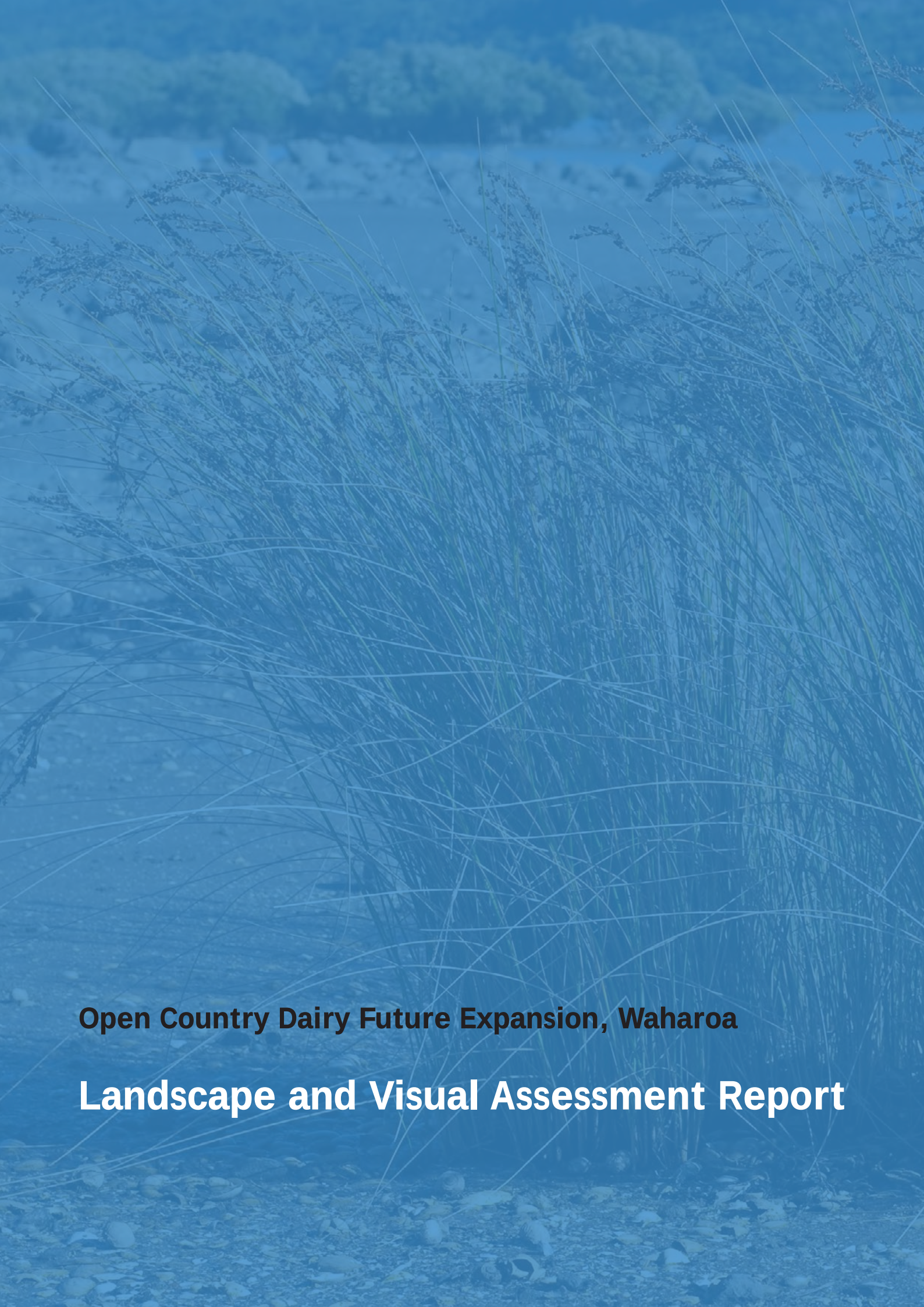

Open Country Dairy Future Expansion, Waharoa

Landscape and Visual Assessment Report

This Landscape and Visual Assessment Report has been prepared as part of the application to expand the Dairy factory facilities on an established site at Waharoa. All work has been undertaken and/or reviewed by a Registered NZILA Landscape Architect.

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Note: Since the issue of the Visual and Landscape Assessment Report, Open Country Dairy Ltd have purchased the adjacent property (to the north) and are proposing to integrate it into the proposed Development Concept Plan.

The extended area is included in the DCP as Area Type C, with a maximum development height set at 14.5m. **The addendum contained in appendix six updates the relevant sections of the main VLA report**. Sections that have not been covered off in this addendum report were not considered to be affected by the proposed additional development.

CONTENTS

INTRODUCTION

Mansergh Graham Landscape Architects Ltd (MGLA) has been engaged by the applicant to assess the landscape and visual effects of the future expected Open Country Dairy factory expansion in Waharoa. The landscape and visual effects assessment will be used to help guide and support the preparation of a Development Concept plan for the subject site.

Three main aspects are evaluated within this report. They are:

a. The existing landscape character of the site and its place in the local and regional context.
b. The potential landscape and visual effects of the type of development expected from typical viewer locations.
c. An overview of the effects of the type of development expected on landscape and natural/rural/urban character.

The subject site is located on New Road, off Factory Road, Waharoa.

METHODOLOGY

A standard assessment approach has been used to identify the existing landscape character of the site and its surroundings and to assess the potential effect of the future expected dairy factory expansion on landscape and visual amenity.

In broad terms, the assessment consists of the:

a. Identification of the key elements or attributes of the type of development expected;
b. Identification of the landscape values, character, key attributes and social preferences within the context of biophysical, associative and visual landscape interpretation; and
c. Identification of relevant assessment criteria within the context of the relevant statutory framework.

A combination of GIS view shed analysis and field assessment has been undertaken to identify the potential visibility of the development from surrounding areas. By considering the above, the likely effects of the type of development expected are able to be identified and rated.

A methodological flow chart is contained in appendix one.

EXISTING LANDSCAPE AND VISUAL CHARACTER

Landscape (and urban) character is a function of the landscape's visual expression. This includes elements that contribute to its appearance and the cultural modifications which have occurred upon it.
The landscape and visual quality of the site is a function of a series of factors including intactness of visual and physical elements such as topography and vegetation cover, the degree of modification that has occurred, surrounding landscape elements and attributes. Further contributing factors include juxtaposition and coherence between landscape elements within the subject site and those of the surrounding area, as well as human attributes or values assigned to an area.

Landscape Context

The relationship between the major geographical features contained within this landscape and the human modifications that have occurred upon them are important factors to consider when assessing how the type of development expected will influence existing amenity values and the natural character of the adjacent rural environment and surrounding outstanding natural landscape.

The site is located approximately 500m northwest of Waharoa Township, 8.5km north of Matamata, 28km southeast of Morrinsville and 30km south of Te Aroha within the flat to gently rolling landscape of the Hauraki Plains. The wider surrounding area is characterised by a combination of industrial and rural development within generally flat to gently rolling topography.

The key topographical features that influence perceptions of overall landscape character at the macro level surrounding the subject site include the low lying land and water features of the Hauraki Plains contained by the Kaimai-Mamaku Ranges to the west and the lower Te Miro hills to the west.

The key landscape features that influence perceptions of overall character of the landscape surrounding the subject site include:

a. The Kaimai-Mamaku Ranges;
b. The low lying topographical features of the Hauraki Plains; and
c. The Waitoa River and its tributaries.

The landscape's character is further influenced by land use, land management and development patterns including:

a. State Highways 27;
b. Kinleith Branch Railway Line
c. Waharoa Industrial Zone and the Waharoa Industrial Park Subdivision;
d. The township of Waharoa;
e. Scattered clusters of rural and rural residential houses along public roads within the rural landscape;
f. Existing transmission lines.

The convergence of these differing land uses significantly influences the character of the surrounding area. This is common in peri-urban areas where rural, residential and industrial activities are found in relatively close proximity to one another. As such, there are noticeable juxtapositions caused by the contrasting characteristics of neighbouring properties; open rural land alongside heavily developed industrial sites and residential properties with both rural and industrial outlooks.

Industrial development associated with the Waharoa industrial zone and industrial park and residential dwellings associated with Waharoa Township is the predominant land use to the north, east, south and southeast. The character of existing buildings and structures in the surrounding area is typical of industrial areas associated with the rural industry, and includes large factories, warehouses and storage type buildings.

State highway 27 and the Kinleith Railway dissect the landscape in a north-south direction, separating the residential development of Waharoa Township from the Waharoa Industrial Zone and Industrial Park.

Pastoral grazing is the predominant land use immediately surrounding the subject site to the west, northwest and southwest, imparting the wider landscape with a largely open spatial character. Built form is well dispersed throughout this rural area and includes buildings typical of a working farm, including farm houses, barns and sheds.

The surrounding rural landscape is to some extent, compartmentalised by hedgerows (e.g. Hawthorne), clusters of mature exotic evergreen and deciduous trees and exotic shelter planting (e.g. Poplar, and Willow) on property and paddock boundaries. These enclose views of the broader landscape from some locations. It is noted that a number of the shelter trees in the surrounding landscape are deciduous. As such, during the winter months, the landscape has a more open character than when trees are in leaf.

The Waitoa River, as well as a matrix of perennial and ephemeral water courses, dissects the landscape with a mixture of indigenous and exotic vegetation growing along their banks.

Site Context

The subject site is located on New Street, off Factory Road. The existing Open Country Dairy factory facilities occupies the central portion of the subject site and includes two dryer towers, boilers, storage facilities, silos, milk tanks, treatment ponds and carpark facilities. The majority of the type of expected development will sit in amongst or adjacent to the existing dairy factory development, within the existing hardstand area. The form, materiality, layout and density of the Open Country Dairy Factory facilities is characteristic of the industrial areas to the east, southeast and northeast of the site.

The remainder of the site is undeveloped and includes areas of pastoral grassland with clusters of mature trees, wetland plants and riparian planting associated with the Waitoa River and is characteristic of the rural land to the northwest, south and west.

The topography within the subject site is flat to gently rolling, which extends across to the landscape immediately surrounding the site. The Waitoa River and associated riverbank vegetation acts as a natural boundary to the western edge of the site, where the treatment ponds are located.

The following photographs depict the character of the site within the surrounding landscape.

Looking South, From Within the Subject Site Along the Northern Property Boundary

Looking Southeast, From Within the Subject Site Along the Northwest Property Boundary

Looking West, From Within the Subject Site Along the Eastern Property Boundary

Looking South Towards the Subject Site, From the Waharoa Industrial Park Road Access

Looking Northwest Towards the Subject Site, From Casey street

Looking Northwest Towards the Subject Site, From State Highway 27

Looking Southwest Towards the Subject Site, From State Highway 27

Looking Northeast Towards the Subject Site, From Landsdowne Road

EXPECTED DEVELOPMENT

The purpose of this report is to inform and support the proposed Development Concept Plan (DCP) for the subject site, which will allow for staged future development to occur. The type of development expected has been shown within the Site Development Plan (refer to appendix two). This type of development represents a non-fanciful indication of the nature of development which is expected to occur within the site under the proposed DCP. The locations of the proposed buildings and associated facilities shown on this plan are indicative only and may be rearranged/reconfigured within the dedicated areas (A, B and C) of the DCP (refer to appendix two). Area A has a proposed building envelope of 50m, Area B has a proposed envelope of 30m and Area C has a proposed building envelope of 14.5m.

For the purpose of this visual and landscape assessment report, the type of development expected under the DCP (as represented by the buildings and facilities shown on the site plan in appendix two) has been analysed to assess the likely landscape and visual effects of the future development. The rearrangement/reconfiguration of the buildings within their allocated areas (A, B or C) has also been considered during the landscape and visual assessment and is reflected in the effects ratings. The building heights indicated below are representative of the maximum height allowances for each of the proposed buildings.

Key components of the application that have the potential to affect the landscape and visual amenity include increasing the capacity from 475 million litres to 1.25 billion litres, which will require new buildings and facilities. Future development will be carried out in two stages, with the first stage due to be completed in September 2017, increasing production to 750 million litres of milk per annum (from the currently consented 475 million litres of milk per annum). Stage two is due for completion in September 2018 and will increase milk production from 750 million litres per annum to 1 billion litres per annum. Stage 3 does not affect this assessment (as it is a production and capacity related reflecting an increase milk production from 1 billion to 1.25 billion litres per annum).

Development expected in Stage 1 will consist of:

- Cheese plant (14.5m);
- Butter plant (8m);
- Administration building (12m);
- Transport office (2.2m);
- Tanker reception (6m);
- Tanker Parking;
- Extended carpark;
- Process Offices (5m);
- AMF building (8m);
- Workshop (5m);
- Lactose building (5m);
- Packing and palletizing building (5m);
- Silos;
- Water bore (2m);
- Waste water treatment plant (at grade);
- MBR (5m);
- Boiler number 3 (21m);
- Boiler number 3 exhaust (45m);
- Cool store with adjoining canopy (12m);
- Coal tip (21m);
- Bulk chemical store and unloading facilities (4m).

Development expected in Stage 2 will consist of:

- An additional dryer tower: Dryer 3 (34.5m)

Future buildings will be clad in a combination of precast concrete tilt panels and Colorsteel. The external milk storage tanks will be stainless steel.

Some of the exterior areas will be lit for visibility and the safety of the workers on site (stairs, accesses and circulation areas). Lighting of facilities higher than 12m will be inward facing where possible, interior lighting will be minimal at high levels on the plant structure and no windows are proposed for the dryer tower.

110 car parks are expected for the operational needs of the facility, including full time staff, tanker drivers on shift work and visitor car parking. There will be approximately 966 vehicle movements per day (on completion of stage 2), including full time and shift workers staff car movements, tanker movements, finished good trucks, general deliveries and courier vans.

Contaminates from the additional dryer tower and other facilities will be treated on-site in the proposed and existing storm-water ponds and waste water treatment plant.

MITIGATION STRATEGY

The following recommended mitigation strategy has been developed alongside the assessment component of this report. It intends to enhance the amenity of the site and soften views of the facility from surrounding locations.

The majority of visual effects (assessed in the following section of this report) were found to range between *negligible* and *low* (below the minor threshold of the RMA). Visual effects were found to be *low - moderate* (on the minor threshold of the RMA) from two view locations (VL3 and VL11). No practical solution exists within the site to mitigate these effects. However, it is anticipated that future industrial development in Waharoa industrial park and industrial zone will provide some screening from the site, reducing existing visual effects (from VL3 only).

The mitigation techniques employed to aid in reducing the effects of the type of development expected includes the following:

a. Amenity planting, including specimen trees along the eastern boundary will partially screen and soften views of the dairy factory from close proximity views representative of residential development along Casey Street (Eastern and northern amenity planting to be undertaken within 6 months of implementation of stage 1);
b. Indigenous planting, in the form of riparian planting along the southwestern site boundary (along the Waitoa River stream banks) will aid in providing partial screening of the dairy factory expansion from the neighbouring rural zone (Specimen trees to be established during stage 1 with the balance of the riparian planting to occur within 5 years of implementation of stage two) .
c. The use of a range of cladding materials (proposed buildings will be clad in a combination of precast concrete tilt panels and Colorsteel, the external milk storage tanks will be stainless steel), and colour tones (range of grey and cream tones) as well as a variation of building heights to break up the visual bulk of each structure;
d. Restricting light emission in and around the development to reduce adverse effects on amenity values associated with glare at night time.

The amenity planting (including specimen trees) along eastern site boundaries is consistent with planting within the surrounding industrial zone and responds to the pattern of planting in the adjacent park environment. This planting will enhance amenity values and provide partial screening of the expected development from the dwellings along Casey Street and State Highway 27, outside of the Industrial Zone.

Indigenous riparian planting along the southwestern boundary of the subject site will emulate the planting patterns along the Waitoa River and will provide partial screening and softening of the proposed dairy factory expansion from the neighbouring rural zone. This is recommended to offset reverse sensitivity issues which could occur in the future (if the rural land is subdivided and rural-residential dwellings are constructed within relatively close proximity to the subject site). This planting also meets the requirements around landscaping contained within the Operative District Plan, which require planting along the entire front yard boundary and any non-industrial zone facing or opposite all industrial developments (as discussed in the relevant planning matters section of this report).

The range of cladding materials, colour tones and varying heights and sizes of future dairy factory buildings will aid in their visual integration by helping to reduce the visual bulk and scale of the expected development. This will aid in integrating future development with the existing Open Country Dairy buildings and the surrounding industrial development within the Waharoa Industrial Zone and Industrial Park. By restricting exterior lighting to essential areas required for the workers on site (stairs, accesses and circulation areas), night time effects associated with lighting around the exterior of the development on adjacent rural and residential properties will be reduced. In addition, lighting on facilities higher than 12m will be inward facing where possible, interior lighting will be minimal at high levels on the plant structure and no windows have been proposed on the dryer tower. This will aid in reducing night time effects associated with internal building lighting from the surrounding rural and residential properties.

ASSESSMENT OF VISUAL EFFECTS

With regard to the potential for the site to absorb the type of development expected, the following factors were evaluated during the visual assessment.

Visual Catchment

As part of the initial investigation into the potential visibility of the expected development, a zone of theoretical visibility (ZTV) analysis was carried out using GIS software to identify areas from where the development would potentially be visible. The ZTV analysis used a Digital Elevation Model (DEM) based on lidar elevation data[1]. Proposed factory design heights and the existing buildings and vegetation within the immediate surrounding area were mapped and included in the creation of a Digital Surface Model (DSM).

Site inspection, in combination with ZTV analysis, identified that views of the entire dairy factory expansion will not be attainable from surrounding view locations and that the majority of views (moderate - high visibility of the development) will be restricted to within 600m-1.5km and some narrow view shafts afforded from surrounding outlying locations. The existing dairy factory buildings within the subject site, industrial development associated with the Waharoa Industrial Zone and Industrial Park immediately adjacent to the subject site, as well as extensive existing vegetation were all found to play a significant role in restricting views of the development. It is noted however, that during winter slightly more extensive views of the site will be attainable than during summer, due to the presence of some deciduous vegetation within the surrounding landscape. The majority of this planting is located outside of the property and outside of Areas A, B & C. Existing planting within Areas A, B & C has limited mitigation value.

Site inspection confirmed the accuracy of the ZTV map for all view locations investigated (refer to the ZTV and view location map on the following page), with the exception of from view location 17. The ZTV map indicates that the development will not be visible from this location but site investigation indicated that it would. It is likely that this discrepancy has arisen due to the older (2007/2008) Lidar data, which was used to generate the vegetation within the DSM. Vegetation is likely to have been cleared since 2007/2008, opening up views of the subject site from this view location. Because all but one of the view locations investigated matched the results of the ZTV map, the ZTV analysis is considered to be sufficiently robust to provide guidance in identifying locations from which the type of future development expected would potentially be visible.

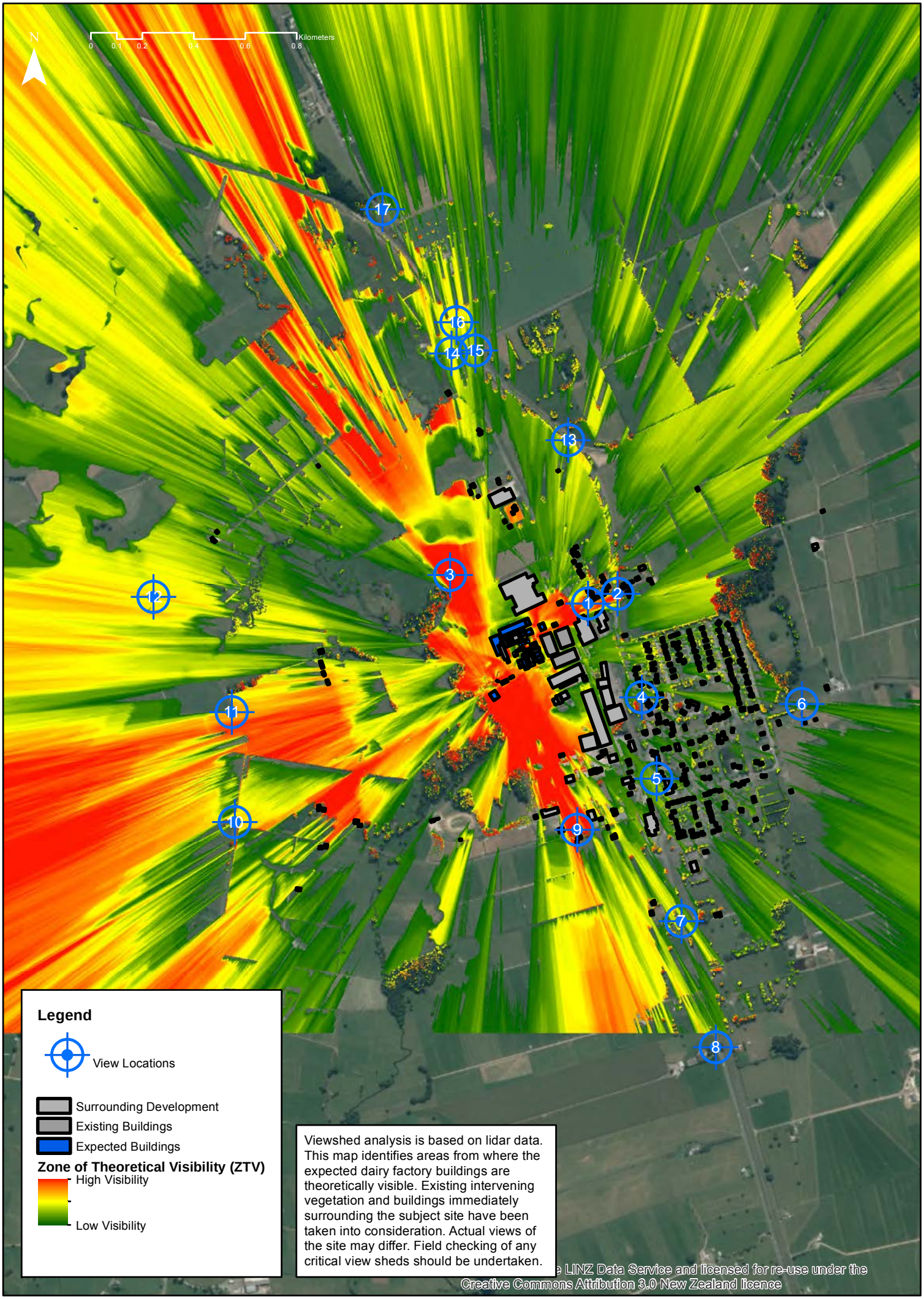
Views of the type of development expected will be softened by the implementation of mitigation planting, which will be visually sympathetic to the existing planting alongside the Waitoa River and fit in with the planting of the Waharoa Industrial Park. The development and implementation of a comprehensive landscape plan (CLP) will achieve this outcome. This may or may not include the retention of existing planting within Areas A, B & C. The preparation of the CLP should be undertaken once the final form of any development within the DCP is sufficiently developed so that mitigation planting can be appropriately placed. The remaining existing planting within the subject site and surrounding landscape will further aid in softening and screening the development from view.

Key findings from the ZTV analysis and site investigation are:

a. That the theoretical visual catchment surrounding the application site is largely contained to locations within 600m-1.5km (moderate – high visibility of the development) immediately surrounding the subject site, due to extensive screening from existing vegetation and buildings.
b. That the remainder of outlying views of the development will be largely limited to narrow view shafts;
c. That the majority of views of the development will be seen within the context of other existing industrial buildings, including the existing Open Country Dairy facilities within the subject site and other existing industrial development within the Waharoa Industrial Zone and Industrial Park;

The following map identifies the visual catchment within which the development would be potentially visible and identifies the view location points analysed in the visual effects section of this report.

[1] 2007/2008 Data


N
0 0.1 0.2 0.4 0.6 0.8
Kilometers
17
16
14
15
13
3
12
1
2
11
4
6
5
10
9
7
8
Legend
View Locations
Surrounding Development
Existing Buildings
Expected Buildings
Zone of Theoretical Visibility (ZTV)
High Visibility
Low Visibility
Viewshed analysis is based on lidar data. This map identifies areas from where the expected dairy factory buildings are theoretically visible. Existing intervening vegetation and buildings immediately surrounding the subject site have been taken into consideration. Actual views of the site may differ. Field checking of any critical view sheds should be undertaken.
e LINZ Data Service and licensed for re-use under the
Creative Commons Attribution 3.0 New Zealand licence

3D Interactive Model

A 3D interactive computer model of the expected development has been produced to illustrate the changes likely to occur at a broad level. The model illustrates the spatial relationship between the future dairy factory expansion and the surrounding rural, residential and industrial environment. The intent of the 3D model is to show how the development will be integrated into the landscape and allow viewers to orientate themselves in relation to surrounding roads, buildings and trees. Non-essential features have been generated automatically from building footprints, meaning that these features may differ from reality. Lidar data was used to generate vegetation and some buildings, due to the Lidar data being collected in 2007/2008; these features may also differ from reality. Critical features display a higher degree of accuracy within the context of the model. It should be noted that the colour of the existing and expected dairy factory development within the model differ from reality to be able to distinguish between the two (expected development is shown as light grey while existing development is shown as dark grey).

The web browser compatible model can only be viewed in Google Chrome 20 or higher, Firefox 16 or higher or Safari 5 or higher (with WebGL enabled) at the following link:

http://www.mgla.co.nz/webviewer/ceviewer.html?3dWebScene=webscenes/OCD_Waharoa.3ws

The closer proximity view locations identified in the following part of this report are identified within the model (VL 1 - VL6 and VL9 - VL12).

Viewing Audience

The potential viewing audience is likely to comprise:

a. Residents of Factory Road, Dunlop Road, Casey Street, Hawes Street, New Street, Mowbray Road, Pitt Street, Walker Street Landsdowne Road, Wardville Road and State Highway 27;
b. Motorists travelling along State Highway 27;
c. Users of the Kinleith Branch Railway Line facilities, approximately 7-8 trains per day.

Visual Absorption Capability

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

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

d. The degree to which the development is visible;
e. Visual and physical links with other similar elements or activities in the landscape;
f. The level of modification to the surrounding landscape (short and long term)
g. Appropriateness of scale;
h. Distance;
i. Backdrop; and
j. Atmospheric conditions.

Site inspection indicated that, at a macro level, buffer distance, the surrounding existing vegetation and built development (residential dwellings, rural dwellings, farm buildings and industrial buildings) will restrict viewing opportunities to relatively narrow view shafts from within Waharoa residential zone and locations along State Highway 27.

Industrial buildings within the wider surrounding landscape will provide a development context for the future buildings, which will aid in integrating the development with the surrounding landscape.
From within close proximity, clear-partial views of the development expected will be afforded from Landsdowne Road, Casey Street and the industrial park access road, due to limited screening from existing vegetation and relatively flat topography.

From further away, the existing shelterbelt planting/ clusters of specimen trees, topographical variation, residential and industrial development within the surrounding landscape will screen and provide a backdrop to views, which will aid in integrating the development with the surrounding rural landscape.

The site's ability to visually absorb the type of development expected ranges from *poor* to *good* using a 5 step scale ranging from *very poor* to *very good*. *Good* ratings occur predominantly from views of the site where existing vegetation and built development will largely screen the development from view, and where existing industrial buildings provide a development context. *Poor* ratings occur where clear-partial views of the development will be afforded from close proximity view locations with little surrounding industrial building context and where the development will be seen against the Kaimai-Mamaku Ranges (making the development appear more prominent).

A rating summary and rating definition table is found in appendix three and four respectively.

Analysis of Visual Effects

A number of potential view locations were investigated during the preparation of this assessment. Seventeen view locations (VL) were identified on the basis of viewing frequency, viewer types, and availability of the view from publicly accessible locations, viewer distance and the viewing time available at the time of study.

The view from each view location was analysed within the methodological framework and rated using a standardised rating system. A rating summary table rating definition table is found in appendix three and five respectively.

Common Effects

The colour scheme, form and design of the development expected will be commensurate with the existing industrial buildings within the subject site and adjacent sites, aiding in integrating it with the surrounding landscape. The type of future development expected will not introduce any form or elements that would not be expected within this setting, instead, a minor increase in the scale and visual bulk of development within the subject site will be noticeable.

Close Proximity Views

View Location 1 is located at the corner of Casey Street and Hawes Street, approximately 100 metres to the east of the subject site. This view location represents views from motorists and residents in the general vicinity. View Location 2 is representative of views afforded from motorists travelling along State Highway 27 and those turning into New Street, as well as a cluster of residential dwellings along State Highway 27, directly opposite the subject site. The application site will be seen within a predominantly industrial context from view locations 1 and 2, with industrial development along Dunlop and Factory Roads visible on either side of the subject site.

An increase in visual bulk and scale of development within the subject site will be noticeable due to the large size of additional the dryer tower, boiler tower and exhaust stack which will protrude above the existing surrounding industrial development. The new cheese plant, process offices, butter plant and Tanks reception will also contribute to the increase in visual bulk and scale.

However, the skyline is formed by the roof lines of the many large factory and storage facilities in the industrial zone and industrial park of Waharoa. The presence of a number of utilities including the railway line, road, telephone poles, power lines and post and wire fences can be seen in the foreground of the view, which adds a degree of visual complexity. A combination of existing vegetation within and surrounding the subject site and partial screening afforded from existing vegetation surrounding the residential buildings and street trees along Casey Street will limit adverse visual effects associated with the development.

The industrial development adjacent to the subject site, as well as existing dairy factory buildings within the subject site will provide partial screening as well as development context and further assist in integrating the development with the surrounding landscape from this view location. Because the development will be

very similar in form and materiality to the existing dairy factory buildings within the site, the additional development will not be as noticeable. In addition, the visual complexity of the views from view locations 1 and 2 will mean that it will not appear prominent within the view.

VL3 is representative of views afforded from the adjacent industrial park access road and the associated industrial park buildings. From this location, the majority of any new dairy factory buildings will be fully to partially visible (partially screened by the existing dairy factory buildings within the subject site). Where they are not back-dropped by the existing dairy factory buildings, new buildings will be prominent against the skyline. A lack of foreground screening from industrial buildings or vegetation means that portions of the type of development expected will be clearly visible and will appear more prominent, increasing the visual bulk and scale of the development within the subject site. However, any tall crop (e.g. corn) in the foreground of the view will provide partial screening of the development, particularly during the summer months.

The existing dairy factory and other adjacent buildings within the Waharoa Industrial Zone will provide context for the future development expected.

Once established, the mitigation planting will further aid in screening the development from view locations 1 and 2, visually reducing the overall visual bulk of the proposal. Overall; it is considered that the visual effects arising from the development expected from View Locations 1, 2 and 3 will be *low* (VL1 and 2) and *low – moderate* (VL3).

Looking West Towards the Subject Site

View Location 4 is located at the corner of Pitt Street and State Highway 27, north of the Waharoa settlement. View location 5 is located along Seddon Street. These view locations are representative of views afforded form the residential zone of Waharoa Township.

From VL4, the majority of the type future development expected will be screened from view by adjacent existing industrial buildings within the mid-ground of the view, where only the tops of the taller proposed buildings would be visible (dryer tower, exhausts and stacks). The existing dairy factory buildings will further aid in screening the development from view and will provide a development context for any new development, aiding in integrating it with the surrounding landscape. An existing tall industrial building (outside of the site but within the Waharoa industrial zone) will be perceived at a similar height to that of the future dryer tower and exhaust stack and existing dryer tower and exhaust stack. This will aid in providing development context for the additional dryer tower and exhaust stack (the only portion of the development expected likely to be visible above the existing Waharoa industrial zone buildings).

Similarly, from VL5, the bottom half of the expected development will be screened from view by existing industrial development and only the top half of the development would be visible in behind the adjacent industrial buildings and seen within the context of the existing Open Country Dairy buildings. The extensive industrial buildings of Waharoa industrial zone, in conjunction with the light poles and power lines along State Highway 27 create a visually complex view, making the existing dairy factory buildings less prominent. The type of development expected will therefore also appear less prominent within the surrounding landscape context from this view location.

View location 6 is representative of views afforded from motorists approaching Waharoa Township from Mowbray Road, at the eastern edge of the residential zone. From this view location the type of future development expected will be very difficult to discern due to buffer distance, the visual complexity of the view and extensive screening provided by intervening vegetation (dense stand of mature kahikatea trees and other scattered vegetation) and residential dwellings. The existing dairy factory is the only industrial development visible from this view location (existing dryer tower and exhaust stack only are visible above the intervening vegetation). Therefore, only the very top of the new tallest buildings (dryer tower and exhaust stacks) will be glimpsed above the existing vegetation in-between the existing dairy factory buildings within the subject site.

Although the type of development expected will be seen against the skyline, the colour scheme and form of the buildings will help to integrate the new development with the industrial nature of the existing dairy factory buildings.

Adverse visual effects resulting from the expected expansion of the dairy factory were found to be *negligible – very low* (VL4), *very low* (VL5) and *negligible* (VL6) from these view locations.

Looking North Towards the Subject Site

View locations 7 and 8 are representative of views afforded from motorists as they approach Waharoa from the south, as well as residential farm buildings adjacent to the highway.

From these locations, the development will be partially visible in the mid to background of the view and would be difficult to detect within the context of the existing industrial development. In addition, the existing vegetation in the mid-ground of the view will provide partial screening of the development expected from these view locations (especially from VL8). Buffer distance between the subject site and VL8 will further aid in reducing visual effects associated with the type of future development expected.

View location 9 is representative of views afforded from along Landsdowne Road. From this location, the expected development will be seen within the context of existing surrounding industrial buildings in the mid-ground of the view. These industrial buildings, in conjunction with the existing dairy factory buildings within the subject site will partially screen future development from view and aid in integrating it with the surrounding landscape character. Limited foreground screening will mean that the expected development will appear slightly more prominent from this location. Future buildings would be of a large size and will increase the visual bulk of built development within the subject site; however, it will not introduce any form or elements that would not be expected within this setting.

From these view locations adverse visual effects were found to be *negligible- very low* (VL7 and VL8) and *low* (VL9).

Looking East Towards the Subject Site

View location 10 is representative of motorists passing through the intersection of Landsdowne, Scherer and Gunn Roads. View location 11 is representative of people travelling along Landsdowne Road as well as residential dwellings located along this road. View location 12 is representative of views from southeast bound traffic along Landsdowne Road as well as rural residential dwellings within the surrounding area.

From these locations, the type of development expected will be partially screened by intervening vegetation and back-dropped by the Kaimai-Mamaku Ranges. The white and grey colours of the dairy factory development make it particularly prominent from these view locations as it contrasts with the hazy blue colour of the Kaimai-Mamaku Ranges which form the backdrop of the view. With the exception of from VL12, some industrial development is visible within the view and will provide development context. The large size and visual bulk makes the dairy factory development appear much prominent than the surrounding industrial buildings.

Although no industrial development context is provided from VL12, the dairy factory building is more highly screened and nestled into the landscape than from VL10 and 11, which will aid in reducing adverse visual amenity effects associated with the future development.

The existing dairy factory development within the subject site will aid in reducing adverse visual effects as it provides a development context for the future development.

From VL11 the majority of the expected development will be back-dropped by the indigenous vegetation-clad Kaimai-Mamaku Ranges, with a small portion of the exhaust stack visible above the skyline ridge of the ranges, which will draw attention to the expected development. However, the existing exhaust stack already protrudes above the Kaimai-Mamaku skyline ridge from this view location and will provide development context, aiding in integrating the future development with the surrounding landscape. The

relative scale of the Kaimai-Mamaku Ranges will also aid in reducing visual effects associated with the type of development expected.

The varying heights of the existing vegetation surrounding the subject site will partially screen and further aid in integrating the future building; allowing it to blend in with the mid-ground of the view.

Adverse visual effects associated with the future expected development were therefore found to be *Low* from view locations 10 and 12 and *Low – Moderate* from view location 11.

Looking South towards the Subject Site

Partial views of future expected development will be obtainable from the overbridge along State Highway 27 (VL 13). However, due to the 100 kilometres per hour speed limit and vegetation aligning the State Highway, only glimpses of the site will be afforded when approaching Waharoa, reducing potential adverse visual amenity effects. Existing industrial development within the Waharoa Industrial Zone and Industrial Park, as well as within the subject site (existing dairy factory facilities) will provide development context for the future expected development. The majority of expected buildings will be screened from view from this location due to the presence of intervening vegetation and industrial buildings, further reducing visual effects.

From VL14 (representative of views affordable from Waharoa Maori Cemetery), the majority of the future development will be screened from view by existing intervening industrial buildings, including the dairy factory buildings within the subject site. The colours, materiality and design of the buildings will be very similar to that of the existing dairy factory buildings and the surrounding industrial development, allowing the expected development to effectively integrate with the surrounding landscape character. The visual complexity of the view, which includes mature specimen trees, industrial buildings, residential development, power poles and powerlines all seen against the skyline will mean that the development will appear less prominent within the view, aiding in integrating it with the surrounding landscape.

View locations 15 – 17 are representative of southbound views affordable from traffic travelling along State Highway 27. The majority the future development will be screened from view by intervening vegetation and industrial buildings from VL15 making the type of development expected difficult to discern from this location. From view locations 16 and 17, the expected development will be partially visible in amongst intervening vegetation and industrial buildings. The existing dairy factory and expected expansion will be seen at a similar height as the existing surrounding specimen trees, which, along with the power poles, light poles and road and railway signage provides a visual complexity to the view, aiding in integrating the development with the surrounding landscape from these view locations.

Adverse visual effects associated with the development expected were therefore found to be *Negligible* (VL15), *Negligible - Very Low* (VL14, VL16 and VL17) and *very low* (VL13).

The following photographs have been taken from view location 1-17. Photomontages depicting the changes likely to occur as a result of the construction of the development expected are shown from view locations 3 and 11.

View Location Data

NZMG Easting: 1842271
NZMG Northing: 5817668
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location One - Existing Photograph, Looking West, From Casey Street

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . June 2016 . R0

View Location Data

NZMG Easting:	1842385
NZMG Northing:	5817706
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Two - Existing Photograph, Looking West, From State Highway 27

View Location Data

NZMG Easting:	1841738
NZMG Northing:	5817776
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Three - Existing Photograph, Looking Southeast, From Industrial Park Roadway

View Location Data

NZMG Easting:	1841738
NZMG Northing:	5817776
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CS5, ArcGIS ArcMap and CityEngine, in accordance with NZILA best practice guidelines.

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Three - Photomontage of Expected Development, Looking East, From Landsdowne Road

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . June 2016 . R0

View Location Data

NZMG Easting:	1841738
NZMG Northing:	5817776
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CS5, ArcGIS ArcMap and CityEngine, in accordance with NZILA best practice guidelines.

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Three - Photomontage of Expected Development Within Proposed Development Concept Plan Areas, Looking East, From Landsdowne Road

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . June 2016 . R0

View Location Data

NZMG Easting: 142481
NZMG Northing: 5817305
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Four - Existing Photograph, Looking Northwest, From State Highway 27

View Location Data

NZMG Easting: 1842543
NZMG Northing: 5816986
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Five - Existing Photograph, Looking Northwest, From Seddon Street

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . June 2016 . RD

View Location Data

NZMG Easting: 1843103
NZMG Northing: 5817280
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Six - Existing Photograph, Looking Northwest, From Mowbray Road

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . June 2016 . RD

View Location Data

NZMG Easting: 1842632
NZMG Northing: 5816432
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Seven - Existing Photograph, Looking Northwest, From State Highway 27

View Location Data

NZMG Easting:	1842769
NZMG Northing:	5815943
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Eight - Existing Photograph, Looking Northwest, From Satte Highway 27

View Location Data

NZMG Easting: 1842228
NZMG Northing: 5816791
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Nine - Existing Photograph, Looking North, From Landsdowne Road

View Location Data

NZMG Easting: 1840900
NZMG Northing: 5816818
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Ten - Existing Photograph, Looking Northeast, From Intersection of Scherer, Gunn and Landsdowne Roads

View Location Data

NZMG Easting:	1840885
NZMG Northing:	5817250
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Eleven - Existing Photograph, Looking East, From Landsdowne Road

View Location Data

NZMG Easting: 1840885
NZMG Northing: 5817250
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CS5, ArcGIS ArcMap and CityEngine, in accordance with NZILA best practice guidelines.

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Eleven - Photomontage of Expected Development, Looking East, From Landsdowne Road

View Location Data

NZMG Easting:	1840885
NZMG Northing:	5817250
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CS5, ArcGIS ArcMap and CityEngine, in accordance with NZILA best practice guidelines.

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Eleven - Photomontage of Expected Development Within Proposed Development Concept Plan Areas, Looking East, From Landsdowne Road

View Location Data

NZMG Easting: 1840587
NZMG Northing: 5817690
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Twelve - Existing Photograph, Looking east, From Landsdowne Road

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . June 2016 . RD

View Location Data

NZMG Easting: 1842194
NZMG Northing: 5818298
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Thirteen - Existing Photograph, Looking Southwest, From State Highway 27

View Location Data

NZMG Easting: 1841737
NZMG Northing: 5818635
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Fourteen - Existing Photograph, Looking South, From Waharoa Maori Cemetery

View Location Data

NZMG Easting: 1841836
NZMG Northing: 5818655
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Fifteen - Existing Photograph, Looking South, From State Highway 27

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . June 2016 . RD

View Location Data

NZMG Easting: 1841756
NZMG Northing: 5818764
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date: 8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Sixteen - Existing Photograph, Looking South, From State Highway 27

View Location Data

NZMG Easting:	1841465
NZMG Northing:	5819200
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Seventeen - Existing Photograph, Looking Southeast, From State Highway 27

Visual Obstruction, Intrusion and Amenity Values

The expected development has also been assessed in terms of its potential to result in either obstructive and/or intrusive effect on landscape amenity.

Visual intrusion occurs when a pre-existing view of the landscape is encroached upon adversely by a new element, which is of poorer visual quality, or gives rise to a degraded visual amenity value. Conversely, visual obstruction results from such a feature blocking and preventing visibility of any pre-existing view. These may affect existing landscape and visual amenity.

With regards to visual intrusion, because the subject site already contains existing dairy factory buildings, adverse effects on amenity values will be ***negligible***, as the type of development expected is of the same visual quality to that of the existing dairy factory buildings and surrounding industrial development.

In terms of visual obstruction, the type development expected will not block views of the surrounding landscape to any greater degree than the existing dairy factory development. From a small section of Landsdowne Road, the existing dairy factory development can be seen to block a small portion of the Kaimai-Mamaku Ranges skyline ridge from view. The development will slightly increase the portion of the Ranges ridgeline blocked from view from this specific view location.

However, due to the short section of Landsdowne Road affected and the massive size of the Ranges, the adverse effects associated with visual obstruction resulting from the expected development will be ***low***.

EFFECTS ON EXISTING LANDSCAPE AND NATURAL CHARACTER

In order to understand how the proposal will affect amenity values derived from existing landscape character, it is necessary to identify the attributes of the key landscape elements that influence the character of the site and its surroundings.

Analysis of the study area has identified the key attributes of the various landscape features, which contribute to the landscape character and amenity of the site and its immediate surroundings.

Key Landscape Features and Attributes

The following key attributes and landscape features that contribute to landscape character and amenity in the surrounding area were identified during site investigations, analysis of aerial photography, and other relevant background information.

	Feature	Scale	Key Attributes	Potential Effect[2]
1	Hauraki Plains (lowland peat plains and domes)	Very Large	• Flat to gently sloping peatland topography. • The subdivision of the rural pastoral landscape into a mosaic of paddocks and crops. • Established shelter rows and planting. • Low density horticultural and market garden development. • *Low* density built development. • Cultural influences (formative processes) obvious. • Isolated large scale rural industry (dairy factories meat works, large barns and farm sheds associated with productive farming)	*Negligible* The expected development is physically separated from the lowland basin landform. It is not of sufficient scale to affect the rural character of the surrounding area to a notable degree. The expected development will be considered within the context of the existing dairy factory buildings within the subject site and other similar sized scattered rural industrial development within the wider surrounding landscape.
3	Kaimai-Mamaku Range -Main skyline ridge	Very Large	• Contiguous tracts of mature indigenous vegetation. • Patches of remnant mature and regenerating vegetation. • Open pastoral grassland. Limited built development.	*Negligible* Adverse effects due to the expected development protruding above main skyline ridge from some locations. However due to the very large scale of the ranges and existing industrial development protruding above skyline ridge, the development will result in *negligible* adverse effects on this feature.
4	Waitoa River and its tributaries.	Large	• Formative processes overtly obvious. • Meandering river channel. • Ephemeral water courses dissect the landscape, feeding into the Waitoa River. • Vegetated embankments and riparian areas. • Recreational opportunities. • High transient values.	*Very Low* The expected development is not of sufficient scale to affect the natural character of the surrounding Waitoa River to a notable degree. The expected development does not propose modifications to the streams within the subject site.

When considered collectively, the proposal will have a *Negligible* adverse effect on the key attributes of the surrounding landscape. This means that the expected development is likely to change the characteristics of the wider landscape to a *negligible* extent.

Built development adjacent to the rural landscape can have adverse effects on rural character values derived from a predominance of “natural” elements, the open spatial character of pastoral areas, and a

[2] A rating definition table is appended to this report as Appendix five

general absence of urban-scale and urban-type development. While the expected development will intensify the number of buildings within the subject site, it is considered that the increase in number, size, density and scale of the development (from that which already exists within the subject site) will not be inconsistent with the level of existing development within the existing Waharoa Industrial Zone and therefore the development will not result in an unacceptable cumulative effect the adjacent rural landscape.

The proposed development will be back-dropped by the Kaimia-Mamaku Ranges from surrounding viewer locations. These have been identified as ONFL under the operative district plan, however they will not be significantly affected due to a combination of buffer distance, complexity of elements within the views, existing industrial development context and the large scale of the ONFL in comparison with the very slight obstruction of views resulting from the construction of the expected future dairy factory expansion.

The Waitoa River which runs alongside the western site boundary of the subject site is identified as a Kaitiaki (conservation) feature in the operative district plan. However the River, riverbanks and associated vegetation are not being proposed to be modified by the future development. The expected development is also visually and physically separated from the River by existing vegetation along the riverbanks. Consequently, further development within the site is not expected to result in adverse effects on natural character values associated with the Waitoa River or its tributaries.

The suite of mitigation measures included in the design of the future buildings and the existing context of surrounding industrial buildings (including the existing dairy factory buildings), which have a similar style and colour range, will ensure that the development has a *negligible* overall effect on the existing character of Waharoa and the surrounding landscape.

RELEVANT PLANNING MATTERS
The type of expected development is subject to the provisions of the Operative Matamata-Piako District Plan (MPDP), the Waikato Regional Plan and Resource Management Act (1991).

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

Resource Management Act 1991

The development must meet the requirements of this Act, and it is therefore important that the assessment of visual, landscape and amenity effects addresses the requirements of Part 2, of the Act. In particular:

6 Matters of national importance
(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

7 Other matters
(c) the maintenance and enhancement of amenity values:

With regard to section 6(b), the application site is not contained within an identified outstanding natural features or landscape, but from a small section of Landsdowne Road the tallest portion of the expected development (exhaust stack) will be seen protruding above the skyline ridge of the Kaimai-Mamaku Ranges (Kaitiaki, Conservation under the MPDP). However, the existing exhaust stack of the dairy factory already protrudes above the skyline ridge. This, in combination with the massive scale of the Kaimai-Mamaku Ranges and the comparatively very small portion obscured by the expected dairy factory expansion will reduce adverse effects on this Kaitiaki (conservation) area.

With regard to section 6 (a) and 6 (b), the Waitoa River (Kaitiaki, Conservation under the MPDP), to the west of the subject site, will not be modified by the expected future development. Proposed riparian planting along the southwestern site boundary will aid in enhancing landscape and amenity values associated with the River.

With regard to section 7(c), the adverse effects of the development on existing visual amenity values will range between *negligible* and *low-moderate*. The implementation of the recommended mitigation strategy is required to achieve these ratings.

Proposed Waikato Regional Policy Statement
The Proposed Waikato Regional Policy Statement (PWRPS) contains a suite of objectives and policies pertaining to the protection of outstanding natural features and landscapes (Objective 3.19), amenity (Objective 3.20) and the natural character (Objective 3.21).

The objectives and policies of the PWRPS appear to have been addressed by the existing provisions of the ODP. These are addressed in greater detail in the following section.

Operative Matamata-Piako District Plan
The application site is zoned industrial under the Matamata-Piako District Plan.

The Matamata-Piako District Plan has a suite of objectives and policies pertaining to landscape amenity (both directly and indirectly). These are included in Chapter 3 (Environment) and Chapter 5 (Performance Standards – all activities). In addition, assessment criteria: 1.4.1 (Visual) and 1.4.12 Kaitiaki (Conservation Zone) are addressed in Part B of the plan.

Part A: Issues, Objectives and Policies

Chapter 3: Environment

Relevant objectives and policies under 3.1 relate to protecting and enhancing natural resources within the district.

With regard to objectives and policies under 3.1.2 (natural environment and heritage), there are no outstanding natural landscapes (ONL) identified within the subject site. However, a small portion of the type of development expected will be seen to protrude above the main skyline ridge of the Kaimai-Mamaku Ranges, identified as a Kaitiaki conservation zone, from a small section of Landsdowne Road. The type of development expected is physically separated from the Kaimia-Mamaku Ranges and is not of a sufficient scale to alter the character of the very large scale of the Ranges. In addition, the exhaust stack of the dairy factory within the subject site already protrudes above the main skyline ridge of the Kaimai-Mamaku Ranges. It is therefore considered that the development will not alter perceptions of this Kaitiaki (Conservation) landscape from public locations.

The Waitoa River (a Kaitiaki, Conservation zone) is located to the west and southwest within close proximity to the subject site. However, because the expected development will not modify the Waitoa River channel, riverbanks or associated vegetation and the expected development will be seen within the context of the existing development, it will not alter the perceptions of this Kaitiaki (Conservation) landscape feature from surrounding locations.

Objectives and policies under Issue 3.5.1 and 3.5.2 (Amenity) aim to minimise the adverse effects created by building scale or dominance, shading, building location and site layout and to ensure that the design and appearance of buildings and sites is in keeping with the character of the surrounding townscape and landscape.

Given the industrial location of the expected development, it will not cause any notable shading effects on neighbouring properties above those which occur from the existing dairy factory buildings within the subject site. Further, because of the extensive existing development within the subject site, and the industrial development within the surrounding landscape, the development will not be seen as a dominant or focal visual feature. The colour, design and scale of the development will be similar to that of the existing dairy factory as well as surrounding industrial development, which will aid in integrating the development with the character of the surrounding industrial landscape.

With regard to 3.6.1 (surface of water), the Waitoa River, which runs alongside the western boundary of the subject site is not proposed to be modified in any way by the expected development, it will therefore not alter existing amenity values derived from the Waitoa River.

Part B: Rules

1 General Provisions

With regards to the relevant assessment criteria 1.4.1 (i - ii), it is important to note that the future development is located within the flat landscape of the Hauraki Plains and is therefore situated well below the main skyline ridge of the Kaimai-Mamaku Ranges. As previously mentioned, a small portion of the future exhaust stack will protrude above the main skyline ridge of the Kaimai-Mamaku Ranges when viewed from a short section of Landsdowne Road (VL11). The buffer distance between the subject site and the ranges and the massive scale of the Kaimai-Mamku Ranges will mean that the future dairy factory expansion will not dominate the skyline from this view location. From all other viewer locations investigated, the expected development will be seen below the main skyline ridge of the Kaimai-Mamku Ranges.

With regard to 1.4.1 (iii - iv), it is considered that the design of the type of development expected will be in keeping with the industrial character of the area, given the use of similar materials and colours on the industrial buildings surrounding the subject site. Further, the recommended mitigation planting, will help to soften and *anchor* the buildings in the landscape as well as providing partial visual screening.

As addressed above, it is considered that the scale of the future buildings, while large, will be able to be integrated with the surrounding landscape given the industrial development context within the subject site and surrounding industrial area. In combination with the recommended mitigation measures, this will ensure the development will not become a focal feature in the landscape.

With regard to 1.4.12 Kaitiaki (Conservation Zone), the expected development will not disturb natural landforms, features or vegetation associated with the Kaitiaki (Conservation Zone). Because the development will be visually separated from the conservation zone, effects on landscape character and visual amenity will be reduced.

3.3 Industrial Zone and any site identified as a scheduled site with a Development Concept Plan
With regard to 3.3.3 (Building envelope (non-scheduled sites)), the maximum height is 12m, front yards are required to be 5m, while yards adjoining any industrial zone are required to be 10m. This report will inform the Proposed Development Concept Plan (DCP) for the subject site. Proposed building envelopes for the site have been identified in the Development Concept Plan section of this report.

With regard to 3.3.4, all new buildings or structures need to be designed to minimise adverse visual impact on adjacent properties, particularly on the road frontage by avoiding reflective materials which could cause glare. The proposed materials and colours (discussed in the mitigation strategy section of this report) will ensure that the development expected minimises visual impacts resulting from glare on the surrounding landscape.

3.3.5 Landscaping (scheduled and non-scheduled sites)

i. *A minimum of 50% of the front yard requirement shall be landscaped, planted and maintained for the full length of the boundary (excluding vehicle entrances). Landscaping shall be required and designed to either screen or enhance the appearance of the on-site industrial activities when viewed from any public space adjoining or non-Industrial zone opposite or facing.*
ii. *The minimum dimension of any required landscaping area shall be half the width of the yard in which it is located or 10 metres whichever is the lesser.*
iii. *Landscaping shall be undertaken and maintained in accordance with a Landscape Plan and planting programme submitted to and approved by Council prior to development commencing.*

To meet the above requirements for landscaping, amenity planting with specimen trees (to provide partial screening) has been proposed along the eastern site boundary of the site.

Although it is noted that the western and northern site boundaries of the subject site are shared with the rural zone, this land has been consented as Industrial Park and therefore reverse sensitivity with regard to the future type of development expected will not be an issue.

However, the southwestern site boundary is shared with the rural zone (which has not been consented for industrial development). It is therefore plausible that the land could be subdivided and rural-residential development could occur within close proximity to the subject site. For this reason, riparian planting (which emulates existing planting patterns along the Waitoa River) has been proposed. This planting will aid in screening the dairy factory expansion from view from the adjacent rural zone.

With regard to 3.3.6 (Maximum coverage (non-scheduled sites)), maximum coverage shall be determined by the need to comply with the building envelope, landscaping, access, parking, and loading requirements or a Development Concept Plan. The proposed DCP includes provisions around the building envelopes, proposed landscaping, access, parking and loading which address 3.3.6 (Maximum coverage (non-scheduled sites)).

5 Performance Standards

With regard to 5.4 (Lighting and Glare):

iv. At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of any non-Industrial zoned site adjoining.

v. At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes:

a. An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a non-Industrial zone.

b. An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-Industrial zone boundary.

vi. Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting.

vii. The outdoor lighting on any site adjoining any non-Industrial zoned site shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the non-industrial site.

As discussed in the mitigation strategy section of this report, the proposed lighting has been designed to minimise illuminance and glare on surrounding properties.

Development Concept Plan

The findings of the landscape and visual analysis sections of this report indicate that the expected buildings and infrastructure to be included within the Development Concept Plan (DCP) will not result in inappropriate adverse effects and can be successfully integrated with the surrounding landscape (with the exception of from two view locations (VL3 and VL11).

The expected building envelopes include a maximum height of 50m for Area A, a maximum height of 30m for Area B and a maximum height of 14.5m for Area C. Although the building envelopes for areas A and B are greater in height than what is allowable under the district plan (12m for non-scheduled sites and 20m for scheduled sites), they are appropriate given the existing dairy factory building heights within the subject site (45m tall exhaust stack and 34.5m tall dryer tower).

The visual effects of the expected dairy factory expansion were found to be minor or less than minor. The proposed general location of the buildings within the areas (A, B and C) is therefore appropriate.

It is considered that if the locations of the expected buildings were rearranged (within these areas), the identified type and level of effect is unlikely to change to any great extent. This is because (as addressed in the visual effects section of this report) the type of development expected will be partially screened by, and seen within the context of, extensive existing industrial development within the subject site (existing Open Country Dairy facilities) and the adjacent Waharoa Industrial Zone and Industrial Park. As such, adverse visual effects are unlikely to increase as the type of development expected will still be clustered within the existing industrial context (which will not change from surrounding viewer locations).

View locations which result in the highest levels of adverse effect on visual amenity (and therefore critical in terms of potential effects resulting from a change in configuration of the development) were from locations where future dairy factory expansion would be seen with limited foreground screening and/or industrial context (VL3). This also occurs where the type of development expected would appear more prominent within the landscape due to a combination of colour contrast (against the Kaimai-Mamaku Ranges) and a small portion of the exhaust stack will be seen protruding above the main skyline ridge of the Kaimai-Mamaku Ranges. This would draw attention to the expected future development (VL11). Again, from these view locations any rearrangement of buildings is unlikely to result in a change in the ratio of elements that are visible and would not create an increase in visual effects.

CONCLUSIONS

Analysis of the type of development expected within the context of the characteristics of the wider landscape, and the view locations identified, found that:

a. Although the expected development will appear prominent from some surrounding viewer locations due to its large size and visual bulk, the industrial context and screening from surrounding industrial buildings and vegetation will aid in reducing adverse visual effects. The mitigation strategy will further assist the type of development expected to integrate into the surrounding landscape. Therefore, the type of development expected is not likely to become a focal feature in the landscape and is not likely to affect the key attributes of the existing surrounding rural landscape or adjacent urban area.

b. From more distant locations (VL6, VL7, VL8, VL14 – VL17) as well as locations close to the existing surrounding industrial zone (VL4 and VL5), the expected development will be more difficult to discern due to a higher degree of intervening vegetation and buildings within the surrounding landscape and generally a greater visual complexity of the view. From these locations development context will be provided by existing industrial buildings within the surrounding industrial area. From these outlying locations, visual effects are likely to range between *negligible* and *very low*.

c. From close proximity view locations (VL1, VL2, and VL3) as well as locations where clearer views of the expected development are anticipated (VL9); the development will be more prominent within the view. This will result in an increase in the visual bulk of the dairy factory, with less intervening foreground vegetation and buildings available to provide screening. From these locations, visual effects are likely to range between *low* and *low - moderate*.

d. From locations to the west of the subject site (VL10, VL11 and VL12), the expected development will be prominent as it will generally sit above the surrounding vegetation height and be seen against the backdrop of the Kaimai-Mamaku Ranges (which will create a colour contrast). Further attention will be drawn to the dairy factory expansion due to the proposed exhaust stack protruding above the main skyline ridge of the Kaimai-Mamaku ranges (VL11). From these locations, visual effects are likely to range between *low* and *low - moderate*.

k. Some (minor) mitigation measures are required to reduce the effects of the overall development on landscape character and visual amenity. Facade treatment of the buildings and facilities and mitigation planting) will ensure effects of the proposed development on visual amenity from adjacent roadways, nearby dwellings and the adjacent industrial areas are kept at an acceptable level, and that the facility integrates with the surrounding industrial landscape.

l. With the benefit of mitigation strategy, which will allow the expected development to integrate with the surrounding landscape, effects on landscape and visual amenity (s7(c) effects) will be *minor* or *less than minor* from surrounding viewer locations. The general intent of the operative district plan (with regard to landscape and visual effects) is to maintain and enhance landscape character and visual amenity values by avoiding, remedying or mitigating adverse effects. It was found that the proposed expected development and the Development Concept Plan is generally consistent with the objectives, policies and rules of the Operative District Plan.

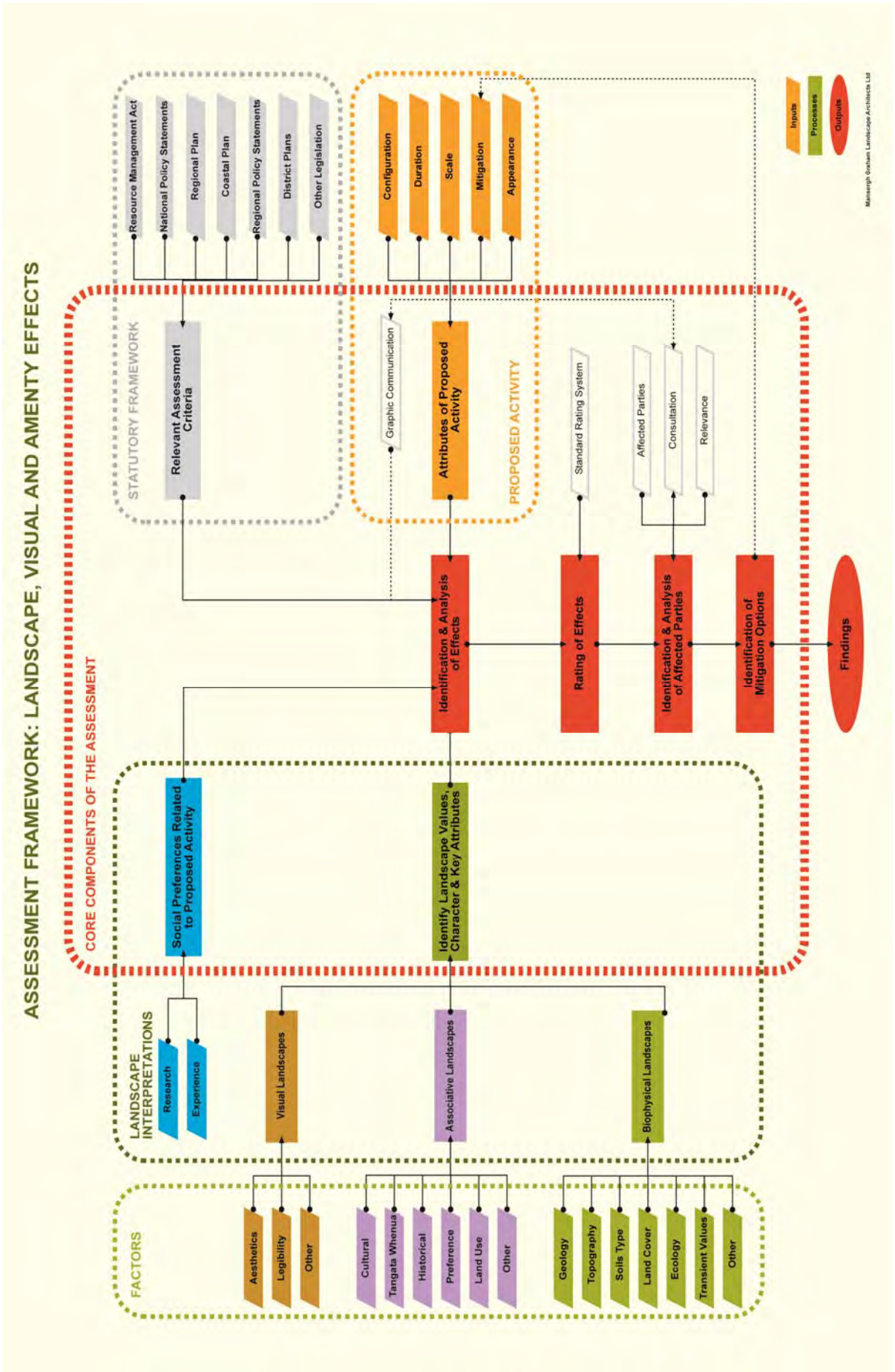
m. The type of development expected (site plan in appendix 2) within the areas (A, B and C) shown on the Proposed Development Concept Plan and the building envelopes associated with them was found to be appropriate, resulting in minor or less than minor adverse effects on landscape and visual amenity values. It was also found that any rearrangement of buildings within these areas (A, B and C) is unlikely to result in a change in the ratio of elements that are visible and would not create an increase to the visual effects ratings of this report.

e. While discernible, the type of future development anticipated is not likely to affect the key attributes of the surrounding landscape or detract from the existing characteristics of the surrounding rural landscape to a significant degree.

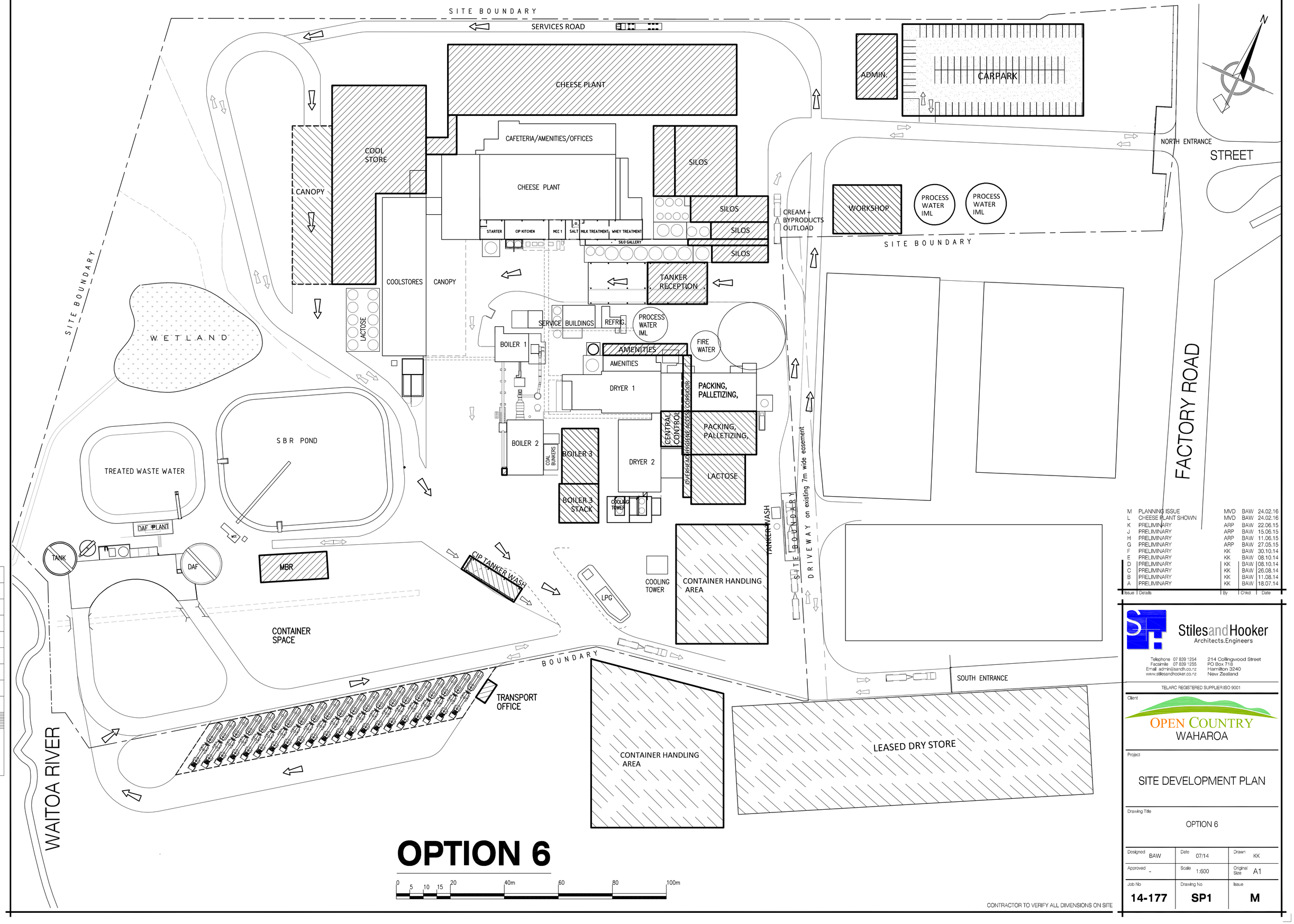
Overall, adverse effects of the type of future development expected on existing visual amenity values associated with surrounding landscape character was found to range between *negligible* and *low-moderate* (with the implementation of the mitigation strategy).

It is therefore considered that with the implementation of the proposed mitigation strategy, the type of future development expected meets the apparent overall intent of the relevant landscape and amenity objectives, policies and rules of the ODP and sections 6 (a), 6 (b), 7 (c) and 7 (f) of the RMA.

APPENDIX ONE: METHODOLOGICAL FLOW CHART



APPENDIX TWO: SITE PLAN AND DEVELOPMENT CONCEPT PLAN



OPTION 6

0 5 10 15 20 40m 60 80 100m

100mm
50mm
10mm
0
Original Scale

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE

Issue	Details	By	Chkd	Date
M	PLANNING ISSUE	MVD	BAW	24.02.16
L	CHEESE PLANT SHOWN	MVD	BAW	24.02.16
K	PRELIMINARY	ARP	BAW	22.06.15
J	PRELIMINARY	ARP	BAW	15.06.15
H	PRELIMINARY	ARP	BAW	11.06.15
G	PRELIMINARY	ARP	BAW	27.05.15
F	PRELIMINARY	KK	BAW	30.10.14
E	PRELIMINARY	KK	BAW	08.10.14
D	PRELIMINARY	KK	BAW	08.10.14
C	PRELIMINARY	KK	BAW	26.08.14
B	PRELIMINARY	KK	BAW	11.08.14
A	PRELIMINARY	KK	BAW	18.07.14

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PO Box 716
Hamilton 3240
New Zealand

TELARC REGISTERED SUPPLIER ISO 9001

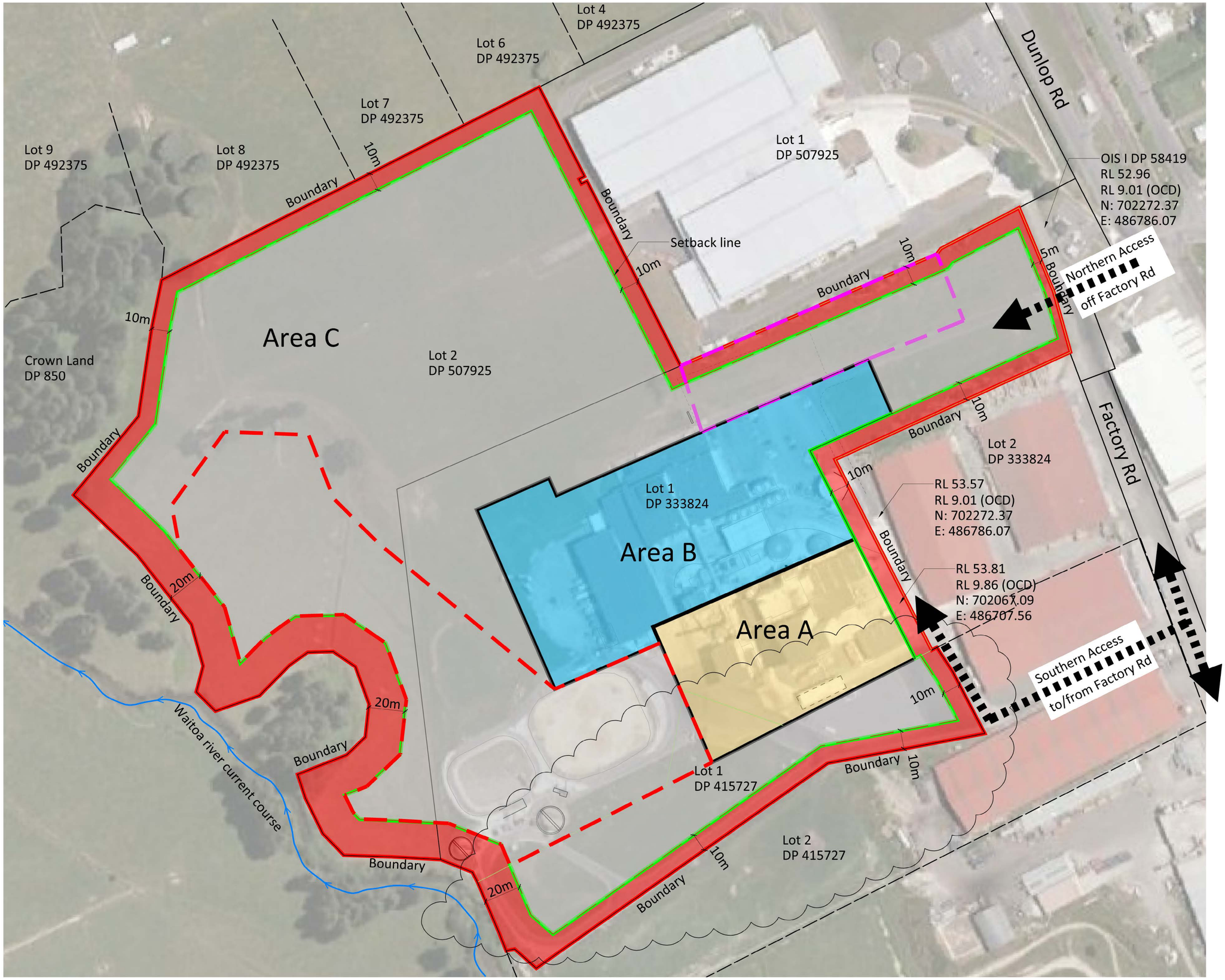
Client: OPEN COUNTRY WAHAROA

Project: SITE DEVELOPMENT PLAN

Drawing Title: OPTION 6

Designed: BAW	Date: 07/14	Drawn: KK
Aporoved: -	Scale: 1:600	Original Size: A1
Job No: 14-177	Drawing No: SP1	Issue: M

Z:\2014 (14- Series)\14-177 OPEN COUNTRY - Waharoa Site Development\14-177 Site Development Plan OPTION 6-Tetrapak.dwg, 24/02/2016 8:59:31 AM



N

SITE SURVEY NOTES

1. All contour levels are in terms of the Moturiki vertical datum 1953.
2. All coordinates are in terms of the NZ GD2000 datum.
3. OIS I DP 58419 (Origin)
   -Moturiki vertical datum RL 52.96
   -Open Country datum RL 9.01

Area A:	Max. building height = 50m
Area B:	Max. building height = 30m
Area C:	Max. building height = 14.5m

Wastewater and water treatment areas

Parking area

Issue	Details	By	Chkd	Date
C	SOUTH BOUNDARY REVISED	MVD	TW	31-07-17
B	DEVELOPMENT CONCEPT PLAN	MVD	TW	20-04-17
A	INFORMATION ISSUE	MVD	TW	07-04-17

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TELARC REGISTERED SUPPLIER ISO 9001

Client

OpenCountry
WAHAROA

Project

DEVELOPMENT PLAN

Drawing Title

DEVELOPMENT CONCEPT PLAN

Designed	Scale	Drawn
TW	1:1000	MVD
Date		Original Size
APRIL 2017		A1
Job No	Drawing No	Issue
14-177	SP-01	C

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE

100mm
50mm
0
100mm
Original Scale

Z:\2014\14-177 OCD Waharoa Site Dovelopment\14-177 Dovelopment Concept Plan.dwg, 31/07/2017 10:57:17 AM

APPENDIX THREE: VIEW LOCATIONS AND VISUAL EFFECT RATINGS

No.	Name	Type	VAC Rating and Notes	Key Attributes of the View	Potential Effects/Mitigation	Effect Rating
VL1	Casey St	Public	*Poor - Neutral* Some vegetative screening of the expected development afforded form existing screen planting. Foreground utility infrastructure provides further screening. Existing building associated with the Dairy Factory will screen some of the expected development from view. Lack of topographic screening. Roofline will be seen against the sky. Visual Absorption Capability comparable to that of the existing dairy factory.	View across railway lines within industrial area, powerlines to large industrial buildings and the subject site. Background views of Te Miro Hills.	Expected development will be partially visible behind vegetation and topography. Existing dairy factory development will partially screen the expected development and surrounding industrial development will aid in integrating it into the receiving environment.	*Low*
VL2	State Highway 27	Public	*Poor - Neutral* Some vegetative screening of the expected development afforded form existing screen planting. Foreground utility infrastructure provides further screening. Existing building associated with the Dairy Factory will screen some of the expected development from view. Lack of topographic screening. Roofline will be seen against the sky. Visual Absorption Capability comparable to that of the existing dairy factory.	View across State Highway 27, railway lines within industrial area, powerlines to large industrial buildings and the subject site. Background views of Te Miro Hills.	The expected development will be partially visible behind vegetation and topography. Existing dairy factory development will partially screen the expected development and surrounding industrial development will aid in integrating the expected development. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Low*
VL3	Industrial Park Road	Public	*Poor* Some vegetative screening of the expected development afforded form existing screen planting. Foreground	View across crop (maize) fields in the foreground to large industrial buildings and the existing dairy	Portions of the expected development will be clearly visible (especially when crops are down/low), while other portions will be screened from view by the existing dairy factory buildings.	*Low - Moderate*

			utility infrastructure provides further screening. Existing building associated with the Dairy Factory will screen some of the expected development from view. Lack of topographic screening. Visual Absorption Capability comparable to that of the existing dairy factory.	factory building site in the mid-ground. Background views of Kaimai- Mamaku Ranges.	Surrounding industrial development will aid in integrating the expected development. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	
VL4	State Highway 27	Public	*Good* Extensive screening provided by industrial buildings within the foreground of the view. Some of the expected development's roofline will be seen against the sky. Lack of topographic screening. Visual Absorption Capability comparable to that of the existing dairy factory.	Views over State Highway 27 and park in the foreground to industrial development in the midground, with the dairy factory seen in behind. Backdrop view occluded by tall industrial buildings in the midground.	Future dairy factory buildings will be extensively screened by foreground industrial buildings. A small portion of the proposed dryer tower buildings will be visible; however these will be partially screened by the existing dairy factory buildings.	*Negligible - Very Low*
VL5	Seddon Street	Public	*Neutral* Partial screening provided by industrial buildings within the foreground of the view. Some of the expected development's roofline will be seen against the sky. Visual Absorption Capability comparable to that of the existing dairy factory.	Views over State Highway 27, railway line to industrial development in the midground, with the dairy factory seen in behind. Backdrop view occluded by tall industrial buildings in the midground.	Bottom half of future dairy factory buildings will be screened by foreground industrial buildings. The proposed dryer tower buildings will be partially visible; however these will be partially screened by the existing dairy factory buildings.	*Very Low*
VL6	Mowbray Road	Public	*Very Good* Extensive screening provided by vegetation. Lack of topographic screening. Dwelling will be seen in the context of residential houses in the foreground of	Open pastoral farmland scattered with kahikatea tree stand within the foreground of the view. Residential dwellings seen in the middle distance.	The expected development will be difficult to discern due to extensive vegetative screening. Residential dwellings will also provide partial screening. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate	*Negligible*

			the view. Visual Absorption Capability comparable to that of the existing dwelling.	Existing dairy factory glimpsed in the background of the view.	type of future development expected into landscape.	
VL7	State Highway 27	Public	*Good* Partial screening provided by vegetation and industrial buildings. Lack of topographic screening. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Open pastoral farmland scattered with mature trees within the foreground of the view. Industrial buildings with scattered vegetation seen in the middle distance to background of the view.	The expected development will be partially screened by existing vegetation and industrial buildings. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Negligible - Very Low*
VL8	State Highway 27	Public	*Good* Partial screening provided by vegetation and industrial buildings. Lack of topographic screening. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Open pastoral farmland scattered with mature trees and rural-residential dwellings within the fore to mid-ground of the view. Industrial buildings with scattered vegetation seen in the background of the view.	The expected development will be extensively screened by existing vegetation, industrial buildings and existing dairy factory buildings. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Negligible-Very Low*
VL9	Landsdowne Road	Public	*Poor* Lack of topographic and vegetative screening. Existing dairy factory buildings will provide partial screening of the expected development. The expected development will be seen in the context of industrial buildings in the midground of the view.	Open grassland (undeveloped industrial lots) with scattered industrial buildings. Open grassland with scattered mature trees and dense bush associated with the Waitoa River as well as further industrial buildings within the mid to background of the view.	Portions of the expected development will be clearly visible due to lack of screening from intervening vegetation or industrial buildings. Some of the expected development will be obscured from view by the existing dairy factory buildings. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Low*

			Visual Absorption Capability comparable to that of the existing dwelling.	Industrial buildings with scattered vegetation seen in the background of the view.		
VL10	Landsdowne Road	Public	*Poor - Neutral* Partial screening provided by vegetation and industrial buildings. Lack of topographic screening. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Open pastoral grassland with scattered residential dwellings, dissected by post and wire fences and hedgerows. Backdrop of dense native bush and the densely vegetated Kaimai-Mamaku Ranges.	Portions of the expected development will be clearly visible due to lack of screening from intervening vegetation or industrial buildings. Some of the expected development will be obscured from view by the existing dairy factory buildings. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Low*
VL11	Landsdowne Road	Public	*Poor* Partial screening provided by vegetation and industrial buildings. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Open pastoral grassland with scattered residential dwellings and industrial buildings, dissected by post and wire fences and hedgerows. Backdrop of the Kaimai-Mamaku Ranges.	Portions of the expected development will be clearly visible due to lack of screening from intervening vegetation or industrial buildings. Some of the expected development will be obscured from view by the existing dairy factory buildings. A small portion of the proposed exhaust stack will be seen protruding above the main skyline ridge of the Kaimai-Mamaku Ranges, increasing the prominence of the prosed dairy factory expansion. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Low - Moderate*
VL12	Landsdowne Road	Public	*Neutral* Partial screening provided by vegetation and industrial buildings. Partial topographic screening due to the crest of the landform within the midground of the view.	Elevated views across open pastoral grassland. Densely vegetated mid-ground with existing dairy factory in between vegetation. Kaimai-Mamaku Ranges	Portions of the type of future development expected will be visible. Topographic and vegetative screening will screen the base of the expected development from view. Some of the expected development will be obscured from view by the existing dairy factory	*Low*

			Type of future development expected will be seen in the context of industrial buildings in the midground of the view. Back-dropped by the Kaimai-Mamaku Ranges. Visual Absorption Capability comparable to that of the existing dwelling.	form the backdrop of the view.	buildings. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into landscape. Backdrop of Kaimai-Mamaku Ranges means that the expected development will not be seen against the skyline and will appear less conspicuous than if skylined.	
VL13	State Highway 27	Public	*Neutral* Partial screening provided by vegetation and industrial buildings. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Elevated views across State Highway 27 overbridge to open pastoral landscape interspersed with post and wire fences and farm sheds in the foreground. Mix of residential and industrial buildings in the mid-ground surrounded by dense scatterings of vegetation and mature trees.	Portions of the expected development will be visible due to limited screening from intervening vegetation or industrial buildings. Relatively close proximity of viewer location increases prominence of future development. Most of the taller proposed buildings will be screened from view by the existing dairy factory buildings. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Very Low*
VL14	Waharoa Maori Cemetery	Public	*Good* Partial screening provided by industrial buildings. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Open pastoral grassland with scattered residential dwellings and industrial buildings, dissected by post and wire fences and hedgerows. Scattered specimen trees within the mid to background of the view.	Portions of the top half of the expected development will be visible due to lack of screening from intervening vegetation. Industrial buildings will screen the bottom half of the expected development and the existing dairy factory buildings will further obscure the expected development from view. Slight increase in the visual bulk of buildings seen within the subject site. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into landscape.	*Negligible - Very Low*

VL15	State Highway 27	Public	*Very Good* Extensive screening provided by vegetation and industrial buildings. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Views across State Highway 27 to open pastoral grassland with scattered industrial buildings, dissected by power lines and poles, post and wire fences, mature trees and hedgerows forms the mid-ground of the view.	Extensive screening provided by existing vegetation and industrial buildings in the mid-ground of the view will make the expected development very difficult to discern. Glimpsed views through existing vegetation.	*Negligible*
VL16	State Highway 27	Public	*Good* Extensive screening provided by vegetation and industrial buildings. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Views across State Highway 27 to open pastoral grassland with scattered industrial buildings, dissected by power lines and poles, post and wire fences, mature trees and hedgerows forms the mid-ground of the view.	Portions of the top half of the expected development will be visible due to limited screening from intervening vegetation. Surrounding industrial buildings will screen the bottom half of the expected development and the existing dairy factory buildings will further obscure the expected development from view. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Negligible – Very Low*
VL17	State Highway 27	Public	*Good* Extensive screening provided by vegetation and industrial buildings. The expected development will be seen in the context of industrial buildings in the midground of the view. Visual Absorption Capability comparable to that of the existing dwelling.	Views across State Highway 27 to open pastoral grassland with scattered industrial buildings, dissected by power lines and poles, post and wire fences, mature trees and hedgerows forms the mid-ground of the view. Dense vegetation forms the backdrop of the view.	Portions of the top half of the expected development will be visible due to limited screening from intervening vegetation. Surrounding industrial buildings will screen the bottom half of the expected development and the existing dairy factory buildings will further obscure the expected development from view. Distance out and complexity of view will make the expected development difficult to discern. Similar colour scheme to surrounding industrial buildings, form and design will help to integrate the expected development into the receiving environment.	*Negligible - Very Low*

APPENDIX FOUR: VISUAL ABSORPTION CAPABILITY RATINGS

Visual Absorption Capability Definition Ratings	
VAC Rating	**Use**
Very Good	The type of proposed development expected/activity would be completely screened, almost completely screened or completely absorbed by existing landscape features. Any views of the development would be either unidentifiable or at a great distance, and/or; The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity would introduce a visual element into the landscape or view which may be viewed very frequently or continuously in that or similar landscape types.
Good	The type of proposed development expected/activity would be mostly screened or visually absorbed by existing landscape features, but still be identifiable. The development/activity may act as a tertiary focal attraction within the landscape or view in which it is seen, and/or; The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity may introduce a visual element into the landscape or view which may be viewed frequently in that or similar landscape types.
Neutral	The type of proposed development expected/activity would neither be screened nor become a visual intrusion or focal attraction within the landscape or view in which it is seen. The type of proposed development expected/activity may act as a minor focal attraction from some locations, and/or; The development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity would introduce a visual element into the landscape or view which may be viewed occasionally in that or similar landscape types.
Poor	The type of proposed development expected/activity would be clearly visible but would not act as a primary focal attraction, and/or; It would be expected that the type of proposed development expected/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity may introduce a new visual element into the landscape or view. The development/activity may be viewed infrequently in that or similar landscape types.
Very Poor	The type of proposed development expected/activity will be highly visible and may act as a primary focal attraction or feature. It would also be expected that the type of proposed development expected/activity will significantly alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity will introduce a new visual element into the landscape or view, which will be significantly different in appearance, or scale from the landscape elements surrounding it, and/or; The development/activity would be found very rarely in that or similar landscape types.

APPENDIX FIVE: LANDSCAPE AND VISUAL AMENITY EFFECT – RATING SYSTEM

LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM	
Effects Rating	**Use and Definition**
Extreme	*Use* The development/activity would: a. Result in an extreme change on the characteristics or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have an extreme effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Extreme: adjective 1 utmost. 2 reaching a high or the highest degree.
Very High	*Use* The development/activity would: c. Have a very high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or d. Have a very high level effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.
High	*Use* The development/activity would: e. Have a high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or f. Have a high level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.
Moderate	*Use* The development/activity would: g. Have a moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or h. Have a moderate level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Moderate: adjective 1 average in amount, intensity, or degree.
"Minor" Threshold Under the RMA. Ratings above this threshold are "More than Minor". Ratings below this threshold are "Less than Minor". Low-Moderate ratings are "Minor".	
Low	*Use* The development/activity would: i. Have an low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or j. Have a low level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.
Very Low	*Use* The development/activity would: k. Have an very low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or l. Have a very low level of effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.
Negligible	*Use* The development/activity would: m. Have an negligible effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or n. Have a negligible effect on the perceived amenity derived from it. *Oxford English Dictionary Definition* Negligible: adjective that need not be considered.
Detectable Effect Threshold	
No Effect	The development/activity would have no effect on the receiving environment.
Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).	

APPENDIX SIX: ADDENDUM

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29 August 2016

Open Country Dairy
Factory Road Waharoa
3401

Attention: Patrick Edwards

RE: OPEN COUNTRY DAIRY – ADDENDUM TO LANDSCAPE AND VISUAL ASSESSMENT REPORT: PROPOSED EXTENSION TO DEVELOPEMNT CONCEPT PLAN (DCP), WAHAROA

Background

In June 2016, Mansergh Graham Landscape Architects Ltd (MGLA) prepared a Landscape and Visual Assessment report titled "Open Country Dairy Waharoa Landscape and Visual Assessment Report (R1)" (the original VLA Report) for the proposed expansion of the Open Country Dairy Factory Expansion in Waharoa.

Since the issue of the Visual and Landscape Assessment Report, Open Country Dairy Ltd have purchased the adjacent property (to the north) and are proposing to integrate it into the proposed Development Concept Plan (DCP).

The extended area would be included in the DCP as Area Type C, with a maximum development height set at 14.5m. The following addendum updates the relevant sections of the original VLA report. Sections that have not been covered off in this addendum report were not considered to be affected by the proposed additional development.

Expected Development

In addition to the development expected within the existing OCD site (as assessed in the original VLA report), the type of development expected in the extended DCP area may include:

a. additional processing (e.g. cheese and/or butter) facilities,
b. cool stores;
c. offices/administration;
d. workshops;
e. parking; and
f. silos.

The extended DCP area is currently zoned Rural while the existing site is zoned Industrial. Immediately to the north of the extended site, resource consent for further industrial scale development has (previously) been granted for the Waharoa Industrial Park.

The extended DCP area is shown on the attached plan.

A link to an updated version of the 3D interactive models is as follows:

http://www.mgla.co.nz/webviewer/ceviewer.html?3dWebScene=webscenes/OCD_Waharoa_Ext.3ws

Review

MGLA has been asked to review the findings of the original VLA report and provide comment on whether the proposed additional development identified above is likely to:

a. Affect the findings of the original VLA report;
b. Affect any recommendations contained within; and/or
c. Require any amendments to the recommended mitigation.

The VLA report evaluated the nature and extent of potential effects and identified the view location points from which the public were most likely to be affected by this development and concluded that with the implementation of the proposed mitigation strategy, the expected development within the extended site met the apparent overall intent of the relevant landscape and amenity objectives, policies and rules of the ODP and sections 6 (a), 6 (b), 7 (c) and 7 (f) of the RMA.

Assessment of Effects

In terms of effects on landscape character, the VLA report found that the proposal would have a negligible effect on the key attributes of the surrounding landscape which influence wider landscape character and associated rural amenity values. Although it was found that the expected development would intensify the number of buildings within the subject site, it was considered that the increase in number, size, density and scale of the development (from that which already exists within the subject site) would not be inconsistent with the level of existing development within the existing Waharoa Industrial Zone and therefore the development would not result in an unacceptable cumulative effect on the adjacent rural landscape. Expected development within the proposed extension area is not of sufficient size, density or scale to affect the key attributes of the surrounding landscape above what was found in the original landscape character section of the VLA report (*negligible* effect).

In terms of visual effects, the VLA report found that the majority of the expected dairy factory development would generally be screened from view from surrounding dwellings and public roadways by existing vegetation, topography and industrial buildings within and surrounding the subject site (View Location (VL) 1, 2, 4 -10 and 12 - 17). However, visual effects were found to be *low - moderate* (on the minor threshold of the RMA) from two view locations (VL3 and VL11). No practical solution was found to mitigate these effects within the site. However, it was recognised that future industrial development in Waharoa industrial park and industrial zone would provide some screening from the site, reducing existing visual effects (from VL3 only).

The development within the extended DCP area will be visible from view location 3, 9, 10, 12, 13 and 14.

However, due to the viewing angle, only about half of the cheese factory will be seen behind the existing and expected development from VL9. Although this will increase the visual bulk of the overall development slightly, the potion of development contained within the extended DCP area is not of sufficient size, scale or density that will result in significant additional adverse visual or amenity effects above those identified in the original VLA report (from this location).

From view locations 10, 12, 13 and 14 development within the extended DCP area will be difficult to discern due to extensive vegetative screening and the context/backdrop of existing industrial buildings. Development within the extended site will also provide partial screening of expected development within the extents of the original site (as assessed in the original VLA report) and therefore will not increase the overall visual bulk of future buildings seen from these locations.

Therefore the density and visual bulk of the overall expected development visible from these locations the will only be seen to increase very slightly (to an extent which may not be readily discernible). It is considered that when compared to the original proposal, the addition of the development within the extended area is not considered to be of sufficient significance to alter the overall visual effects of the development from these view locations.

However, from VL3 development within the extension area will be clearly visible and dominant within the view due to the close proximity of the viewer location. This will however screen the majority of the expected development within the existing OCD site from view, with only the dryer tower and exhaust stack likely to be visible. New development is expected to be of a similar size, shape, height and materiality to the neighbouring building (directly to the east). This will aid in integrating it with the surrounding landscape. In addition, future

industrial development within the Waharoa Industrial Park will provide screening and further context for the extended DCP development, reducing adverse visual effects.

While it is considered that any additional development within the extension area will be slightly more dominant in the view than that proposed by the original DCP (due to the closer proximity to VL3), the resulting effects are relatively small and incremental in nature. As a result, the overall findings of the original VLA report do not change.

Photomontages of the extended DCP development and extended DCP area as viewed from VL3 are attached.

Mitigation

The mitigation strategy contained within the original VLA report is considered sufficient to mitigate the majority of additional effects from development within the extended DCP area.

However, it is considered that additional mitigation planting (over and above that proposed in the original VLA report) is required to meet landscaping provisions contained within the Operative District Plan, which require planting along any non-industrial zone facing or opposite all industrial developments (as discussed in the relevant planning matters section of this report).

It is recommended that the additional planting includes riparian planting along the western boundary of the extended DCP site (as an extension of the riparian planting recommended along the southwestern boundary of the original DCP site). This will provide screening and softening of the development within the extended DCP area from the rural zone (to the west of the new site).

With this additional mitigation planting in place, adverse effects on landscape and visual amenity values associated with the proposed development within the extended DCP area will be sufficient to reduce adverse effects to the same extent as under the original VLA report.

Conclusion

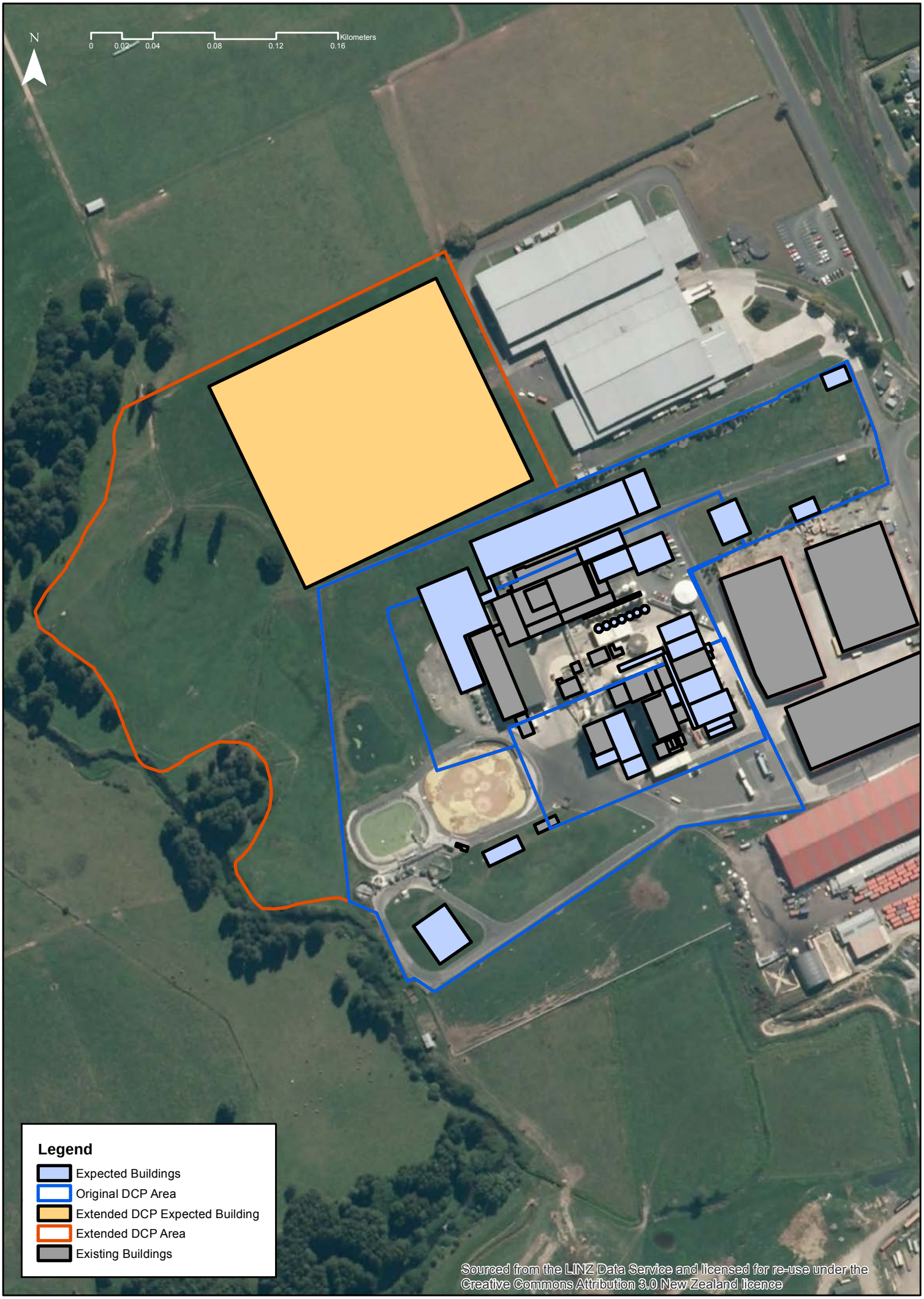
While the integration of the property to the north into the OCD site will extend the DCP area, this is not likely to result in a change in the type and/or nature of development likely to occur. This is primarily due to a combination of factors including the extent to which development in the extended DCP area will be visible, the extent to which development will change the characteristics of existing and future views towards the site; and the extent to which it will affect surrounding landscape character (existing and future).

As a result, the overall findings of the original VLA report remain unchanged.

If you have any questions please contact me.

Yours sincerely,

Dave Mansergh
DipP&RM(Dis), BLA(Hons), MLA, Registered ANZILA



Open Country Dairy - Future Expansion **Original and Extended Development Concept Plan Areas**

Scale 1:5,000 at A4 . August 2016 . Map No-1 Rev-0

View Location Data

NZMG Easting:	1841738
NZMG Northing:	5817776
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Three - Existing Photograph, Looking Southeast, From Industrial Park Roadway

View Location Data

NZMG Easting:	1841738
NZMG Northing:	5817776
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CS5, ArcGIS ArcMap and CityEngine, in accordance with NZILA best practice guidelines.

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Three - Photomontage of Extended DCP Area Development, Looking East, From Industrial Park Roadway

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . August 2016 . R0

View Location Data

NZMG Easting:	1841738
NZMG Northing:	5817776
Focal length:	50mm
Photographer:	D. Mansergh
Camera:	Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime)
Date:	8th April 2016

Image should be viewed at a distance of 500mm to approximate actual scale.

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CS5, ArcGIS ArcMap and CityEngine, in accordance with NZILA best practice guidelines.

Image should be viewed at a distance of 500mm to approximate actual scale.

View Location Three - Photomontage of Extended DCP Area Development Within Proposed Extended DCP Area, Looking East, From Industrial Park Roadway

View Location Photographs

Proposed Dairy Factory Expansion, New Street, Waharoa . August 2016 . R0