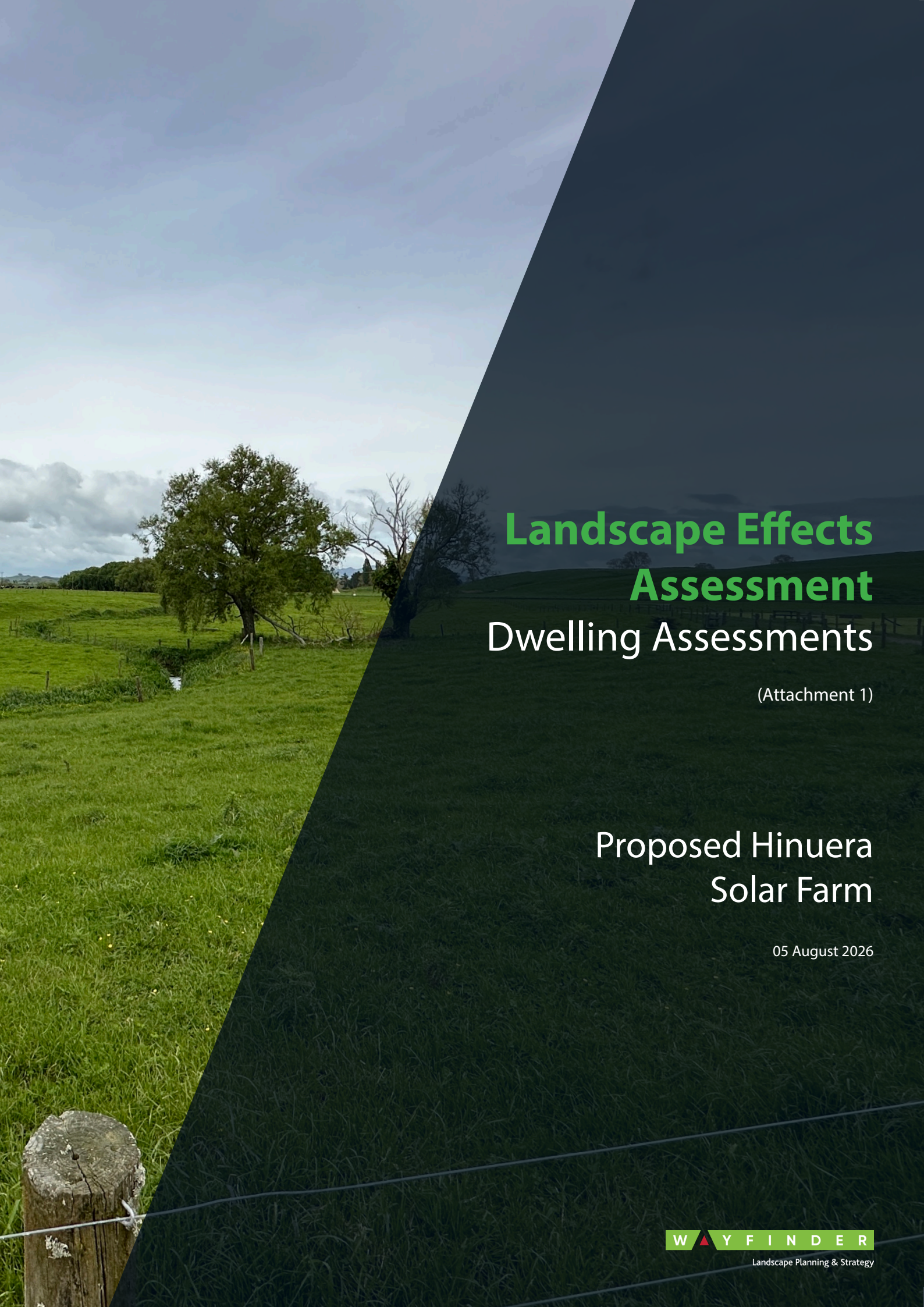




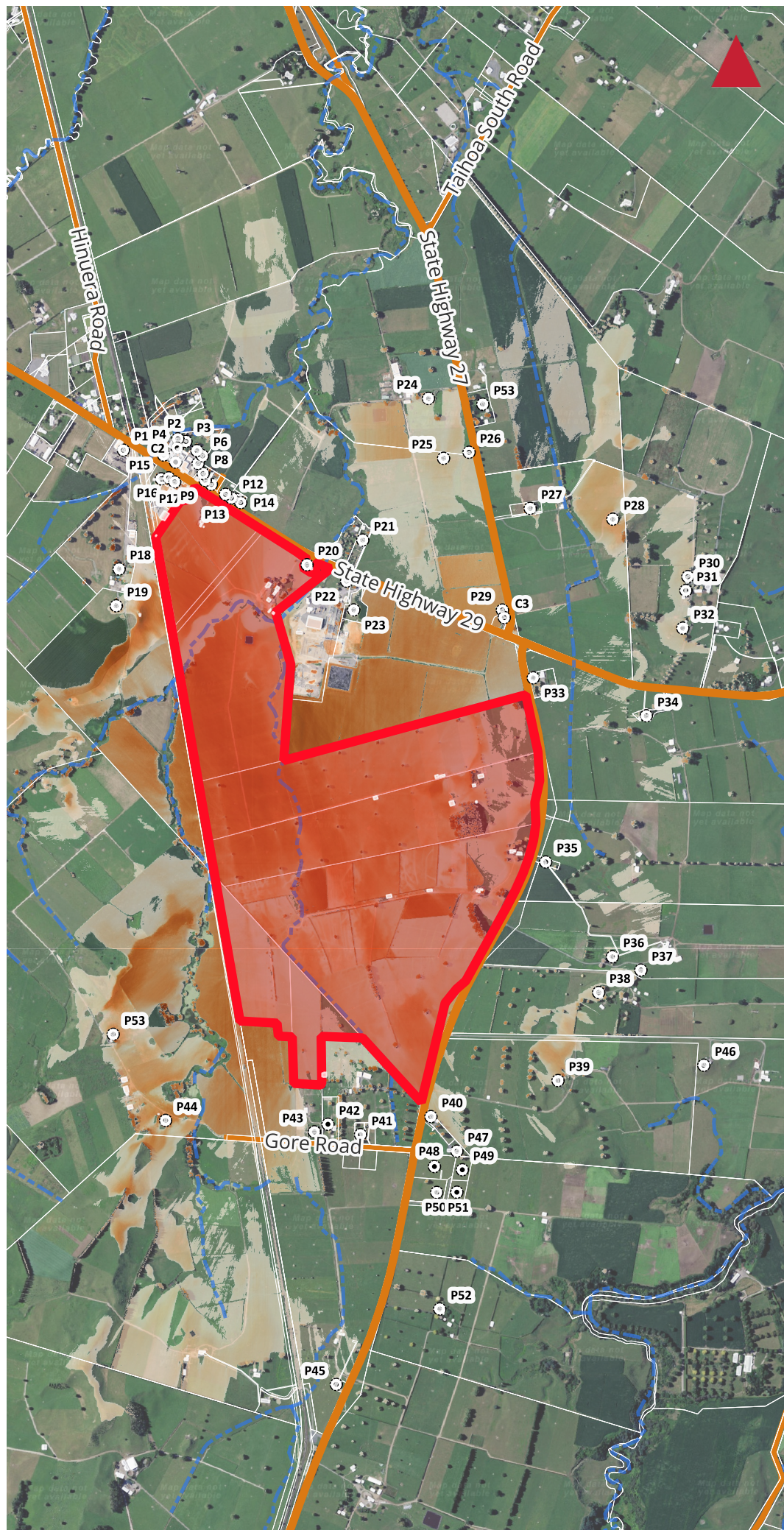
# Landscape Effects Assessment Dwelling Assessments

(Attachment 1)

## Proposed Hinuera Solar Farm

05 August 2026





This map identifies a range of residential dwellings around the proposed solar farm.

The bronze colouring is a digital representation of the potential visibility of the solar farm (a 'zone of theoretical visibility') based on an array of GPS points laid across the site, and utilising LIDAR data to map above-ground features such as buildings and trees. The shading of the bronze depicts the extent of the solar farm that might be visible.

Only those dwellings that are indicated to be within the bronze mapping have been assessed in the field. These assessments are outlined on the following pages of this document.

This map and the assessments provided have been prepared to support a broader assessment report and should not be considered out of context of this broader assessment.

## Residential Dwelling Map

### Proposed Hinuera Solar Farm

Prepared for  
**Harmony**

FOR CONSENT

05 August 2025

Revision: 01

Drawn: BO

Reviewed: SB

Scale: 1:20,000

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**Sheet 02**

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Landscape Planning & Strategy

0 250 500 750 1,000 m

SCALE: 1:20,000



| Property Reference | Address                | Rating       |
|--------------------|------------------------|--------------|
| P1                 | 4813 State Highway 29  | VERY-LOW     |
| P2                 | 4798A State Highway 29 | VERY-LOW     |
| P3                 | 4798B State Highway 29 | VERY-LOW     |
| P4                 | 4798C State Highway 29 | VERY-LOW     |
| P5                 | 4792A State Highway 29 | VERY-LOW     |
| P6                 | 4792C State Highway 29 | VERY-LOW     |
| P7                 | 4788 State Highway 29  | VERY-LOW     |
| P8                 | 4784 State Highway 29  | LOW          |
| P9                 | 4782 State Highway 29  | LOW          |
| P10                | 4780 State Highway 29  | LOW          |
| P11                | 4774 State Highway 29  | LOW-MODER-   |
| P12                | 4772 State Highway 29  | LOW-MODERATE |
| P13                | 4770 State Highway 29  | LOW-MODERATE |
| P14                | 4768 State Highway 29  | LOW-MODERATE |
| P15                | 4795 State Highway 29  | VERY-LOW     |
| P16                | 4793 State Highway 29  | VERY-LOW     |
| P17                | 4791 State Highway 29  | VERY-LOW     |
| P18                | 4811B State Highway 29 | LOW-MODERATE |
| P19                | 4811A State Highway 29 | LOW          |
| P20                | 4735 State Highway 29  | LOW          |
| P21                | 4720A State Highway 29 | LOW          |
| P22                | 4713 State Highway 29  | LOW-MODERATE |
| P23                | 4711 State Highway 29  | LOW          |
| P24                | 8138 State Highway 27  | VERY-LOW     |
| P25                | 8166 State Highway 27  | LOW          |
| P26                | 8164 State Highway 27  | LOW          |
| P27                | 8187B State Highway 27 | VERY-LOW     |
| P28                | 8187A State Highway 27 | LOW          |
| P29                | 8224 State Highway 27  | LOW-MODERATE |
| P30                | 4602B State Highway 29 | VERY-LOW     |
| P31                | 4602B State Highway 29 | VERY-LOW     |
| P32                | 4602A State Highway 29 | VERY-LOW     |
| P33                | 8243 State Highway 27  | LOW          |
| P34                | 4599 State Highway 29  | LOW          |
| P35                | 8309 State Highway 27  | VERY-LOW     |
| P36                | 8333A State Highway 27 | LOW          |
| P37                | 8333B State Highway 27 | LOW          |
| P38                | 8351 State Highway 27  | LOW          |
| P39                | 8379 State Highway 27  | MODERATE     |
| P40                | 792 State Highway 27   | MODERATE     |
| P41                | 22 Gore Road           | LOW          |
| P42                | 32 Gore Road           | HIGH         |
| P43                | 34 Gore Road           | HIGH         |
| P44                | 70A Gore Road          | HIGH         |
| P40                | 677 State Highway 27   | LOW          |
| P47                | 8379 State Highway 27  | LOW          |
| P47                | 790 State Highway 27   | LOW          |
| P48                | 750 State Highway 27   | LOW          |
| P49                | 748B State Highway 27  | LOW          |
| P50                | 748A State Highway 27  | LOW          |
| P51                | 748 State Highway 27   | LOW          |
| P53                | 70B Gore Road          | HIGH         |

## Summary of Ratings

### Proposed Hinuera Solar Farm

Prepared for  
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FOR CONSENT

05 August 2025

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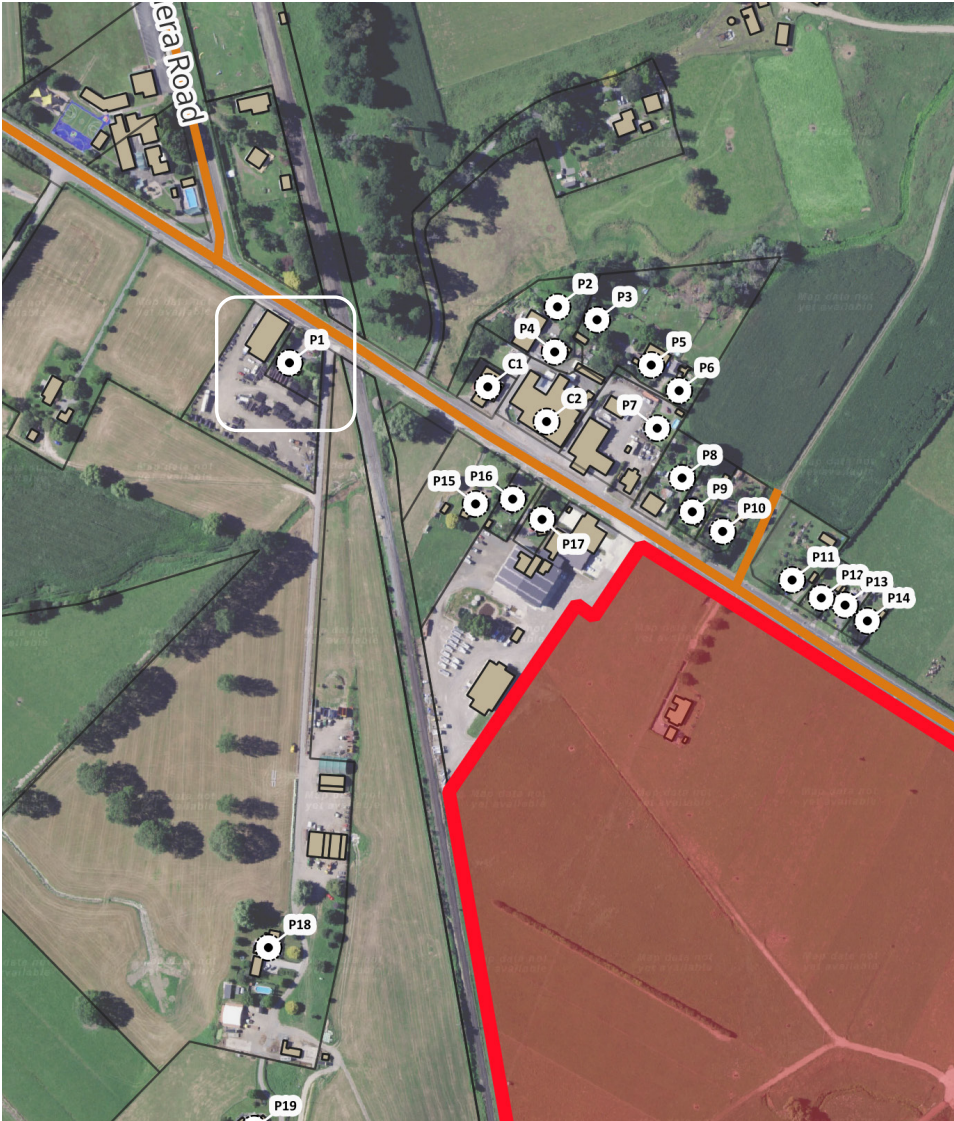
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Location Map not to scale

Notes:

Dwelling is located to north of site on opposite side of railway line. A 1.8m tall corrugated iron fence and dense planting screens views towards the site, as well as a garage and shed in the yard area of the dwelling, and a variety of middle-ground buildings and activity on the opposite side of the railway line.

Unlikely any solar panels will be visible from this property.

Rating: **VERY-LOW**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Location Map not to scale

Notes:

Series of dwellings located at rear of a row of commercial buildings, accessed via a long driveway through these buildings.

Likely very limited views of the proposal site.

Rating: **VERY-LOW**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Location Map not to scale



Notes:

Dwelling is located at the rear of the section, behind a shed and small commercial annex. Property is surrounded by dense planting and difficult to see from the road.

Some limited snapshot views of the northern part of the site may be visible, easily mitigated with boundary vegetation.

Rating: **LOW**

With planting on site boundary, rating would be VERY-LOW.

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

Prepared for  
**Harmony**

FOR CONSENT

05 August 2025

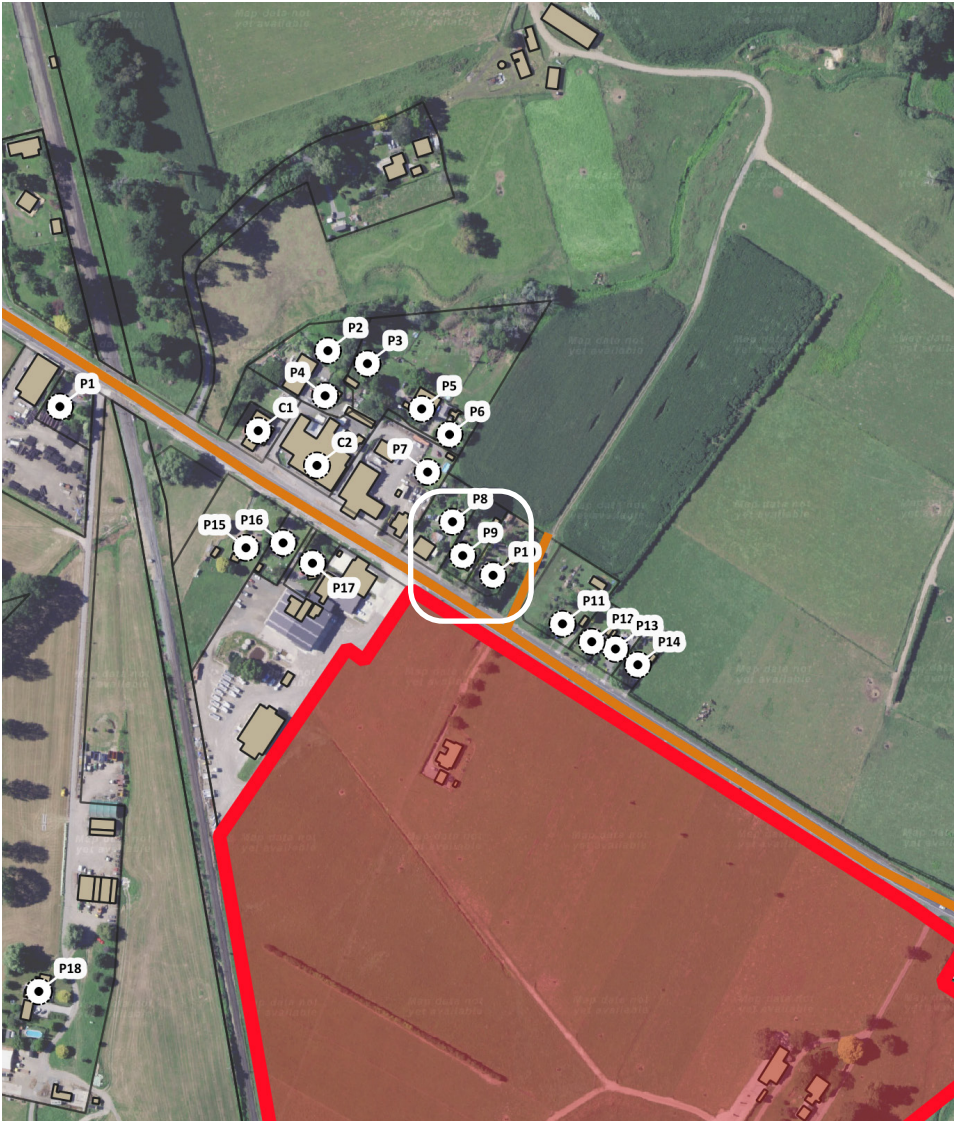
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**Sheet 06**

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Location Map not to scale



Notes:

Dwelling is located directly on the State Highway, but sheilded somewhat by a tall, dense hedge on the front boundary. Other amenity trees are located in the front garden.

No living areas immediately visible from the road, likely these are on the eastern side of the dwelling.

Views of the solar farm would be very limited.

Rating: **LOW**

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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FOR CONSENT

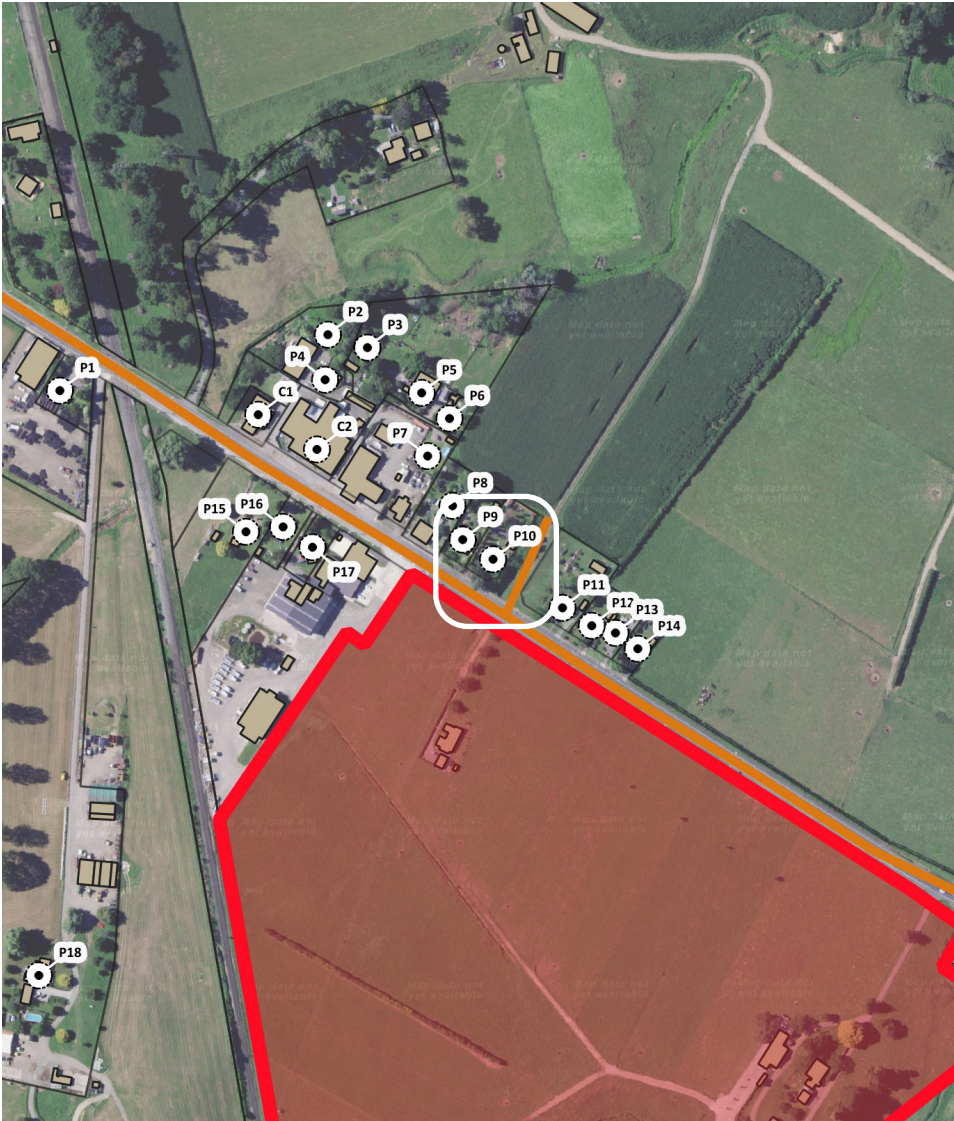
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Location Map not to scale

Notes:

Dwelling is located directly on the State Highway, but sheilded somewhat by a tall, dense hedge on the front boundary. Other amenity trees are located in the front garden.

No living areas immediately visible from the road, likely these are on the eastern side of the dwelling.

Views of the solar farm would be very limited.

Rating: **LOW**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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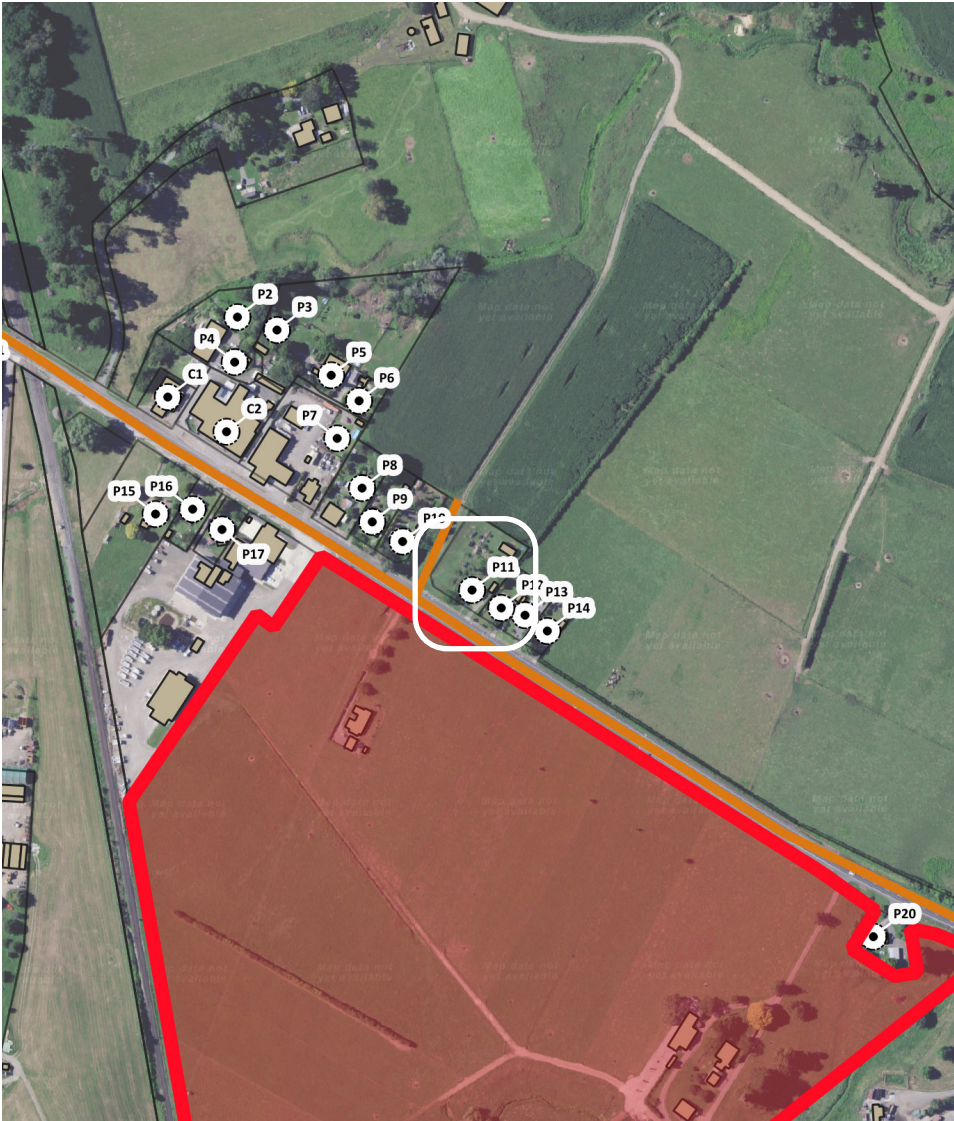
**Sheet 08**

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Location Map not to scale



Notes:

Dwelling is located directly on the State Highway and has very open views across the highway to the site.

No living areas immediately visible from the road, likely these are on the eastern side of the dwelling.

There would be reasonably open views to the northern part of the site, although these are compromised by the busy road.

Rating: **LOW-MODERATE**

With vegetation mitigation on the boundary, effects rating would reduce to LOW.

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

Prepared for  
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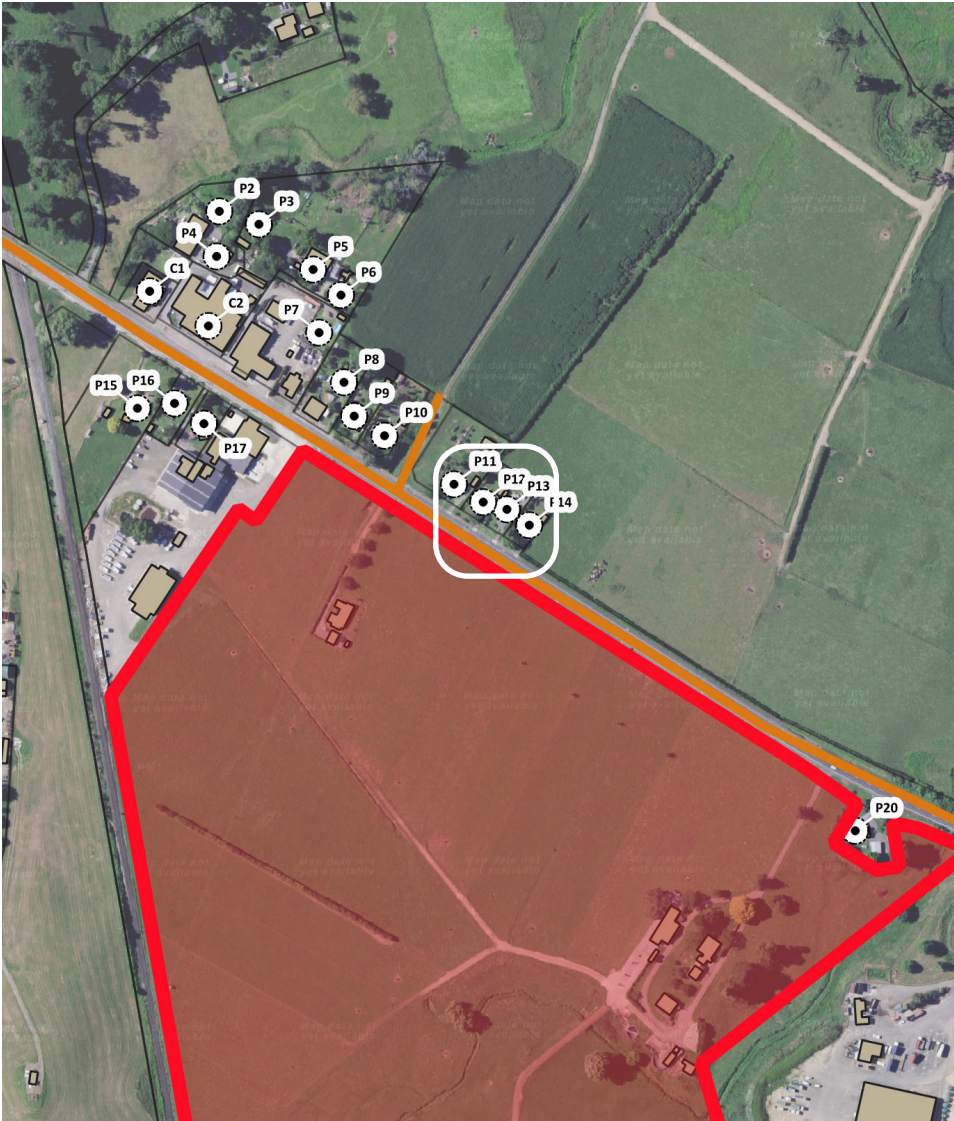
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Location Map not to scale



**Notes:**

Dwelling is located directly on the State Highway and has very open views across the highway to the site.

No living areas immediately visible from the road, likely these are on the eastern side of the dwelling.

There would be reasonably open views to the northern part of the site, although these are compromised by the busy road.

Rating:**LOW-MODERATE**

With vegetation mitigation on the boundary, effects rating would reduce to LOW.

**Residential Dwelling  
Field Sheet**

**Proposed Hinuera  
Solar Farm**

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Location Map not to scale



Notes:

Dwelling is located directly on the State Highway and has very open views across the highway to the site.

No living areas immediately visible from the road, likely these are on the eastern side of the dwelling.

There would be reasonably open views to the northern part of the site, although these are compromised by the busy road.

Rating:**LOW-MODERATE**

With vegetation mitigation on the boundary, effects rating would reduce to LOW.

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

Prepared for  
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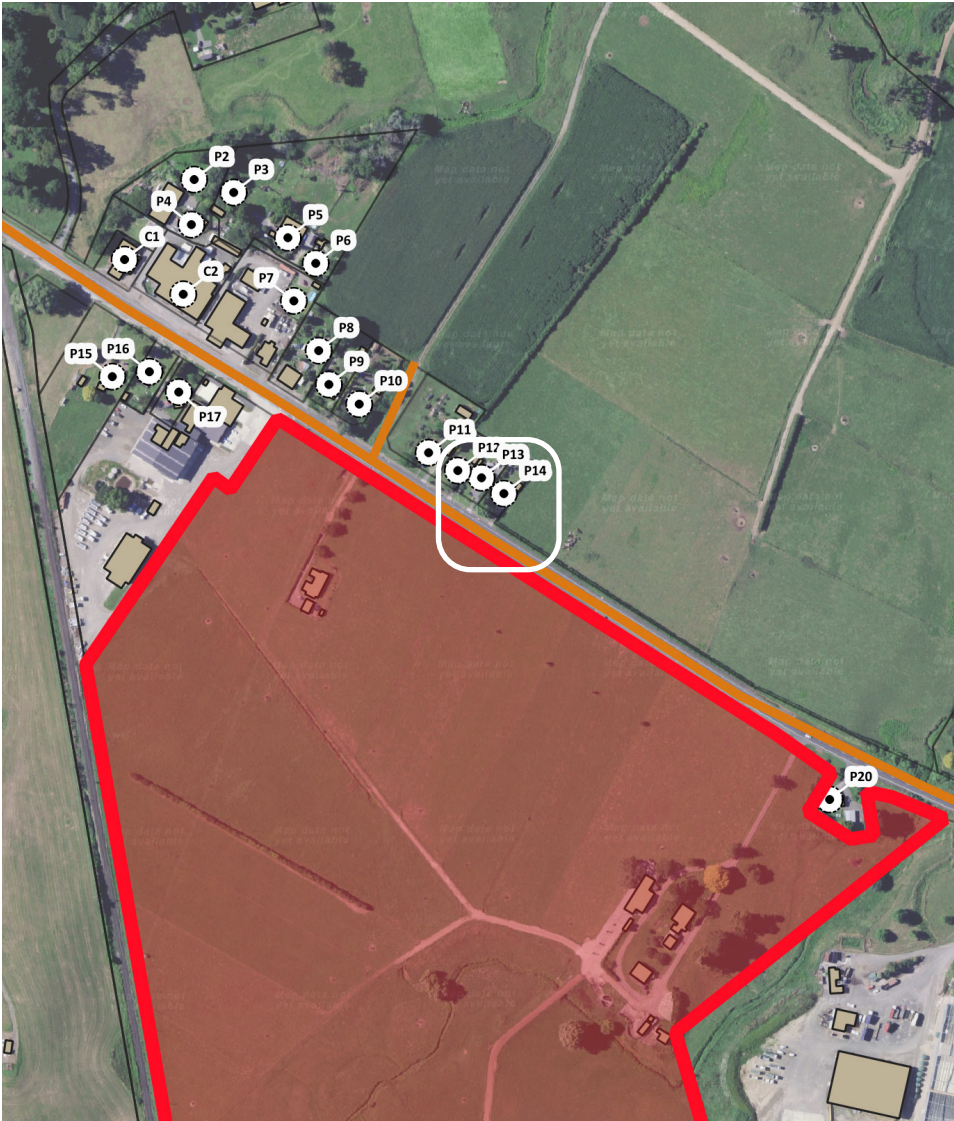
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Location Map not to scale



**Notes:**

Dwelling is located directly on the State Highway and has very open views across the highway to the site. Some limited scrub vegetation provides some buffering of the view.

No living areas immediately visible from the road, likely these are on the eastern side of the dwelling.

There would be reasonably open views to the northern part of the site, although these are compromised by the busy road.

Rating: **LOW-MODERATE**

With vegetation mitigation on the boundary, effects rating would reduce to LOW.

**Residential Dwelling  
Field Sheet**

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**Proposed Hinuera  
Solar Farm**

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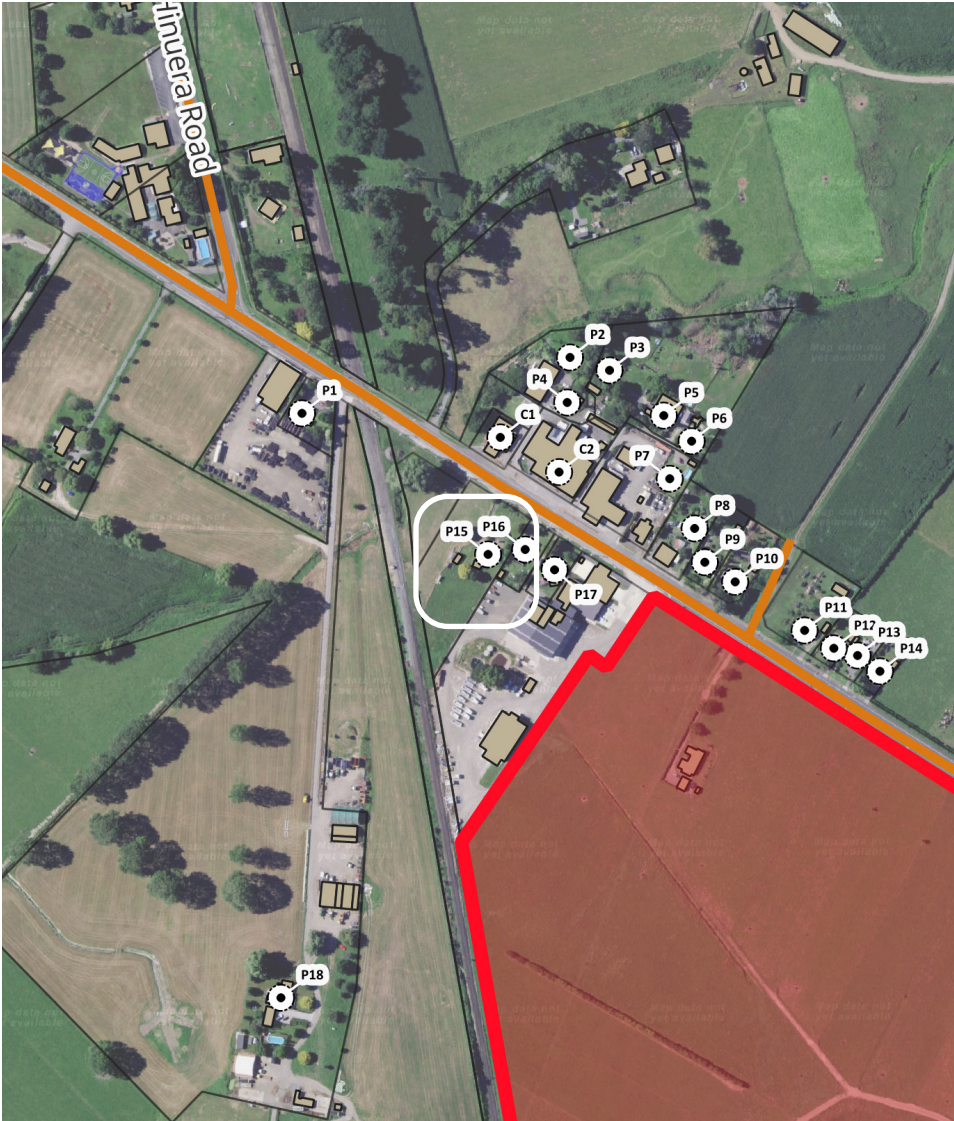
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**Sheet 12**





Location Map not to scale



Notes:

Dwelling located on the northern side of a commercial/ industrial site that contains a number of very large, very tall buildings.

There would be no views of the proposal from this dwelling.

Rating: **VERY-LOW**

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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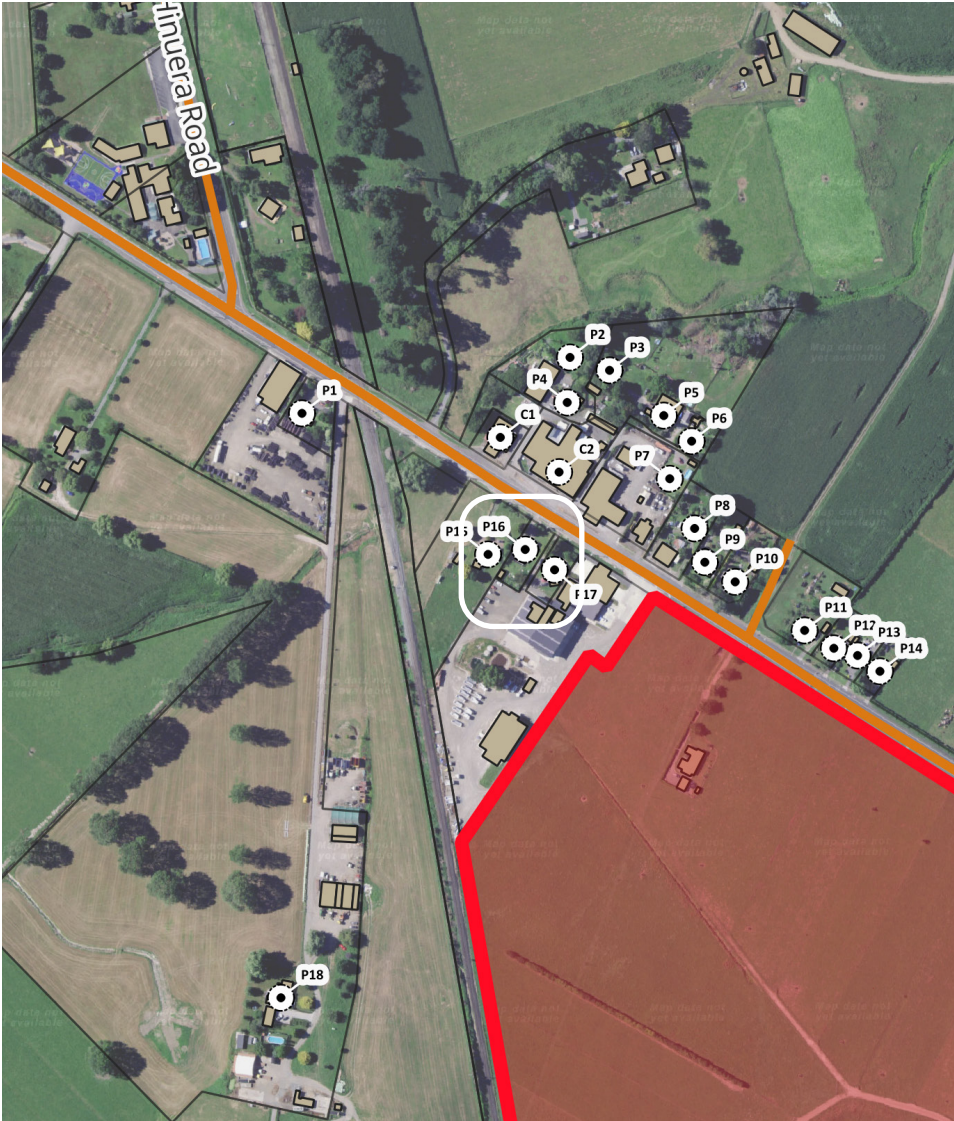
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**Sheet 13**





Location Map not to scale



Notes:

Dwelling located on the northern side of a commercial/ industrial site that contains a number of very large, very tall buildings.

There would be no views of the proposal from this dwelling.

Rating: **VERY-LOW**

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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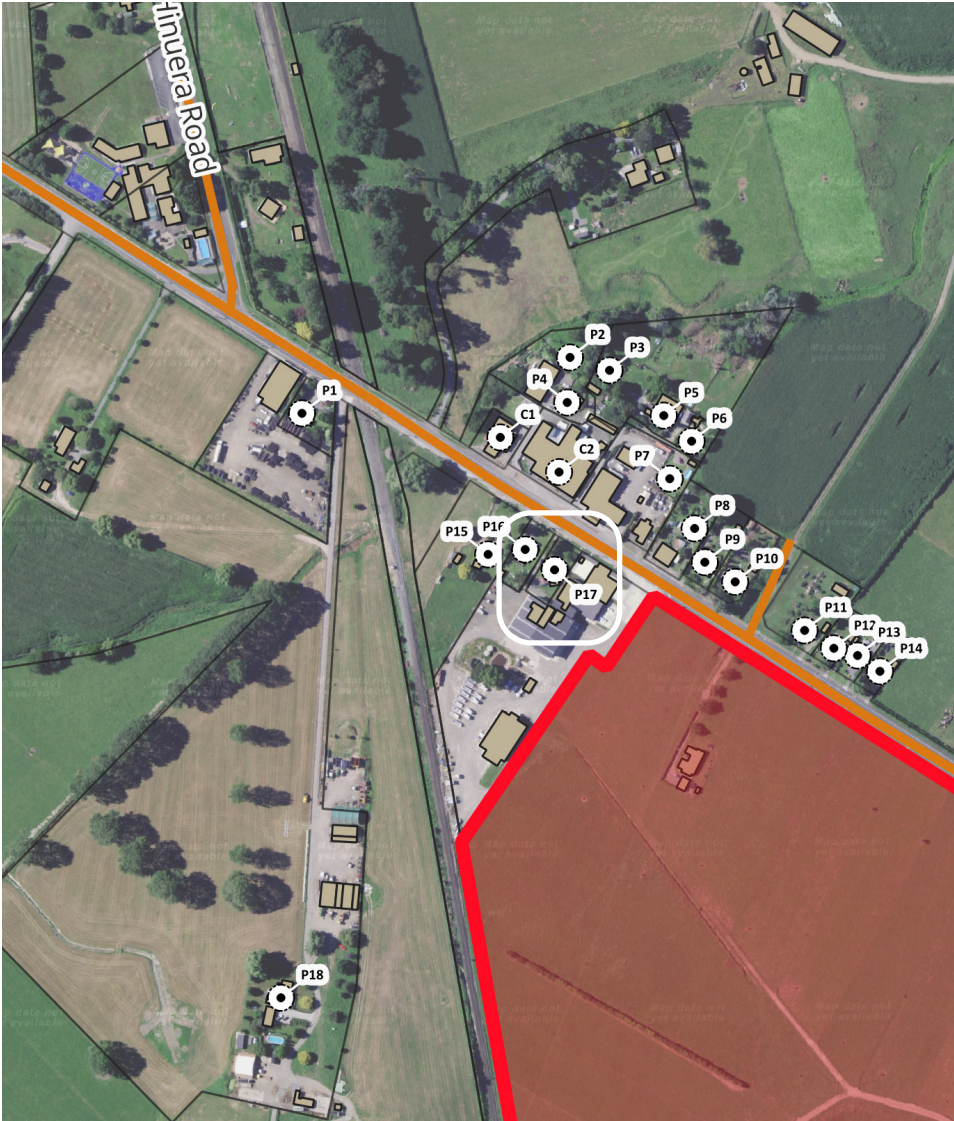
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Location Map not to scale



Notes:

Dwelling located on the northern side of a commercial/ industrial site that contains a number of very large, very tall buildings.

There would be no views of the proposal from this dwelling.

Rating: **VERY-LOW**

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Location Map not to scale

Notes:

Two storey dwelling nestled into the side of a small hill, to the north of the proposal site. General orientation of dwelling is to the northeast, with living spaces evident on the northern side.

Likely there will be some snapshot views to the northern part of the proposal, and the dwelling was visible from the site in this area. However, views are partially restricted by mature vegetation around the dwelling, and are not in the main aspect.

Due to the slight elevation, mitigation planting around the site unlikely to be effective, especially given such planting would be on northern boundary and as such needs to be low in height.

Rating: **LOW-MODERATE**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Location Map not to scale

Notes:

Property located down a long drive and difficult to see from the road. It is situated on the northern side of a small hill and is largely invisible from the site, although potentially a view of the northern most corner might be possible, and from the driveway.

Likely that most views from the dwelling are to the north, not of the site.

Rating: **LOW**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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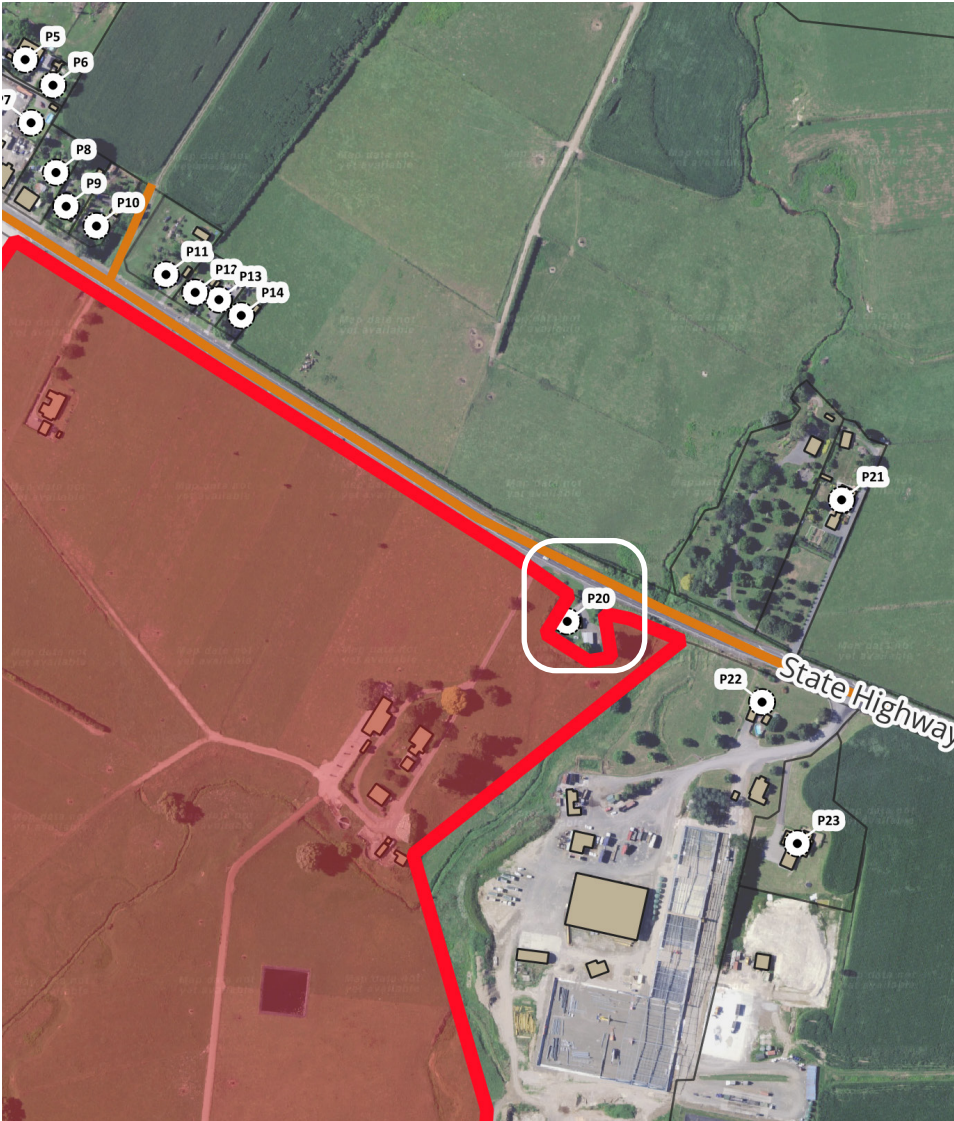
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Location Map not to scale



Notes:

Dwelling is located directly adjacent to the main highway, and is tucked behind dense boundary hedges and amenity vegetation.

To the rear of the property is a large industrial/commercial facility with various large sheds and outdoor storage activity.

Potentially some views of the northern area of the solar farm, but these would be very limited even though the site surrounds the property.

Rating: **LOW**

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Landscape Planning & Strategy





Location Map not to scale

Notes:

Property is located down a long driveway back from the road. Various hedges and amenity planting provide screening of the road, although there may be some views to the southeast towards a corner of the solar farm.

Living areas for this property most likely on the northern and eastern sides where the garden is established.

Rating: **LOW**

Potentially planting around the solar farm would reduce effects on this property to VERY-LOW.



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

Prepared for  
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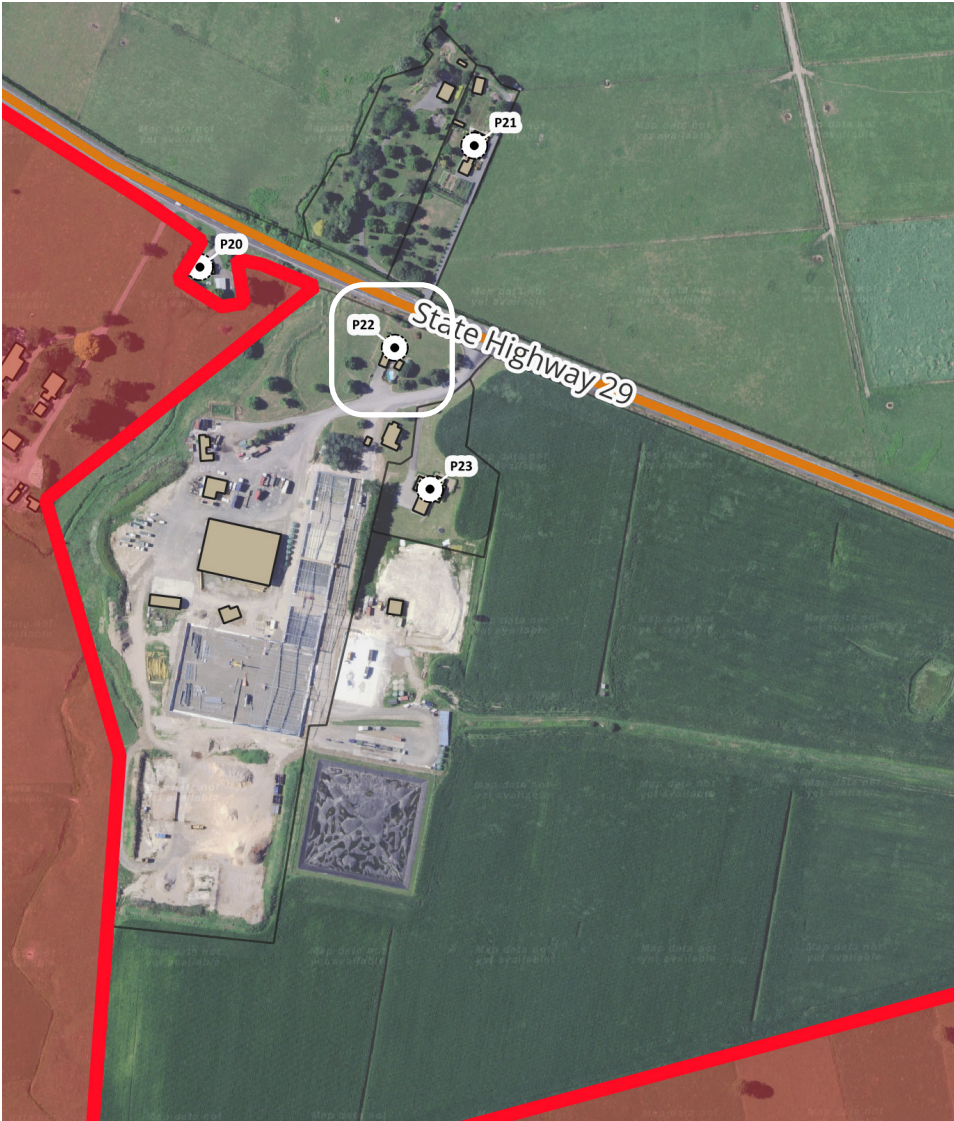
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Location Map not to scale

Notes:

Single storey dwelling located directly adjacent to the state highway, and on the same property as a large industrial/commercial operation.

Experiences very open views of the road, but some amenity planting around the side and rear would somewhat restrict views to the site. There is also some low bunding alongside the driveway which has been planted with various native species.

There may be some views to the northern area, although these would be restricted by other buildings and vegetation.

Rating: **LOW-MODERATE**

If the southern corner of the northern portion of the site was planted, effects would reduce to VERY-LOW.



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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FOR CONSENT

05 August 2025

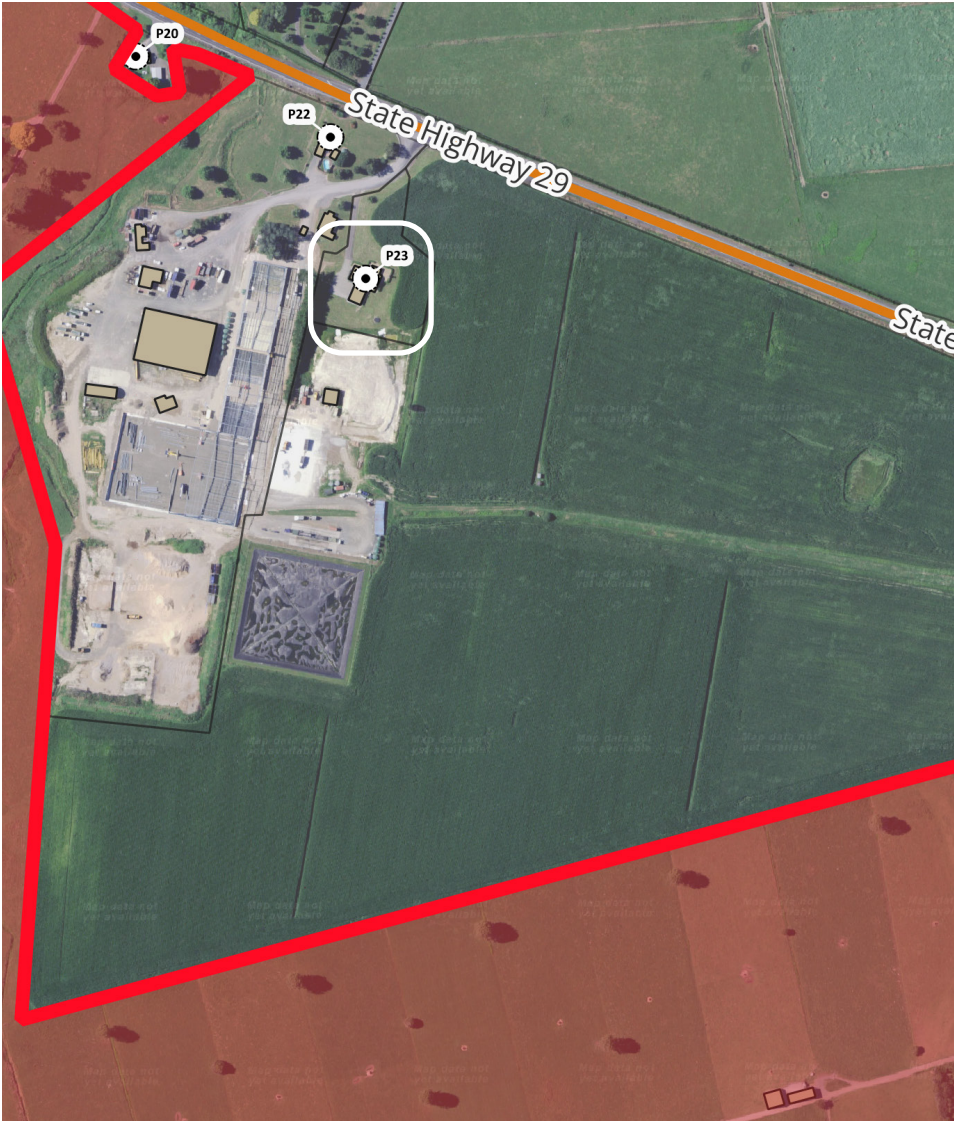
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Location Map not to scale

Notes:

Single storey dwelling located directly adjacent to the state highway, and on the same property as a large industrial/commercial operation. Experiences very open views of the road, but some amenity planting around the side and rear would somewhat restrict views to the site. There is also some low bunding alongside the driveway which has been planted with various native species.

Potentially some views of panels from the rear of the property over the top of the bund, but this will diminish as plants grow.

Rating: **LOW**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Location Map not to scale



Notes:

Dwelling is located some distance from the proposal and appears to be generally orientated to the north, away from the proposal. Dense vegetation is also located around the house, although there are open views in the general direction of the site.

Likely some views might be possible, but they would be relatively limited and in the background.

Rating:**VERY-LOW**

With mitigation planting, effects on this property would reduce to VERY-LOW.

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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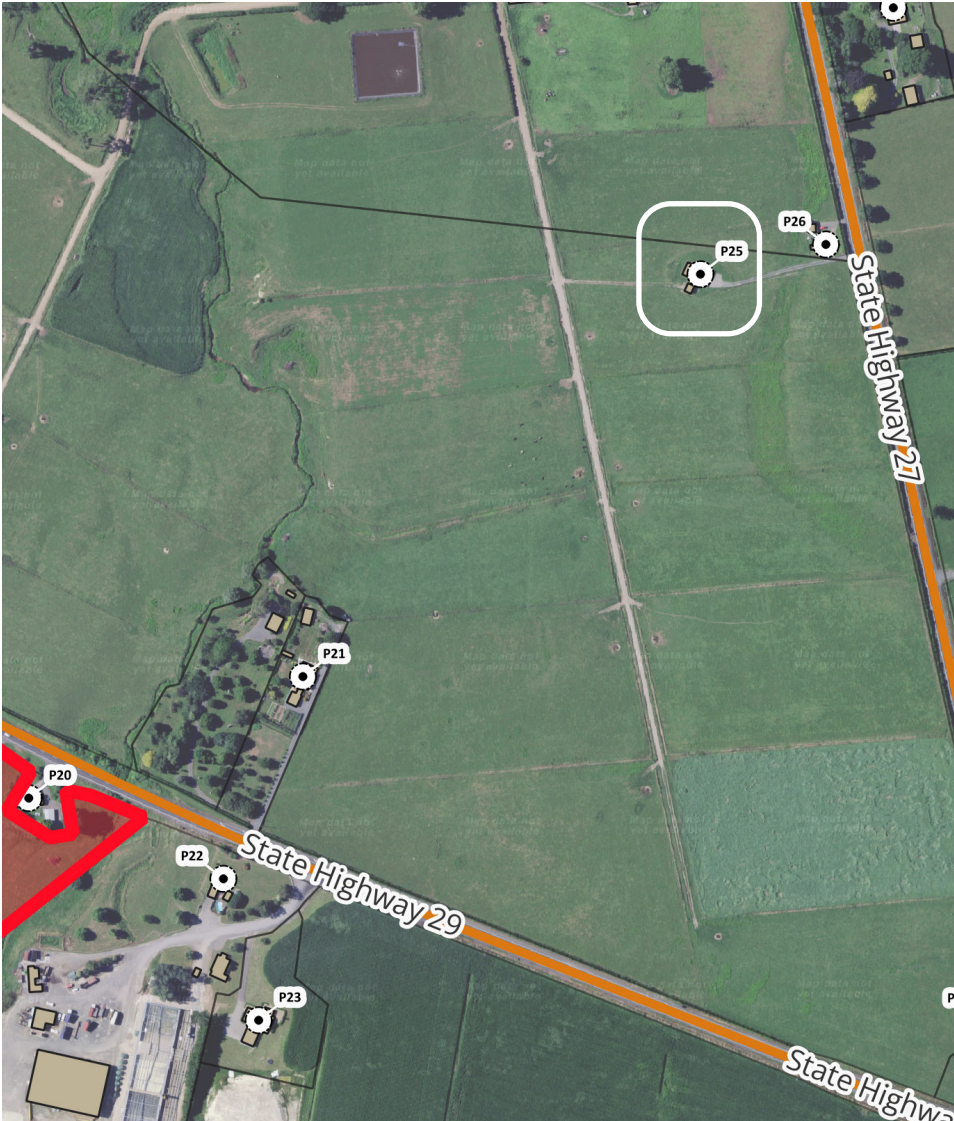
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Location Map not to scale

Notes:

Dwelling is located in the middle of a large paddock, with relatively open views in most directions. A garage sits on the southern side.

Living areas appear to be to the north, but there is also a verandah around the eastern side, from which views to the site may be possible. However, the property is located some distance away.

Rating: **LOW**

With mitigation planting, effects on this property would reduce to VERY-LOW.



Residential Dwelling  
Field Sheet

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Proposed Hinuera  
Solar Farm

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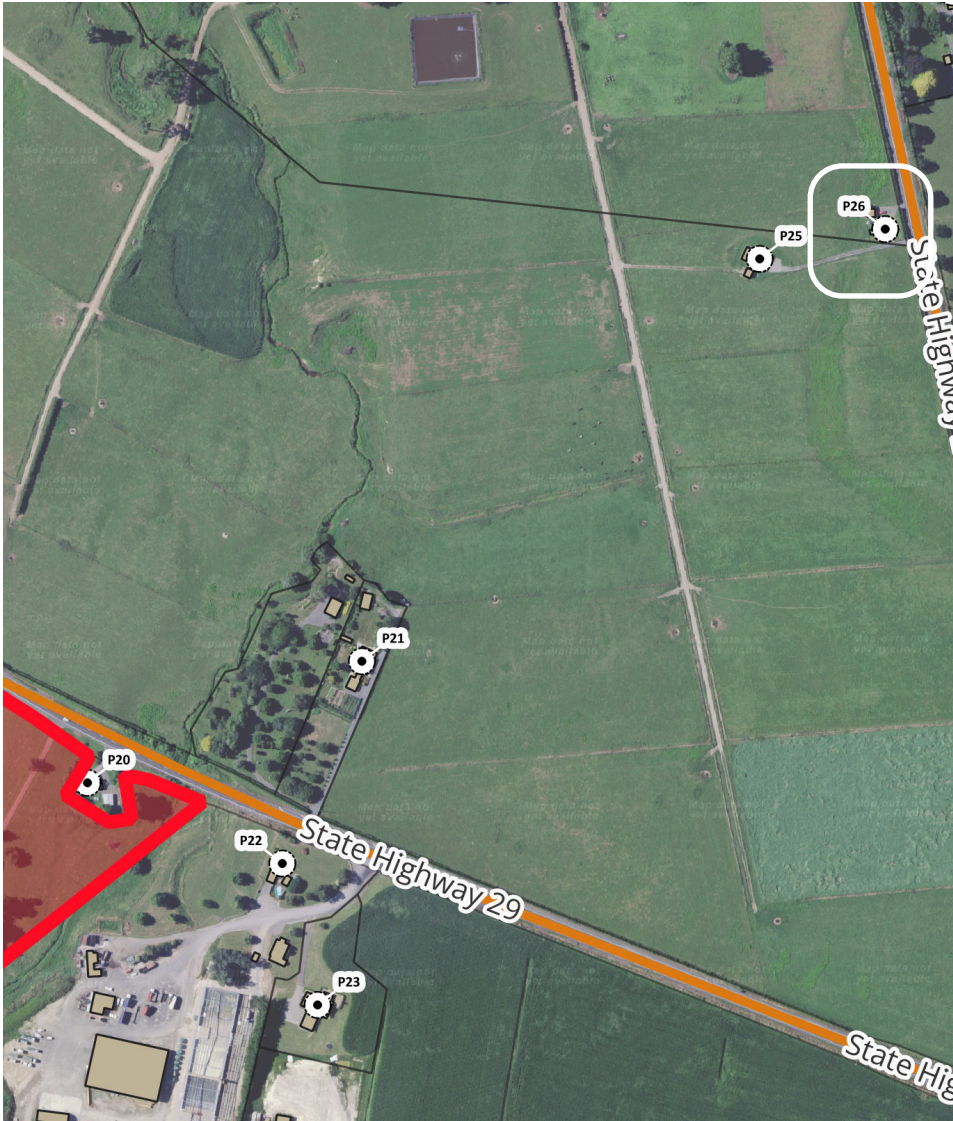
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Location Map not to scale



**Notes:**

Dwelling is located at the edge of a large paddock, with relatively open views in most directions.

Living areas appear to be to the west, from which views to the site may be possible. However, the property is located some distance away.

Rating: **LOW**

With mitigation planting, effects on this property would reduce to VERY-LOW.

**Residential Dwelling  
Field Sheet**

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**Proposed Hinuera  
Solar Farm**

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**Harmony**

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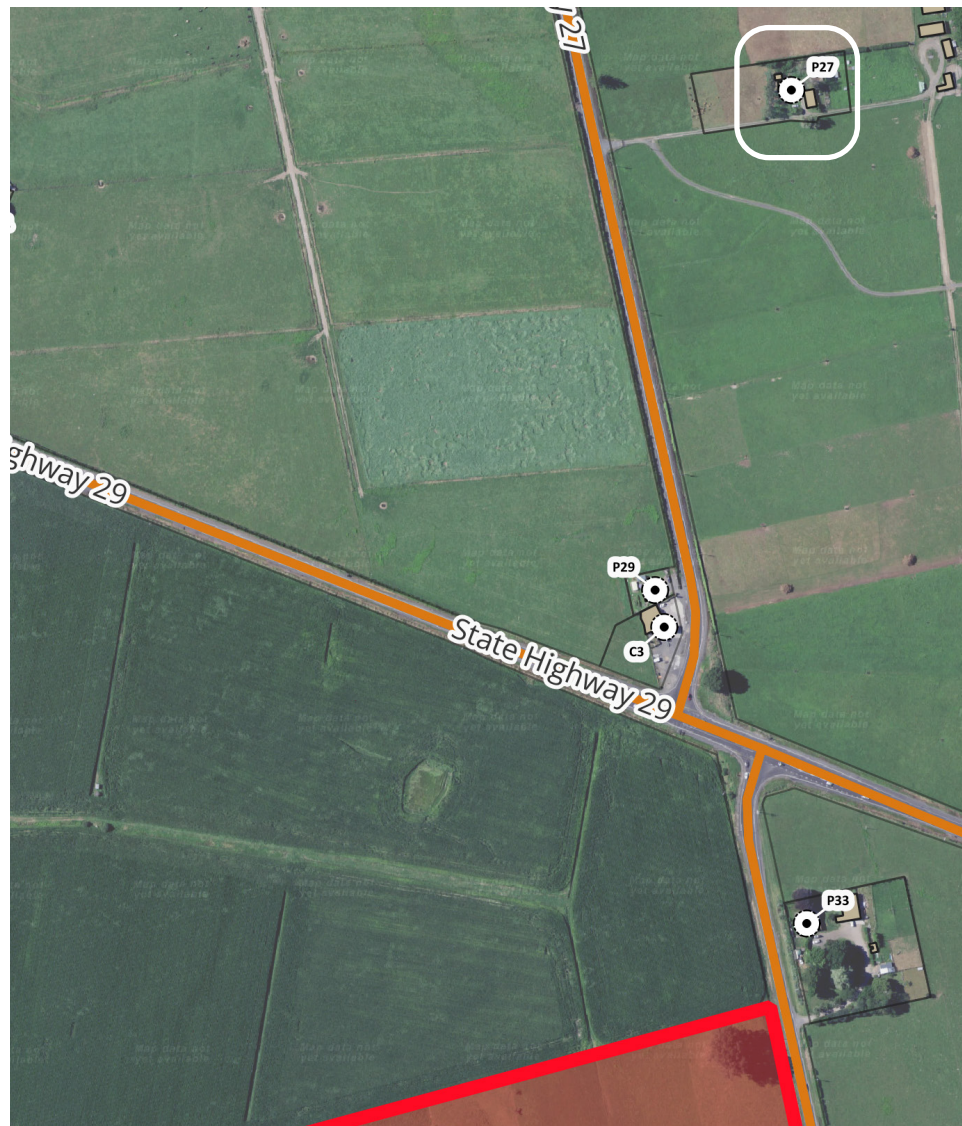
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**Sheet 24**





Location Map not to scale

Notes:

Dwelling located on opposite side of SH27 and tucked into vegetation. Potentially will have longer range views to the panels from the outdoor area, but unlikely from inside the dwelling. Also compromised by middle-ground buildings and vegetation.

Rating: **VERY-LOW**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Location Map not to scale

Notes:

Dwelling located on a small knoll with wide reaching views in most directions. Main living area appears to be towards the north, but there are likely to be some more open and elevated views towards the proposal which are only partially screened by garden vegetation.

From this location potentially the northern and southern parts of the proposal will be visible, at some distance.

Rating: **LOW**



Photo 0853

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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FOR CONSENT

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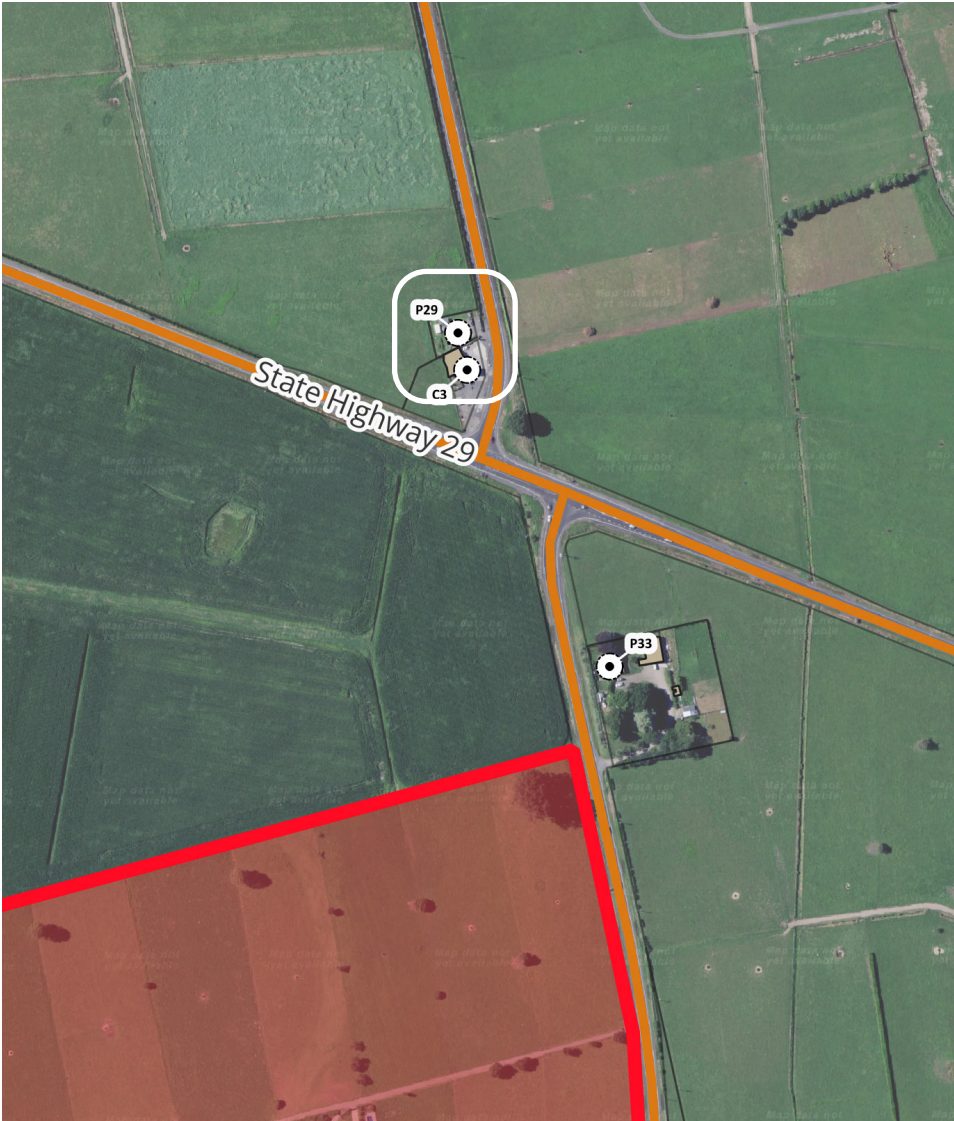
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Location Map not to scale



Notes:

Dwelling is located directly behind the service station. It has open views to the west towards the site, but these are compromised by the road and other rural activity. Views to the south are screened by the service station.

Living areas appear to be on the northern side, with only a bedroom and bathroom facing towards the site.

RATING: **LOW-MODERATE**

Mitigation planting would reduce this property to LOW.

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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Location Map not to scale

Notes:

Cluster of three dwellings to the northeast of the proposal.

All three properties are surrounded by vegetation and other buildings/sheds, and have limited views towards the site despite being slightly elevated.

There may potentially be some snapshots to the southern portion of the site, but this is some distance away on the other side of two highways.

Rating: **VERY-LOW**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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05 August 2025

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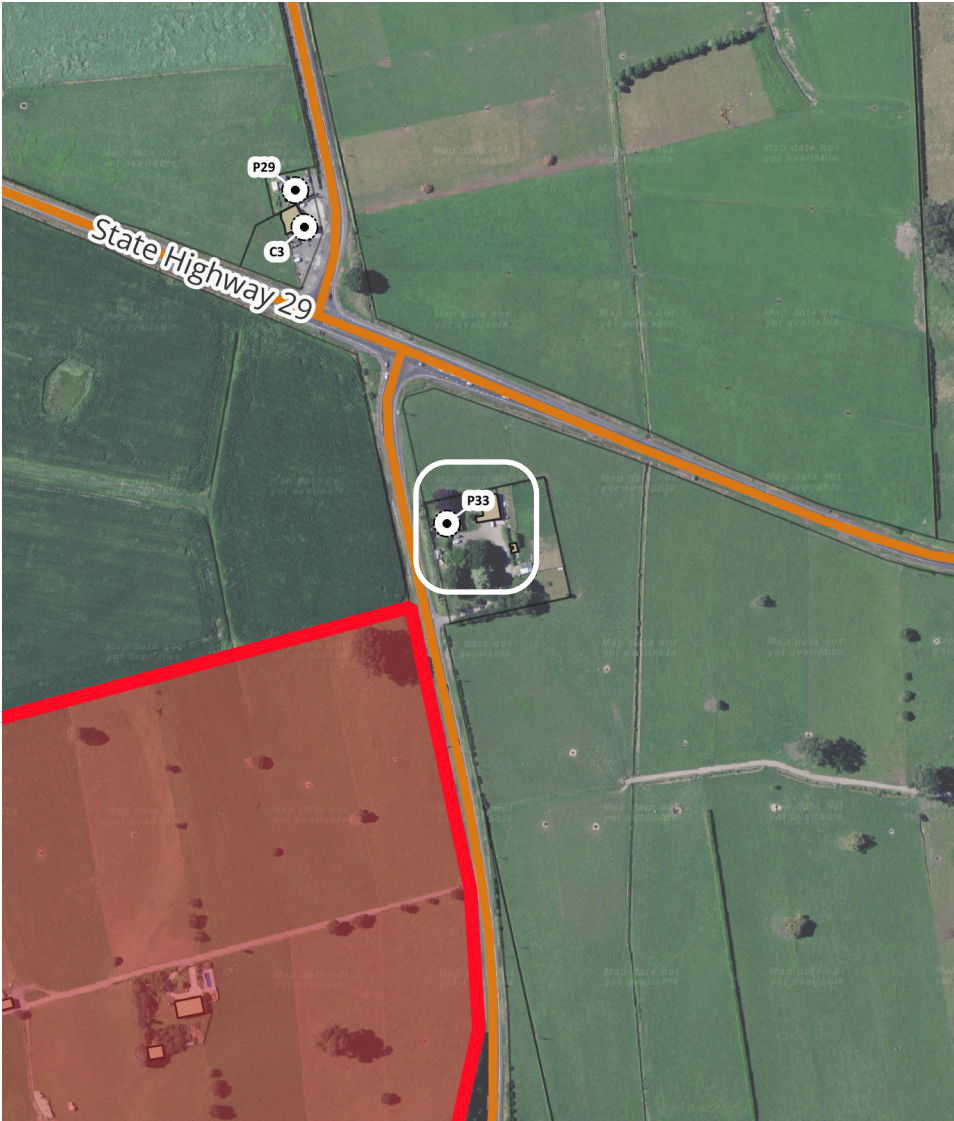
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Location Map not to scale



Notes:

Dwelling is elevated on a small knoll, directly above the highway near to the busy intersection. A tall corrugated iron fence together with amenity planting screens most outward views. It is evident that the garage and vehicle areas are on the western side in the direction of the site.

Views outward from this property are very limited.

Rating: **LOW**

Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

Prepared for  
**Harmony**

FOR CONSENT

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Location Map not to scale



**Notes:**

Dwelling is elevated on a small knoll and has generally wide views in most directions. Some amenity planting is located on the northern side.

Views to the site would be possible, but it is somewhat distant and partially screened by elevated landforms to the west of SH27.

Rating: **LOW**

**Residential Dwelling  
Field Sheet**

**Proposed Hinuera  
Solar Farm**

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Location Map not to scale

Notes:

Views of the site are fully restricted by the elevated landform on the western side of SH27.

Rating: **VERY-LOW**



Photo 0874

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Location Map not to scale

Notes:

Cluster of three houses that are each located within amenity vegetation. Appear to have living spaces to the north, however there are some open views to the west.

Views of panels are unlikely due to the elevated landform of the site directly adjacent to SH27, although there may be a snapshot to the northwest and southwest corners, although both will be compromised by middle-ground mature trees.

Rating: **LOW**



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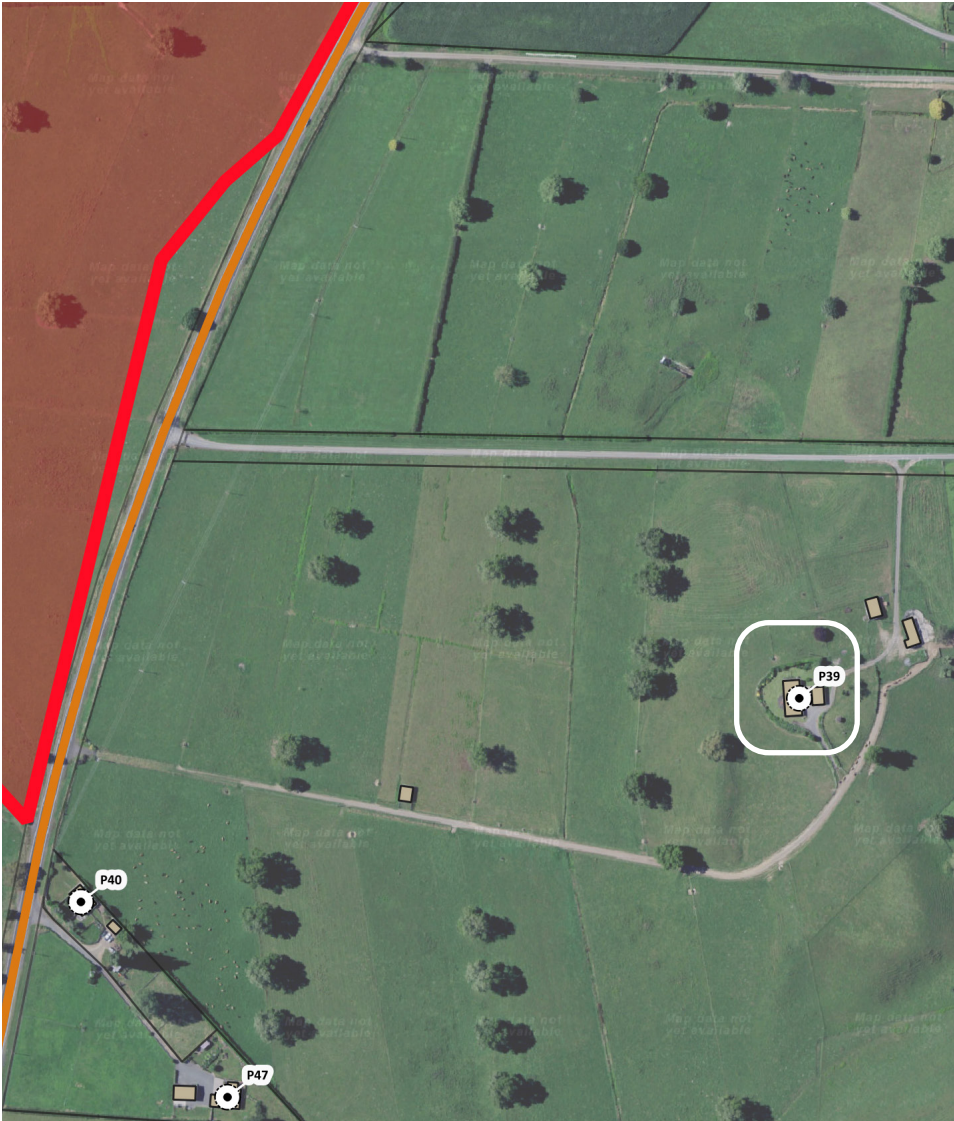
**Sheet 32**

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Location Map not to scale

Notes:

Dwelling is located on top of a relatively tall knoll which provides commanding views in most directions. However, dense hedging is located around most sides of the property, although is lighter on the western side towards the proposal.

Views towards the site would be somewhat restricted by tall trees in the middle-ground, however it is likely that views of the solar farm would be somewhat extensive when viewed from the edge of the garden. Potentially the proposal would not be seen from the dwelling itself as it is set back from the edge.

Rating: **MODERATE**



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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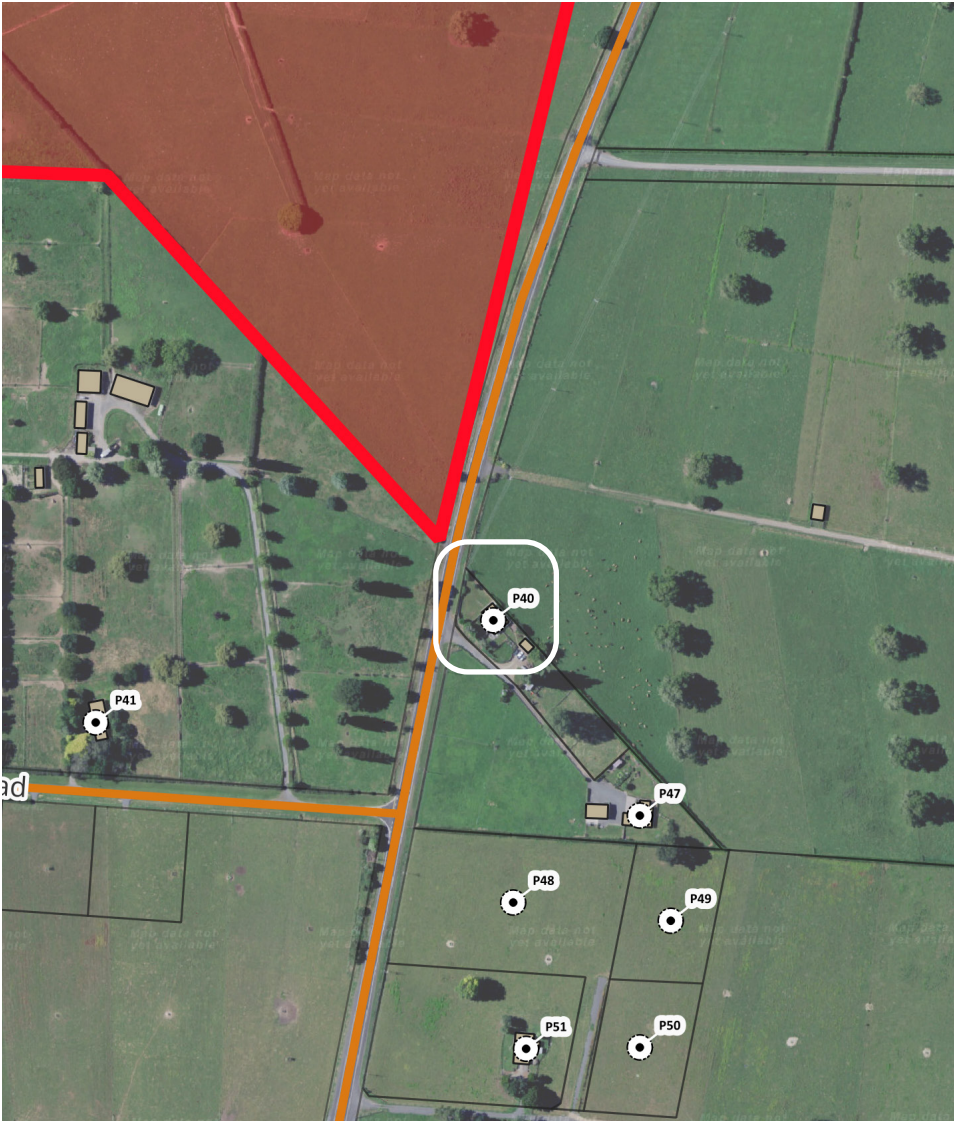
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Location Map not to scale

Notes:

Single storey bungalow located directly adjacent and slightly below SH27, opposite the southern corner of the site. Dwelling is orientated to northwest and fences are located along road, but there would likely be oblique views of the solar farm from the dwelling and outdoor living areas, however these are slightly compromised by the presence of the road.

Rating: **MODERATE**

Planting on the boundary of the site would reduce effects to LOW.



Residential Dwelling  
Field Sheet

Proposed Hinuera  
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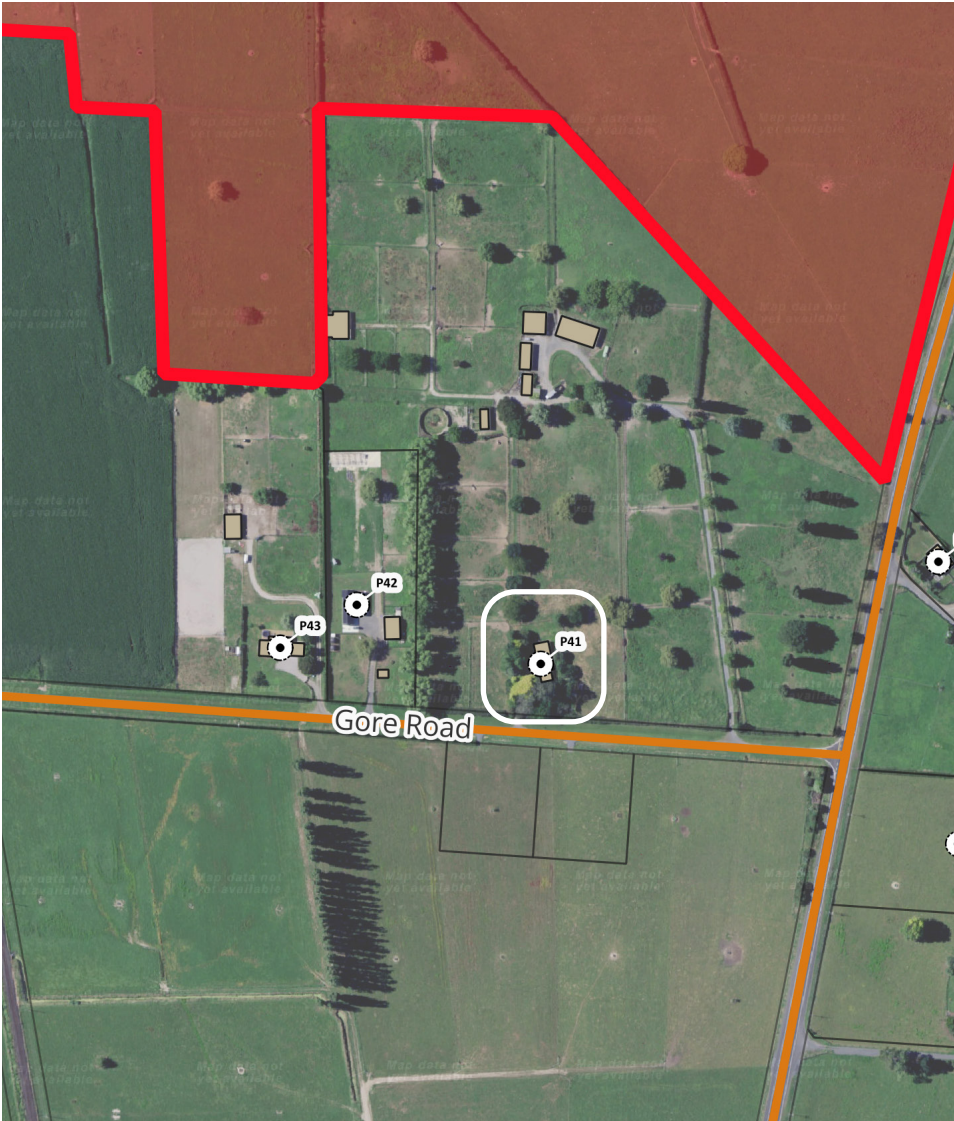
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Location Map not to scale

Notes:

The dwelling for this property is tucked into dense vegetation and separated from the site by other properties which also include dense vegetation.

It is unlikely that the proposal will be visible from this dwelling, although there may be some views from the wider property.

Rating: **LOW**

Planting on the boundary of the site would reduce effects to VERY-LOW.



Residential Dwelling  
Field Sheet

Proposed Hinuera  
Solar Farm

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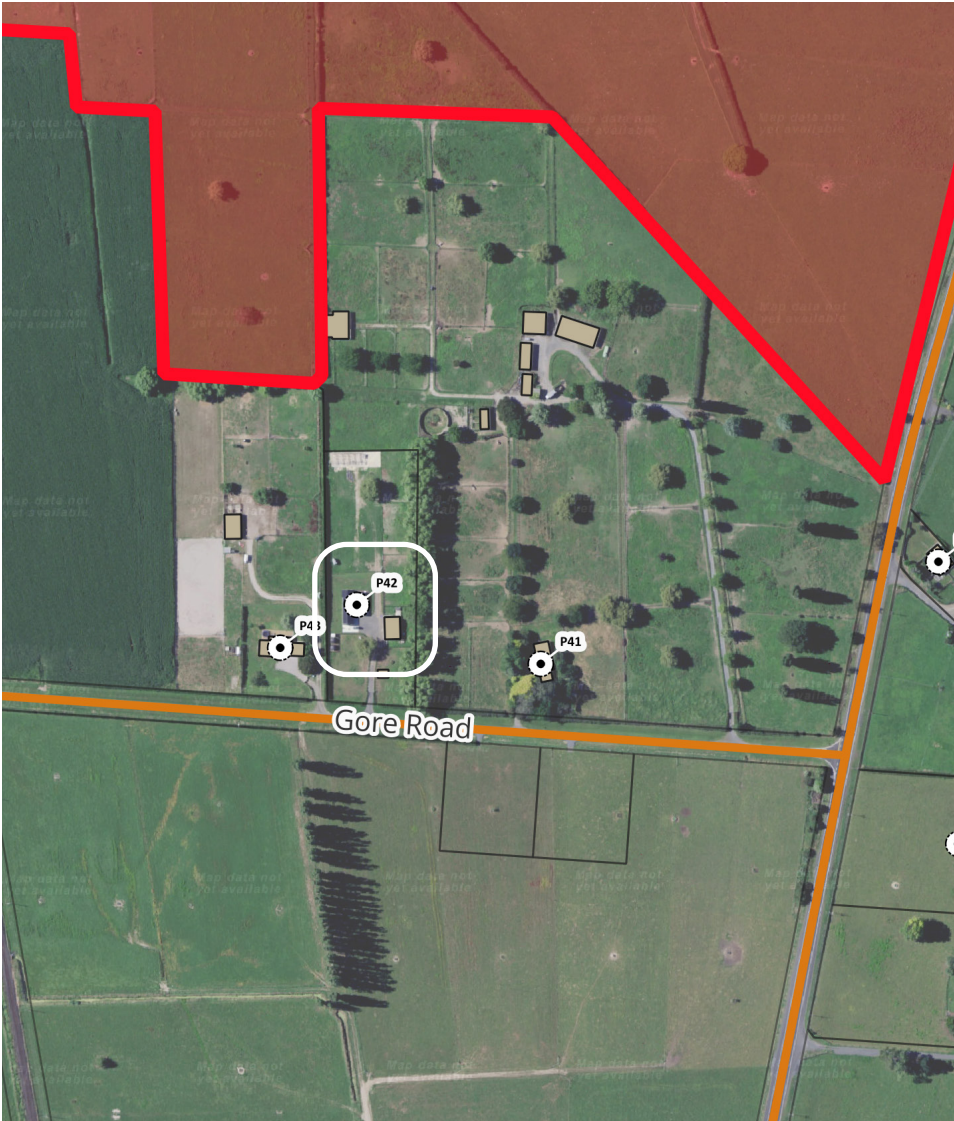
**Sheet 35**

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Location Map not to scale

Notes:

This dwelling is located on a small lifestyle section that includes some boundary planting, but what appears to be relatively open views towards the southern end of the proposal. Views from the dwelling itself might be more compromised, but as the property essentially borders the site, it is likely there will be more extensive views from the garden.

Rating: **HIGH**

Boundary planting around the site could be very effective in this location, especially if it were combined with a boundary setback and could reduce effects to LOW.



Residential Dwelling  
Field Sheet

Proposed Hinuera  
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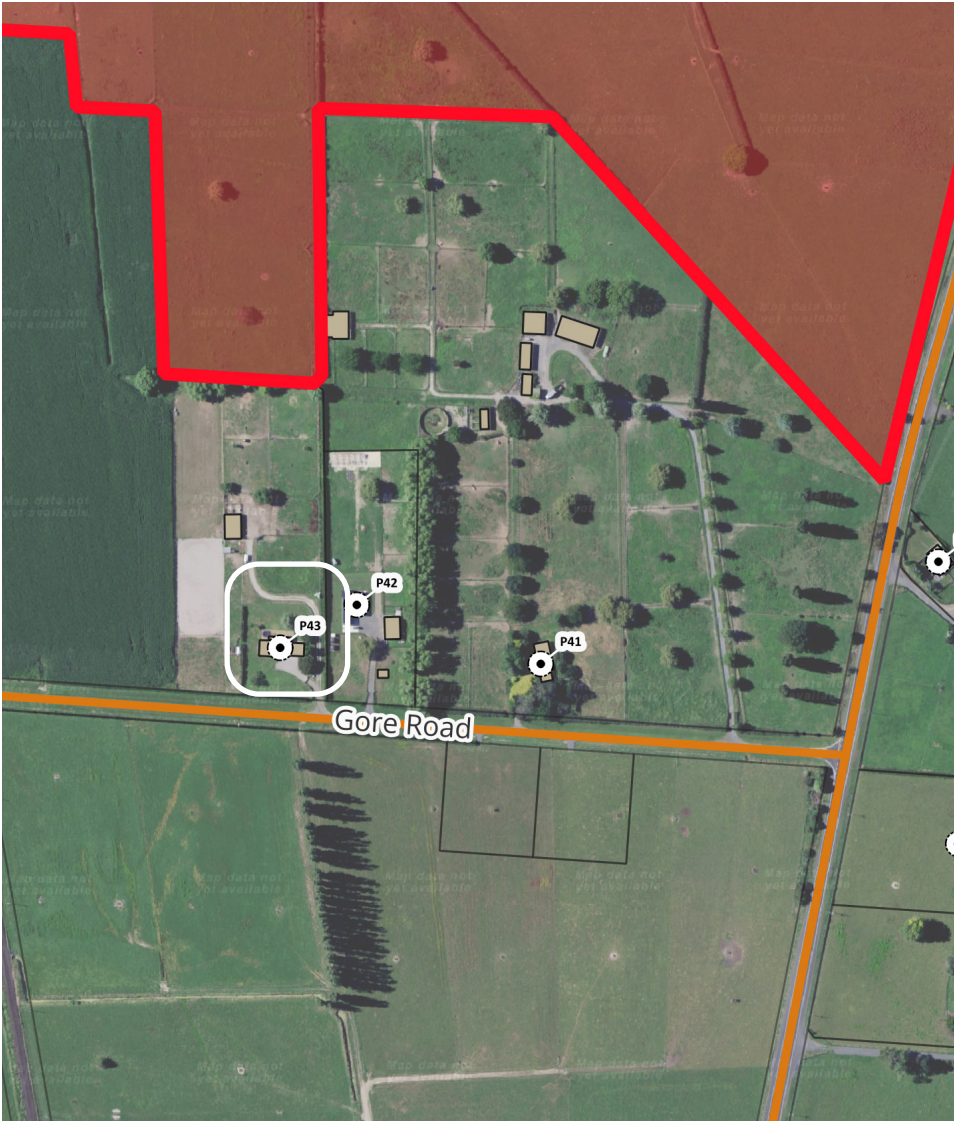
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**Sheet 36**





Location Map not to scale

Notes:

This dwelling is located on a small lifestyle section that includes some boundary planting, but what appears to be relatively open views towards the southern end of the proposal. Views from the dwelling itself might be more compromised, but as the property essentially borders the site, it is likely there will be more extensive views from the garden.

Rating: **HIGH**

Boundary planting around the site could be very effective in this location, especially if it were combined with a boundary setback and could reduce effects to LOW.



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Field Sheet

Proposed Hinuera  
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Location Map not to scale

Notes:

Elevated property, with dwelling located on the side of the low hill. Orientated towards the north, this property would have extensive outward views across the proposal site. First of two houses on same driveway

Rating: **HIGH**

Mitigation would be more difficult to achieve, and would likely have to be near to the dwelling.



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**Sheet 38**

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Location Map not to scale

Notes:

Elevated property, with dwelling located on a low hill. Orientated towards the west, this property would have extensive outward views across the proposal site. Second of two houses on same driveway

Rating: **HIGH**

Mitigation would be more difficult to achieve, and would likely have to be near to the dwelling.



Google Street View Image

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Field Sheet

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Location Map not to scale

**Notes:**

Cluster of five dwellings to the southeast of the proposal.

Although all properties have somewhat open views, the nature of the site means views are of an acute corner, and are also compromised by intervening vegetation and buildings- particularly P40.

P47 may have slightly wider views of the site to the north, but the panels will be set back due to the elevated topography in this location.

Rating: **LOW**

Boundary vegetation would provide mitigation and reduce effects to VERY-LOW.



Google Street View Image

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Field Sheet

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