

# Proposed Industrial Zone Plan Change, Corner, State Highway 8 & Springvale Road, Clyde

## Landscape Effects Assessment Report

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**Prepared by**

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## Introduction

Hartley Road Partnership is applying for a private plan change to rezone a 6.6 ha site at the intersection of State Highway 8 and Springvale Road at Clyde from Rural to Industrial in the Central Otago District Plan (CODP).

This report has been commissioned by the applicants to address the landscape effects of the proposed rezoning and will be structured as follows:

- Methodology
- Site and area description.
- Landscape Values.
- The proposed rezoning
- Recommended mitigation measures
- Landscape effects.
- Statutory provisions assessment.
- Conclusion.

## Methodology

This assessment follows the concepts and principles outlined in the New Zealand Institute of Landscape Architects (NZILA) Best practice guidelines<sup>1</sup>, and has been informed by a review of the relevant statutory provisions and a site visit on 27 February 2024.

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<sup>1</sup> Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

## Site and area description

### Site description

As illustrated in **Figure 1**, the property is located to the northeast side of the intersection of State Highway 8 and Springvale Road at Clyde. Other than for a small area at its northern end which extends onto a terrace face, the site is relatively flat with gentle falls to the southwest and the geology is relatively recent river gravels<sup>2</sup>.

The site is bounded by the State Highway embankment which rises to the west, a steep approximately 60m high natural terrace face to the north-east, and Springvale Road to the south. Its south-eastern end abuts the Clyde Cemetery Reserve, although the historic walled cemetery is approximately 160m distant. An abandoned pre-1900 water race runs along the lower slopes of the terrace face to the north-east of the site and runs through the northern portion of the property.

The land is zoned Rural in the CODP. It is not irrigated and is largely under rough grassland cover. It is currently partly used as a contractor's storage yard.

### The landscape context

The site is located adjacent to the settlement of Clyde at the southwestern end of the Manuherikia Basin. The Clutha River / Mata-Au issues from the Cromwell Gorge at this point and has created various river terraces. The site nestles against a distinct approximately 60m high terrace face which rises to its north-east and which is under rough pasture cover. This terrace is part of the Clyde Town Belt, is zoned Rural, and is mainly covered by a Significant Amenity Landscape (SAL) overlay in the CODP.

The Cemetery Reserve which adjoins the site to the east is also zoned Rural and has heritage and notable tree values recognized in Schedule 19.4 of the CODP noted as 'Clyde cemetery and walls' and 'Umbrella (or Stone) Pine, Maritime Pine and Scotts Pine.

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<sup>2</sup> Turnbull I M, 2000, Geology of the Wakatipu Area

Across State Highway 8, Clyde township is zoned residential in the CODP and has a suburban residential character. On the opposite side of Springvale Road the land is zoned Rural Residential but the properties directly opposite the site are industrial and commercial in character, being a storage yard for Contact Energy Ltd, and a cycle hire and cycle tour business at the terminus for the Otago Central Rail Trail.

**Figures 2 - 8** illustrate the character of the site and area.

## Landscape Values

The NZILA Landscape Assessment Guidelines define 'landscape' as follows:

*Landscape embodies the relationship between people and place. It is the character of an area, how the area is experienced and perceived, and the meanings associated with it.*

Landscape values are defined as:

*The reasons a landscape is valued.*

*Values are embodied in certain attributes.*

The site itself has no landscape value recognition in the CODP but the terrace face to its northeast is covered by an SAL overlay. The Plan provides no values statements for SAL's however, my assessment is that this terrace has amenity values based on its distinctive outwash terrace landform which retains moderately high levels of legibility under predominantly grassland cover and / or due to naturalistic vegetation patterns. The pre-1900 defunct water race near its base modifies its naturalness to a small extent.

Rural landscape values expressed in the CODP include open space and natural character, with particular mention of the 'open natural character' of the hills and ranges<sup>3</sup>. In this area, whilst openness and naturalness values are relatively strongly expressed on the terrace face, they are modified generally, by the presence of the township of Clyde across the Highway, and by the greater built density in the Rural Residential area across Springvale Road. The site itself, is currently open and devoid of built elements.

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<sup>3</sup> CODP Objective 4.3.3 & Policy 4.4.2

The adjacent cemetery has heritage values of noted significance and the rural character of the site contributes to the cemetery setting to a degree, providing a sense of openness and for views toward the Cairnmuir Mountains. It also provides for views of traffic moving on State highway 8 and of modern housing in Clyde however.

## **The proposed rezoning**

It is proposed to rezone the site in the CODP from Rural to Industrial, with no changes to the objectives or policies of the Industrial Resource Area chapter of the Plan. The existing Industrial Resource Area rules and performance standards are also proposed to be adopted. In terms of landscape effects, the key implications for this site are as follows:

- Subdivision is a controlled activity with matters of control including the mitigation of adverse effects on adjoining resource areas.
- No front or side yards required.
- Building heights of up to 10m are permitted.
- Signs are permitted as follows:
  - on buildings but no higher than the road façade part of the building.
  - A free-standing sign may be higher than the highest point of the roof.
  - 1 double sided sign with a maximum height of 7.5m and a maximum area of 14m<sup>2</sup> per side.
  - Signs may be illuminated but not moving or flashing.
- Car parking is required at a rate of 1 park / 100m<sup>2</sup> gross floor area.
- Light-spill must not exceed 10 lux at the road boundary or neighbouring property.

It is assumed that there will be one access point to the property and that this will be as existing at present, off Springvale Road.

The land use permitted under this zoning will potentially result in a major change in character from the currently open rural site, that will be significantly less open and natural. As noted in Section 9.3.1 of the CODP environmental standards are set at '*a lower level than in other resource areas*'. Despite this Objective 9.1.1 is:

*'Protection of Amenity Values' including (b) 'Amenity values of neighbouring resource areas are maintained'.*

## **Recommended mitigation measures**

The site does not directly adjoin any residential zone but it is adjacent to a major highway and a cemetery with noted heritage values. Additionally, the residential environment of Clyde is close-by, across State Highway 8, and there is Rural Residential zoned land across Springvale Road.

To mitigate the adverse effects of industrial land use on the landscape values in the vicinity, and to provide for a reasonable level of visual amenity within the proposed zone, the following rules are recommended, with reasons given.

### **Rule XXX**

*Within the Lot 1 D.P.600773 Industrial Zone a landscape buffer strip with a minimum width of 10m shall be provided alongside the State Highway 8, Springvale Road and Clyde Cemetery boundaries, as well as the boundary of the unformed legal road to the north of the site below the water race. This shall be planted and managed to provide rapid and effective visual screening and softening of the industrial activities within the zone from road, cemetery, residential and rural residential viewpoints surrounding.*

### **Rule XXX**

*Within the Lot 1 D.P. 600773 Industrial Zone, there shall be no buildings, or earthworks undertaken that would impact the integrity of the pre-1900 water race intersecting the site, nor on the slopes above this.*

## **Reasons**

The rezone site has high levels of visibility from a major highway, cemetery and a significant local road. A framework of trees is required to soften and screen views of

industrial buildings, yards and signs etc. It will also assist to mitigate effects of lighting from these viewpoints.

The proposed restriction of building and earthworks on the higher part of the site above the water race is to limit visual impact of industrial activity from beyond the site and to maintain the remaining landform coherence of the terrace face. As a pre-1900 historic structure the water race must be retained anyway and will act as a physical barrier to development.

## Landscape effects

Landscape effects are defined as follows:

*'An adverse or positive outcome for a landscape value as a consequence of changes to a landscape's physical attributes.'*<sup>4</sup>

I assess the landscape effects of the development against the landscape values discussed above, and those inherent in the relevant statutory provisions. Landscape effects may be positive or adverse in nature, and I rate the degree of effect in terms of the following 7-point rating scale. The relationship of this scale to the relevant RMA terminology is also shown.

*Degree of effect assessment scale*

<i>Very low</i>	<i>Low</i>	<i>Low-mod</i>	<i>Moderate</i>	<i>Mod-high</i>	<i>High</i>	<i>Very high</i>
<i>Less than minor</i>		<i>Minor</i>	<i>More than minor</i>		<i>Significant</i>	

## Physical effects

The proposed rezoning will provide for a change in the character of the site from rural to industrial. The current openness and dominance of natural elements (vegetation) over built elements within the site will potentially change significantly. The land is largely flat

<sup>4</sup> Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines. Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

however, and amenable to development for industrial uses without need for major earthworks. Development will not extend onto the terrace face slopes and will be contained by this natural landform feature.

As regards urban form, the current containment of the urban area of Clyde, on the southwestern side of State Highway 8, will be lost as the land is zoned for industrial uses on the other side of the highway. This urban containment to the southwest of the highway appears more significant on the zoning maps than in reality however, as development on the Contact Energy and Cycle trail yard sites already has a semi commercial / industrial character with large buildings, storage yards and car parks.

I assess physical effects on landscape values as adverse / low-moderate. The nature of the change is adverse because in relation to the current rural character, industrial development involves reduced naturalness and is likely to result in an environment significantly defined by large buildings and 'clutter' associated with stockpiles, signage and vehicle parking. The low-moderate degree of effect reflects the low sensitivity of the site and area to change of this nature. The site is largely flat and has no landscape, natural character or rural amenity values of any special significance. Rural character in the area is also already modified by its peri-urban location.

**Visual effects**

The following tables provide an analysis of the visual effects of the proposed zone change from representative public viewpoints in the areas surrounding. The viewpoint locations are illustrated in Figure 1.

*State Highway 8 to the northwest (see Figures 2 and 3)*

Relevance of viewpoint	State Highway 8 is a major highway
Approx. distance to the site	920m – Viewpoint 2 160m – Viewpoint 3
Existing view	Figures 2 and 3 illustrate views toward the proposed zone change site from State Highway 8 to the northwest. These viewpoints are elevated to various



	degrees and provide an overview of the site in its surroundings. The site is seen in the context of the township of Clyde on the opposite side of the highway and with the well treed rural residential area behind. The large buildings on the Contact Energy and Rail Trail sites are also visible as immediate backdrop. The site has an open rural character and large scale in contrast with areas immediately adjacent and nearby.
Effects of the proposed zone change	Industrial development on this site will extend the footprint of urban Clyde and potentially large buildings will be visible. Rural amenity values will be lost with this change in character but adverse amenity effects in general will be mitigated by the softening provided by the proposed landscape buffer plantings. In this context, adjacent to an existing urban area, industrial land use will integrate acceptably.
Nature / degree of effect on values	Adverse / Low-moderate

*State Highway 8 to the south (see Figures 4 and 5)*

Relevance of viewpoint	State Highway 8 is a major highway
Approx. distance to the site	550m – Viewpoint 4 215m – Viewpoint 5
Existing view	Figures 4 and 5 illustrate views toward the proposed zone change site from State Highway 8 to the south. In general, the site is well screened from the highway to the south by intervening development including development of a commercial / industrial character on the Rail Trail depot and Contact Energy properties. Where visible, it is significantly screened by existing trees on the road reserve at the corner of Springvale Road and SH8 and is dominated by the rural slopes of the terrace face behind.
Effects of the proposed zone change	Industrial development will result in potentially large buildings being visible, semi-screened by the existing trees, The proposed landscape buffer plantings will extend this screening / softening effect as they mature. The semi commercial / industrial character of the existing development on the Rail Trail depot site in the foreground, also assists to mitigate the degree of adverse effects associated with the proposed zone change. Built development will be seen against the dominant backdrop of the terrace face.
Nature / degree of	Adverse / Low-moderate

effect on values	
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*Hazlett Street close to its intersection with State Highway 8 (see Figure 6)*

Relevance of viewpoint	This viewpoint is indicative of views of the site from the highway directly adjacent.
Approx. distance to the site	55m
Existing view	The open grassland of the site is in the foreground from this viewpoint with the terrace face being the major feature behind. The character of the view is currently strongly rural. The photograph slightly understates the visibility of the site from the highway as the viewpoint is slightly lower.
Effects of the proposed zone change	Industrial development such as large buildings, yards and stockpiles etc will significantly change the character of views in this area and rural amenity values will be lost. Amenity values in general will be mitigated by the proposed landscape buffer planting. Effects on road users will be transitory and short-lived.
Nature / degree of effect on values	Adverse / Moderate-high initially, transitioning to Adverse / Low-moderate once planting provides an effective screen. Assuming establishment of suitable trees with rapid growth characteristics, I anticipate that this transition is possible within 10 years.

*Springvale Road (see Figure 7)*

Relevance of viewpoint	Springvale Road is a major highway
Approx. distance to the site	165m
Existing view	The site is currently viewed as open rural land with the terrace face behind. The Contact Energy depot on the southern side of the road modifies rural character to some degree. The township of Clyde has low visibility due to screening by the State Highway 8 embankment and trees.
Effects of the proposed zone change	Industrial development on the site will change its character and result in a loss of rural character and a reduction in amenity values. Adverse effects will be progressively mitigated as the proposed landscape buffer plantings mature. The existing semi commercial / industrial character of the land on

	the southern side of the road helps to lower sensitivity to the proposed change.
Nature / degree of effect on values	Adverse / Low-moderate

*Clyde Cemetery (see Figure 8)*

Relevance of viewpoint	Clyde Cemetery is an important community facility with recognized heritage values.
Approx. distance to the site	The Cemetery Reserve is directly adjacent to the site. The developed part of the cemetery is 170m distant.
Existing view	Westward views from the cemetery are currently across open rural land (including the site) to the State Highway and the township of Clyde, with the Cairnmuir Mountains forming an attractive natural backdrop.
Effects of the proposed zone change	Industrial development will reduce the openness and reduce the current rural amenity. The proposed landscape buffer plantings will form an effective screen that will contribute to the setting of the cemetery and provide qualities of seclusion. They will screen views of not just the proposed industrial development but also the highway. The plantings will also reduce the views available out to the mountains however.
Nature / degree of effect on values	Adverse / Moderate – transitioning to Adverse / low once the landscape buffer is providing effective screening.

**Visual effects from private properties**

There are residential properties within Clyde, across State Highway 8 from the proposed zone change site. North of its Hazlett Street intersection, the highway is located on an embankment that rises progressively and effectively screens eastward views toward the site from the adjacent residential properties. Highway planting also contributes to this screening. To the south of Hazlett Street, State Highway 8 intersection, the properties adjacent to the highway are at a greater distance and the site is mainly screened by highway plantings and fences.

It is my observation that there are a few properties near the Hazlett Street / State Highway intersection that have views with varying extents of screening, of the proposed

zone change site. These include 17 Albert Drive, 145 Hazlett Street, 147 Hazlett Street, and 156 Hazlett Street. Of these, I consider that 156 Hazlett Street is the most potentially impacted, being the closest (approx. 40m) and with limited existing landform or vegetative screening.

Industrial development on the site will have adverse effects on current rural amenity values from these properties where visible. As the proposed landscape buffer plantings mature these effects will be screened and softened. The highway and moving traffic on it already reduce amenity from these viewpoints and overall, I rate effects on landscape values as adverse / moderate, reducing to adverse / low as the planting buffer becomes effective.

### **Landscape effects conclusion**

Overall, industrial development will inevitably change the current rural character and will have adverse effects on existing (rural) amenity values. I consider however, that with the mitigation proposed, amenity effects can be acceptably managed and that the change in land use proposed can integrate acceptably, with effects that are no greater than adverse / low-moderate (minor) in the medium – long term.

## **Statutory provisions assessment**

In the tables below, I copy the provisions I consider most relevant to landscape matters associated with the proposed zone change in the relevant statutory documents and provide brief comment.

### **Central Otago District Plan**

<b>Objective / Policy</b>	<b>Comment</b>
<p><b>4.3.3 Objective – Landscape and Amenity Values</b>  <i>To maintain and where practicable enhance</i></p>	<p>The proposed zone change will entail a change in the character of the site from rural to industrial. Rural character is already modified in the area by</p>

<p><i>rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.</i></p>	<p>the proximity to Clyde and by the presence of development with a semi commercial / industrial character on the properties across Springvale Road. There are no rural amenity, landscape, natural character or built amenity values of any significance that will be impacted by the proposed rezoning. The site is located within a valley setting and does not impact the character of the hills and ranges, nor will it impact the terrace face adjacent.</p>
<p><b>4.4.2 Policy – Landscape and Amenity Values</b>  <i>To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:</i></p> <ul style="list-style-type: none"> <li><i>a. The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,</i></li> <li><i>b. Development which is compatible with the surrounding environment including the amenity values of adjoining properties, ...</i></li> <li><i>g. Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces</i>  ... </li> </ul>	<p>See comments with regard to Objective 4.3.3 above.  Effects on the amenity values of adjoining and nearby properties will be effectively managed by the proposed landscape buffer plantings.</p>
<p><b>4.4.8 Policy – Adverse Effects on the Amenity Values of Neighbouring Properties</b>  <i>To ensure that the effects associated with</i></p>	<p>Industrial activities have the potential to adversely affect the outlook from a few adjacent and nearby properties. In recognition of this, a</p>

<p><i>some activities including (but not limited to):</i></p> <p>.....</p> <p><i>c. A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site, ... do not significantly adversely affect the amenity values and privacy of neighbouring properties ...</i></p>	<p>planted buffer is proposed</p>
<p><b>4.4.10 Policy – Rural Subdivision and Development</b></p> <p><i>To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:</i></p> <p><i>a. The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,</i></p> <p><i>b. The natural character and values of the District's wetlands, lakes, rivers and their margins,</i></p> <p><i>c. The production and amenity values of neighbouring properties, ...</i></p>	<p>The proposal is for a zone change to provide for industrial development. The proposal provides for buffer plantings to mitigate adverse amenity effects on surrounding areas. In general, however, there are no significant landscape or natural character values that will be impacted. The site is adjacent to the existing urban area of Clyde, in a valley floor location and development will not extend onto the adjacent terrace face, which is a natural feature in the area.</p>
<p><b>6.3.2 Objective – Amenity Values</b></p> <p><i>To manage urban growth and development so as to promote the maintenance and enhancement of the environmental quality and amenity values of the particular environments found within the District's urban areas.</i></p>	<p>The proposed plan change will result in an expansion of the urban area of Clyde across State Highway 8, but for a discrete industrial enclave. The highway and the proposed landscape buffer will protect residential amenity values within the current urban area.</p>
<p><b>6.4.2 Policy - Expansion of Urban Areas</b></p> <p><i>To enable the expansion of urban areas or urban infrastructure in a manner that avoids, remedies or mitigates adverse effects on:</i></p> <p><i>(a) Adjoining rural areas.</i></p> <p><i>(b) Outstanding landscape values.</i></p>	<p>The site is a somewhat isolated block of flat rural land between urban Clyde, an area of Rural Residential zoned land, the cemetery, and the steep terrace face. Other than the terrace face, it is poorly linked with other rural land. There are no outstanding landscape areas, water bodies or</p>

<p>(c) <i>The natural character of water bodies and their margins....</i></p> <p>(h) <i>The intrinsic values of areas of significant indigenous vegetation and habitats of significant indigenous fauna.</i></p>	<p>significant indigenous vegetation impacted.</p>
<p><b>9.1.1 Objective - Protection of Amenity Values</b></p> <p><i>To manage industrial activities to ensure that:</i></p> <p>(a) <i>Adverse effects on other land uses are avoided, remedied or mitigated, and</i></p> <p>(b) <i>Amenity values of neighbouring resource areas are maintained</i></p>	<p>The proposed plan change, including the recommended landscape buffer, will manage the development of industrial activities to acceptably mitigate adverse effects on the amenity of surrounding areas</p>
<p><b>9.2.1 Policy - Provision for Industrial Activities</b></p> <p><i>To provide for the location of industrial activities to avoid, remedy or mitigate adverse effects on other land use activities.</i></p>	<p>The site is buffered from the residential area of Clyde by the State Highway 8 embankment. The proposed planted strip will reinforce this and will also provide an effective buffer from the cemetery, the adjacent roads, and the rural residential area to the south.</p>
<p><b>9.2.2 Policy - Maintenance of Visual Amenity Values</b></p> <p><i>To avoid, remedy or mitigate the adverse visual appearance that some industrial areas and activities can have by:</i></p> <p>(a) <i>Ensuring appropriate separation and screening from adjacent resource areas.</i></p> <p>(b) <i>Ensuring that the bulk and location of buildings does not dominate adjacent resource areas.</i></p> <p>(c) <i>Reducing the visual intrusion of signs.</i></p>	<p>The proposed planted buffer will ensure that adverse visual amenity effects of the industrial activities (as controlled by the CODP rules) are effectively mitigated.</p>

**Partially operative Otago Regional Policy Statement 2019**

Objective / Policy	Comment
<p><b>Objective 4.5</b>  <i>Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments</i></p>	<p>The proposed industrial zone site is a relatively discrete enclave, poorly linked with productive rural land but well buffered from existing residential areas in Clyde. Whilst separated from the existing urban area by the State Highway, it will be seen as linked with this in terms of urban form, and not as an isolated or sporadic node.</p>
<p><b>Policy 4.5.1 Providing for urban growth and development</b>  <i>Provide for urban growth and development in a strategic and co-ordinated way, including by: ...</i>  <i>h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed;</i></p>	<p>Potential reverse sensitivity effects include adverse effects on visual amenity from residential and rural residential areas surrounding, as well as the Clyde Cemetery. The proposed planting buffer will effectively mitigate these effects.</p>
<p><b>Policy 4.5.3 Urban design</b>  <i>Design new urban development with regard to:</i>  <i>...</i>  <i>b) A built form that relates well to its surrounding environment; ...</i></p>	<p>See comments in relation to Objective 4.5 above.</p>

**Proposed Otago Regional Policy Statement 2021**

Objective / Policy	Comment
<p><b>Objectives UFD-01 – Form and function of urban areas</b></p>	<p>Expansion of urban Clyde and provision for industrial land use in the area proposed will not</p>



<p><i>The form and functioning of Otago's urban areas: ...</i></p> <p><i>(2) maintains or enhances the significant values and features identified in this RPS, and the character and resources of each urban area.</i></p>	<p>have any adverse effects on areas with significant landscape or natural character values. The proposed structure plantings will also ensure that adverse effects on the visual amenity of surrounding / nearby zones are acceptably mitigated.</p>
<p><b>UFD–02 – Development of urban areas</b></p> <p><i>The development and change of Otago's urban areas: ...</i></p> <p><i>(3) respects and wherever possible enhances the area's history, setting, and natural and built environment,</i></p> <p><i>(4) delivers good urban design outcomes, and improves liveability, ....</i></p> <p><i>(6) minimises conflict between incompatible activities, ...</i></p>	<p>Whilst seen as an extension to urban Clyde, the proposed industrial development will be appropriately separated and buffered from residential land use by the highway and proposed plantings, and will not extend onto, or impact the steep terrace landform to its north. Adverse effects on surrounding areas will be mitigated by the proposed buffer plantings.</p>
<p><b>UFD–04 – Development in rural areas</b></p> <p><i>Development in Otago's rural areas occurs in a way that:</i></p> <p><i>(1) avoids impacts on significant values and features identified in this RPS, ...</i></p> <p><i>(3) only provides for urban expansion, ..., in locations identified through strategic planning or zoned within district plans as suitable for such development; and</i></p> <p><i>(4) outside of areas identified in (3), maintains and enhances the natural and physical resources that support ..., rural character, ...</i></p>	<p>The proposal will change the zoning on the site from rural to industrial. This site has no significant landscape, natural character or rural amenity values.</p>
<p><b>UFD–P4 – Urban expansion</b></p> <p><i>Expansion of existing urban areas is facilitated where the expansion: ...</i></p> <p><i>(2) will not result in inefficient or sporadic patterns of settlement and residential growth,</i></p>	<p>The site is adjacent to the urban area of Clyde and in terms of urban form, will read as part of the township, albeit with a distinct industrial character, and will be appropriately screened. Reverse sensitivity visual effects will be</p>

<p>...</p> <p><i>(7) locates the new urban/rural zone boundary interface by considering:</i></p> <p><i>(a) adverse effects, particularly reverse sensitivity, on rural areas ...and</i></p> <p><i>(b) key natural or built barriers or physical features, significant values or features identified in this RPS, or cadastral boundaries that will result in a permanent, logical and defensible long term limit beyond which further urban expansion is demonstrably inappropriate and unlikely, ... or</i></p> <p><i>(c) reflects a short or medium term, intermediate or temporary zoning or infrastructure servicing boundary ...</i></p>	<p>mitigated by the proposed buffer planting. The development will not extend onto the steep terrace face and is constrained on all other sides by roads and the cemetery.</p>
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## Conclusion

This application is for a change from Rural to Industrial zoning of a 6.6 ha site adjacent to State Highway 8 on the eastern side of Clyde. The site is largely flat and isolated from productive rural land by a steep terrace face to the north and the Clyde Cemetery to the east. There is Rural Residential zoned land to its south across Springvale Road. There are no landscape, natural character or rural amenity values of any particular note and in my assessment, the sensitivity of the site to the change proposed is low.

Adoption of the CODP Industrial Zone provisions is proposed to control development. However, this report recommends some extra provisions particular to this site. These involve the establishment of a planted landscape buffer around the road and cemetery boundaries, and a restriction on the extent of development on the terrace face.

Assuming adoption of the proposed development controls, I assess the effects of the proposed plan change on landscape values as adverse in nature but low-moderate (minor) in degree. I consider that the zone change is generally consistent with the statutory provisions relating to landscape values and effects.

A handwritten signature in black ink, appearing to read 'Mike Moore', with a long horizontal flourish extending to the right.

Mike Moore

Registered NZILA Landscape Architect



Figure 1: Proposed Industrial Zone, Clyde. Site and Photo-points Location Plan



Figure 2: View toward the site from State Highway 8 approx. 920m to the northwest

Camera: Camera EOS 80D  
Image: Stitched photographs – focal length 50mm



Figure 3: View toward the site from State Highway 8 approx. 160m to the northwest

Camera: Camera EOS 80D  
Image: Stitched photographs – focal length 50mm

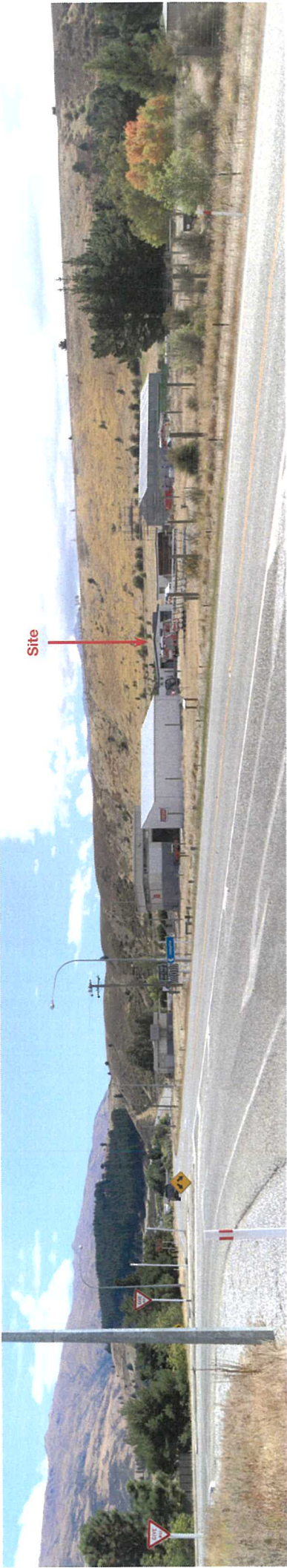


Figure 4: View toward the site from State Highway 8 approx. 550m to the south

Camera: Camera EOS 80D  
Image: Stitched photographs – focal length 50mm



Figure 5: View toward the site from State Highway 8 approx. 215m to the south

Camera: Camera EOS 80D  
Image: Stitched photographs – focal length 50mm

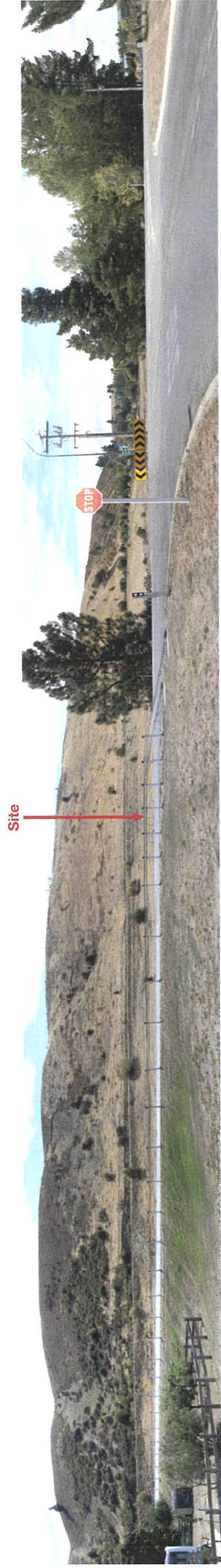


Figure 6: View eastward toward the site from Hazlett Street, close to its intersection with State Highway 8

Camera: Camera EOS 80D  
Image: Stitched photographs – focal length 50mm

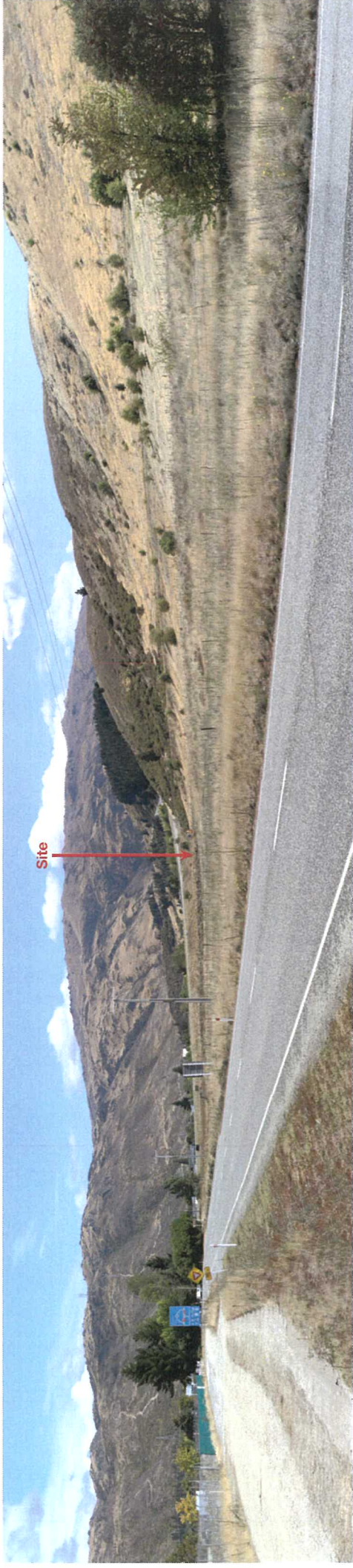


Figure 7: View north-westward toward the site from Springvale Road, approx. 165m from the site boundary

Camera: Camera EOS 80D  
Image: Stitched photographs – focal length 50mm

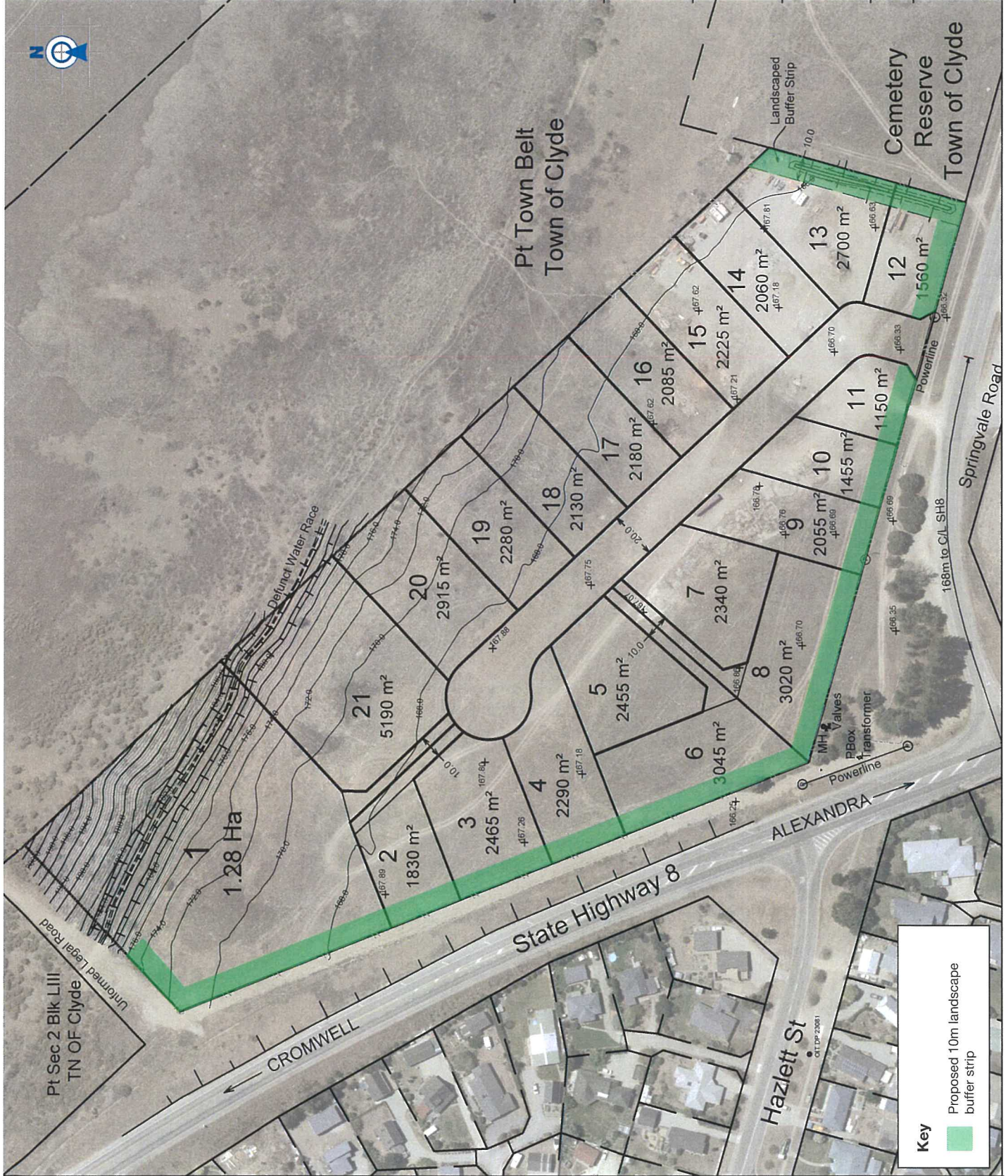


Figure 8: View toward the site from Clyde Cemetery

Camera: Camera EOS 80D  
Image: Stitched photographs – focal length 50mm

**Landscape Buffer Strip Performance Standard**

The landscape buffer strip is to be 10m minimum width and is to be planted to provide rapid and effective screening and softening of the industrial activities within the zone (buildings, yards, stockpiles, signage etc) from viewpoints surrounding.



**Figure 9: Proposed Industrial Zone – Clyde. Landscape Mitigation Concept Plan**

Scale 1:500 (A3)