

Private Plan Change

Landscape Assessment for Private Plan Change Request to the Combined
Wairarapa District Plan
Prepared for Welhom Developments Ltd


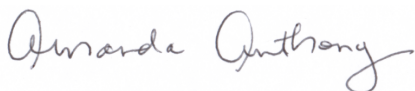




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Cover photograph: [View within the Site looking in a northerly direction towards the existing farm building, © BML, 2022]

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1.0 Introduction and Proposed Re-zoning

Boffa Miskell Limited (BML) has been commissioned to prepare a Landscape and Visual Assessment (LVA) for a Private Plan Change request to Masterton District Council (MDC) by Welhom Developments Limited (Plan Change). The Plan Change relates to an approximately 14.7 ha tract of land (referred to as the Site), located in northern Masterton at Lot 1 DP 69308 Pt Lot 9 DP 65445 LOT 36 DP 429991 Lot 3 DP 516269.

The land is currently zoned Rural – Primary Production within the Combined Wairarapa District Plan (District Plan) and is currently used for light agricultural grazing.

Masterton District Council is currently undertaking a review of its District Plan¹. As part of this, several technical assessments have been undertaken, including on Masterton’s Future Urban Growth Strategy.² The Site is contained within C03 Opaki Road FDA Extension, which is an area identified in the Future Urban Growth Strategy as a potential area for urban development.³

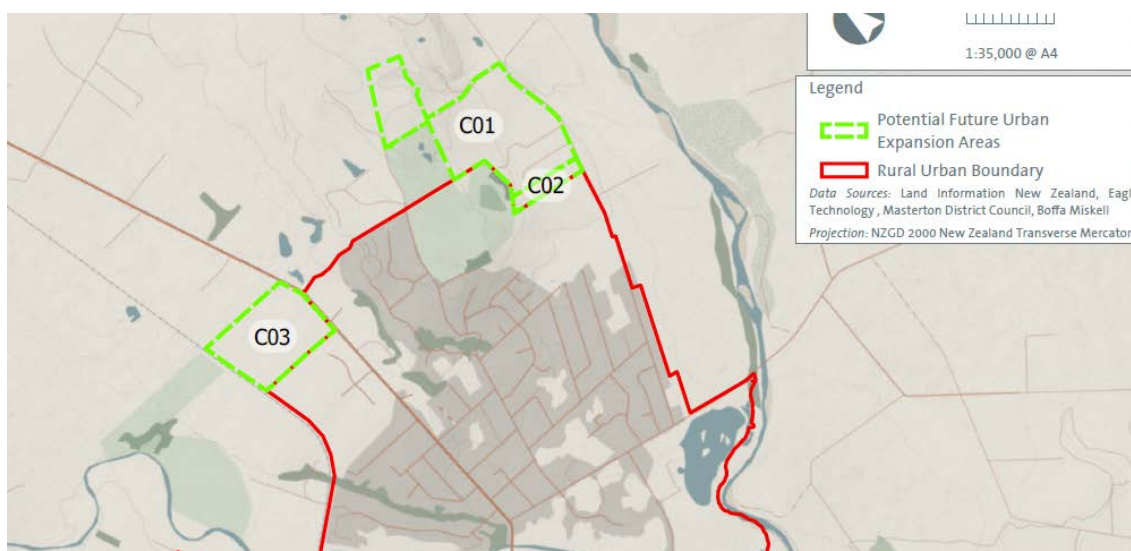


Image 1: Excerpt from Map 5 of the Boffa Miskell Masterton Urban Growth Strategy. The Site is labelled as part of C03.

The Plan Change proposes rezoning the land to Residential, enabling residential development to occur, with amended rules to enable for the establishment and operation of a retirement village. The proposed provisions and Outline Development Plan (ODP) would provide for residential development and allow for a specified area of the site to accommodate a larger main building for a retirement village.

Land to the immediate south of the Site has recently been developed for residential use (referred to as Cashmere Oaks Subdivision) and residential buildings are currently being constructed.

The following Landscape and Visual Assessment assesses the landscape and visual effects of the proposed zoning change on the immediate and surrounding environment character. This

¹ <https://mstn.govt.nz/wp-content/uploads/2021/12/JC-Newsletter-WCDP-Review-031221.pdf>

² Boffa Miskell (2019) Masterton Urban Growth Strategy: Planning for growth to 2043. Prepared for Masterton District Council.

³ Boffa Miskell (2019) Masterton Urban Growth Strategy: Planning for growth to 2043. Prepared for Masterton District Council, page 95 (Map 5).

assessment recognises the potential for a land use change from rural to urban to align with envisioned urban growth strategy of the Masterton District.

2.0 Assessment Methodology

2.1 Methodology - Guidance

This assessment follows the concepts and principles outlined in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*.⁴ A full methodology is outlined in **Appendix 1** of this report. In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high.

2.2 Assessment Process

The assessment involved the following tasks:

- Familiarisation with the Site to be subject of the Plan Change rezoning under the District Plan.
- Review of relevant understandings concerning the Plan Change from Welhom Developments, including access points, setbacks and height limits.
- Desktop analysis of the existing environment and landscape values. This includes a review of relevant information relating to landscape and visual aspects of the Site and surrounding landscape.
- A Site visit was undertaken by Amanda Anthony (Senior Landscape Architect at BML) between the hours of 10am to 12pm on the 8th of March 2022. The weather was partly cloudy with light winds. The Site along with the immediate surrounding residential/rural areas were visited to determine the likely viewing catchment and viewing audiences. Representative photographs are included in **Appendix 2: Graphic Supplement** to illustrate both private and public viewing audiences.
- Review of relevant statutory provisions.
- Assessment of landscape and visual effects.
- Recommendations.

3.0 The Proposal

Welhom Developments Limited seeks to rezone the Site from Rural (Primary Production) to a Residential Zone to enable residential development with provision for a retirement village. An

⁴ *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, [final draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021]

ODP (refer to **Image 2** below) has been prepared which illustrates what the development of the Site could look like. The ODP is proposed to be included as an Appendix to the District Plan.



Image 2: Outline Development Plan illustrating a small, central part of the Site to extend within the 14m height limit.

Access into the Site will be provided from within the Cashmere Oaks Subdivision. Within the Site, the roading network would consist of local roads and shared space laneways.

Under the District Plan, typical densities of new subdivisions under the Residential Zone, within the Masterton area, retain a minimum lot size of 350m² with an average lot size of 400m². The Plan Change seeks to enable a subdivision layout and housing typologies as follows:

- A typical section size of 25 x 16m (400m²) which would provide for a mix of one and two storey, standalone dwellings, with a maximum height of 10m. Based on this, it is anticipated that up to approximately 254 houses could be constructed on the Site⁵.
- Capacity for a discrete, central part of the Site to accommodate higher building heights of up to 14m. The current District Plan has a maximum height limit of 10m so a 4m increase to a central area of the Site is sought.

This is typical of the Residential Zone, with provision for a retirement village. The final form of the Site is subject to detailed design, but it does represent an approximate density of the likely built forms that could be established on the Site. Further controls around setbacks, site coverage and road frontage requirements may change, to a small degree, the number of lots.

All existing planting on Site is proposed to be removed due to required earthworks.

⁵ This has simply been calculated based on the overall hectareage of the site (147,000m²) divided by 400m², minus allowance for roads and lanes.

Overall, the purpose of the Plan Change is to facilitate a functional extension to the Cashmere Oaks Subdivision to the south which would adjust the rural/urban boundary to the north of the Site. The proposed rules and ODP would provide for residential development and enable the ability to accommodate a retirement village, with the potential for buildings within a specified area, to be up to 14m in height.

Further details relating to the Plan Change is provided in the plan change request document.

4.0 Existing Environment

4.1 Site Location and Character

The Site is located approximately 2.2kms north-east of the Masterton township and 175m west of State Highway 2 as shown in **Figure 1** (Appendix 2: Graphic Supplement). Within the *Wairarapa Landscape Study*,⁶ the Site is included within the Masterton Plains Landscape Character Area. Below is a summary of the landscape character area as it relates to the broader context surrounding the Site:

The Masterton (Whakaoriori) Plains character area is defined largely by the intensification of land use patterns, which radiate out from the centre of Masterton. This 'halo' has been subject to increasing development pressure as the town has grown, pushing rural-residential development to the edges of the plains and surrounding foothills.

A number of rivers, such as the Ruamahanga, Waipoua, and Waingawa, flow through the area and have had an important role in shaping the land. The resulting topography is flat to undulating, being characterised by river terraces and alluvial gravel fans. An isolated river terrace immediately north of the town (167m), is distinctive as it provides contrast with the general flatness of the surrounding plains. The Masterton Plains comprises stoney and free-draining gravels. The foothills flanking the plains are moderately steep, and largely comprised of limestone.

The Masterton Plains has a much more diversified and small-scale pattern of land use including vineyards, orchards, olive groves and rural residential allotments. Amenity plantings (ash, oak, pine, willow and poplar) in both the old and newer rural-residential areas have transformed the appearance of these areas, creating park-like settings and a high level of visual amenity.

The broader Site context consists of the Mahunga Golf Course (approximately 40m west of the Site), the Waipoua River (approximately 680m west of the Site) and the Wairarapa Railway line (borders the western Site boundary).

4.1.1 The Site

The Site is approximately 14.7ha in area and zoned Rural – Primary Production (refer to **Figure 2**). The rectangular shaped Site is bound to the north by rural land, to the west by rural-residential allotments, to the south by the Cashmere Oaks residential subdivision and to the west by the Wairarapa Railway line.

⁶ Refer to the Wairarapa Landscape Study pages 30-31, prepared by BML, dated August 2010.

The Site is relatively flat with little relief in elevation and is primarily covered in pastoral grass. Established 'shelterbelt' vegetation exists along a portion of the southern and northern Site boundaries. Several singular trees line an existing driveway and fence line in the south-eastern portion of the Site. The majority of the mature vegetation associated with the 'edges' of the Site are located outside of the property boundaries. Mature oak trees border the railway line west of the Site which provides a vegetated backdrop to the Site. Similarly, on the eastern Site boundary, mature eucalyptus trees provide a vegetated edge.

The Site is used for grazing and has been divided into paddocks that are delineated by post and wire fences. A central fence that divides the Site into a northern and southern paddock is bordered by clusters of mature shrub vegetation. Generally, the Site is free of structures with the exception of one farm building located near the eastern Site boundary. Current access to the Site is from the south via Roger Rendal Avenue.

As previously described, the Wairarapa Railway borders the western Site boundary. Along this approximate 420m length, the railway is at a similar elevation as the Site for approximately 260m (northern extent). For the remaining 160m, the railway is screened by an embankment (southern extent).

Overall, the Site is rural in character due to its openness, lack of structures and presence of mature vegetation along the western and eastern Site boundaries.

4.2 Landscape Values

The Site has not been identified as an Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL), or as a Significant Amenity Landscape within the District Plan. However, due to its rural character and location on the fringe of Masterton, the Site is considered to have rural amenity values. These values specifically relate to the following:

- A sense of openness and spaciousness due to the lack of development and structures on the Site.
- Established and mature vegetation consisting of shelterbelts and singular trees located throughout the Site provide visual amenity; and
- Open to partial views of the Tararua Ranges in the distance.

4.3 Baseline Visibility

The extent and degree to which the Site is visible from the surrounding landscape was considered as part of the Site visit. Under the methodology, there is a continuity of degree of visibility, ranging from no view of the Site to full, open views. Three categories of view have been determined:

- Truncated/Glimpsed views: a view towards the Site that is curtailed by a visual barrier.
- Partial View: a view of part of the Site between trees or structures, or a filtered view of the Site, or a distant view where the Site is perceived as a small part of the view; and
- Open view: a clear view of a significant proportion of the Site within the wider landscape.

A series of **Site Appraisal (1-9) and Site Context Photographs A-C** have been taken to illustrate the Site's existing visibility. These photographs are contained within the accompanying Graphic Supplement and their locations are outlined on **Figure 3: Visual Appraisal Plan**.

Site Appraisal Photographs capture the character and internal visibility from within the Site and the Site Context Photographs demonstrate the visibility of the Site from the surrounding landscape.

The visual catchment of the Site is relatively limited in the broader landscape, due in part to the flat topographical nature of the Site as well as intervening vegetation aligning the Site boundaries. The viewing audiences include the following:

- a. Public locations:
 - o Open to no view of the Site from the Wairarapa Railway Line.
 - o Glimpsed views of the Site from State Highway 2 road users.
 - o Open to partial views of the Site from road users and pedestrians of Sir Herbert Hart Avenue; and
 - o Partial views of the Site from the Recreational Reserve pathway located 435m east of the Site.
- b. Private locations:
 - o Open to no views of the Site from dwellings located to the north, east and south of the Site; and
 - o Partial views of the Site from private dwellings in Arvida Lansdowne Park Village (western extent of Village).

Site Appraisal Photographs 1 – 9 are all located within the Site, along the various Site boundaries with adjacent land holdings. These photographs illustrate the varying visibility of the Site from the immediately surrounding visual catchment and viewing audiences.

From within the Site, especially when looking northwards, when close to the southern boundary and close to the under-construction Cashmere Oaks Subdivision, the Site appears open and flat with limited vegetation. Much of the vegetation within the broader landscape is associated with the Wairarapa Railway Line (refer to Site Appraisal Photographs 1-4). The relatively open boundary treatment to the Site's western boundary, adjacent to the Wairarapa Railway Line allows for some views to be obtained from the track (refer to Site Appraisal Photographs 5 and 6). Longer distant views from beyond the Site to the east are obtained of houses on the Lansdowne Park Village, approximately 435m away.

Towards the northern part of the Site, views are captured by Site Appraisal Photographs 7 and 8, where the Site appears open and framed by vegetation along part of the northern boundary and western boundary. Site Appraisal Photograph 9 illustrates a view looking towards the Cashmere Oaks Subdivision and adjacent roads where a number of recently constructed houses are evident.

Moving onto the Site's broader visibility in the surrounding landscape:

Site Context Photograph A is located at the northern end of the Sir Herbert Hart Avenue cul-de-sac, 135m south of the Site, looking in a northerly direction. From this location, users of Sir Herbert Hart Ave (at the end of the cul-de-sac) retain open to partial views of the Site due to little intervening vegetation along the shared boundaries and being located at a slightly higher elevation. The Site is evident as a parcel of land which is framed by new residential dwellings.

Site Context Photograph B is located on State Highway 2 (near House Number 167 on SH 2), 175m east of the Site, looking in a westerly direction towards the Site. From this location and due to the Site being setback from the road, roads users receive glimpsed to no views of the Site. Where views of the Site are obtained, these towards the southern part of the Site, between the gaps in the existing vegetation, along a very short stretch of State Highway 2. The speed limit along this stretch of road is 100 km/hr.

Site Context Photograph C represents a view from a location on a walking track west of Lansdowne Park Village, approximately 435m east of the Site, looking in a westerly direction. From this reasonably elevated location, track users have panoramic views of the norther Masterton landscape, in which the Site forms a small component of. Partial views of the Site are obtained, in between intervening layers of vegetation that line paddock and property boundaries.

In summary, the Site is reasonably visually discrete, located in a part of the flatter land of Masterton, away from principal viewing corridors (such as State Highway 2). Despite being evident locally, the Site is seen within an emerging residential context.

5.0 Statutory Provisions

The relevant provisions⁷ in terms of landscape, urban design and visual matters relate to the need to maintain amenity values and the quality of the environment. They require that activities are located appropriately to ensure that any potential adverse environmental effects are avoided or mitigated.

This assessment of the Plan Change needs to consider if the proposed changes to the methods (zone change) and rules (amended rules for enabling a retirement village, and maximum height for the main building) are appropriate to achieve the objectives of the District Plan for the Residential zone.

5.1 Resource Management Act (RMA)

The RMA provisions relevant to landscape and visual effects addressed in this report are in respect of:

- Section 7(c) – the maintenance and enhancement of amenity values.
- Section 7(f) – the maintenance and enhancement of the quality of the environment.

5.2 Regional Policy Statement for the Wellington Region (RPS)

The RPS outlines a number of objectives and related polices relevant to landscape and urban development.

⁷ Refer to Masterton District Plan.

5.2.1 Chapter 3.7: Landscape

This chapter recognises that landscape is shaped by a combination of natural processes and human actions and that landscape is the product of cumulative expression of natural and cultural elements, patterns and processes in a geographical area.

The Site is not within an ONL and nor is it within a special amenity landscape. The Site therefore falls within the 'third' tier of landscapes being 'other' landscapes. These landscapes contribute to the amenity and character of the region and are managed through the general amenity provisions in local authority plans. Impacts on these landscapes are not considered to be a regionally significant issue.

5.2.2 Chapter 3.9 Regional form, design and function

This chapter focuses on physical arrangement within and between urban and rural communities. Good urban design seeks to ensure that the design of buildings, places, spaces and networks work well for communities and are environmentally responsive.

The Site forms part of a regionally significant centre (Masterton), which has the potential to support new development and increase the range and diversity of activities. Good quality residential housing in these centres could increase housing choice and the use of services and public transport.

Specifically, the Chapter focusses on poor quality design, sporadic, uncontrolled and/or uncoordinated development and integration of land use and transportation.

Objective 22: A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and (pertinently to this proposal):

(b): an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality

(e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;

(g) a range of housing

Relevant policies include:

Policy 30: Maintaining and enhancing the viability and vibrancy of regionally significant centres – district plans

Policy 33: Supporting a compact, well designed and sustainable regional form – Regional Land Transport Strategy

Policy 54: Achieving the region's urban design principles – consideration

Policy 55: Maintaining a compact, well designed and sustainable regional form – consideration

Policy 56: Managing development in rural areas – consideration

Policy 57: Integrating land use and transportation – consideration

5.3 Combined Wairarapa District Plan

At a district level, the Site has not been identified as having any landscape overlays or significant ecological features. There are also no ONLs or ONFs within the immediate vicinity of the Site.

The Site is currently zoned Rural (Primary Production) under the Plan, however this application seeks to rezone the Site to Residential. Under the Plan, the Rural Zone does not provide for residential subdivision as it is a non-complying activity, however it does state that a height limit for 'other buildings' (which are non-residential) can be up to 15m (with dwellings having a maximum building height of 10m)⁸.

The height limit in the Residential Zone is 10m. The minimum lot size for Residential Zoned land under the Plan is:

	Zone	Minimum Lot Area	Minimum Average Lot Area
(i)	Residential Serviced (Masterton Districts)	350m ²	400m ² (for three or more lots)
(ii)	Residential Serviced (Carterton and South Wairarapa Districts)	400m ²	500m ²
(iii)	Residential Serviced Coastal (Masterton District)	400m ²	450m ²
(iv)	Residential Unserviced	1,000m ²	N/A
(v)	Residential (Opaki and Chamberlain Road Future Development Areas)	350m ²	1,200m ²

⁸ Wairarapa Combined District Plan, 4.5 Rural Zone – Rules & Standards, 4.5.2(a).

6.0 Effects Assessment

A landscape effect is a consequence of changes in a landscape's physical attributes on that landscape's values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant. While an effect arises from changes to physical attributes, the consequences on landscape values relate to all a landscape's physical, associative, and perceptual dimensions. Landscape effects can be both adverse and positive.

Effects are considered against the existing and potential landscape values, and the outcomes sought in the statutory provisions. Such provisions often anticipate change and on achieving certain landscape values. Whether effects on landscape values are appropriate will therefore depend both on the nature and magnitude of effect on the existing landscape values and what the provisions anticipate.

The assessment of potential effects is based on a combination of the landscape's sensitivity and visibility together with the nature and scale of the development proposal. The landscape and visual effects have been determined using a seven-point scale ranging from very low to very high as set out in **Appendix 1** of the assessment methodology.

Particular effects considered relate to the following:

- Rural Character effects; and
- Visual amenity effects from public and private locations.

The principal elements of the proposal that will give rise to landscape and visual effects are:

- A change in landscape character from a rural landscape to a residential development; and
- Potential loss in visual amenity from surrounding residential dwellings that overlook the Site.

6.1 Landscape Effects

Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects combinations of landform, vegetation, land use and features of human settlement. It creates the unique sense of place defining different areas of the landscape.

6.1.1 Physical Effects

The Site is predominately used for pastoral farming, previously for arable crops. The proposed residential development will result in subtle modification of the Site's existing contours. Earthworks across the Site to establish the road network and future building platforms will consequently reduce the nature of the topography, albeit to a small degree. The entirety of the Site will ultimately undergo some subtle level of modification as a result of preparing the land for residential development.

The nature of proposed earthworks will result in very little vegetation within the Site being retained, although it is recognised that there is no vegetation identified as significant in terms of ecological value or any notable trees. It is anticipated that earthworks required to achieve

suitable gradients for roads and service housing will result in a **low** adverse effect on the existing topography and 'natural' contours of the landscape. To mitigate the vegetation loss on Site, it is recommended that planted buffers along the urban/rural interfaces are provided.

6.1.2 Landscape Character Effects

The conversion of the 14.7ha Site from a rural land use to residential (urban form) development (and irrespective of which density scenario is proposed) will lead to a complete change in the character of the landscape. In the development of the Site potential landscape character effects include a loss of vegetation and change in landscape character from a predominately open rural landscape to an urban landscape.

The sensitivity of the Site to land use change being proposed is low given it is not identified as an ONL or ONF and does not contain any special landscape features when compared to the wider context. Furthermore, the Site borders the urban extent of the Cashmere Oaks Subdivision to the south and is considered a logical extension to that existing residential development. Land to the north of the Site will continue to have a rural pastoral land use.

It is recommended to enable a building setback from the urban/rural interface along the northern boundary of the Site, with provision for at least a 1.5m to 2m planting buffer to soften the transition from a residential to rural land use. It is recommended that proposed boundary treatments along this interface should reflect the transition to a rural land use and utilise established rural boundary treatments, such a post and rail or post and wire fencing, rather than close board fencing, which has a more urban character. It is understood that this recommendation could be addressed through a subsequent resource consent process and the development of a landscape plan.

In terms of the effects on landscape character of the local area, residential development, would not entirely change the broader characteristics of the area, due to the proposal's location adjacent to an area of land already in a state of transition. The development of the Cashmere Oaks Subdivision is changing this part of Masterton. This Plan Change is building on this change and represents a logical extension of development.

The ODP illustrates, among an overall site layout, that part of the Site which enables built development beyond the existing 10m height limit, to 14m. This area is located within the centre of the Site, away from the more sensitive edges and boundaries of the Site.

In summary, whilst the Site will undergo a substantial land use change through the Plan Change, the residential nature of the land use has been anticipated to a degree through the Council's work on their District Plan Review. The current rural land use of the Site is a logical extension for residential growth in this part of Masterton based on its proximity to existing infrastructure, road network and efficient use of land. The proposed residential development, including provision for a retirement village, will initially create **moderate** adverse landscape effects during the construction phase as well as a change from rural to urban character. Over time, appropriate landscaping and planting will assist any development to integrate into its landscape setting. As the planting establishes, the residential development will read as a legible extension to Masterton's growing urban fringe.

6.2 Visual Effects

Visual amenity is one component of what contributes to the amenity values of a place. Amenity value is defined as:⁹ *‘those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes’.*

Visual amenity effects are influenced by a number of factors including the nature of the proposal, the landscape absorption capability and the character of the site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

The visual catchment is relatively contained to a small area surrounding the Site due to established vegetation along the western, eastern and southern Site boundaries. However, an elevated landform east of the Site provides partial views into the Site from several dwellings within the western extent of the Lansdowne Park Village.

6.2.1 Visual Effects from public locations

Due to the location of the Site, there are limited public vantage points in which views towards the Site are obtained. Primarily, these are from the Wairarapa Railway line, State Highway 2 and from a small number of local residential roads to the south of the Site.

6.2.1.1 Wairarapa Railway line



Image 3: View located on western Site boundary, looking north towards the Wairarapa Railway line and neighbouring property.

Transitory views will be obtained from a short, northern section of the railway line towards the Site. The southern section of the railway line is slightly in cutting, which assists to truncate views, however the northern section is at grade with the Site. Whilst occasional mature deciduous trees are evident between the railway line and Site, open views will be obtained over the Site. This transitory viewpoint will be used infrequently by the general public. When seen, the proposal will be consistent in style and land use to the Cashmere Oaks Subdivision to the south, effectively forming the northern urban entrance to Masterton (if travelling from the north, southwards towards Wellington).

⁹ Defined in s2 of the RMA 1991.

Any taller style development within the centre of the Site will be seen in context to the surrounding one and two storey residential development and would not constitute a dominant element in the view, being primarily set back from this western edge.

Despite views being apparent, it is considered that due to the speed at which trains will travel, the infrequency of train movements past the Site and given those movements are predominantly freight and not passenger trains, the adverse visual effects from this transitory vantage point is assessed as **low**.

6.2.1.2 State Highway 2



Image 4: View located on SH 2, east of the Site, looking in a westerly direction towards the Site.

The Site is located some 140m from State Highway 2 at its closest part on the southern boundary. This extends to approximately 250m at its midpoint. Located between the Site and the State Highway are a number of rural-residential properties. These rural-residential style properties are setback from the road and retain numerous stands of mature vegetation, which prevent views from the State Highway towards the Site.

Intervening vegetation, often 'layered' in the immediate landscape truncates views towards the Site. Whilst there may be occasional 'glimpses' through the vegetation towards built forms on the Site, these are at distance and within a context where other residential style-built development is apparent.

From this vantage point, it may be possible to 'glimpse' a small portion of the taller building in the centre of the Site, however, this would be fleetingly.

As such, it is considered that visual effects of the Plan Change from this short stretch of this transitory vantage point, are **very low**.

6.2.1.3 Sir Herbert Hart Avenue



Image 5: View located at the end of Sir Herbert Hart Ave (end of the cul-de-sac), south of the Site, looking in a northerly direction towards the Site.

Sir Herbert Hart Ave is located 150m south of the proposed residential development anticipated for the Site. Views from this location will change, from an open paddock to one of residential development. Refer to **Site Context Photograph A**. A number of lots at the terminus of this road are yet to be constructed.

As a result, as this area transitions and more housing is constructed, the proposed residential development on the Site will read as an extension to this area and the emerging Cashmere Oaks Subdivision. Proposed planting within the Site (as part of the development) will enable the future built forms to integrate into the surrounding landscape. Any taller development will be located within the centre of the Site, at distance of approximately 400 metres from this location.

Based on this, a **low** adverse visual effect is anticipated from this viewing audience.

6.2.2 Visual Effects from private locations

The following analysis is based on observations from the Site visit as well as from extensive desk-top research. The principal private locations from where the Site may be visible from are from residences that border the Site to the north, east and south. No houses were visited.

Table 1: Visibility Analysis from Private Locations				
<i>Refer to Figure 3 in the Graphic Supplement for locations.</i>				
House ID	Address	Distance from Site*	Nature of View	Description and assessment of potential visual effects
1	237B State Highway 2	195m	Open	The shared Site boundary with this property is clear of established vegetation, which allows open views into the Site. The current view from this single storey dwelling is of open, rural pasture free of buildings. The proposal would change the view from a rural outlook to more of a developed one with multiple

				<p>dwelling. However, given the distance between the existing dwelling and Site, coupled with proposed mitigation measures (a 2m wide buffer planting along the Site boundary), the adverse visual effect is considered to be low as the buffer planting will screen the proposal over time.</p>
2	237A State Highway 2	161m	Glimpsed to No view	<p>Intervening vegetation filters views of the Site from this single storey dwelling, which is orientated northwards and away from the Site. This dwelling is positioned near the north-east corner of the property. The existing rural outlook from this property will remain as is and based on this, the visual effect is considered to be very low.</p>
3	221B State Highway 2	158m	No view	<p>Intervening vegetation and residential houses assist to screen the Site from view. Based on this the visual effect is considered to be very low.</p>
4	221A State Highway 2	69m	Glimpsed to No view	<p>Intervening boundary vegetation filters views of the Site from this single storey dwelling. This dwelling is positioned near the north-east corner of the property, where the Plan Change will be approximately 80m from the eastern Site boundary. Based on this, the adverse visual effect is considered to be low.</p>
5	221 State Highway 2	145m	No view	<p>Intervening vegetation and houses fully screens the Site from view. Based on this the visual effect is considered to be very low.</p>
6	205B State Highway 2	35m	Glimpsed to No view	<p>Intervening vegetation filters views of the Site from this single storey dwelling, orientated towards the Site. This dwelling is positioned near the north-east corner of the property, where the bulk of the proposal will not be evident, due to planting on the property. Any views obtained towards built development will be either one or two storey and landscaped. Based on this, the visual effect is considered to be low.</p>
7	205A State Highway 2	118m	No view	<p>Intervening vegetation and houses fully screens the Site from view. Based on this</p>

				the visual effect is considered to be very low .
8	205 State Highway 2	157m	No view	Intervening vegetation and houses fully screens the Site from view. Based on this the visual effect is considered to be very low .
9	167 State Highway 2	45m	Partial view	Intervening vegetation surrounding this two-storey dwelling, screens a majority of the Site from view towards the north-west. However, partial views of the southern part of the Site will appear to be visible. From this dwelling, the proposal would be setback approximately 188m (143m setback from the Site boundary) which would enable a spatial buffer between the dwelling and the proposed residential development. Based on the orientation of the dwelling, along with the 143m setback, the adverse visual effects are considered to be low .
10	26 Roger Renall Avenue	36m	No view	Intervening vegetation fully screens the Site from view. Based on this the visual effect is considered to be very low .
11	27 Roger Renall Avenue	12m	Open view	These six dwellings on Roger Renall Avenue and Sir Herbert Hart Ave have varying levels of visibility across the Site due to subtle changes in elevation, differing intervening vegetation and dwelling orientation. A local reserve forms the foreground view from these dwellings with the Site as the midground. The proposal will be seen in the context of existing residential development (Cashmere Oaks Subdivision) and will read as a logical extension to the Cashmere Oaks Subdivision. The taller central area of the Site will be read in the context of one and two storey houses, with only the upper parts (if any) partly visible. Based on the above, the adverse visual effects from these houses are considered to be low .
12	25 Roger Renall Avenue	40m	Open view	
13	23 Roger Renall Avenue	70m	Partial view	
14	21 Roger Renall Avenue	105m	Partial view	
15	10 Sir Herbert Hart Ave	130m	Glimpsed view	
16	9 Sir Herbert Hart Ave	111m	Open view	
17	Cashmere Oaks residents (southern boundary)	Varies	Open to no view	The existing shelterbelt along the Site's southern boundary will be removed to make way for the earthworks required on Site. This will allow open views in the Site from the future dwellings that will border

				the Site along the southern boundary. However, given these dwellings have yet to commence construction, the visual effects have not been assessed.
*Note: distance has been measured from the existing dwelling (at the address specified) to the closest Site boundary. Measurements are approximate.				

The visual effects demonstrate that the Site is located within a reasonably discrete part of northern Masterton. Limited visibility from adjacent houses has been assessed, with their adverse visual effects considered to be **low or very low**. The properties under construction within the Cashmere Oaks Subdivision that adjoin the southern boundary of the Site, will gain views of the proposed land use change, although these, like the Plan Change, are part of the emerging pattern of development in this part of Masterton. The taller main building located within the centre of the Site will be up to 4m higher than the surrounding permitted building heights. Due to its distance from the surrounding houses, only the top part of the building will be visible (if at all) from most locations.

Despite this land use change, visually and pragmatically, this part of Masterton is in transition, and the Plan Change is building on this transition. So, whilst there will be a land use change, the proposed visual change will be residential in character, akin to the subdivision style of Cashmere Oaks. Landscaping and street trees will provide a level of residential amenity assisting to break up the built forms anticipated.

6.3 Effects in Relation to Statutory Provisions

Development of the Site as Residential Zone is appropriate from a landscape perspective because such a development would be consistent with the landscape character of the Site’s location on Masterton’s northern fringe. The Site is reasonably well located away from areas of principal visibility (such as State Highway 2) and remaining other residential areas. This is consistent with the direction of Chapter 3.7 – Landscape of the RPS, where general amenity provisions through good design are implemented.

6.3.1 Regional Form, Design and Function

In terms of regional form, design and function, the Plan Change will result in essentially an extension of existing (or under construction) residential development at Cashmere Oaks, with some subtle differences to provide for a retirement village.

Anticipated 400m² residential development would likely result in larger front and side yards between individual dwellings, than a retirement village layout where some neighbouring units are joined together and the provision of large private garden areas is replaced with a greater emphasis on communal centrally managed spaces throughout the wider site.

It is reasonable to assume that where houses are built for multiple property owners under a typical residential subdivision, more diversity will result in terms of the built form, with variation in bulk, height, architectural style, orientation etc. which presents a more varied uncoordinated outcome along the street front. A retirement village would by contrast have a less varied appearance in terms of the architecture, materials, height and spacing of the buildings, although a more coordinated master planning approach does allow a retirement village to have

considered green spaces which are synonymous with the surrounding semi-rural nature and building typologies consistent with the Masterton vernacular.

The overall character of the combined buildings for both scenarios, as experienced from the street, would be similar and predominantly urban. The visual change resulting from development of the Site as a Residential Zone, with the inclusion of the recommended provisions for a retirement village's frontages, would be acceptable in this location.

While a retirement village main building would be significantly taller than single and two storey buildings, its central location means it would not be visually prominent (or visible at all from some locations) from beyond the Site, as demonstrated by the visual assessment. From locations where the main building may be visible it would not appear out of scale as its central location means that it would always be seen in the context of single and/or double storey buildings which provide a transition and an urban backdrop for it to sit within, which assists in integrating the building height into the setting relatively comfortably.

6.3.2 Design and Appearance

As set out above, the overall type of activity and bulk is considered appropriate from a landscape perspective, however the overall design needs to be considered at the time when more advanced plans are developed. This is necessary to ensure the external streetscape is appropriately considered. In particular, future detailed design of the development should seek to achieve a diversity of built form and building orientation and setback along the external streetscape, in order to ensure that if any retirement village development is pursued is consistent with the nature of residential areas surrounding the Site.

To ensure this outcome is achieved, it is recommended that there be provisions relating to future development of this Site under a retirement village scenario which include a requirement to demonstrate appropriate outcomes and for consideration of this through a resource consent process.

6.3.3 Conclusion of Effects on Statutory Provisions

Development of the Site as Residential Zone is appropriate from a landscape perspective because such a development would be consistent with the landscape character of the Site's location on Masterton's urban fringe. The visual amenity of the Site will change but it would be visually consistent with the existing development existing and emerging to the south of the Site and appropriate to what would be expected of a Residential Zone.

Based on the assessment above, a retirement village would result in a similar built outcome as a standard residential development and both are appropriate outcomes for this location.

The provision within the Plan Change to enable a taller main building for a retirement village, located in a specified area within the centre of the Site, would have no additional greater visual effects over and above the main development and is therefore appropriate to the Residential Zone and consistent with the outcomes expressed within the RPS. Indeed, within the rural zone, 'other buildings' that are not residential are permitted to have a maximum height of 15m.

7.0 Recommendations

It is recommended that a Landscape Plan should be provided at the time of the resource consent application. The Landscape Plan should include the following:

- Street tree and amenity planting, including proposed buffer planting along the northern boundary of the Site to soften the rural/urban interface
- Reserves/open space design;
- Transport network (roads, pedestrian and cycle links); and
- Stormwater basin and swale design.

The objective of the following mitigation and design control measures are to ensure that future residential development within the Site occurs in such a way that landscape and visual effects are managed, and the development is integrated into the surrounding landscape.

8.0 Conclusion

Rezoning this Site as Residential is appropriate in this location as it will fit into the existing landscape context of the area and is adjacent to similar type of development.

In terms of the Plan Change, whilst this would change the underlying character of the Site, any residential-style development would be physically and visually connected with the Cashmere Oaks Subdivision to the south. Due to the Site's location, away from key vantage points, the Site retains the ability to absorb a higher density of development. As such, provision for a retirement village, and an additional 4m of height in the centre of the Site, would not be prominent in views beyond the Site.

Inclusion of a rule to ensure a future resource consent process including consideration of landscape matters is appropriate to consider the detailed design of a development.

Appendix 1: Landscape Methodology

Introduction

The Natural Character, Landscape and Visual Effects Assessment (NCLVEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. In addition, the landscape assessment method includes an iterative design development processes, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Draft Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and its signposts to examples of best practice, which include the **Quality Planning Landscape Guidance Note**¹⁰ and the **UK guidelines for landscape and visual impact assessment**¹¹.

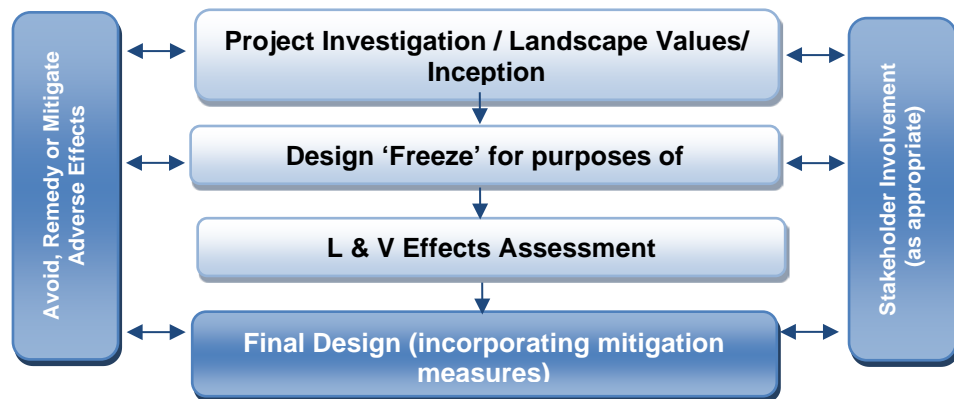


Figure 1: Design feedback loop

When undertaking any landscape assessment, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While landscape and visual effects assessments are closely related, they form separate procedures. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Landscape effects: *Change in the physical landscape, which may affect its characteristics*

Visual effects: *Change to views which may affect the visual amenity experienced by people*

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which

¹⁰ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

¹¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	Ability to absorb change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

The Sensitivity of the viewing audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA¹².

¹² Best Practice Guide: Visual Simulations BPG 10.2, NZILA

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 2** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	Ability to absorb change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.	<ul style="list-style-type: none"> - Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	<ul style="list-style-type: none"> - Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	<ul style="list-style-type: none"> - Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by **Table 3** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 3: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development¹³ of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment conclude with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:



Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 4** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. <i>Concise Oxford English Dictionary Definition</i> <i>High: adjective- Great in amount, value, size, or intensity.</i>
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>

¹³ The life of the statutory planning document or unimplemented resource consents.

Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 4: Determining the overall level of landscape and visual effects

Determination of “minor”

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor¹⁴ or an adverse effect on the environment is no more than minor¹⁵. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor landscape effects. **In relation to this assessment, moderate-low level effects would generally equate to 'minor'** (see Table 5).

The third row highlights the word 'significant' which has particular reference to the NZCPS and Policy 13 and Policy 15 and where on the effects-spectrum 'a significant' effect would be placed.

<u>Less than Minor</u>		<u>Minor</u>	<u>More than Minor</u>			
Very Low	Low	Moderate – Low	Moderate	Moderate-High	High	Very High
					Significant¹⁶	

Table 5: Determining adverse effects for notification determination, non-complying activities and significance

¹⁴ RMA, Section 95E

¹⁵ RMA Section 95D

¹⁶ To be used only about Policy 13(1)(b) and Policy 15(b) of the New Zealand Coastal Policy Statement (NZCPS), where the test is 'to avoid significant adverse effects'.

Appendix 2: Graphic Supplement

APPENDIX 2

PRIVATE PLAN CHANGE

LANDSCAPE GRAPHIC SUPPLEMENT
APRIL 2022



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FIGURE 1: Site Context

FIGURE 2: Zoning Plan

FIGURE 3: Visual Appraisal Plan

FIGURES 4-8 Site Appraisal Photographs

FIGURES 8-9 Site Context Photographs

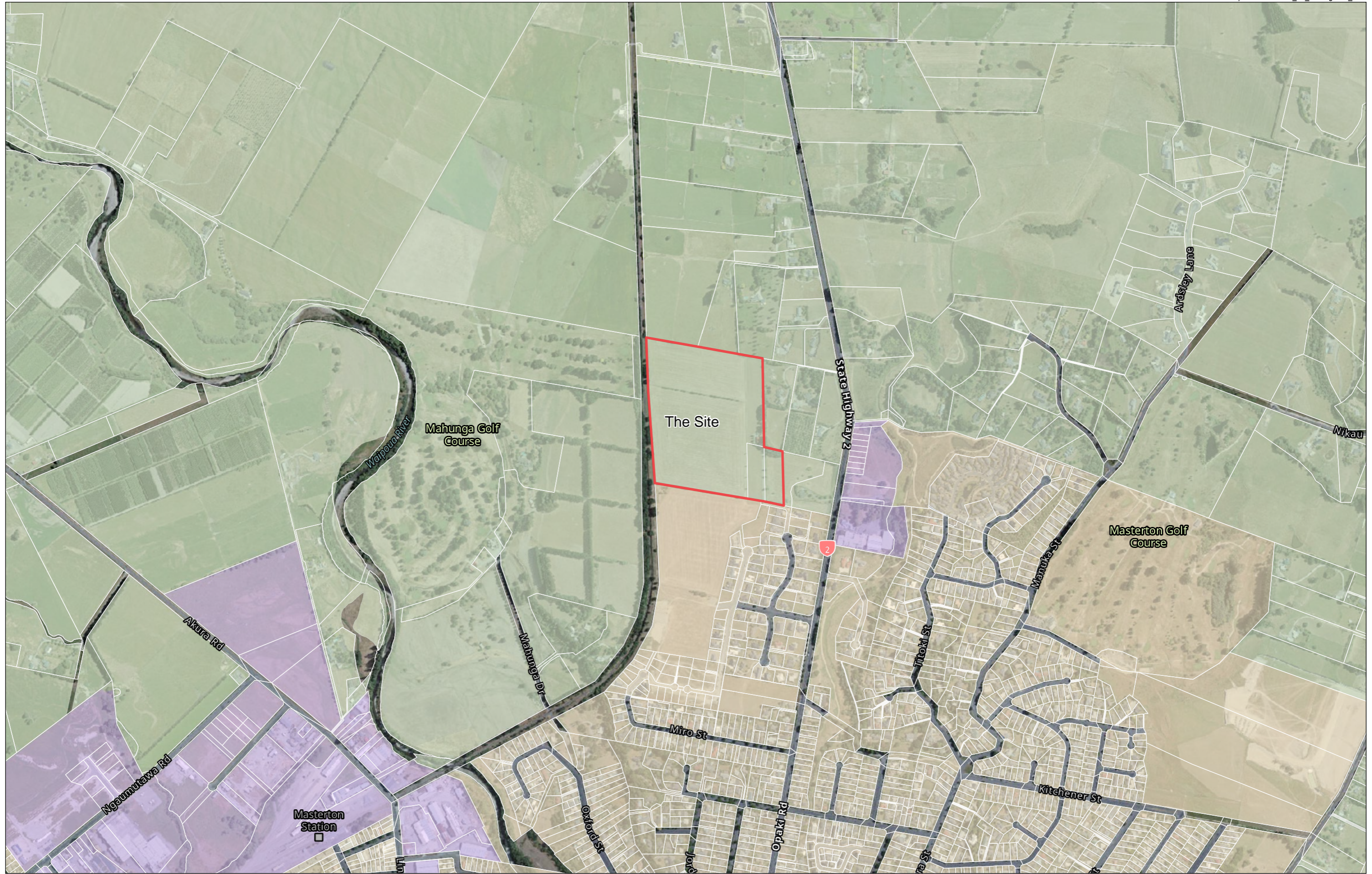
PRINT A3 landscape double-sided



COVER IMAGE: View located within the Site, near the existing farm building, looking in a northerly direction.

LEFT IMAGE: View near north-western Site boundary and railway line, looking in a northerly direction.









Site Appraisal Photograph 1 is located on the south-eastern boundary of the Site, looking in a north-easterly direction across the Site.



Site Appraisal Photograph 2 is located on the southern boundary of the Site, looking in a north-westerly direction across the Site.



Site Appraisal Photograph 3 is located on the southern boundary of the Site, looking in a northerly direction across the Site.



Site Appraisal Photograph 4 is located on the south-western corner of the Site, looking in a north-easterly direction across the Site.



Site Appraisal Photograph 5 is located on the western boundary of the Site, looking in an easterly direction across the Site.



Site Appraisal Photograph 6 is located on the north-western corner of the Site, looking in a south-easterly direction across the Site.



Site Appraisal Photograph 7 is located on the northern boundary of the Site, looking in a southerly direction across the Site.



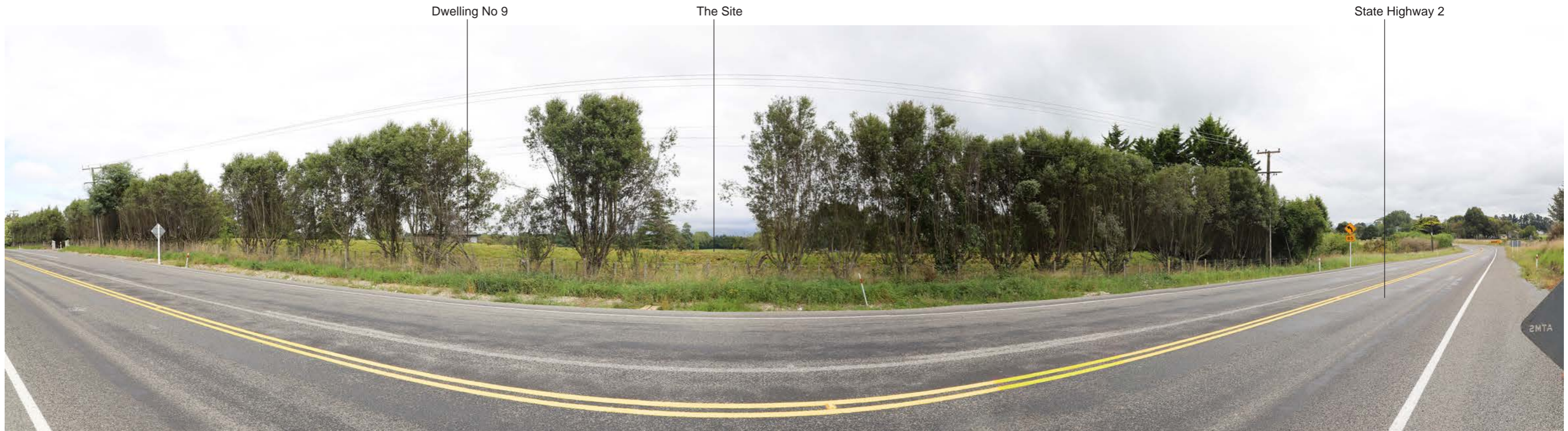
Site Appraisal Photograph 8 is located near the north-eastern corner of the Site, looking in a southerly direction across the Site.



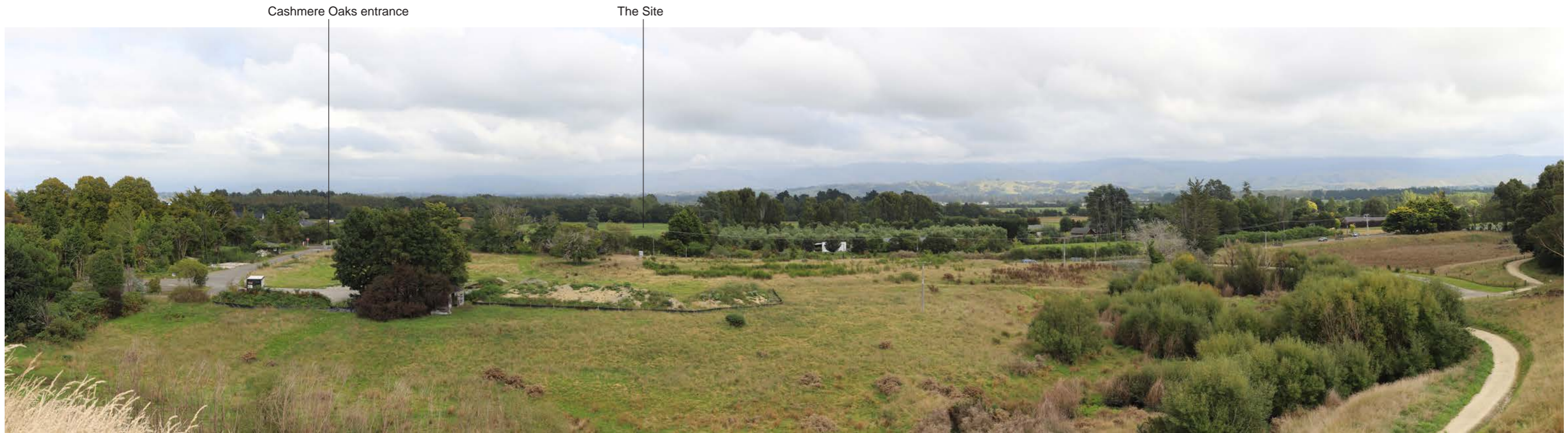
Site Appraisal Photograph 9 is located near the eastern boundary of the Site, looking in a south-easterly direction across the Site.



Site Context Photograph A is located at the end of Sir Herbert Hart Ave cul-de-sac, 135m south of the Site, looking in a northerly direction towards the Site.



Site Context Photograph B is located on State Highway 2 (near 167 SH 2), 175m east of the Site, looking in a westerly direction towards the Site.



Site Context Photograph C is located on a walking track west of Lansdowne Park Village, approximately 435m east of the Site, looking in a westerly direction towards the Site.

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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