

IN THE MATTER of the Resource Management Act 1991
("RMA" or "the Act")

AND

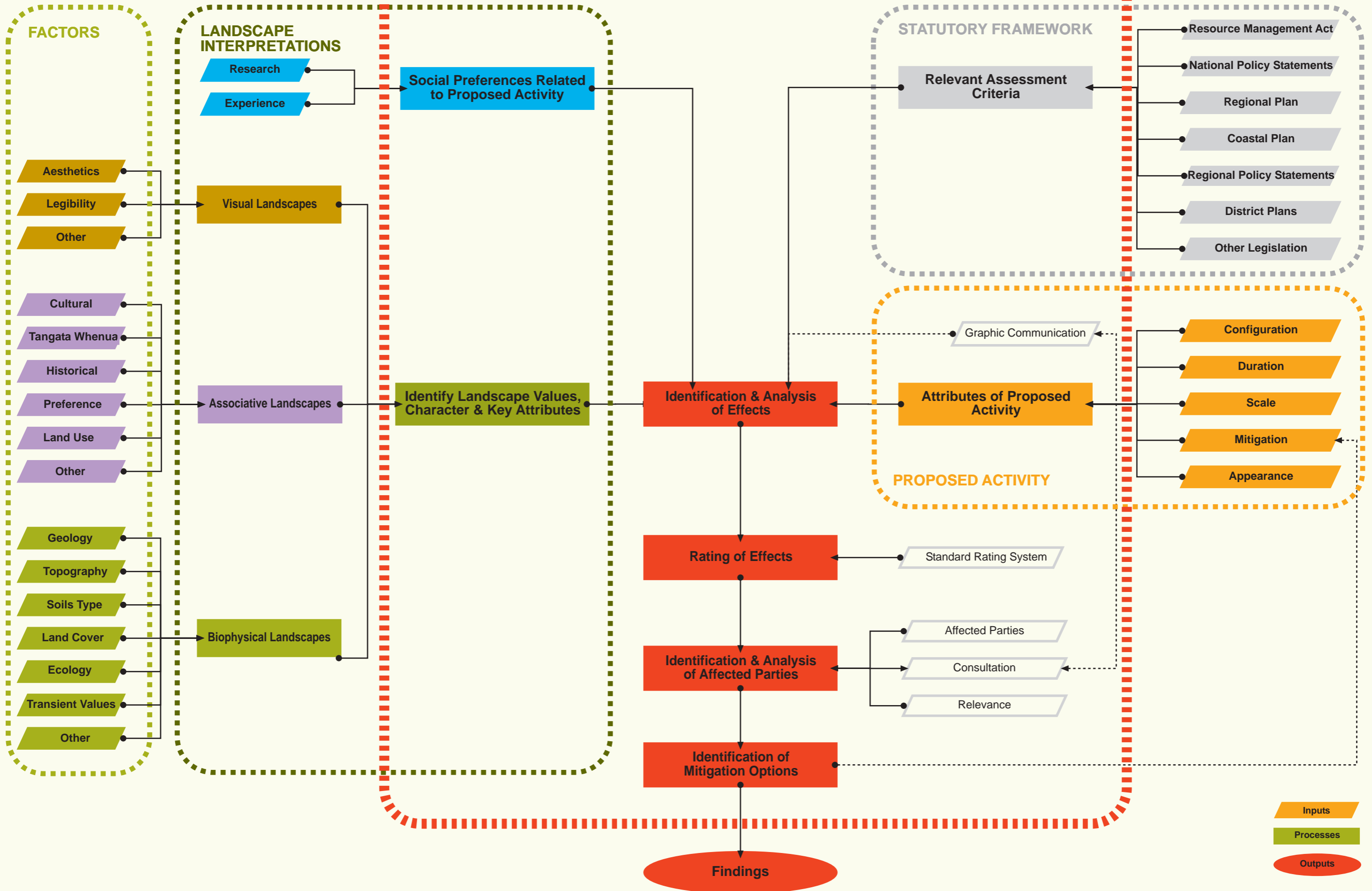
IN THE MATTER of a submission in respect of the
**PROPOSED WAIKATO DISTRICT
PLAN** by **AMBURY PROPERTIES
LIMITED** pursuant to Clause 6 of
Schedule 1 of the Act

**EVIDENCE OF MICHAEL GRAHAM
ATTACHMENTS**

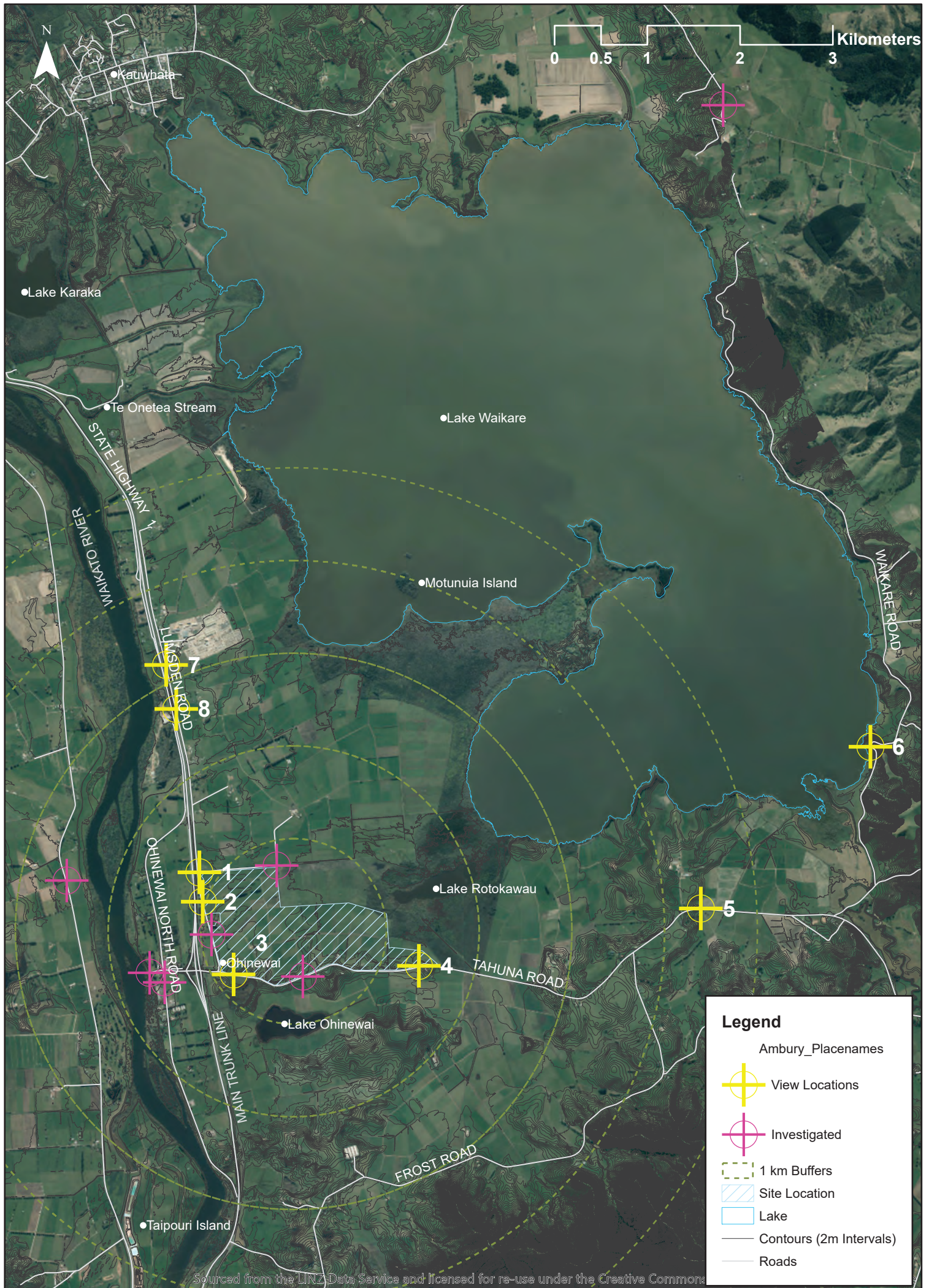
ATTACHMENT A
METHODOLOGICAL FLOW CHART

ASSESSMENT FRAMEWORK: LANDSCAPE, VISUAL AND AMENITY EFFECTS

CORE COMPONENTS OF THE ASSESSMENT



**ATTACHMENT B
VIEW LOCATION MAP**



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ATTACHMENT C
VIEW LOCATION IMAGES



View Location Data

NZTM Easting: 1791056.5
NZTM Northing: 5849682.9
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 18th June 2019

VL 1 - PHOTOGRAPH FROM BALEMI ROAD (LOOKING SOUTH TOWARDS THE SITE)

AMBURY PROPERTIES DEVELOPMENT, OHINEWAI - JULY 2019. RD



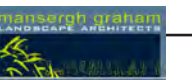


View Location Data

NZTM Easting: 1793423.4
NZTM Northing: 5848674.0
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 18th June 2019

VL 2 - PHOTOGRAPH FROM LUMSDEN ROAD (LOOKING SOUTH-EAST TOWARDS THE SITE)

AMBURY PROPERTIES DEVELOPMENT, OHINEWAI - JULY 2019. RD



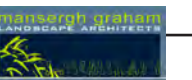


View Location Data

NZTM Easting: 1796463.0
NZTM Northing: 5849292.9
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 18th June 2019

VL 3 - PHOTOGRAPH FROM TAHUNA ROAD (LOOKING EAST TOWARDS THE SITE)

AMBURY PROPERTIES DEVELOPMENT, OHINEWAI - JULY 2019. RD



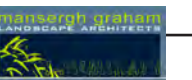


View Location Data

NZTM Easting: 1798291.8
NZTM Northing: 5851037.3
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 18th June 2019

VL 4 - PHOTOGRAPH FROM TAHUNA ROAD (LOOKING NORTH-EAST TOWARDS THE SITE)

AMBURY PROPERTIES DEVELOPMENT, OHINEWAI - JULY 2019. RD





View Location Data

NZTM Easting: 1790698.4
NZTM Northing: 5851919.8
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 18th June 2019

VL 5 - PHOTOGRAPH FROM TAHUNA ROAD (LOOKING NORTH-EAST)

AMBURY PROPERTIES DEVELOPMENT, OHINEWAI - JULY 2019. RD





View Location Data

NZTM Easting: 1790980.5
NZTM Northing: 5850419.5
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F1.4 USM (Prime)
Date: 18th June 2019

VL 6 - PHOTOGRAPH FROM WAIKARE ROAD (LOOKING WEST TOWARDS THE SITE)

AMBURY PROPERTIES DEVELOPMENT, OHINEWAI - JULY 2019. RD





View Location Data

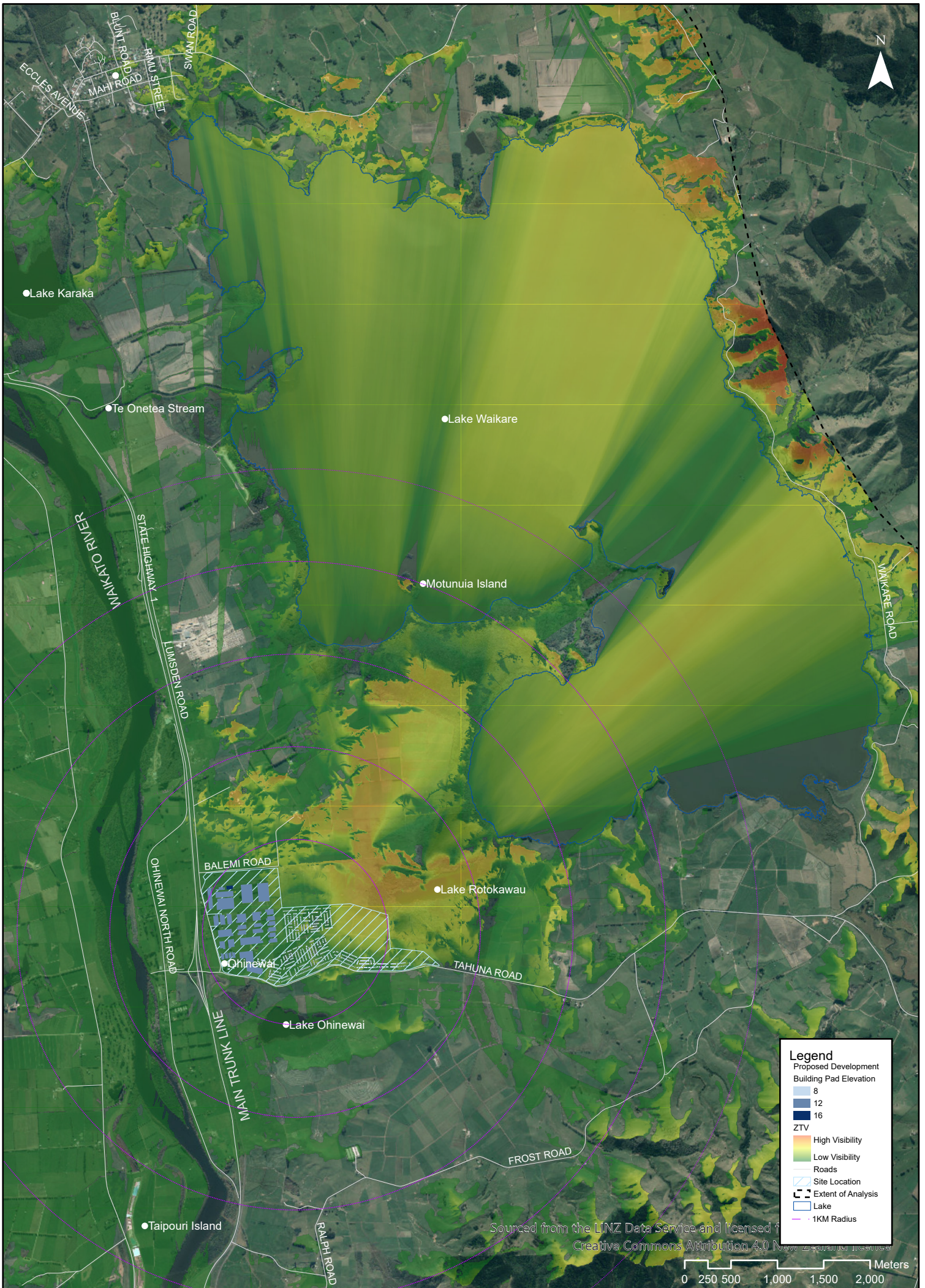
NZTM Easting: 1791092.5
NZTM Northing: 5849366.2
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 18th June 2019



View Location Data

NZTM Easting: 1791425.7
NZTM Northing: 5648581.7
Focal length: 50mm
Photographer: M. Graham
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 18th June 2019

**ATTACHMENT D
VIEW SHED ANALYSIS**



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ATTACHMENT E
VISUAL CAPABILITY RATINGS

VISUAL ABSORPTION CAPABILITY RATING DEFINITION

The Visual Absorption Capability rating (VAC) is an indicator of a landscape's ability to absorb visual change, i.e. how well a landscape can either screen or hide a development or how well a development integrates with the surrounding landscape without changing its essential character and qualities.

VAC ratings are not effect laden. This means that a *very poor* rating does not necessarily correspond with an *extreme adverse effect*.

Visual Absorption Capability Definition Ratings	
VAC Rating	Use
Very Good	<ul style="list-style-type: none"> The proposed development/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	<ul style="list-style-type: none"> The proposed development/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	<ul style="list-style-type: none"> The proposed development/activity would neither be screened nor become a visual intrusion or focal attraction within the landscape or view in which it is seen. The proposed development/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	<ul style="list-style-type: none"> The proposed development/activity would be clearly visible but would not act as a primary focal attraction, and/or; It would be expected that the proposed development/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	<ul style="list-style-type: none"> The proposed development/activity will be highly visible and may act as a primary focal attraction or feature. It would also be expected that the proposed development/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.

ATTACHMENT F
LANDSCAPE AND VISUAL AMENITY RATINGS

EFFECTS RATING DEFINITIONS

Landscape and Visual Amenity Effect - Rating System	
Effects Rating	Use and Definition
Extreme	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Result in an extreme change the characteristics or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have an extreme effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Extreme: adjective 1 utmost. 2 reaching a high or the highest degree.</i></p>
Very High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> 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 Have a very high level effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality.</i> <i>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.</i></p>
High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> 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 Have a high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>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.</i></p>
Moderate	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> 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 Have a moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Moderate: adjective 1 average in amount, intensity, or degree.</i></p>
<i>"More Than Minor" Threshold Under s104D of the RMA</i>	
Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> 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 Have a low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</i></p>
Very Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> 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 Have a very low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality.</i> <i>Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</i></p>
Negligible	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> 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 Have a negligible effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Negligible: adjective that need not be considered.</i></p>
<i>Detectable Effect Threshold</i>	
No Effect	The development/activity would have no effect on the receiving environment.
<i>Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).</i>	