

Appendix D

4Sight Visual and Landscape Assessment





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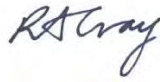




**6 & 8 TUAHINE CRESCENT
Proposed Rock Revetment Replacement**

For Simon Cave and Annabel Reynolds

Visual and Landscape Assessment

April 2019

REPORT INFORMATION AND QUALITY CONTROL

Prepared for:	For Simon Cave and Annabel Reynolds.	
Author:	Rebecca Cray Senior Landscape Architect	
Reviewer:	Renee Davies Principal Landscape Architect	  REGISTERED LANDSCAPE ARCHITECT
Approved for Release:	Renee Davies Principal Landscape Architect	  REGISTERED LANDSCAPE ARCHITECT
Document Name	R_AA3557_6 Tuahine Cres_Seawall_VIA_V3.0	
Version History:	V.3.0	



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1 INTRODUCTION

4Sight Consulting has been engaged by Simon Cave and Annabel Reynolds, residents and/or landlords, to undertake a Landscape and Visual Effects Assessment for the proposed replacement of an existing rock revetment in front of the private residences at number 4 and 6, Tuahine Crescent, Wainui Beach, Gisborne.

The proposed work includes:

- Removal of existing iron bar type rock revetment;
- Replacement with 300mm timber posts;
- Backfilling with local rock, and re-use of some existing rock revetment rock material;
- Weed removal and mitigation planting to aid bank stabilisation at top of wall;
- Associated earthworks.

1.1 Purpose of the Report

The purpose of this report is to provide a landscape and visual effects assessment of the proposed rock revetment replacement at number 4 and 6, Tuahine Cres. This assessment considers the location of the properties within an identified Outstanding Landscape Area, and reserve land, and its associated protection of values (natural character and amenity).

It is our understanding that a previously filed rock revetment design and associated resource consent were denied by the Gisborne District Council primarily due to its inability to effectively negate effects on public access, and end effects generated by wave action against the adjoining properties.

The report's focus is on the visual effect of the proposed rock revetment redevelopment within the site and its broader landscape context, and the effect on natural character, coastal values and public experience. The report also proposes mitigation measures to provide additional enhancement consistent with outcomes identified under Section C3, DD1 and DD5 of the Tairāwhiti Resource Management Plan.

1.2 Methodology

The assessment of landscape and visual effects are separate, although linked, processes. The existing landscape and its visual context or visual envelope all contribute to the existing 'baseline' for the landscape and visual assessment studies. The assessment of the potential effects on the landscape is carried out as an effect on an environmental resource (i.e. landscape features or character). Visual effects are assessed as one of the interrelated effects on the surrounding viewing audience. The differences between these types of effects can be summarised as follows: Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

The following methodology was implemented in the preparation of this landscape and visual assessment:

- Desktop review of relevant statutory documents (District Plan text and mapping);
- Site visit and assessment of visibility and local character;
- Field survey of the local area;
- Identification of the impact on the viewshafts from publicly accessible areas;
- Assessment of landscape and visual effects specific to the viewshafts; and
- Identification of proposed design and mitigation measures.

This assessment has been prepared with reference to the NZILA Best Practice Note Landscape Assessment and Sustainable Management 10.1.¹ The effects ratings and definitions used are available in Table 1 in **Appendix C** and simulated height indicators can be found in **Appendix D**. To determine the overall nature and significance of the landscape and visual effects, an understanding of the sensitivity of the landscape or viewing audience has been combined with an assessment of the magnitude of change resulting from the proposal in order to determine the overall significance of effects.

The site visit and field survey of the local area was undertaken on Tuesday 13th November 2018.

2 SITE LOCATION AND CONTEXT

2.1 Local Area

The site is located on the upper shores of Wainui Beach, ten minutes north of Gisborne central, within the Gisborne District Council's Natural Character Area, and adjacent to a public amenity reserve. The site sits within the larger Wainui Beach landscape, abutting a small cliff as the contour transitions from beach to land. The Natural Character Area seeks to preserve the character and values of Wainui Beach. As the site adjoins a public amenity reserve there are further prompts for visual amenity and public access to and from the reserve that must be maintained in light of peripheral development.

The site is located on Wainui Beach within the eastern property line extents of 4 and 6 Tuahine Crescent. Due to coastal erosion processes, this eastern property line extent now sits and appears contiguous as part of the Wainui Beach front. From the beach up the cliff is a mix of exotic and native vegetation, above which the roof lines of number 6 Tuahine Cres are partially visible from some angles. The existing remains of a former council rock revetment along these properties sits on the property boundary, delineating sandy beach, from the remains of the rock revetment extent which is now loosely comprised of local weathered limestone rocks that remain. The site's inclusion in the Coastal Management Zone indicates that these effects have been identified and have occurred over some time.

The wider site context is split between light sand coloured beach extent and coastal environment, and transitions into low-density suburbia with rolling hills and pasture in the background.

The Wainui Beach coastal landscape has an obvious natural character that is inclusive of low-level human development and appears typical in relation to expected New Zealand coastal living and development areas.

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

² <https://www.westernbay.govt.nz/our-services/property/natural-hazards/Pages/Land-Instability.aspx>



Figure 1: Site Location and Context. A3 size version in [Appendix A](#).

2.2 The Site

The site is located in front of number 4, 6 and 8 Tuahine Cres (legally described as Lot 5 DP 3216, and Lot 6 DP3216 and Lot 7 DP3216). The proposed wall is approximately 25 metres in length, and the proposed rock revetment backfill area will cover approximately 150sqm.

The existing rock revetment site is comprised of a row of approximately 1 metre high iron bars, with loose remaining backfill of weathered limestone, and some naturally accreted driftwood. Sand is visible within parts of the existing rock revetment due to loss of backfill material over time. The cliff ascending from the back of this rock revetment is predominantly covered in weed species, particularly shrubs and groundcovers.

The proposed rock revetment location is to replace the line of existing iron bars so that the alignment is still within private property and therefore protects the public amenity access and interest in the adjoining reserve. The protection of private property and prevention of further erosion is the purpose of the proposed rock revetment replacement, alongside incorporation of resilient design for climate change impacts.



Figure 2: Map showing the location of the subject properties in relation to public amenity reserves and the rock revetment location. NB: the proposed rock revetment location is the same alignment as the existing rock revetment.

3 PROPOSED DEVELOPMENT

The proposal is to remove the existing failed rock revetment and redevelop a new engineered rock revetment using 300mm diameter treated timber posts at 900mm centres along the exposed face, backfilled with large “self-retaining” weathered limestone rock stacks that back up towards the foot of the cliff which supports the residences at number 4 and 6 Tuahine Crescent.

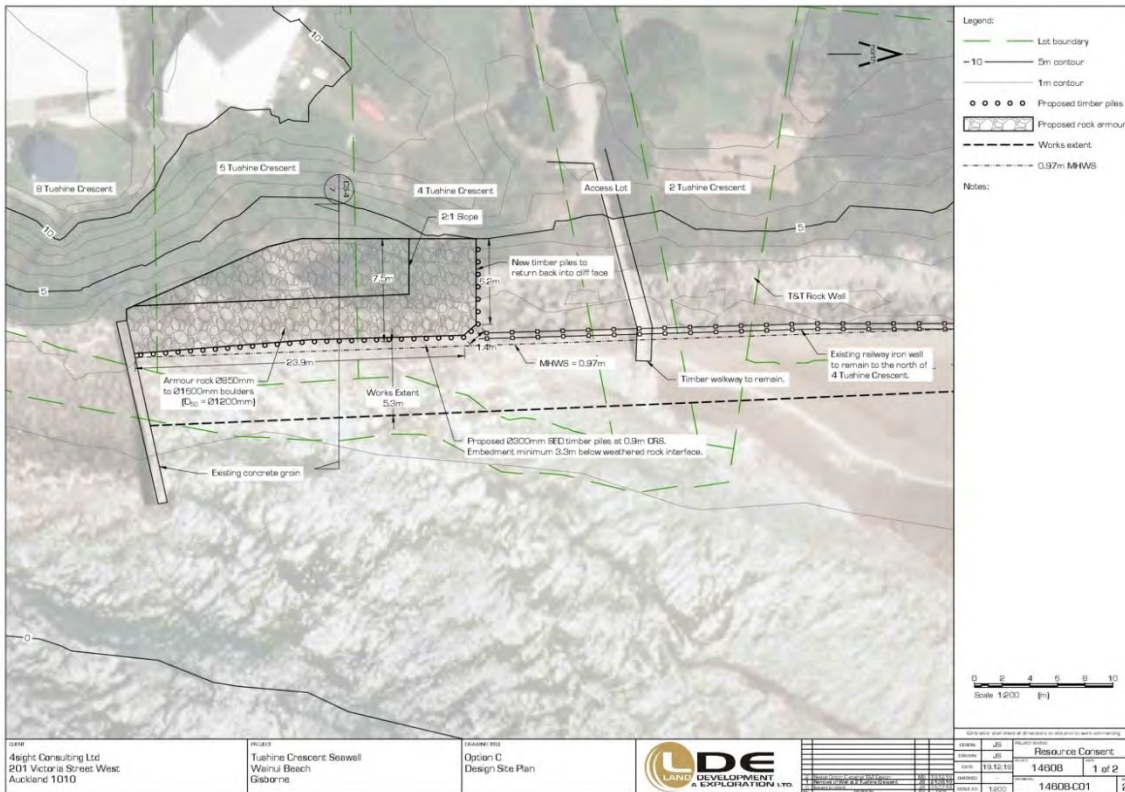


Figure 3 – Plan from LDE Engineering showing the layout and scope of works area for the replacement rock revetment.

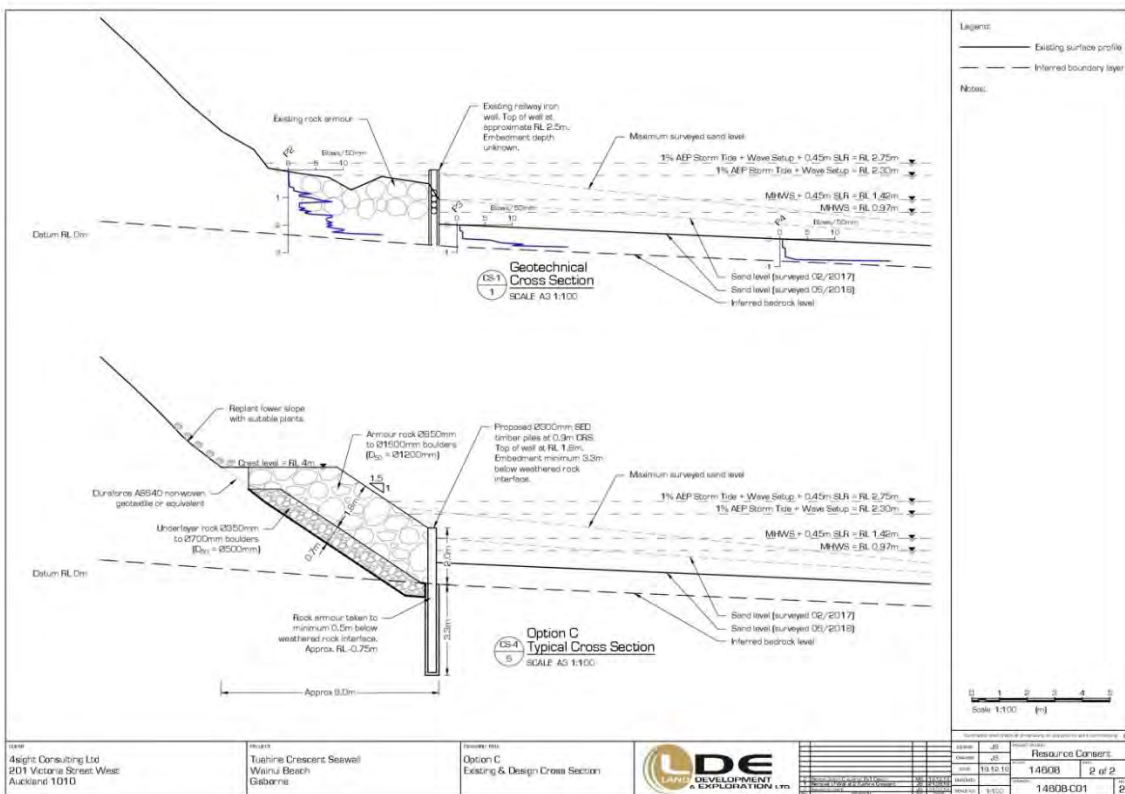


Figure 4 - Image from LDE Engineering Consultants showing north elevation of the proposed rock revetment in relation to the existing rock revetment.

3.1 Vegetation and Proposed Planting

As part of the development, some native planting is proposed along the upper western pocket of the rock revetment where a previous slip requires clearing and restructuring in line with the proposed rock revetment construction. This part of the small cliff face currently has a large proportion of weed species present and will benefit the wider Wainui beach character through minimising the prevalence of weeds in this area and establishing native vegetation characteristic of coastal cliff in Gisborne. This will assist in providing background vegetation cover that will help to integrate the upper reaches of the rock as part of the new rock revetment into the bank area.

Proposed plant species for this area include *Melicytus novae – zelandiae*, *Coprosma acerosa* and *Muehlenbeckia complexa*. Further detail is provided under Section 8 of this report.

3.2 Reflectivity, Colour and Materials Palette

The extreme coastal conditions that the rock revetment needs to withstand determines the small range of construction materials that are appropriate in this circumstance. The proposed rock revetment has however been designed with visual connectivity and appearance in mind. The use of 300mm diameter timber posts as a replacement for the existing iron bars will immediately provide a visual softening and the light timber (silvering over time) will recede visually within the sandy shore environment and driftwood of the beach environment.

Further to this, the fill material, large locally sourced weathered limestone, which have a mix of beige, tan, white and grey tones rapidly assimilate within this coastal edge environment, particularly when viewed from a distance. The rock remains of the existing rock revetment will also be used in the construction of the new rock revetment.

The combination of a natural timber finish, and use of local rock in this environment improves the visual flow and reduces the visibility of the rock revetment. In this environment, where the light-coloured sand causes a large amount of reflectivity, particularly near the ocean, the lighter and less reflective rock revetment materials will not create a visually prominent intervention in this location in terms of contrast with the light sands. The proposed material is also visually consistent with existing rock revetment extending from the south side of the groyne which this proposed rock revetment abuts.



Figure 5 - Image of existing rock revetment extending from the south side of the groyne. This local weathered limestone rock mix type is proposed for the new rock revetment fill. Due to natural ocean processes, the proposed rock revetment will also naturally accumulate driftwood, which will help visually integrate the rock revetment into the coastal environment.

3.2.1 Rock Revetment Heights

The proposed rock revetment will overall sit higher than the existing rock revetment, even though the timber posts will sit lower than the existing iron bars. This is for design and longevity reasons, considering rising sea levels as part of climate change. The rock will be layered up and back towards the bank to ensure it can stabilize the bank in larger tides, stormwater events, and mitigate the potential for end effects.

4 STATUTORY CONTEXT

4.1 Gisborne District Council

The proposed rock revetment is being evaluated for its impacts on public use, access and enjoyment of Wainui Beach, as well as outstanding landscape, natural heritage and coastal values. The proposed rock revetment will be located on private property directly adjacent to two thin strips of public reserve land that adjoin the public beach.

The proposal is also assessed as an Outstanding Landscape Area under Section C3 of the Tairāwhiti Resource Management Plan:

C3.2 Issue – Natural Character

A key component of the natural character of the Coastal Environment is the landscape or visual element of the coast, it's landscape and landform, the vegetation, wildlife and the habitats and ecosystems present. Natural character also includes natural physical processes that occur and more intangible qualities such as the ambient air quality and background noise level and quality. Finally, the degree of Natural Character of an area may be determined by its remoteness and the presence or absence of human impacts on an area.

The RMA requires that the natural character of the Coastal Environment, rivers, lakes, and their margins be preserved provided this meets the purpose of the Act. It is not a requirement of the Act to identify areas of high natural character and in fact it may not be possible to do so without distracting people from the need to preserve natural character generally.

The NZCPS sets out to preserve natural character by protecting areas, features, and processes identified as regionally or nationally significant and these mechanisms are likely to preserve natural character in areas where particular characteristics have very high significance. The NZCPS also sets out the desirability of restoring an area's natural character using indigenous species by preference in areas where activities have damaged or destroyed natural character. Tairāwhiti Resource Management Plan – Part C (C1-C4) Last Updated 30 July 2018 84

There are eight common landscape areas, based on landform character, that are repeated throughout the Coastal Environment. Each area has particular sensitivities for which appropriate policies may be established.

These areas are:

- Headland
- Bay
- Scarp
- Truncated Coastal Hills
- Duneland
- Islands
- Terrace
- The Sea

Information on the landscape character of the Gisborne region, has been sourced from the report prepared by Boffa Miskell Ltd for the Gisborne District Council, entitled, "An Assessment of the Landscape Character of the Coastal Environment of the of the Gisborne District,".

There are four common landscape areas identified within the above document that are included in this visual assessment. These are: headland, bay, scarp and the sea.

C3.2.1 Issue

- 1) The natural character of the Gisborne regions Coastal Environment and the rivers, lakes, and their margins within the Coastal Environment has been and may continue to be adversely affected by some activities. Activities may adversely affect some or all the elements that combine to form the natural character of an area.

C3.2.2 Objectives

- 1) The natural character of the Gisborne regions Coastal Environment and wetlands, rivers, lakes, and their margins within the Coastal Environment is preserved unless such preservation is inconsistent with the purpose of the RMA.
- 2) The characteristics of the Coastal Environment that together form the natural character of the Coastal Environment of the Gisborne region are identified.
- 3) Areas of the Gisborne region Coastal Environment where natural character has been adversely affected by past activities are identified. Such specifically identified areas should, where appropriate, be restored and rehabilitated.
- 4) Principal reasons:
 - **Objective 1:** Section 6(a) of the RMA states that all persons exercising powers, functions or duties under the Act must recognise and provide for, as a matter of national importance the preservation of the natural character of the Coastal Environment and its protection, from inappropriate subdivision, use and development.^{9F9F8}
 - **Objective 2:** It is not possible to assess the natural character of the Coastal Environment as a discrete value. It is a composite of various ‘traits’ that when viewed together combine to provide the distinctive character of the Gisborne Coast. The individual ‘traits’ are identifiable.
 - **Objective 3:** The NZCPS states it is a priority to restore and rehabilitate the natural character of the Coastal Environment where appropriate.²

DD5 Reserve Zones

- 1) The construction of a rock revetment is not provided for in reserves zones, and therefore is a non-complying activity under DD5.6.1(38)

DD5.3

- 1) Location of reserve areas to maintain or enhance residential and district amenity, present and future recreation opportunity, public access, and conservation values.
- 2) Development and use of reserve land that does not create adverse effects on the reserve or surrounding environment.

DD5.4

- 1) To enable community well-being by making reserve land available in order to maintain and enhance:
 - residential and district amenity
 - present and future recreation opportunity
 - public access
 - conservation and landscape values
 - and protect the environmental, cultural, visual and/or historical significance of reserves.
- 2) To ensure that the visual impact of reserve land and facilities maintains and enhances residential amenity and the natural value of the surrounding environment.
- 5) To maintain and enhance access to and along the margins of the district’s rivers, lakes and coastline.
- 7) Particular attention should be given to the following matters when assessing applications for consents to conduct activities on reserves:

² Boffa Miskell Ltd *An Assessment of the Landscape Character of the Coastal Environment of the of the Gisborne District*

- the existing character and amenity of the reserve and the locality in which the site is set
- the location and design (including colour) of any proposed structure on the reserve itself
- the effect of the proposed activity regarding daylight and shading on adjoining properties and the reserve itself
- the effects of traffic flow to and from the reserve site and the locality in which the reserve is set
- access points onto the reserve
- any historical, conservation, ecological, archaeological or wāhi tapu values associated with the reserve design and location in terms of enabling people to provide for their safety either at the reserve or on adjoining properties.

Other rules that the application is being assessed against include:

C8 Coastal Hazards

- The proposal involves removal of the existing seawall in the Coastal Hazard 1 Overlay. Pursuant to C8.5.7(4), consent is required as a **discretionary** activity.

C9 Natural Heritage

- Earthworks in the Outstanding Landscape Area Overlay is a restricted discretionary activity under C9.1.6(41).

Other planning triggers in relation to this general proposal are:

DD1 Residential zones

- The construction of a rock revetment is not provided for in residential zones, and therefore is a non-complying activity under DD1.6.1(32)

C3 Coastal Management

- Vegetation clearance, land disturbance and structures (rock revetment) within 200m of MHWS in the Coastal Environment Overlay is a discretionary activity under C3.1.4.3(13)

C8 Natural Hazards

- Installation of a rock revetment to mitigate the effects of coastal hazards in the Coastal Hazard 1 Overlay is a discretionary activity under C8.5.7(1)
- Earthworks which alter the natural dune land form in the Coastal Hazard 1 Overlay is a discretionary activity under C8.5.7(3)

C7 Land Management

- Earthworks in the Land Overlay 3 is a restricted discretionary activity under C7.1.6(29).

Also assessed in relation to the Wainui Beach Management Strategy for Coastal Erosion: Background and Discussion Document from July 2013:

Section 2.5.6:

(iii) Wainui Beach Management Strategy 2003

The Wainui Beach Management Strategy 2003 (WBMS 2003) sets out a management strategy for the future of the Wainui Beach foreshore/foredune areas and Tuaheni Point/Headland under the following vision statement:

“The protection and enhancement of Wainui Beach and adjoining reserves for the use and enjoyment of future generations.”

The WBMS 2003 recognises that different parts of the beach have different characteristics that require different management. Recommendations include:

- retirement from grazing on Tuaheni Point,
- removal of some existing beach protection works,

- construction of new and modification of existing rock revetments,
- use of a cobble berm/dynamic revetment with rock revetments,
- geotextile bag protection works,
- retreat of existing dwellings most at risk from erosion,
- beach scraping trials to facilitate dune development,
- dune and bank planting and dune care education,
- carparking restrictions.

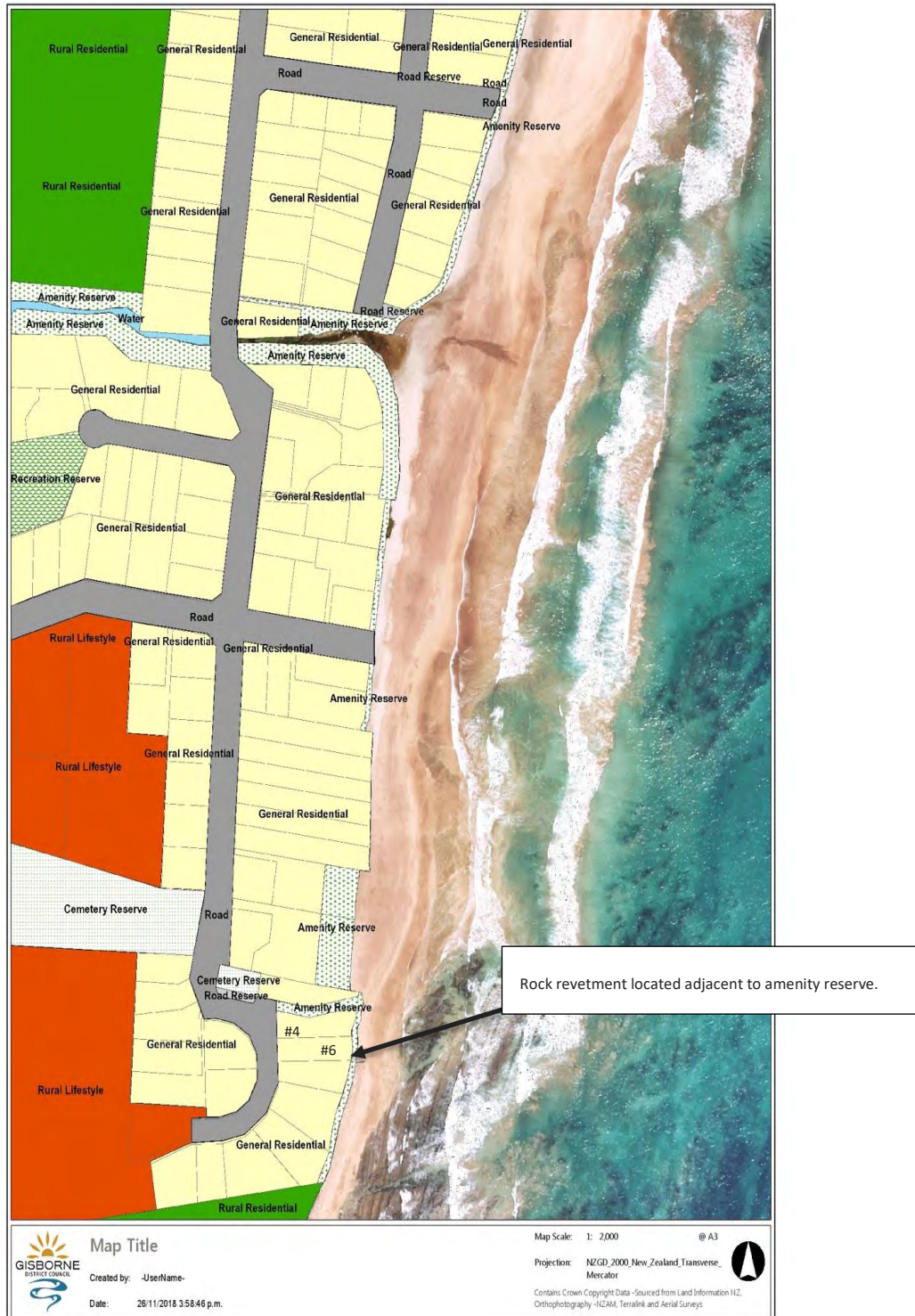


Figure 6: Gisborne District Council Planning Context Map demonstrating the extent of the Amenity Reserve that the proposed rock revetment would sit within.

VISUAL CATCHMENT AND VIEWING AUDIENCE

The proposed replacement rock revetment is of a design, texture and colour palette that complements and blends in with the existing coastal landscape, particularly from a distance. The prominence of the proposed rock revetment is most obvious for Viewing Audience D - beach users walking directly in front of the wall along the beach. The visual difference for Viewing Audience C - who utilise the public access off Tuahine Crescent is the second most prominent visual difference.

The remaining viewing audiences gain either mostly screened or obscured views, or in the case of beach users more than 250 metres away, the rock revetment is barely visible due to the sheer distance and scale of the rock revetment in proportion to the wider viewed landscape.

A selection of indicative viewpoints and height indicators have been provided from those viewing audiences where there may be views of any of the proposed development.

The key consideration in this assessment is the potential adverse effects of the new rock revetment with particular regard to:

- Scale and height;
- Backdrop and naturalness; and
- Colour and reflectivity

On this basis, the viewing audiences for the proposed development comprise the following:

- **Viewing Audience A:** Southern Beach Users (Past Groyne)
- **Viewing Audience B:** Residents of 4,6 & 8 Tuahine Crescent
- **Viewing Audience C:** Tuahine Crescent Public Beach Access
- **Viewing Audience D:** Beach Users in front of #4,6 & 8 Tuahine Crescent
- **Viewing Audience E:** Beach Users 50m – 250m north of site
- **Viewing Audience F:** Beach Users 250m and beyond, north of site



Figure 7: Diagram showing the identified viewing audiences. Refer to Appendix D for A3 version of map.

Some earthworks and vegetation clearance will need to take place in order to remediate and stabilise an existing small slip in front of the dwelling on 6 Tuahine Cres. At this location the existing background vegetated landscape character will be changed as part of the proposal. There is a high prevalence of weeds in this area, and therefore the restabilisation works being undertaken as part of the proposed rock revetment provide an opportunity to re-plant the upper edges of the rock revetment in native vegetation which will enable a positive contribution to the coastal landscape character, and enable edge softening of the new rock revetment.



Figure 8: Diagram showing the proposed rock revetment site in relation to #5 and 6 Tuahine Crescent.

5 VISUAL EFFECTS

The viewing audiences have been identified in section 4 above and the site photos shown in **Appendix D** provide indicative height and materiality simulations of the proposed rock revetment from key views of the site gained from the different viewing audiences.

The visual simulations have been based on the known height of the existing iron bars identified within the viewpoint, with the heights of the new rock revetment being calculated accordingly using the north elevation technical drawing from LDE. These iron bars have thus provided a datum for ensuring accuracy in determining the height line of the new rock revetment when inserted into the photo and associated scale.

The following steps were used in the preparation of the visual simulations:

- 1) Capturing of the iron bars within viewpoint photos; and
- 2) The selection of a range of representative viewpoint locations from which photographs were taken.

The visual simulations have used a red line datum to show the indicative location of the front line of 300mm timber posts, and the highest points of the rear (top) part of the rock revetment where it contacts the cliff. This shows relationships to the existing cliff and surrounding vegetation.

The reading distance for the visual simulations provided in **Appendix D** is 500mm as a 50mm focal length lens was used for the photos, with the image at 360mm width.

5.1 Viewing Audience A – Southern Beach Users (Past Groyne)

As outlined under Section 5 the site is barely visible for this viewing audience. Likely visibility consists of upper rock portions where they will touch the bank. Visual consistency will be achieved through revegetation planting where the slip area is cleared and re-stabilised. The existing groyne, which will remain, obscures approximately 95% of the potential views of the proposed rock revetment when approaching along the sandy shore. Given the reduction in available shore walking space in this area due to close proximity of rock revetment between the mean high-water springs line, and distance from public parking and access areas, this beach area does not appear to be as well used as the main part of Wainui Beach.



Figure 9: View from the south side of the groyne, along the edge of the protective rock revetment in this area.

A3 size version of the viewpoint is provided in **Appendix D**.

The visibility for this viewing audience is screened significantly by the existing groyne, and softened and integrated by existing and proposed vegetation along the upper reaches of the proposed rock revetment extent. As such the visual effects for this audience are **very low**.

5.2 Viewing Audience B – Residents of 4,6 & 8 Tuahine Crescent

Although not a public audience, the rock revetment will be partially visible for this viewing audience, particularly as isolated vegetation clearance in front of #6 Tuahine Crescent will make a direct line of sight potentially available from the edges of the property, until the proposed revegetation planting establishes. Residents are likely to obtain small glimpses of the rock from this angle, which will disappear over time as the vegetation forms a typically dense cover over the cleared area. In general the visual effect on this viewing audience will be **very low** as the awareness of the proposed new rock revetment will be limited, and the overall quality of the view which is directed above and away from the site will not be affected.

The low-lying and visually recessive nature of the rock revetment, particularly when viewed from this acute angle is further softened and integrated with the prevalence and density of the foreground vegetation, resulting in visual effects that are very low.



Figure 10: View from the easternmost edge of 6 Tuahine Crescent down towards the upper shoreline edge and existing rock revetment extent. A3 size version of the viewpoint is provided in **Appendix D**.

5.3 Viewing Audience C – Tuahine Crescent Public Beach Access & Amenity Reserve

The proposed rock revetment is visible to this audience and comes into view towards the south the more that visitors descend the staircase. The transition of Viewpoints 4, 5 and 6 demonstrate the reveal of the rock revetment for this audience.



Figure 11: Photo from Viewpoint 4, midway down the public stair access looking south along the rock revetment site. A3 size version of the viewpoint is provided in **Appendix D**.



Figure 12: Photo from Viewpoint 5, midway down the public stair access looking south along the rock revetment site. A3 size version of the viewpoint is provided in **Appendix D**.



Figure 13: Photo from Viewpoint 6, at the bottom of the public stairs looking south along the rock revetment site. A3 size version of the viewpoint is provided in **Appendix D**.

The proposed rock revetment will appear very similar to the existing situation from the perspectives of this viewing audience, particularly as the prevalence of rock will form the majority of the approaching view. As the iron bars which characterise and currently dominate this view will be removed, the rock revetment “front line” will be less visually dominant for this audience. The appearance of backfill rock material will also be consistent from viewpoints 5 and 6 as this will be re-used and copied when further rock material is added as part of the construction. Importantly, the current front line of the rock revetment will not change. The main differences to this viewing audience will be an increase in the height of rock material, particularly when viewed from viewpoint 4, as this will then become visible from the upper part of the public access. The replacement with treated timber posts will form a more visually integrated relationship with the beach and wider coastal environment in comparison to the existing iron bars situation.

While the proposed rock revetment will form a change within these viewshafts, it sits below the main panoramic view of the shore, ocean and horizon when viewed from viewpoint 4. The rock revetment will form a larger component of views potentially obtained from viewpoints 5 and 6, however given the staircase is orientated out towards the east panoramic view, which is preserved, the rock revetment is more visible as a peripheral element in the wider view composition.

It is considered that the overall visual effects for this viewing audience will be of **moderate** effect in the short term as the rock revetment will form a change within the wider view, however it will not have a marked effect on the character and quality of the broader panoramic view due to its low profile, continuing use of local rock material already present on site, and removal of the most visually dominant existing element: the iron bars. Thus, once vegetation and natural weathering occurs it is anticipated that this visual effect will reduce to **low** in the medium term.

The removal of the iron bars represents an improvement in visual absorption, and the backfill rock material is visually consistent with the existing situation. The reflectivity of these materials is not considered to be a factor of concern in this environment, where the corresponding glare of the ocean and light- coloured sand is dominant when viewed by this audience.

The proposed rock revetment will generate some visual effects on this audience, which have been mitigated through a use of materials and removal of existing iron bars, along with a small amount of revegetation planting where the slip will need to be scraped back. Public access and enjoyment of this beach access and associated amenity reserve are not anticipated to be affected as the proposal presents an improved visual situation that represents that best possible visual integration and absorption given the design and material constraints of the site.

5.4 Viewing Audience D – Beach Users in front of #4, 6 and 8 Tuahine Crescent

The proposed rock revetment will be most visible to this viewing audience due to the proximity and unobstructed views obtained when looking west towards the cliff. The height of rock revetment up against the bank and existing vegetation will form the most obvious change in visual appearance from the current rock revetment, as indicated in the below figures. The use of timber posts, when viewed from this angle represents a visual softening when viewed in comparison to the line of iron bars that currently characterise the site. Background vegetation, proposed revegetation, and the wall sitting low within this view enable the wall to appear more nestled and integrated, particularly when approaching the site from the north. The overhanging and bordering vegetation on the bank will also be able to provide more softening and integration over time. The occasional surfer was noted near this end of the beach, compared to the wider beach, this area did not appear popular for swimming, surfing and boats. Views from recreational water users in this vicinity have also been considered as part of this viewing audience in the context of occasional users in close proximity to the proposed site.

The colour and materials of the proposed rock revetment appear mostly visually integrated and consistent with the coastal character when viewed by this audience. These factors will enable some visual recession of the rock revetment into the wider landscape and view, particularly as views of the southern headland draw the eye out to the horizon when viewed by people within this audience heading south. Those heading north past the site are also visually drawn out and along the Wainui Beach curve towards the northern headland, hills and oceanic panorama.

It is anticipated that the proposed rock revetment will naturally accumulate some driftwood and logs, which will further mimic the existing situation on both sides of the groyne, and integrate with the same coastal character obvious along the beach extent, where driftwood accumulation forms a natural part of this beaches' coastal processes.

The visual effects on this audience are anticipated to be **moderate**, as they represent a more visually obvious component of the wider view when approached by this viewing audience, even though the increase in rock revetment when viewed by this audience does not negatively detract from the landscape character. This is also reflected in views when compared to the existing situation where there will be more visual continuity with existing extensive rock revetment heading south along the beach from the groyne should this proposal proceed. Visual effects to water-based users are assumed to also be **moderate** (an on – water assessment was not undertaken at the time of site visit), and could become **low**, as aspect and wave motion could further obscure visibility the further out users go.

The transition to timber posts, use of local weathered rock and natural accumulation of driftwood when combined with the background vegetation, proposed vegetation and cliff behind enable the rock revetment to form an integrated part of the view. The use of more natural and lighter-coloured materials enables better visual integration with the shore and beach environment in this location, particularly when viewed from viewpoint 12.



Figure 14: Photo from Viewpoint 12, looking southwest from near the water's edge at the existing situation towards the face of the rock revetment, to where it abuts the groyne. NB: this is a photo merge of two photos. A3 size version of the viewpoint is provided in **Appendix D**.



Figure 15: Photo from Viewpoint 12, looking southwest from near the water's edge at the existing situation towards the face of the rock revetment, to where it abuts the groyne. NB: this is a photo merge of two photos. A3 size version of the viewpoint is provided in **Appendix D**.



Figure 16: Photo from Viewpoint 12, looking southwest from near the water’s edge at the existing situation towards the face of the rock revetment, to where it abuts the groyne. NB: this is a photo merge of two photos. A3 size version of the viewpoint is provided in **Appendix D**.

In summary, the proposed rock revetment will form a visible and recognisable change or new element within the overall scene which may be noticed by this viewing audience, however when assessed against the existing rock revetment situation and the receiving environment, consists of only a minor detraction in the overall quality of the scene. The proposal will have a **moderate** level of effect on the on the perceived amenity of public users in proximity to the site in the short term, and in the medium term will reduce to a **low** level of effect as natural weathering and driftwood accumulation will integrate the structure into the environment.

5.5 Viewing Audience E – Beach Users 50m – 250m north of site

The rock revetment will still be visible to this viewing audience, however will form a smaller component of the wider view. The use of more natural and lighter – coloured materials will enable the proposed rock revetment to be more visually recessive than the current rock revetment situation, where the profile and angle of view make the iron bars a prominent part of this view. The condensing of this view due to the beach curvature, as well as background and overhanging vegetation will further conceal the upper rock of the proposed rock revetment. From this angle, the proposed rock revetment is also viewed against the existing groyne which forms a focal point in the shore-scape transition towards the land. The proposed rock revetment is recessive when viewed against this groyne.

The proposed rock revetment constitutes only a minor component of the wider view and would not have a marked effect on public amenity and enjoyment of the beach, particularly as it represents an improvement in the material quality when assessed against the existing situation. The proposed rock revetment would not have a marked effect on the overall quality of the scene and in the short term is considered to have a **moderate** visual effects rating. Over time the wall will become more readily absorbed into the receiving environment through natural driftwood accumulation and weathering processes, reducing to a **low** visual effect in the medium term.

The photo from viewpoint 14 further illustrates the visual recession of the rock revetment into the wider environment when viewed from further north (145m away) from the site.



Figure 17: Photo from Viewpoint 13, 100m away from the site, looking southwest along the beach as the rock revetment starts to recede into the wider view. A3 version is provided in [Appendix D](#).



Figure 18: Photo from Viewpoint 14, 145m away from the site, looking southwest along the beach as the rock revetment starts to recede into the wider view. A3 version is provided in [Appendix D](#).

5.6 Viewing Audience F – Beach Users 250m and beyond, north of site

The rock revetment would be barely visible for this viewing audience as the site condenses due to the beach curvature and general narrowing through distance to enable it to recede into the lower part of the wider view. The overbearing headland/cliff, groyne as a backdrop and relative proportion of the rock revetment when viewed from this distance, as well as the screening and softening side/back vegetation mean the rock revetment is unlikely to be noticed by this audience.

The proposal will have a **very low** visual effect on this viewing audience as the rock revetment does not form an easily identifiable part of the view. It is likely that with weathering processes over time this will reduce to no effect on this audience. For these reasons there is not anticipated to impact on the perceived amenity values of this landscape.



Figure 19: Photo from Viewpoint 16, looking southwest along the beach. The rock revetment recedes into the wider view. A3 size version of the viewpoint is provided in **Appendix D**.



Figure 20: Photo from Viewpoint 19, looking southwest along the beach. A3 size version of the viewpoint is provided in **Appendix D**.

Overall, the proposed rock revetment represents a more highly visually integrated solution than the existing rock revetment, primarily due to the omission of the iron bars in the proposed redevelopment. While rock revetment will sit higher than the current situation, it is of a nature, colour and application which is readily assimilated within the environment, particularly when viewed against the background vegetation, groyne and cliff landform. These attributes provide a softer finish to a man-made intervention and do not unreasonably detract from the outstanding landscape amenity values, or public use and enjoyment of the reserves and beach area.

Table 1: Visual Effects Summary

Viewing Audience	Ranking	
	Short Term (0 – 3yrs)	Medium Term (3 – 8yrs)
A: Southern Beach Users (Past Groyne)	Very low	Very low
B: Residents of 4,6 & 8 Tuahine Crescent	Very low	No effect
C: Tuahine Crescent Public Beach Access	Moderate	Low
D: Beach Users in front of #4, 6 and 8 Tuahine Crescent	Moderate	Low
E: Beach Users 50m – 250m north of site	Moderate	Low
F: Beach Users 250m and beyond, north of site	Very low	Very low

6 LANDSCAPE EFFECTS

The assessment methodology that has been used to determine the landscape effects is attached in **Appendix C**. Furthermore, the relevant statutory provisions under the Gisborne District Council as set out in Section 4 have been considered in relation to the assessment below.

6.1 Landscape Values

The landscape values as identified within the Gisborne District Council and associated overlays specific to the Outstanding Landscape Area, Coastal Management Area and Natural Heritage Overlays are focused on the protection of coastal character, natural heritage, public amenity and quality of views of the District’s outstanding natural features and landscapes as visible from Wainui Beach and public amenity reserves associated with the southern end of the beach.

The proposed rock revetment replacement seeks to mitigate the effects of a man made intervention along the beachfront by using natural materials (timber and local rock) to create an aesthetic effect that is as visually integrated as possible given the technical constraints of rock revetment design. The location of the rock revetment , in the same alignment and location as the “facing edge” iron bars with the cliff and background vegetation adds to its ability to be absorbed within this environment. The increased height of the rock revetment along the cliff base will still sit low within the wider panoramic view and will be visually screened and softened by existing and proposed vegetation along its top edge over time.

The scale and impact of the proposed rock revetment have a significant backdrop of either panoramic ocean and coastal views or vegetated cliffs and headland which enables it to be readily absorbed within the receiving environment. Wainui Beach already possess a number of rock revetment and beach access structures along its extent, and as such the proposed rock revetment is not inconsistent with the existing landscape character, nor unexpected in this coastal edge where private properties abut the length of this coastline. The rock revetment therefore still provides protection of amenity values and wider unimpeded views of the outstanding landscape values in which the Gisborne District Council are wanting to protect and enhance.

As the viewpoints show, the proposed rock revetment does not detract or reduce the existing footprint of background vegetation along the cliffs of the subject properties. As such the rock revetment remains nestled within the main coastal panorama of outstanding landscapes beyond the site and as such, do not impact on distant views of the headlands or the beach environment. From a further extent, the backdrop and skyline view is not affected by the proposed rock revetment structures. The rock revetment meets the objectives of the Natural Character (coastal) objectives and policies by having a visually minimal landform change, and by providing for the natural coastal

processes in the responding design. By introducing native vegetation to the exposed edge at the top of the new rock revetment, the coastal character is enhanced whilst also providing for the protection of this section of the headland and scarp – identified common landscape areas within the “Assessment of the Landscape Character of the Coastal Environment of the of the Gisborne District.”

In terms of “intangible, ambient qualities” the proposed materiality of the new rock revetment provides for significant ability to integrate into the receiving environment, using natural, local and raw materials where possible to achieve the protection required. These qualities of the proposed design will help to restore and rehabilitate the natural character of the coastal environment in a way that effectively balances the physical constraints and hazards of the site with the need for visual, amenity and character preservation and enhancement. The proposed design also prevents a reduction in the obviousness of human impact on this special coastline when compared to the existing iron bar condition.

The rock revetment form is considered to respond well to the lay of the shore - scape environment as it transitions from the intertidal zone into the dry upper landforms natural contour, with its low profile, in that it is constrained to an existing rock revetment extent and is thus reducing its impact on site. There is only a small amount of proposed landform modification associated with the proposed new rock revetment along the lowest edges of the cliff in order to adequately prepare and stabilise it in preparation for construction. Most of this will not be visible once the rock revetment is added. The isolated patch of vegetation clearance necessary to clear a previous slip may appear more visually obvious in the short to medium term as revegetation planting establishes in this area.

7 MITIGATION MEASURES AND RECOMMENDATIONS

The following measures are recommended to ensure that any adverse visual and landscape effects are mitigated.

- A plant schedule has been provided below for provision of background vegetation along the upper western edge of the rock revetment where the existing slip must be cleared. The planting is comprised of native species that will sit low against the cliff, and will be tolerant of the high salt environment. This planting will assist in integrating the rock of the rock revetment with the background vegetative character within the broader view, thus assisting with visual absorption of the proposed new rock revetment structure.
- **Rock height:** rock wall height has been restricted to 4 metres.
- **General Materiality:** Low LRV values are not recommended due to the high – light environment of the beach area, reflectivity off the sea, and the light sand colour generating higher contrast against introduced elements and structures. A high LRV value will allow the associated timber and rock material construction of the new rock revetment to visually integrate with the shoreline environment.

7.1 Planting

The following guidelines are recommended for the planting area:

- a) Plant during the winter months from May through to September to ensure more favourable conditions for plant establishment and survival.
- b) Hydration mediums such as crystal rain could be used to enhance survival rates, provided there is a reasonable existing soil to plant into.
- c) Plant all cleared/exposed cliff that runs contiguous with the upper crest of the rock revetment to ensure a continuity of cover which will aid in bank stabilisation and reduction of invasive weed groundcovers currently present on site.
- d) Weed management is recommended for the first two years following planting. This could include but is not limited to hand weeding every two months to allow the new planting the space and time to establish.

Tree planting within the Coastal Management Area must comply with the standards and any resource consent conditions of 3.1.4.3(13) and 7.1.6(13) within the District Plan. As the extent of the clear planting area will not be fully known until construction is undertaken, all plant schedule quantities are indicative only, more plants may be required, which should be chosen and implemented according to the plant schedule provided below.

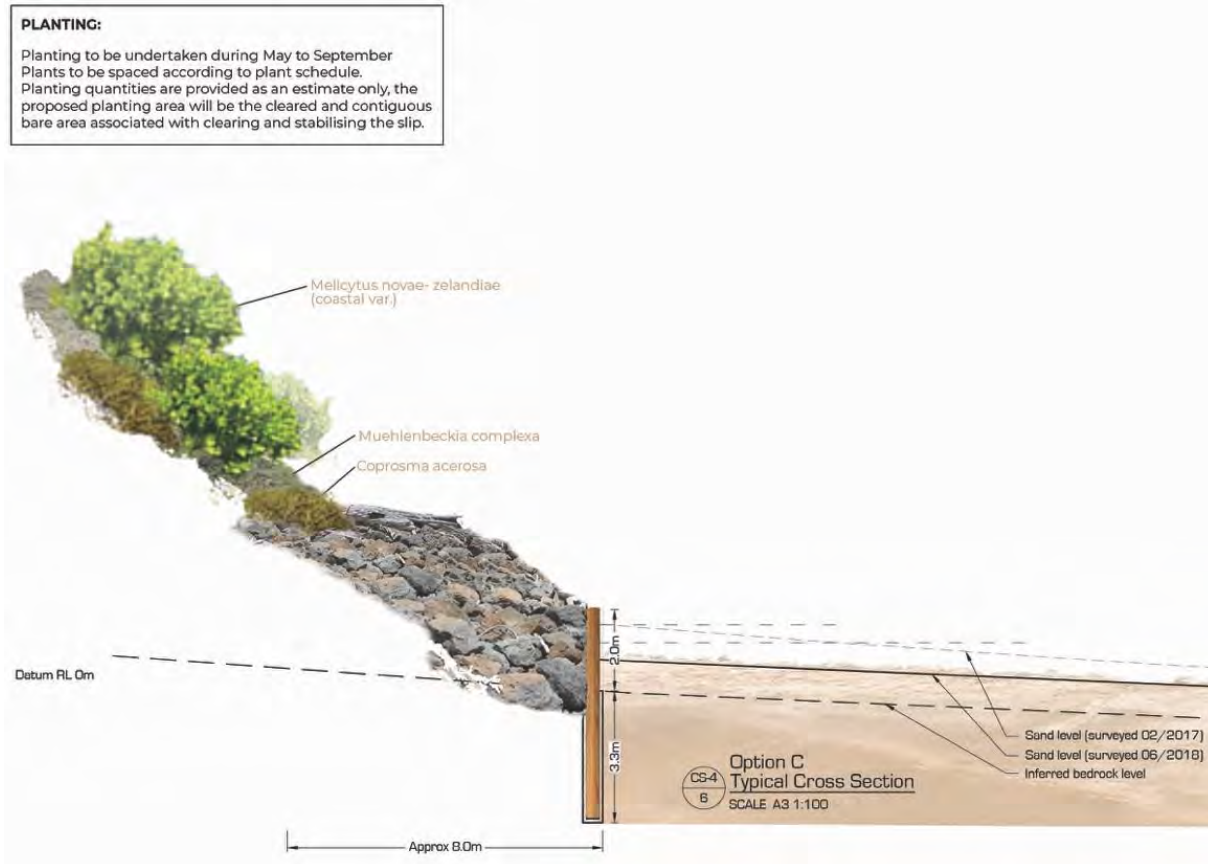


Figure 21: Adaptation of engineering cross section demonstrating the desired planting effect.

Table 1: Plant Schedule

Name	Other Name	Qty	Size	Spacing	Mature Size
<i>Coprosma acerosa</i>	Hawera	10	PB3	1m	H:0.2m x W:1.0m
<i>Melicytus novae-zelandiae</i>	Coastal Mahoe	5	PB8	3m	H:2.0m x W:2.0m
<i>Muehlenbeckia complexa</i>	Scrambling Pohuehue	8	PB5	2m	H:5.0m x W:5.0m

8 CONCLUSION

The clients propose to remove the existing iron bar and residual rock revetment and replace it with a new timber and rock revetment along the same alignment.

The proposed rock revetment has a design and materiality that enables it to form an integrated part of the view that does not appear inconsistent with the coastal character of Wainui Beach and associated rock revetment and beach access structures. Views obtained of the rock revetment, due to the materiality, textures and colour are readily absorbed into the receiving coastal environment and outstanding landscape area, ensuring it sits well within the main panoramic views of Wainui Beach and beyond. This ensures the retention of the existing broader landscape character and quality of the views is retained, providing no loss to public enjoyment and amenity in proximity to the site.

The proposal will give rise to visual effects that range from low to **moderate** in the short term. Once natural weathering, vegetation softening and sand and driftwood accumulation occur along the wall, this will reduce the visual effects range to **low to no effect** in the medium term. The proposal is consistent with the District Plan objectives and policies that seek to safeguard the coastal character, landscape, natural heritage and visual amenity values of the local area.

Taking into account the mitigation measures proposed specific to retention and enhancement of existing vegetation, use of local and natural materials and the maximum height of the wall, the inclusion of the new sea wall will have negligible impact on the existing landscape character and will not contribute to any significant diminishment in view quality in the medium term.

As such, the proposal is considered to be consistent with the Gisborne District Council's objectives to protect this outstanding landscape area and retain public amenity and enjoyment of the associated amenity reserves and beachfront.



Appendix A:

Site Location



KEY:

- PROPERTY LOCATIONS**
- SEAWALL LOCATION**

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Site Location and Context
Tuahine Seawall

Date: February 11 2019
Job No: AA3557
Dwg Ref: Site Location & Context
Revision: V1.0
Drawn by: SH Checked by: RC





KEY:

- PROPERTY LOCATIONS**
- AMENITY RESERVES**
- OUTSTANDING LANDSCAPE**
- SEAWALL LOCATION**

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Site Overlays
 Tuahine Seawall

Date: February 11 2019
 Job No: AA3557
 Dwg Ref: VA Map
 Revision: V1.0





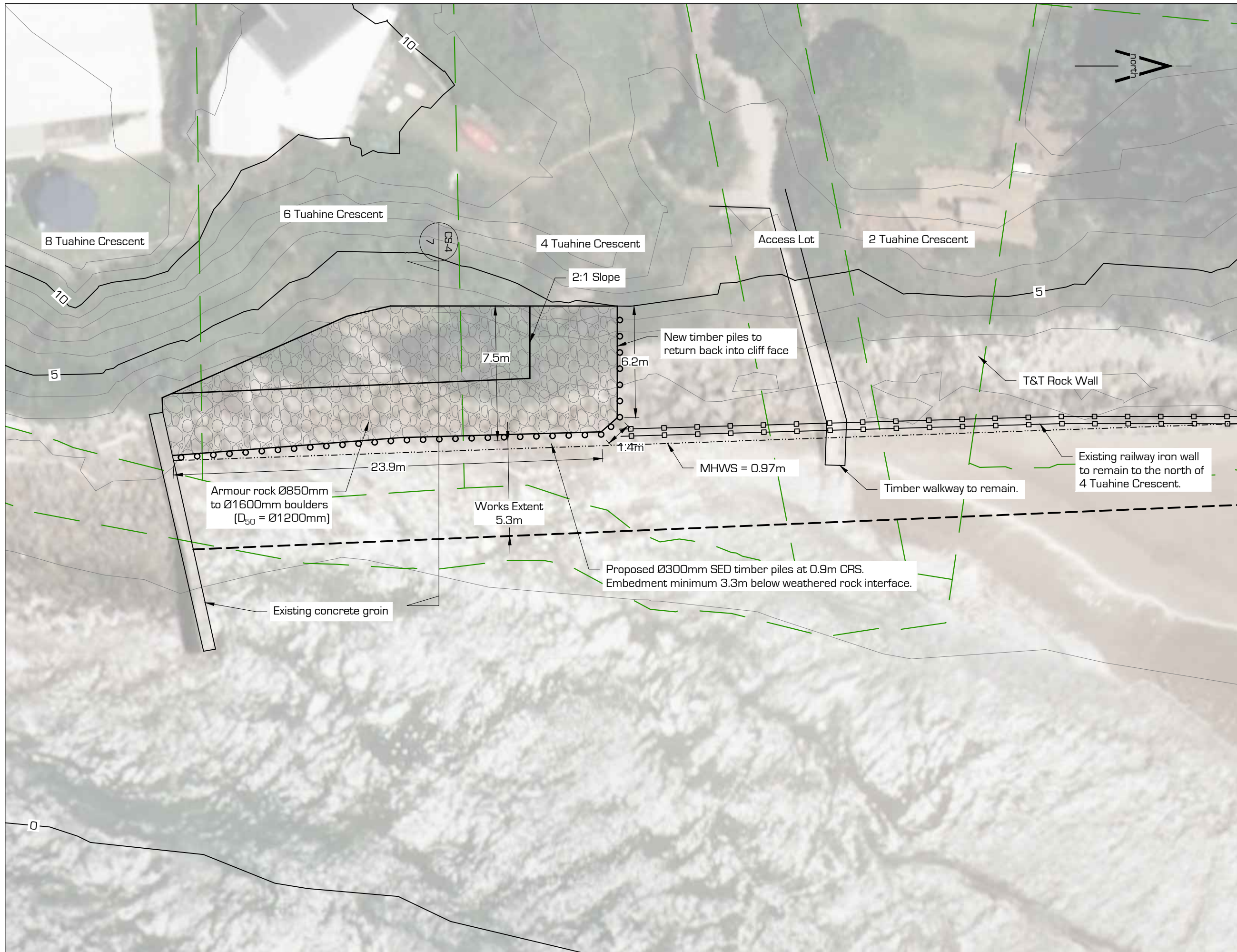
Appendix B:

Proposed Rock Revetment Drawings



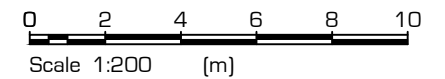
Seawall Renewal
4-8 Tuahine Crescent, Wainui Beach, Gisborne
Resource Consent Drawings

CONTENTS				
SHEET	DESCRIPTION	ISSUE DATE	STATUS	REVISION
1	Option C - Design Site Plan	19/12/2018	Resource Consent	2
2	Option C - Existing & Design Cross Sections	19/12/2018	Resource Consent	2



- Legend:**
- Lot boundary
 - 10 — 5m contour
 - 1m contour
 - ○ ○ ○ ○ Proposed timber piles
 - Proposed rock armour
 - - - - - Works extent
 - - - - - 0.97m MHWS

Notes:



Contractor shall check all dimensions on site prior to work commencing ©

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201 Victoria Street West
Auckland 1010

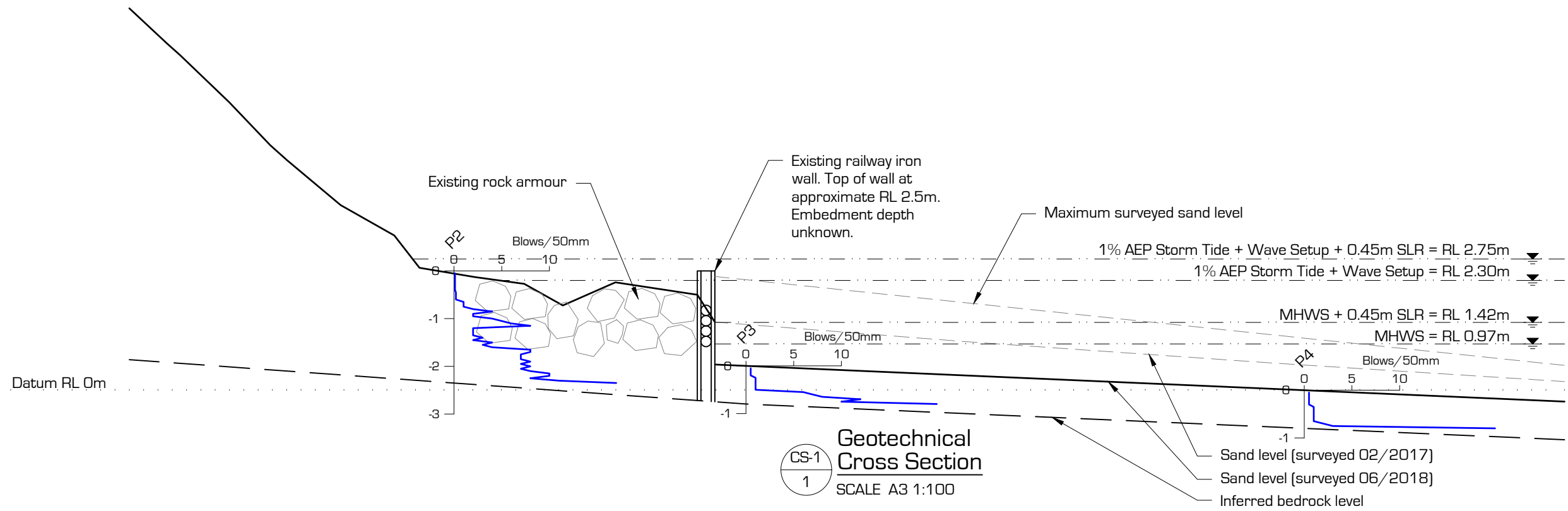
PROJECT
Tuahine Crescent Seawall
Wainui Beach
Gisborne

DRAWING TITLE
Option C
Design Site Plan

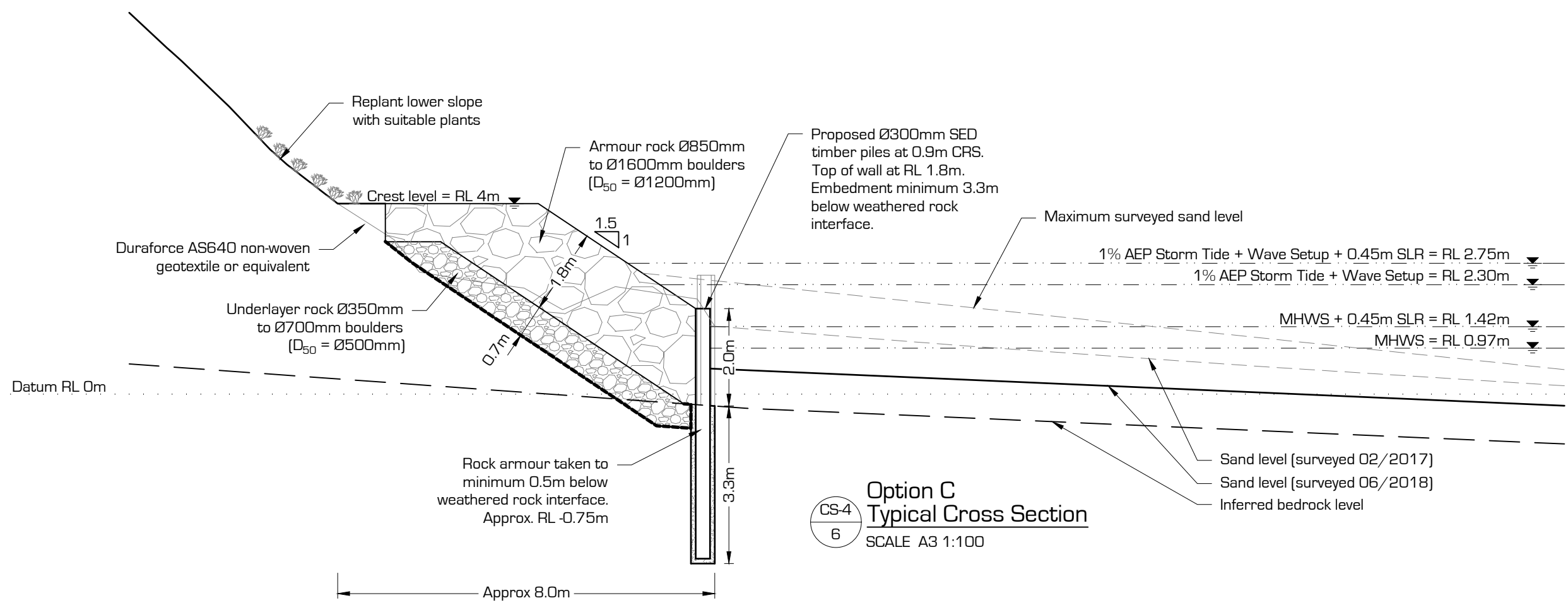


DESIGN:	JS	PROJECT STATUS:	Resource Consent
DRAWN:	JS	PROJECT:	14608
DATE:	19.12.18	SHEET:	1 of 2
CHECKED:	-	DRAWING No:	14608-C01
SCALE A3:	1:200	REV:	2

2	Revise Option C against T&T Design	MS	19.12.18
1	Removal of Wall at 2 Tuahine Crescent	JS	21.08.18
0	Issued to client	JS	31.07.18
No.	REVISION	BY	DATE



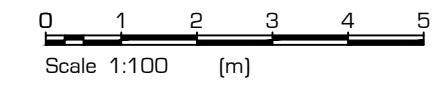
Geotechnical Cross Section
 CS-1
 1
 SCALE A3 1:100



Option C Typical Cross Section
 CS-4
 6
 SCALE A3 1:100

Legend:
 — Existing surface profile
 - - - - - Inferred boundary layer

Notes:



Contractor shall check all dimensions on site prior to work commencing

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 201 Victoria Street West
 Auckland 1010

PROJECT
 Tuahine Crescent Seawall
 Wainui Beach
 Gisborne

DRAWING TITLE
 Option C
 Existing & Design Cross Section



DESIGN:	JS	PROJECT STATUS:	Resource Consent
DRAWN:	JS	PROJECT:	14608
DATE:	19.12.18	SHEET:	2 of 2
CHECKED:	-	DRAWING No:	14608-C01
SCALE A3:	1:100	REV:	2

DESIGN:	JS	PROJECT STATUS:	Resource Consent
DRAWN:	JS	PROJECT:	14608
DATE:	19.12.18	SHEET:	2 of 2
CHECKED:	-	DRAWING No:	14608-C01
SCALE A3:	1:100	REV:	2



Appendix C:

Effects Ranking and Ranking Table

Report descriptor NZILA ³	Dictionary Definition (Oxford English)	Landscape Effects Explanation
Negligible	So small or unimportant as to be not worth considering; insignificant.	The proposed development is barely discernible or there are no changes to the existing character, features or landscape quality.
Very low		The proposed development is barely discernible with little change to the existing character, features or landscape quality. The proposal constitutes only an insignificant component of or change to the wider view. Awareness of the proposal would have a very limited effect on the overall quality of the scene.
Low	Below average in amount, extent, or intensity. Lacking importance, prestige, or quality; inferior.	A slight loss to the existing character, features or landscape quality. The proposal constitutes only a minor component of or change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene.
Moderate	Average in amount, intensity, or degree.	Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity. The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but does not detract from the overall quality of the scene.
High	Extending above the normal level. Great in amount, value, size, or intensity. Great in rank, status or importance.	Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements. The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene
Very High		Major change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook. The proposal forms a significant and immediately apparent part of, or change to, the scene that affects and changes its overall character
Extreme	Extensive or important enough to merit attention.	Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or outlook. The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character

³ NZILA Best Practice Note Landscape Assessment and Sustainable Management 10.1 and "Auckland Council - Information requirements for the assessment of landscape and visual effects", September 2017, www.aucklanddesignmanual.co.nz/resources/tools#/resources/tools/landscapeandvisualeffectsassessment

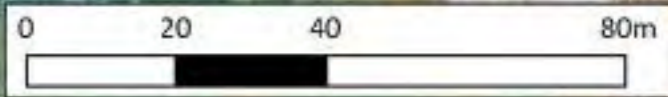


Appendix D:

Viewpoints, Viewing Audiences and Visual Simulations



- Viewing Audience A
- Viewing Audience B
- Viewing Audience C
- Viewing Audience D
- Viewing Audience E
- Viewing Audience F

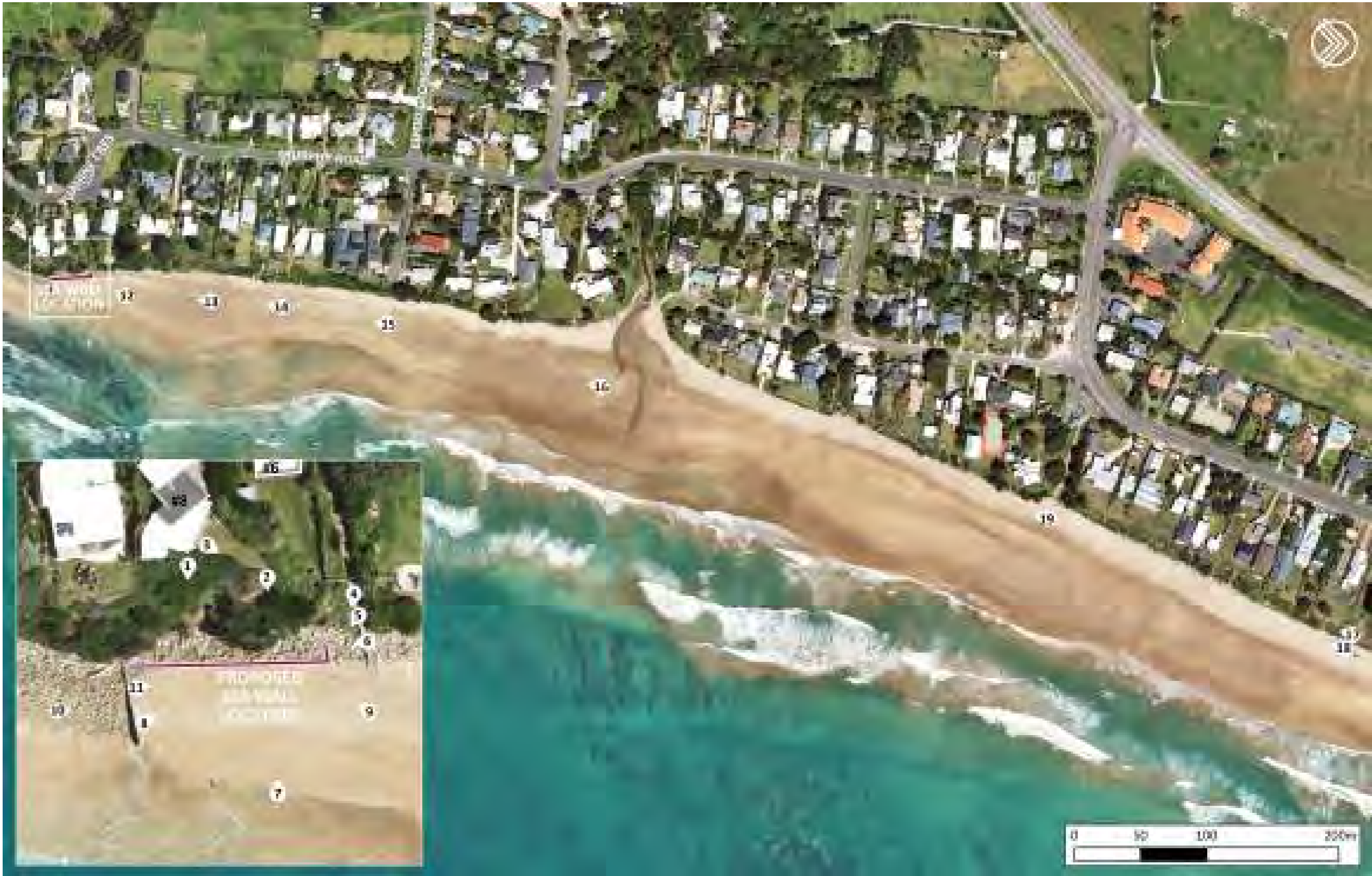


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Viewpoint Audiences Map
 Tuahine Seawall

Date: February 11 2019
 Job No: AA3557
 Dwg Ref: VA Map
 Revision: V1.0
 Drawn by: SH Checked by: RC





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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 44.75185108S 178 04 17.54536800E

Photo taken: 20 November 2018

Viewpoint 1

Vegetation clearance and steepness makes visible

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-01

Revision: V1.0

Drawn by: RC Checked by: RC

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Lens: 31mm equivalent (iPad Pro)

Photo location: 38 41 44.36585909S 178 04 17.59499040E

Photo taken: 20 November 2018

Viewpoint 2A

Visibility through pohutukawa and if vegetation cleared

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-02A
Revision: V1.0
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Lens: 31mm equivalent (iPad Pro)

Photo location: 38 41 44.36585909S 178 04 17.59499040E

Photo taken: 20 November 2018

Viewpoint 2B

Visibility through pohutukawa and if vegetation cleared

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-02B

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Lens: 31mm equivalent (iPad Pro)

Photo location: 38 41 44.66685509S 178 04 17.41846440E

Photo taken: 20 November 2018

Viewpoint 3A

Standing edge of deck most visible from upper

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-03A

Revision: V1.0

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Lens: 31mm equivalent (iPad Pro)

Photo location: 38 41 44.66685509S 178 04 17.41846440E

Photo taken: 20 November 2018

Viewpoint 3B

Standing edge of deck most visible from upper

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Lens: 31mm equivalent (iPad Pro)

Photo location: 38 41 44.66685509S 178 04 17.41846440E

Photo taken: 20 November 2018

Viewpoint 3C

Standing edge of deck most visible from upper

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-03C

Revision: V1.0

Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 43.88894548S 178 04 17.65745040E

Photo taken: 20 November 2018

Viewpoint 4A
Public walkway top

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-04A
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 43.88894548S 178 04 17.65745040E

Photo taken: 20 November 2018

Viewpoint 4B
Public walkway top

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-04B
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 43.88894548S 178 04 17.65745040E

Photo taken: 20 November 2018

Viewpoint 5
Wide angle and battering

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-05
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 43.81743509S 178 04 17.93475840E

Photo taken: 20 November 2018

Viewpoint 6

Expanse to ground midway down stairs

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-06

Revision: V1.0

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Lens: 50mm (5 photos merged using Photoshop CC 2018)
Photo location: 38 41 44.24621669S 178 04 18.92479440E
Photo taken: 20 November 2018

Viewpoint 7
Shore edge

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-07
Revision: V1.0
Drawn by: SH Checked by: RC





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Lens: 50mm
Approx. optimum viewing distance at A3: 550mm
Photo location: 38 41 44.91443789S 178 04 18.53886000E
Photo taken: 20 November 2018

Viewpoint 8
Groyne

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-08
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 31mm equivalent (iPad Pro two photos merged)
Photo location: 38 41 44.84277268S 178 04 18.34422960E
Photo taken: 20 November 2018

Viewpoint 9
Direct line from stairs tide line

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-08
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 31mm equivalent (iPad Pro two photos merged)
Photo location: 38 41 44.84277268S 178 04 18.34422960E
Photo taken: 20 November 2018

Visual Simulation from Viewpoint 9
Rock wall with timber posts at 900mm centres.

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-08
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 31mm equivalent (iPad Pro two photos merged)
Photo location: 38 41 44.84277268S 178 04 18.34422960E
Photo taken: 20 November 2018

Visual Simulation from Viewpoint 9
With mitigation planting and labels

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-08
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 45.35001269S 178 04 18.48182880E

Photo taken: 20 November 2018

Viewpoint 10
Ground obscures

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-10
Revision: V1.0
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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 44.91805949S 178 04 18.41273040E

Photo taken: 20 November 2018

Viewpoint 11
Ground south side

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-11
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 44.91805949S 178 04 18.41273040E

Photo taken: 20 November 2018

Viewpoint 12

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-12
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 41.04707668S 178 04 18.67313640E

Photo taken: 20 November 2018

Viewpoint 13

Beach walker

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-13

Revision: V1.0

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 39.32726308S 178 04 18.75883440E

Photo taken: 20 November 2018

Viewpoint 14

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-14

Revision: V1.0

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 39.32726308S 178 04 18.75883440E

Photo taken: 20 November 2018

Viewpoint 15
Public access two

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-15
Revision: V1.0
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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 31.55874749S 178 04 20.61186960E

Photo taken: 20 November 2018

Viewpoint 16
Stream outflow curve of beach

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-16
Revision: V1.0
Drawn by: SH Checked by: RC

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 31.55874749S 178 04 20.61186960E

Photo taken: 20 November 2018

Viewpoint 17

Public playground and beach access

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-17

Revision: V1.0

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 13.19976629S 178 04 27.31431000E

Photo taken: 20 November 2018

Viewpoint 18

Date: February 11 2019

Job No: AA3557

Dwg Ref: VP-18

Revision: V1.0

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Lens: 50mm

Approx. optimum viewing distance at A3: 550mm

Photo location: 38 41 20.59683029S 178 04 23.88584280E

Photo taken: 20 November 2018

Viewpoint 19
Toilets access

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-18
Revision: V1.0
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Groyne
Proposed Seawall Extent
6 Tuahine Cres

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Lens: 50mm
Approx. optimum viewing distance at A3: 550mm
Photo location: 38 41 20.59683029S 178 04 23.88584280E
Photo taken: 20 November 2018

Visual Identification from Viewpoint 19

Date: February 11 2019
Job No: AA3557
Dwg Ref: VP-18
Revision: V1.0
Drawn by: SH Checked by: RC

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