a rural environment, and a more intensively developed farm park site.
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9. Review against the Rural Area Guide

59. Table 5 below reviews the the farm park against the objectives and guidelines set out in WCC District Plan Rural Area Guide. The review establishes that the proposal meets the guidelines, except for three which it partially meets.

Table 5 Review against Rural Area Design Guidelines

Natural features, ecosystems and habitats			
Guideline		Commentary	Assessment
G1	Maintain streams (including small intermittently flowing watercourses) wetlands, and associated riparian vegetation.	Existing streams and watercourses and low wet areas are maintained, enhanced and protected.	Meets guideline
G2	Ensure that the quality and quantity of water associated with streams and wetlands will be unchanged by development.	Existing streams currently run through pasture land with little vegetation and habitat. The project adds ecological value by restoring and fencing streams, and planting with indigenous riparian plant species.	Meets guideline
G3	Protect and enhance waterways and drifts of vegetation running through the development site, particularly those making connections with the surrounding landscape.	Existing trees remain and are enriched through supplementary planting. North-western boundary mixed exotic and native vegetation is extended into the site.	Meets guideline
G4	Protect significant indigenous vegetation and habitat. This may require buffer planting, connecting vegetation fragments, fences and ongoing weed and pest control.	No significant indigenous vegetation and habitat on this site.	N/A
G5	Link existing habitats and vegetation with additional planting.	Planting carried out throughout the site, and intensively in the bush restoration area connects with neighbouring WCC Significant Natural Areas.	Meets guideline
G6	Minimise the intrusion of 'cultural' elements into very natural/wilderness environments.	The proposal is in a modified environment.	N/A
G7	Protect any features of geological interest such as terraces, escarpments, and rock outcrops.	No features of geological interest	N/A

G8	Minimise any earthworks disturbance to the natural ground form.	Natural landforms and slopes will essentially be retained. Minor earthworks will follow established contours. Excavated material will remain on site and its placement will essentially retain existing landform.	Meets guideline
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Planting

Objective 1: To reinforce, extend, and complement established patterns of planting.

Objective 2: To provide shelter, privacy, and screening to enhance living environments and minimise the adverse visual impacts of structures as viewed from neighbours houses and public roads.

Objective 3: Where appropriate, establish planting of indigenous plant species to enhance and restore indigenous biodiversity.

Guideline		Commentary	Assessment
G1	Use species and planting combinations characteristic of or indigenous to the local area. Take cues from existing species and patterns of vegetation associated with buildings, access-ways, hilltops, ridges and spurs, and remnant stands of indigenous vegetation.	Restoration and riparian planting use plants indigenous to the area. Mixed exotic and native planting are typical of residential properties and lifestyle blocks in the valley.	Meets guideline
G2	Retain significant trees and hedges when they are part of a defining pattern within the local landscape, such as a boundary shelter belt. Maintain the continuity of existing patterns of planting extending beyond the boundaries of the development site	Existing trees within the site and patterns of tree planting are maintained and extended e.g. road and paddock boundary trees	Meets guideline
G3	Encourage the natural regeneration of natives and plant natives where this is consistent with the established rural character.	Restoration and riparian planting will attract birds and encourage natural regeneration, extending the existing protected areas of indigenous vegetation in the valley.	Meets guideline
G4	Consider extending existing bush areas or groups of trees to provide a setting for new buildings and help to integrate new buildings into the landscape	Established planting on the property to the north west of the property is extended into the pā site.	Meets guideline
G5	Avoid placing woodlots on prominent ridges and spurs, and ensure their edges reflect natural patterns and contours and are softened and integrated into the surrounding landscape. Edges could be softened by planting at a variable density,	No woodlots are proposed and planting along property edges are indigenous with a variety of plant species. Natural regeneration will occur once vegetation has established.	Meets guideline

	planting groups of different species, or by encouraging the natural regeneration of natives.		
G6	Where contour modification is necessary for building platforms and access roads use planting to soften visual impacts.	Ponds and swales will have riparian planting and activity areas have grassed areas and amenity plantings around buildings and structures. Paths will have grassed edges or amenity planting.	Meets guideline
G7	Use planting around building sites to screen and soften structures and to create shelter and private space. Take cues from established plantings in the area.	Planting that supplements and thickens existing road boundary planting will screen buildings and structures. Bush restoration planting at the pā site will integrate the structure visually and culturally. Amenity planting around buildings and structures will integrate them into the landscape. Planting along the northern boundary of the farm park is typical of Ohariu Valley rural residential, defines private space, separates the residential from the farm park and will reduce views of the house extension.	Meets guideline

Rural heritage

Objective 1: To protect important cultural and heritage features including older trees, houses, and other rural buildings.

Guideline		Commentary	Assessment
G1	Ensure the main landscape features that establish their setting are maintained or enhanced.	Established shelter belts and mature trees are retained.	Meets guideline

Access

Objective 1: To ensure that new development is accessible and the road network provides for efficient, convenient, and safe access.

Objective 2: To ensure that roads and access-ways are designed to minimise visual intrusion and that their construction is of a rural character.

Objective 3: To enhance the recreational potential of the road and access way system.

Guideline		Commentary	Assessment
G1	Ensure that accessways are in character with rural areas – in scale and discharge into swales and avoid curb and channel, hardened surfaces and pipes.	Carpark has permeable surface and swale for runoff. Paths have soft surfaces and profile so water runs into swales, gardens or grass along paths.	Meets guideline
G2	Align accessways to follow contours and respect landforms to avoid unnatural patterns in the landscape and to minimise earthworks and their visual impacts.	Access to the northern grazing area is shared with the proposed work shed, is aligned with contours and west-east fence lines.	Meets guideline

G3	Where possible use shared accessways to minimise the visual effect of multiple driveways.	Access to the house will be moved to the south and will also access work sheds. New access to the carpark will result in one additional entry from Takarau Gorge Rd	Meets guideline
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Boundary location and treatment

Objective 1: To establish boundaries and lot configurations that are in keeping with natural features and the traditional pattern of the rural landscape.

Guideline		Commentary	Assessment
G1	Retain scale, pattern and treatment of enclosure or openness occurring within the surrounding rural landscape.	Boundary tree planting is a typical pattern in the valley as are clusters of residential and small holdings with boundary trees. This contrasts with the open pastoral landscape of slopes above the valley floor.	Meets guideline
G2	Retain traditional boundary markers such as old shelter belts and groups of exotic trees, similar style of fencing and planting to existing, continue alignment and character of planting across lot boundaries to achieve visual coherence, avoid patchy and fragmented boundary planting on adjoining lots.	Existing shelter belts and road boundary planting are retained and extended. Rural fencing styles. Riparian planting follows meandering stream on the valley floor. Tree planting on the western side of the property extends established vegetation on the neighbouring property.	Meets guideline

Location of buildings

Objective 1: To reinforce valued characteristic patterns of building placement.

Objective 2: To minimise the visual impact of buildings in an open rural environment.

Objective 4: To ensure that development achieves the sense of space and privacy characteristic of rural areas.

Objective 5: To minimise ground disturbance in site development and access.

Guideline		Commentary	Assessment
G1	Use existing vegetation to screen, shelter and convey a sense of maturity, generally set buildings back from main roads and avoid manicured garden frontages along road verges and group buildings to reflect traditional patterns and to maintain unobstructed openness on other parts of the development site.	Road boundary planting and existing mature trees are retained and extended for screening. Building and activity area setbacks are similar to that of the existing house. Except for the pā, larger buildings are grouped in two locations. The pā has a backdrop of large, mature trees. An open grazing area is retained.	Meets guideline
G2	Plan for enclosure and shelter for a house site while maintaining long views out and the sense of rural open space.	Tree and shrub planting between the farm park and the existing house give privacy and shelter for residents – a pattern that is typical of the area.	Meets guideline

G3	When identifying house sites consider their relationship with those on adjoining lots.	The proposal does not include a new house site. The extension of rooms of the existing house increases floor size but does not change the character of the house to any great extent or change its relationship with neighbouring houses.	Meets guideline
G4	Locate buildings to minimise the visual impacts of earthworks associated with access and building platforms.	Earthworks to form building sites, carpark and access are minimal. Buildings will be visible through accessways and during the construction period in places where boundary planting has not yet matured.	Meets guideline
G5	Where acoustic privacy is likely to be of concern, consider: providing acoustic barriers close to the receiver of the noise (topographical features, solid walls, ancillary buildings etc), locating and orientating outdoor spaces associated with living areas of dwellings away from similar areas on adjoining sites, creating acoustic enclosures around stationary mechanical equipment and using intensive planting to screen the source of noise and create the impression of acoustic privacy.	Refer to <i>Assessment of Environmental noise Effects Mossy Creek Farm Park</i> . Malcolm Hunt Associates. October 2019. The assessment concluded that: <i>"Providing the activity complies with the ... recommended noise limit, we see no environmental noise-related reasons for withholding consent on noise grounds".</i>	Meets guideline
G6	Oriентate main living and associated outdoor spaces to the sun and provide shelter from prevailing winds.	Entry/café pergola and outdoor spaces are orientated to the sun. Planting provides shelter. The orientation of main living areas and outdoor spaces of the existing house does not change.	Meets guideline

Design of buildings and structures

Objective 1: To ensure that new buildings and structures are in keeping with and do not visually dominate the natural and rural character.

Guideline		Commentary	Assessment
G1	Maintain the characteristic modest scale of rural buildings and ancillary structures.	Larger buildings and structures are modest in scale and their style, materials and colours are appropriate to the rural setting. Some structures, although of a modest scale, will have a variety of colours and their form is less characteristic of the rural area e.g. play structures, plane and pā.	Partly meets guidelines
G2	Where new buildings are in prominent locations, use visually recessive finishes and colours.	The materials and colour of larger new buildings, including the entry/café and pā, are dark colours. The farm park will operate in	Meets guideline

		daylight hours only and will not require lighting after dark.	
G3	Choose roofs that are dark and absorb rather than reflect light.	The materials and colour of the roofs of larger new farm park buildings are dark and non-reflective. The roof colour and material of the house extension will match that of the existing house.	Meets guideline
G4	Use fences and other features at boundaries that are simple and extend characteristic rural patterns.	Boundary and internal fences and gates are simple with timber posts and wire or wire mesh for small animals.	Meets guideline
G5	Place services underground where possible, otherwise use simple utilitarian timber poles.	Services will be underground and visually unobtrusive. One new timber pole may be needed.	Meets guideline

Providing for change

The objectives and guidelines under this heading allow for possible future intensification and urban expansion which is unlikely in Ohariu Valley according to WCC's current review of the District Plan.

Conclusions

District Plan Rural Area Guide

60. The proposal meets all of the guidelines except one, which it partly meets. This is because structures like the pā, play structures and the plane are less characteristic of the rural area. But their scale is modest and overall the proposal is sensitive to the rural landscape in that the scale, materials and colours are typical of the rural environment. The proposal is environmentally sustainable in its choice of materials, increased vegetative cover, shade and shelter, protection and enhancement of waterways, disposal of wastewater and integration of proposed infrastructure and do not visually dominate the natural and rural character. Limiting hours of operation to during the day maintains the neighbourhood as a quiet and attractive place to live, although opening hours over the weekend will bring more people to the neighbourhood.

Landscape effects

Landform

61. The landform will remain essentially the same. Some earthworks will be required for building platforms but on completion they will sit within the landform and will not dominate it. The pā will utilise the natural slope. Existing landform will be reinstated after the ponds have been excavated and filled.

Effects on landform: less than minor during construction and on operation

Water

62. Water ways will be protected during construction and during operation. Measures to protect and improve water quality include fencing waterways, riparian planting, planted swales collecting run off, tanks that hold wastewater and restoration bush areas.

Effects on water: less than minor during construction; beneficial on operation

Landcover

63. Retention of existing trees are retained with additional tree, shelter, amenity and riparian planting, indigenous bush restoration and a planted dripline where there is currently pasture

Effects on land cover: less than minor during construction beneficial on operation

Landscape character

64. Activity during the construction period temporarily changes the landscape character of the immediate environment but construction hours are limited, construction phased and the use of machinery is not unusual in this environment. The farm park will have a more intensively developed site with more structures, activity and people than may be expected in this rural environment. The pā and some play structures are not typical of the rural environment. The result is some loss of the generally quiet and peaceful qualities of the rural environment.

Effects on landscape character: minor during construction; more than minor on operation

Natural character

65. Restoration planting, replacement of pasture grass with indigenous and non-indigenous amenity shelter and riparian planting will restore natural patterns and processes and will connect the site to Significant Natural Areas in the neighbourhood. The farm park will be dark at night and the quiet night environment will remain.

Effects on natural character: less than minor during construction; beneficial on operation

Visual effects

Distant views

66. The site can be viewed from parts of the Skyline Track and from Mt Kaukau Trig, although views are all partial because of the large shelter trees on and near the site and landform close to viewpoints. Additional planting on the site will further reduce views of the farm park. Distant views are wide and the landscape has the ability to absorb this site and activities on it.

Effects on viewers at distant locations during construction and on operation: less than minor

Close views

Casual viewers passing on Takarau Gorge Road

67. Tree planting on boundaries and within the site will screen many buildings and structures. Sequential construction over five to seven years and limits to construction hours will reduce adverse visual effects during construction. Buildings and structures in the farm PAOS*

park are modest in size and their materials, colours, and orientation and a dark farm park at night will reduce adverse visual effects.

Effects on casual viewers passing on Takarau Gorge Road during construction and on operation: less than minor

Views from neighbouring properties

68. Neighbours of the farm park will not view the farm park from their own properties because shelter belt on their properties as well as planting on the site, or landform screens the site from view.

Effects on close neighbours during construction and on operation: less than minor

Views for neighbours travelling along Takarau Gorge Road

69. Close neighbours who most frequently pass the farm park as they travel to Ohari Valley and Johnsonville will be aware of the increased number of buildings, structures and activity during construction and farm park opening hours. These are residents at six properties that lie to the south of the site and pass the property when traveling out of the valley (231, 283, 329, 337, 335 and 341 Takarau Gorge Road). Mitigation measures will reduce adverse effects on these viewers and views will be short term, but views of the farm park during construction and on operation will to some extent change the experience of living in this rural environment. Other neighbours may also pass the farm park, but only when they travel south through Takarau Gorge Road to Makara Road.

Effects on neighbours travelling along Takarau Gorge Road during construction and on operation: minor

Farm worker opposite the farm park at 255 Takarau Gorge Road⁹

70. Anyone working on the farm and particularly when working in the stockyards will be aware of farm park visitors and may feel observed as they carry out their work. In five plus years' time, additional boundary planting will have reduced views. However privacy and a peaceful environment that is expected in the rural environment is likely to change for anyone working on the farm.

Effects on farm worker during construction and on operation: more than minor

Recommendations

- 1) The road boundary planting strip to be a minimum 5 metres wide and protect from stock in order to reduce views of the site from the road and the farm to the east. Plant on the western side of the existing road shelter belt to avoid competing with established trees. New plants should be fast growing, wind hardy and frost tolerant pioneer species. Plant species listed below are suited to the area. Once established, these plant species will shelter slower growing tree species such as those found at the Significant Natural Area at 182a Takarau Gorge Road near the site's northern boundary - totara, tawa, titoki, matai and hinau.

⁹ G. and L. Bruce, 180 Takarau Gorge Road

Botanical name	Common name
<i>Aristotelia serrata</i>	makomako / wineberry
<i>Coprosma crassifolia</i>	
<i>Coprosma robusta</i>	karamu
<i>Dodonaea viscosa</i>	akeake
<i>Griselinia littoralis</i>	kapuka / broadleaf
<i>Kunzea ericoides</i>	kanuka
<i>Leptospermum scoparium</i>	manuka
<i>Melicytus ramiflorus</i>	mahoe
<i>Myrsine australis</i>	red matipo
<i>Olearia paniculata</i>	akiraho
<i>Phormium tenax</i>	harakeke / flax
<i>Pittosporum eugenioides</i>	tarata / lemonwood
<i>Pittosporum tenuifolium</i>	kohuhu
<i>Plagianthus regius</i>	ribbonwood
<i>Pseudopanax arboreus</i>	five finger
<i>Solanum lacciniatum</i>	poroporo

- 2) Monitor the establishment of riparian planting in order to protect water quality. The objective is to achieve 90% ground cover in 5 years. If this is not achieved continue planting until 90% ground cover is achieved.
- 3) Develop measures to protect streams during the construction period and specify construction hours e.g. Monday to Friday from 7.30am to 5pm.
- 4) When designing carpark layout, allow for some tree planting to break up the area visually, define parking areas and integrate the carpark into the rural character of the area.
- 5) When preparing for excavation of building platforms, paths and ponds during the construction period, strip topsoil first and stockpile. Excavate subsoil and place to reform the landform. Spread the top soil over the completed landform.
- 6) Maintain the quiet and dark night-time environment with no lighting outside of farm park operating hours.

Appendix - Mossy Creek - Landscape and visual assessment

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1 - The Proposal

Key

- Stream
- Drain
- Fence - existing boundary
- Fence - sheep netting
- Fence - 7 wire boundary
- Fence - 1.5m 13 wire fence
- Fence - 1.8m netting
- Fence - 1.3m picket fence
- Gate
- Minor path (1.2m wide)
- Main path (2m wide)
- Timber bridge
- Culvert
- New building
- Existing building
- House extension
- Water tank
- Carpark - stage 1
- Carpark - stage 2
- New pond
- Pa
- New native planting
- Public garden
- Grazing paddock (non-public)
- Toilets
- Playhouses
- Picnic shelter
- Gazebo
- Animal shelter
- Access track
- Water supply - pumphouse
- Electricity - existing overhead line

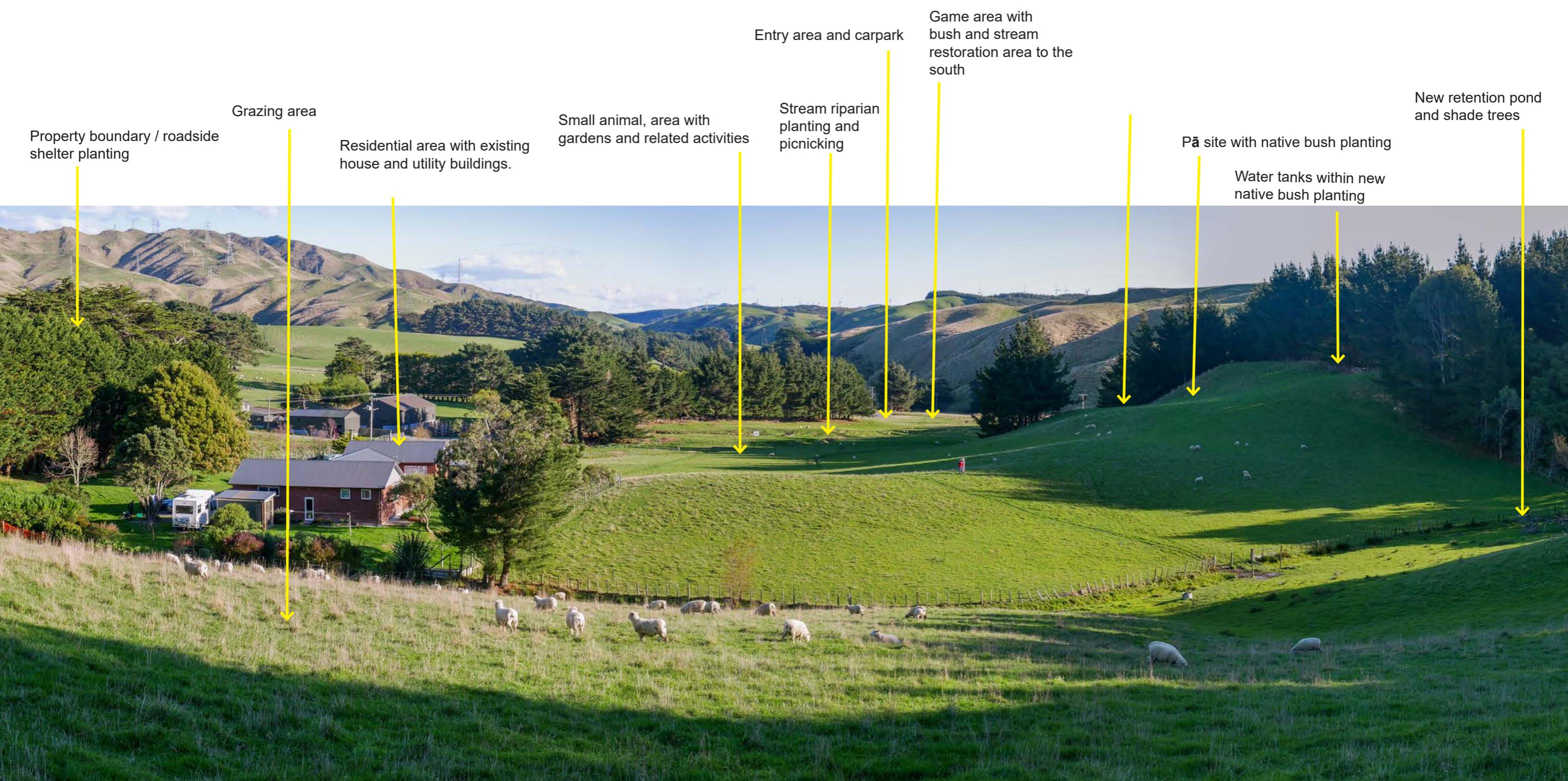
Farm park areas

- Grazing
- Residential
- Small animal, pā, fernery gardens and related activities
- Entry, carparking
- Games
- Bush and stream restoration



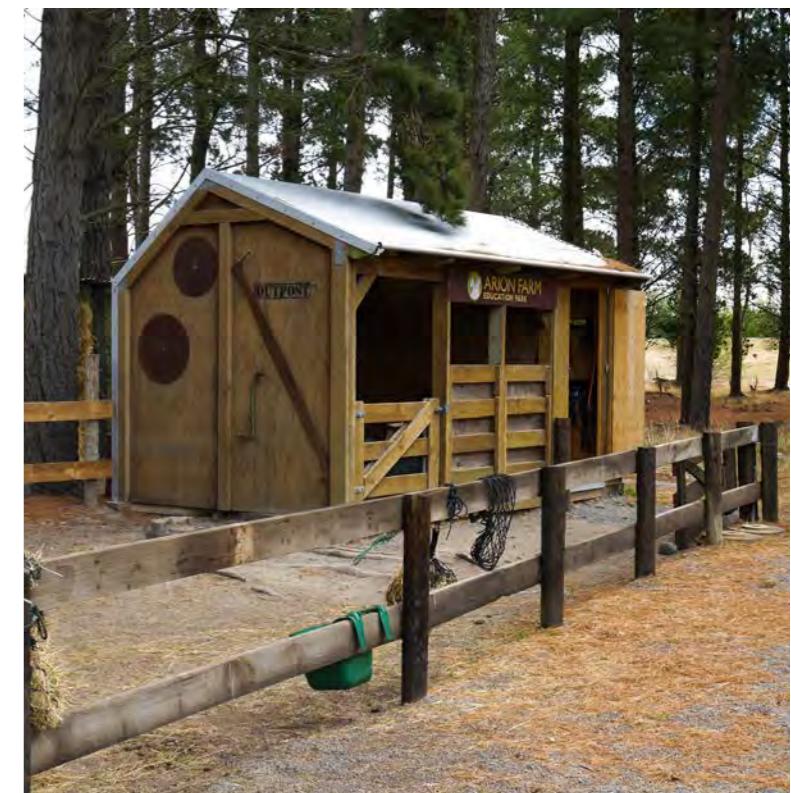
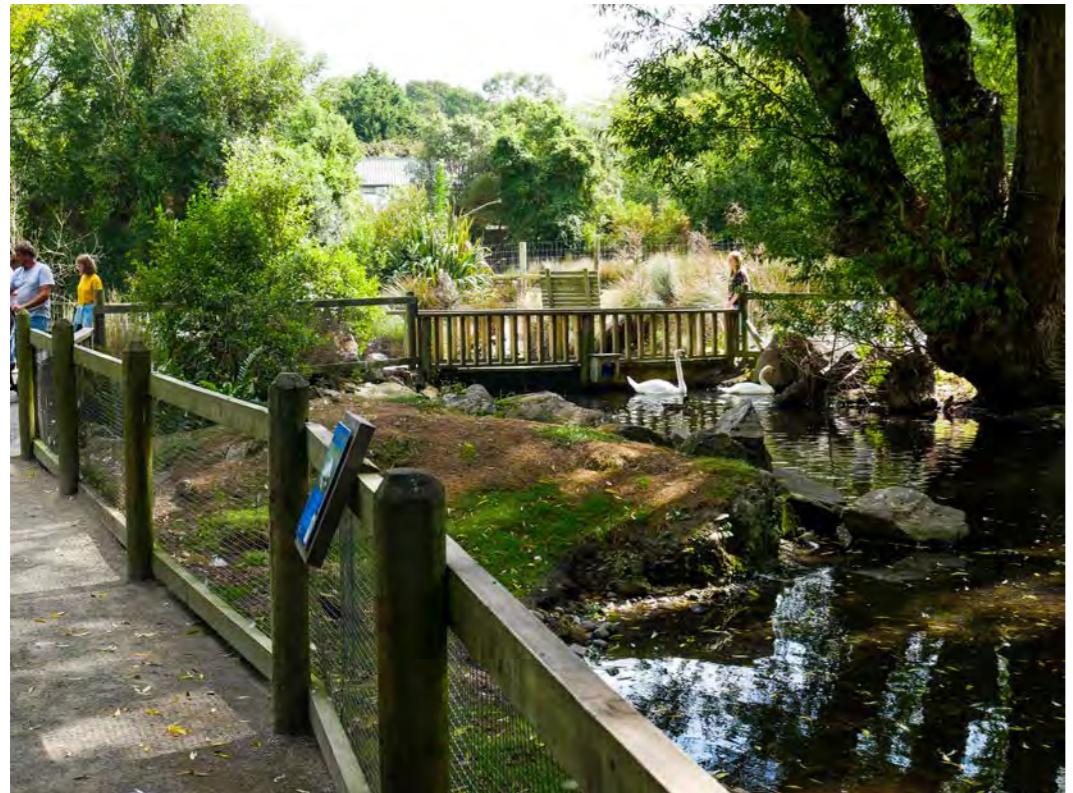
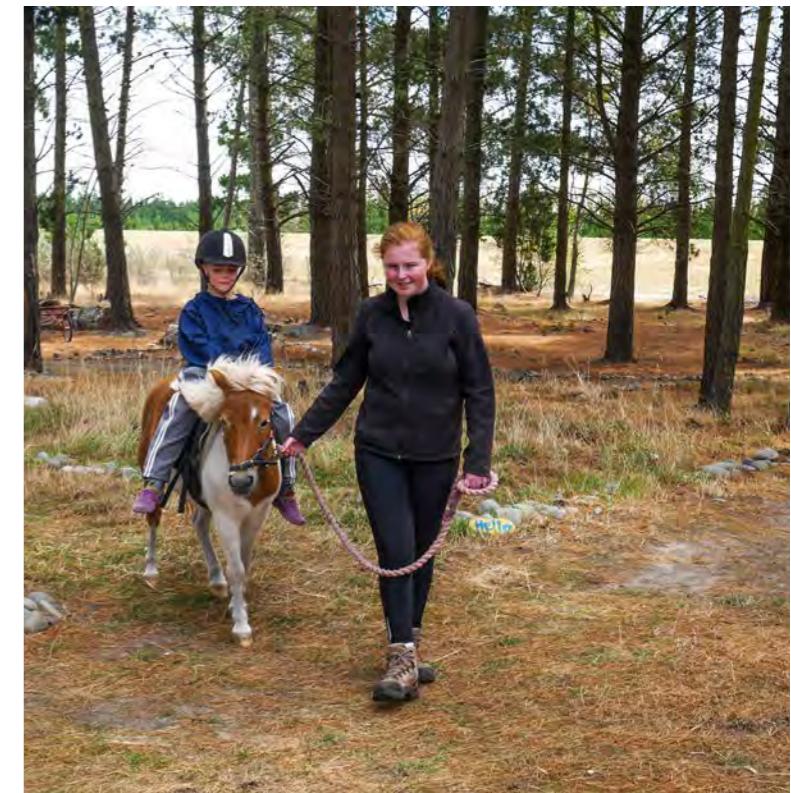
2 - Site Panorama

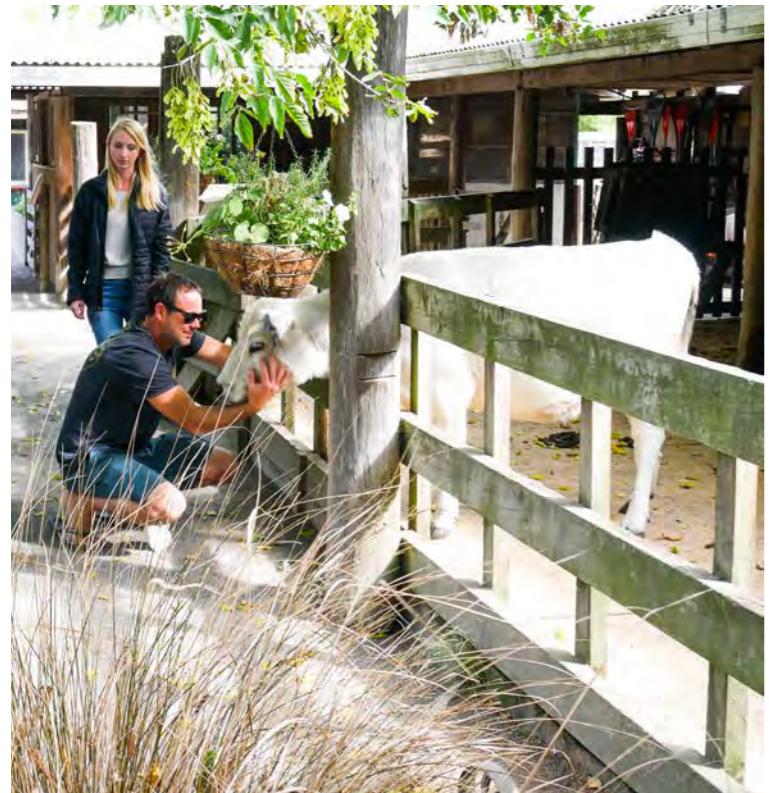
View from Mossy Creek northern boundary looking south



3. Farm park examples - Willowbank Wildlife Reserve, Arion Farm Education Park, Christchurch

These images illustrate many structures and activities similar to those proposed for Mossy Creek. They show the small scale of structures and natural weathered materials typical of rural environments, ponds and streams with riparian planting of grasses and sedges and trees for shade and shelter, timber post, rail and wire fencing, paths with soft permeable surfaces, bridges, boardwalks and interaction between people and animals





4 . Landscape context

Key

Mossy Creek

Key roads

Streams

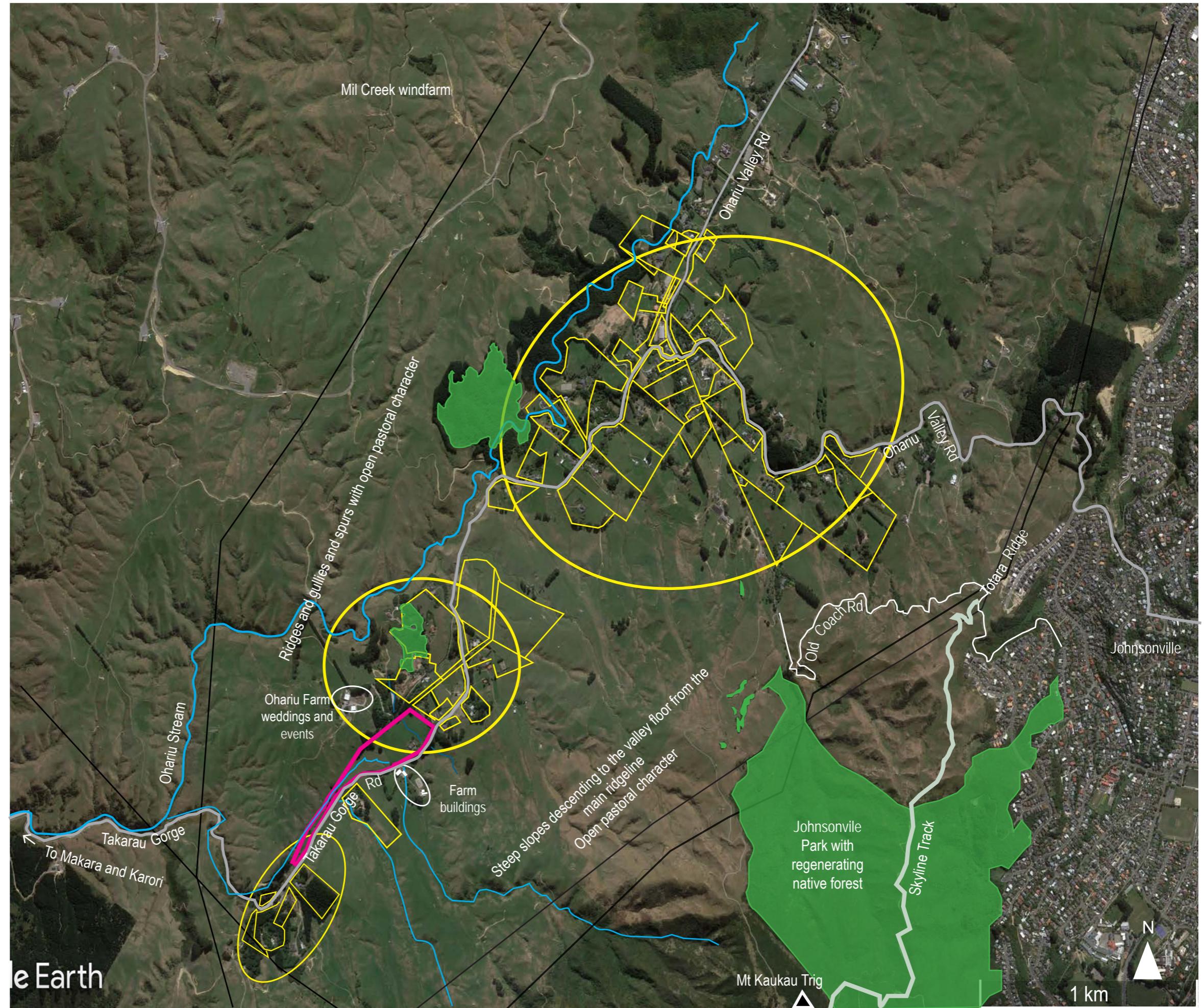
Rural residential / lifestyle block land use

Area

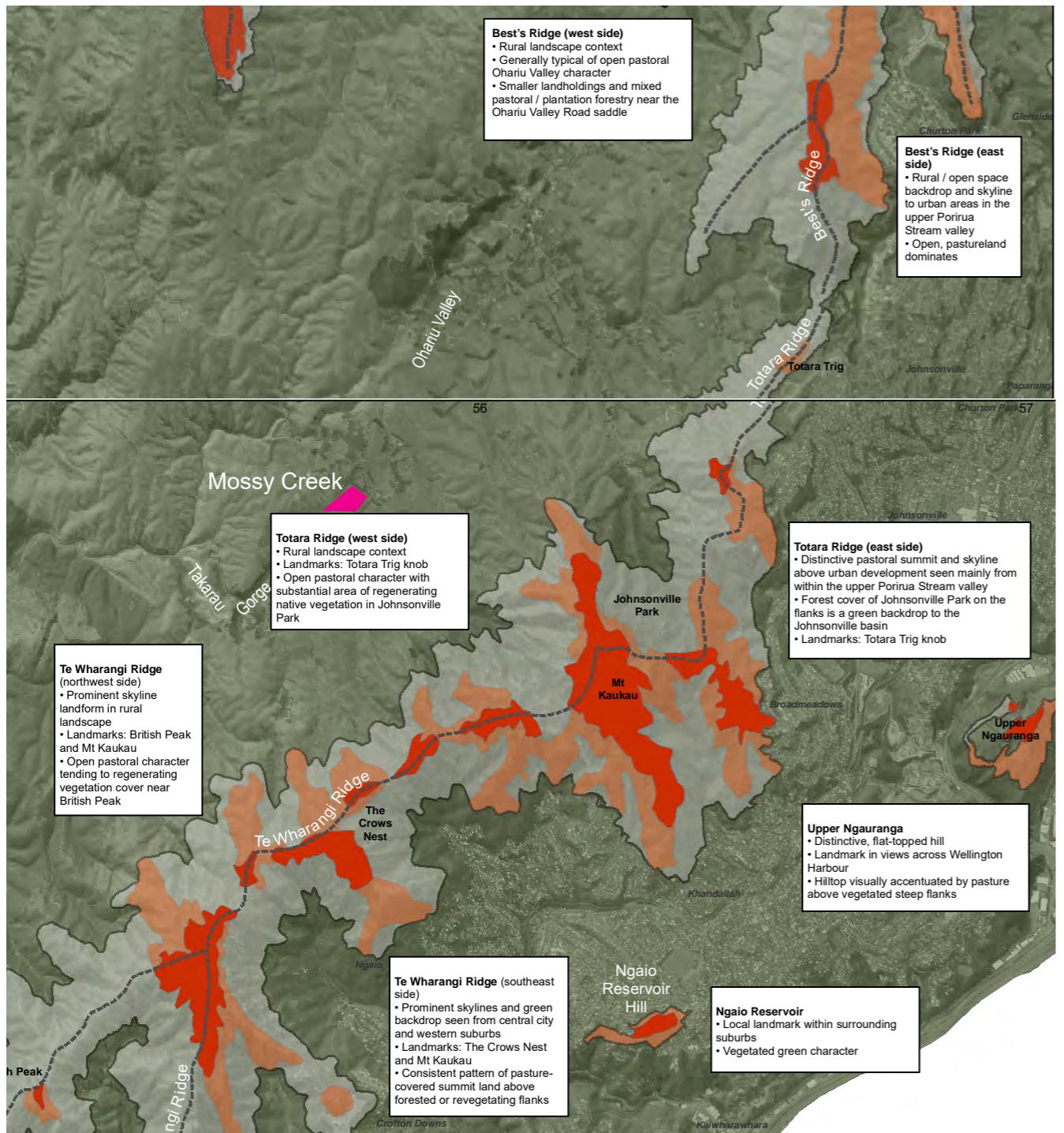
Habitat with important indigenous value

Transmission lines

Skyline Track along Te Wharangi Ridge and Totara Ridge



5. Mossy Creek and WCC District Plan Ridges and Hilltops and Overlay



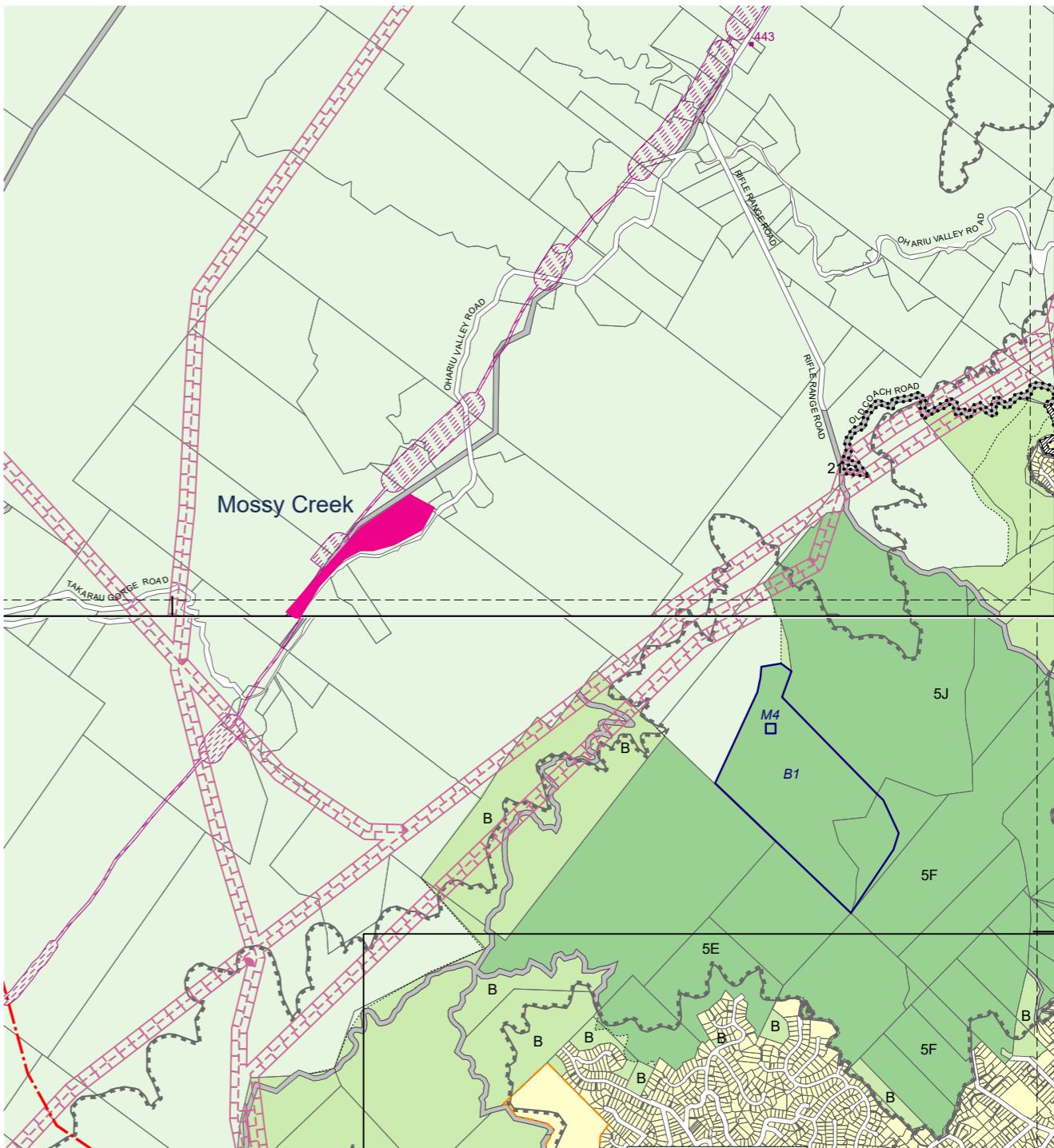
Key

█ High visibility within the district

█ High visibility within communities



— Apex of ridgeline / spur



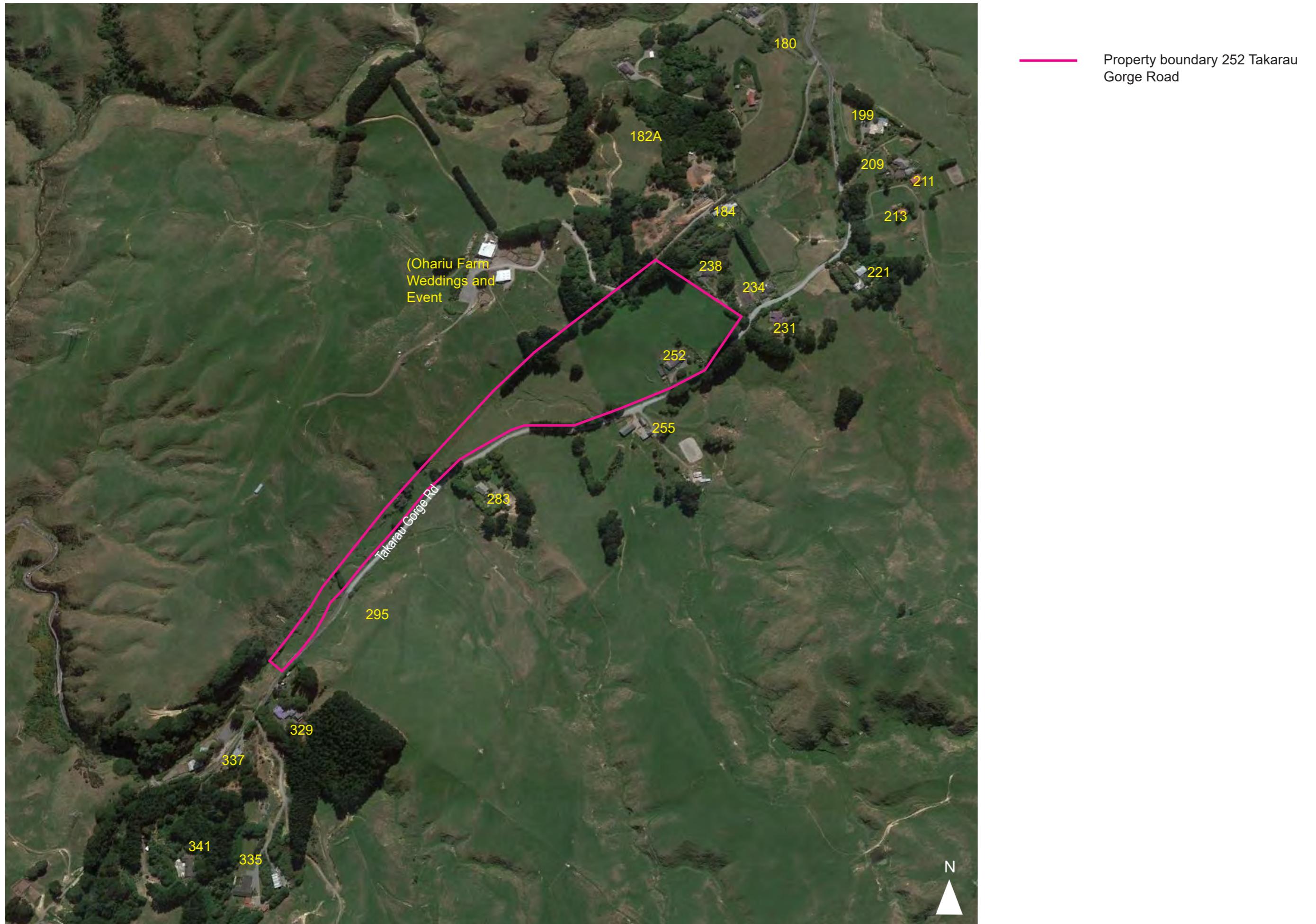
Key

Rural Zoning

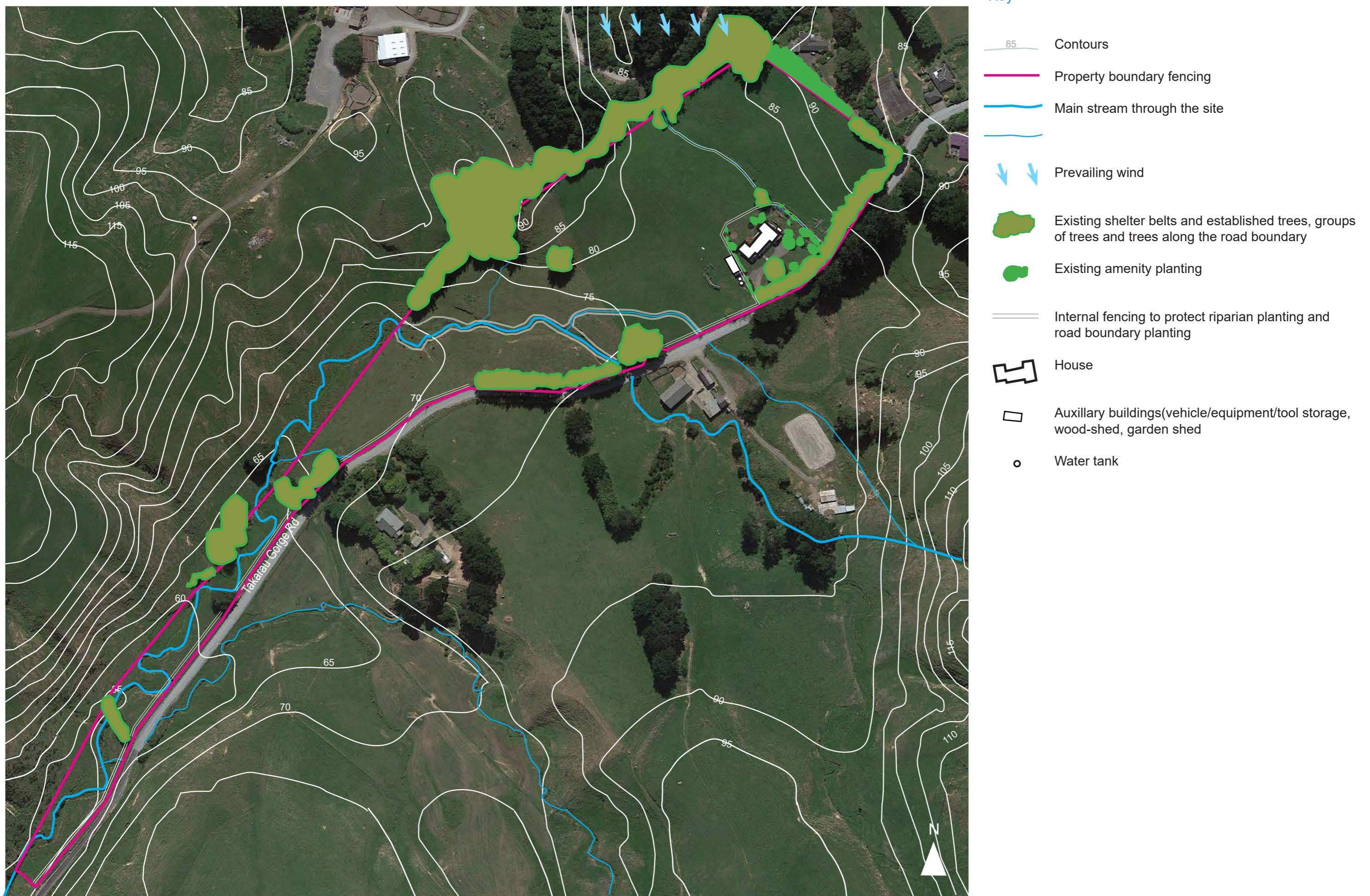
Hazard (Fault Line) Area



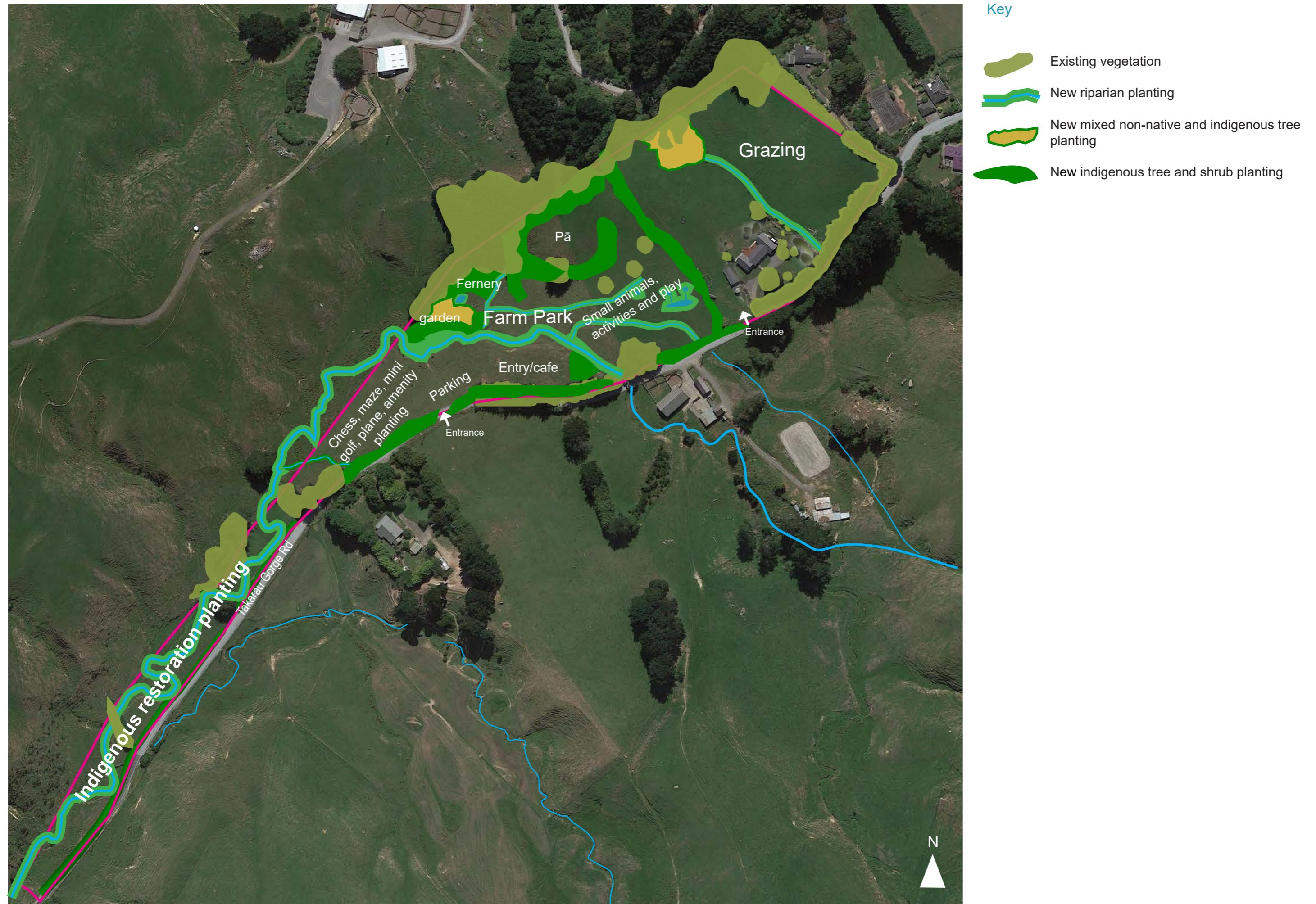
6. Neighbouring properties



7. Site analysis

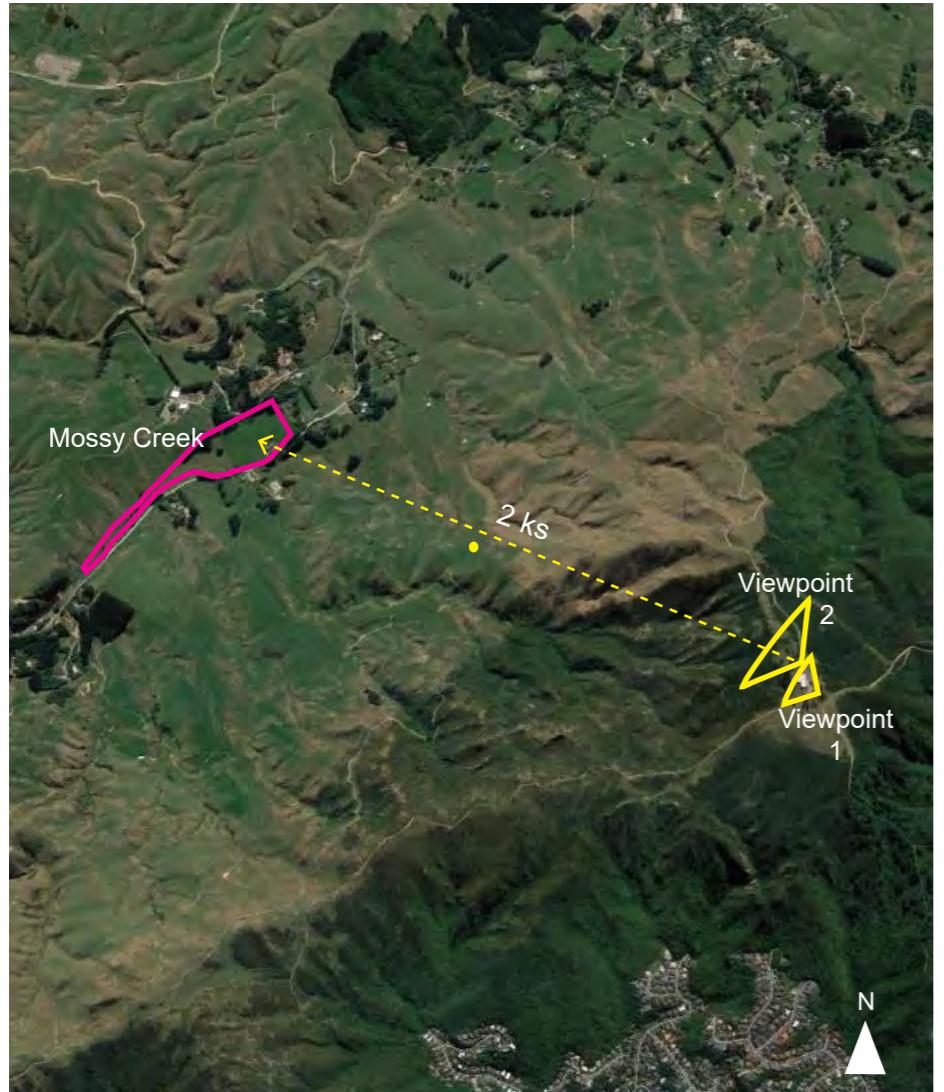


8. Existing and proposed planting



9. Visual Analysis

Views from Mt Kaukau



Photography viewpoint locations



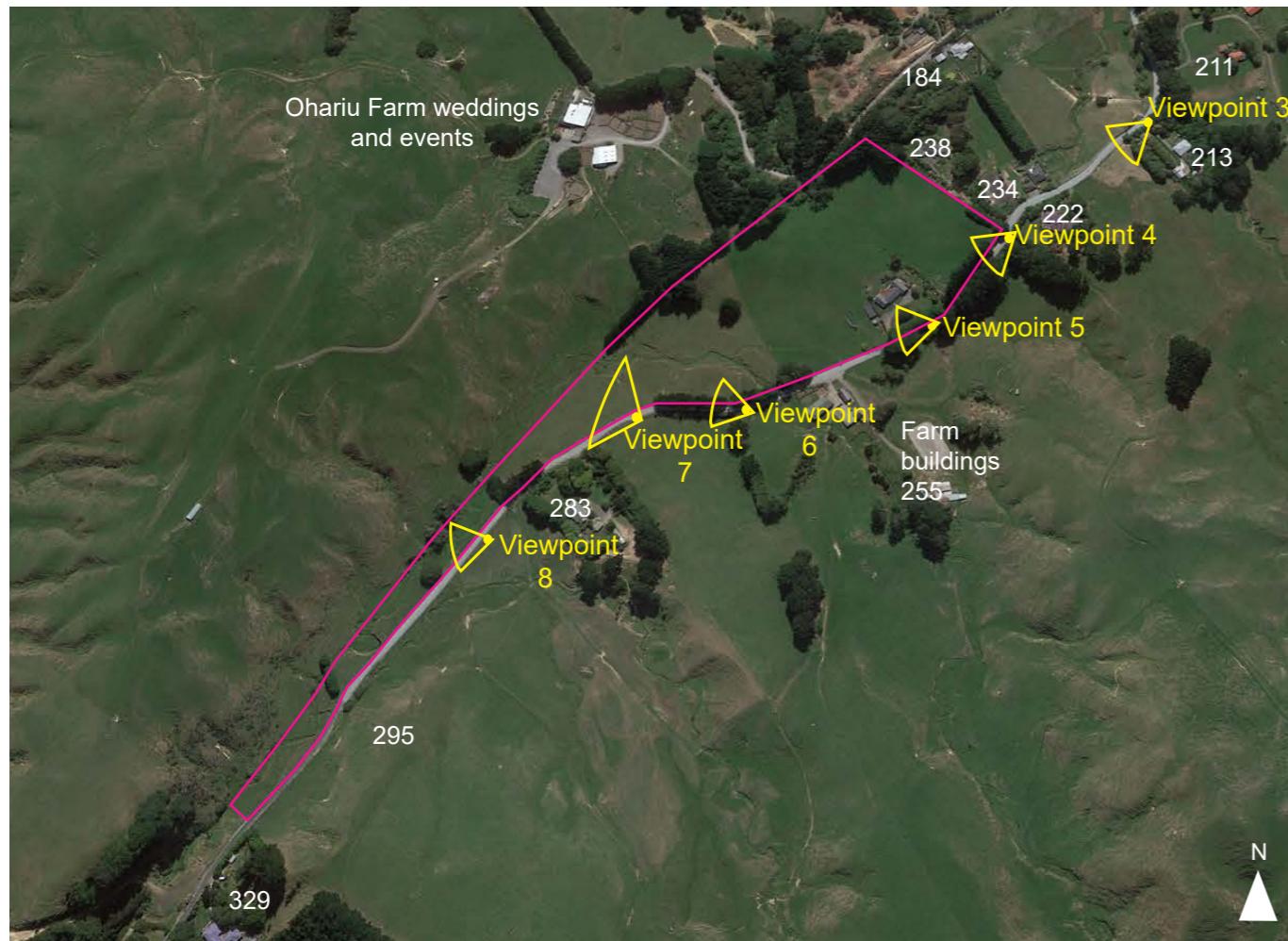
Viewpoint 1 - View from Mt Kaukau observation deck blocked by landform



Viewpoint 2 - View from Mt KaukauTrig

Views from Takarau Gorge Road

Moving north to south



Photography viewpoints - Views from Takarau Gorge Rd when travelling north to south



Viewpoint 3 - View of 234 Takarau Gorge Road and large trees and spur between the property and Mossy Creek

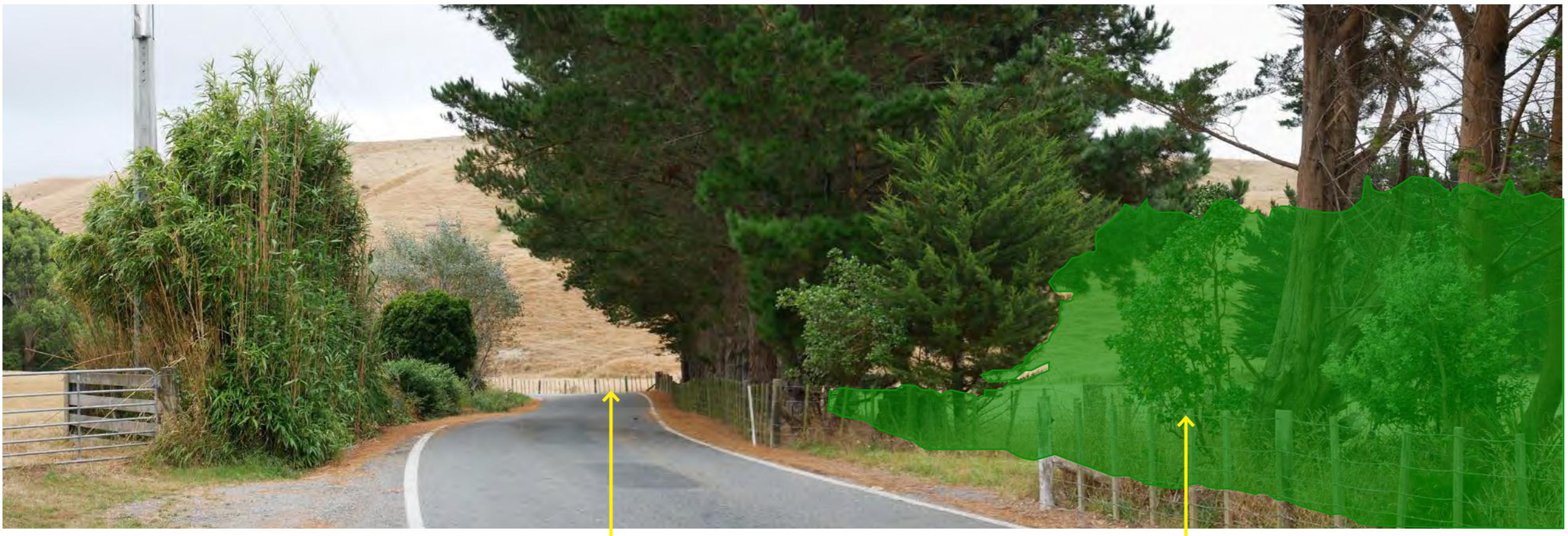


Viewpoint 4 - View towards existing house with grazing area to the right of the frame - glimpsed through boundary trees



Viewpoint 5 - View to Mossy Creek existing house access.

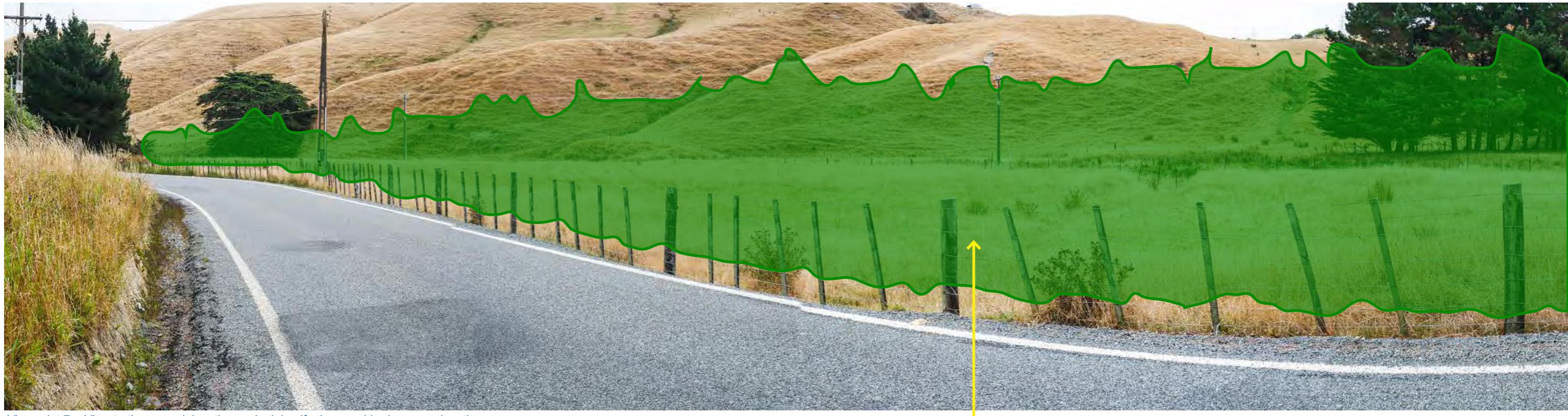
Proposed boundary planting and planting along the south side of the entrance driveway



Viewpoint 6 - View to carpark entrance

Carpark entrance

Proposed boundary planting



Viewpoint 7 - View to the carpark location and mini golf, plane and hedge maze locations

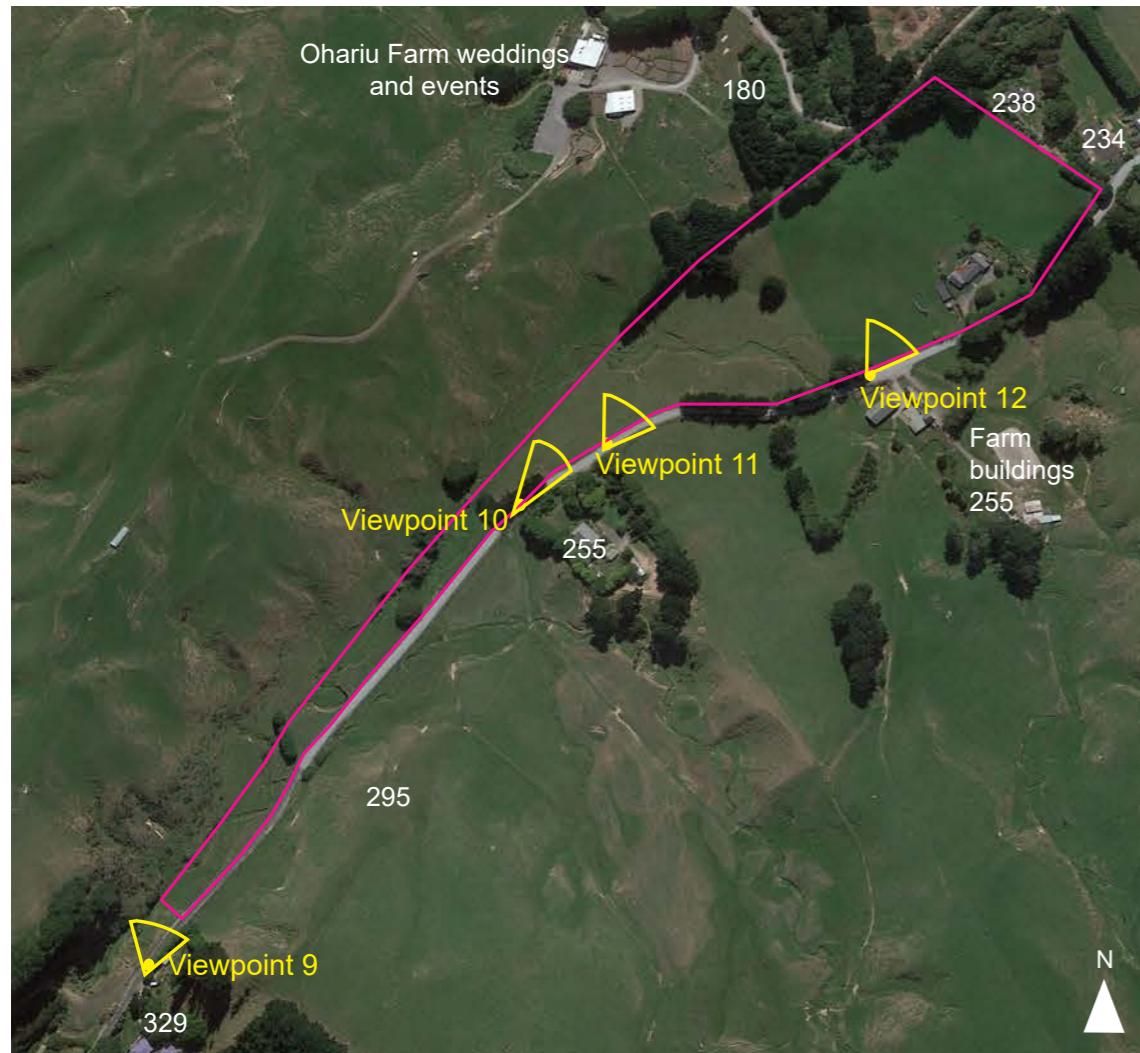
Proposed boundary planting



Viewpoint 8 - View to the southern bush and stream restoration area

NB Since this photograph was taken the macrocarpa trees have been removed at the request of GWRC and the area planted over the 2019 planting season using indigenous plant species

Views from Takarau Gorge Road
Moving south to north



Photography viewpoint locations



Viewpoint 10 - View to the carpark location and grazing area to the north. The chess area is beyond the tree shelter belt on the left side of the frame



Viewpoint 11 - Internal fencing in the foreground protects the roadside planted area from stock. Once planting has matured, the farm park will no longer be visible from this viewpoint

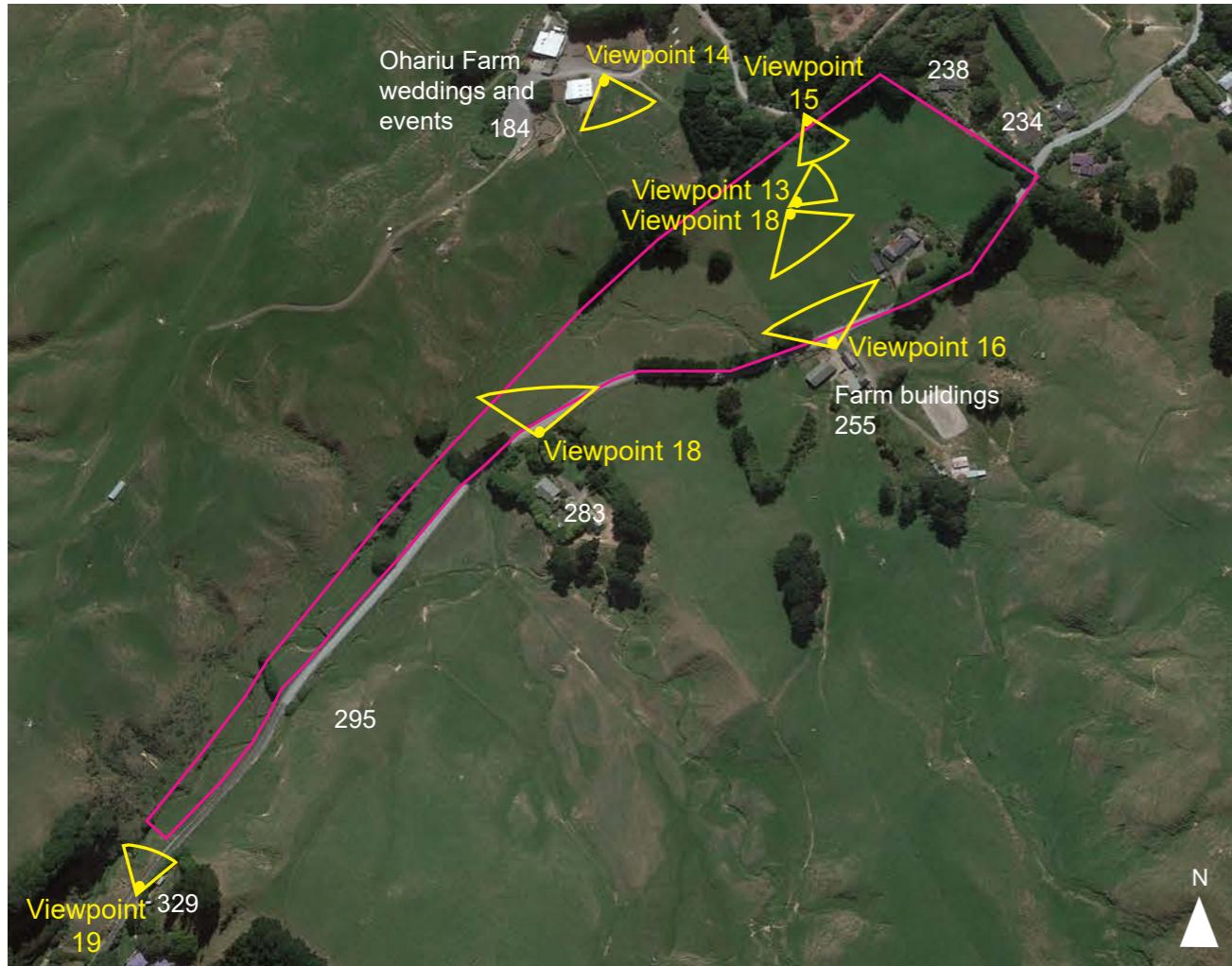


Viewpoint 9 - View towards the southern end of Mossy Creek and the bush and stream restoration area



Viewpoint 12 - View towards the location of the small animals and garden area and the existing house. The road edge has been planted, which, once it has reached a height over 3 metres will hide views from the road (indicated by the shading).

Views from neighbouring properties



Viewpoint 14 - Shelter belt and other trees block views of Mossy Creek from Ohariu Farm (photo taken from the wedding and events centre parking area)



Viewpoint 13 - This view from Mossy Creek to 238 Takarau Gorge Road shows that the neighbouring house is orientated to the north away from Mossy Creek, and that trees and other planting screen views of the site



Viewpoint 15 - View from Ohariu Farm driveway with a glimpse of the existing house. Proposed shade tree planting will screen this view



Viewpoint 16 - View from the 255 T



1. spouting



Viewpoint 17 - View towards the stockyards and farm buildings from the farm park's western boundary, showing how road boundary planting will screen views from Takarau Gorge Road into most of the farm park

Boundary planting



Viewpoint 18 - Residents at 283 Takarau Gorge Road will view the hedge maze, plane and the southern end of the carpark as they pull out of their driveway. Road boundary planting will eventually screen the view



Viewpoint 19 - Residents of properties immediately to the south of the farm park will view the southern restoration area (left of frame) as they pull out of their driveway and travel northwards
NB Since this photograph was taken the area has been planted using indigenous plant species