



# **Landscape and Visual Assessment**

## **Rural to Residential**

Arawa Road, Pongakawa



For Pencarrow Estate

May 2023

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## Document Quality Assurance

Status: Version 1

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## 1.0 Applicant and Property Details

The details of the applicant and the site are as follows:

To:	Western Bay of Plenty District Council
Applicant's Name:	Pencarrow Estate
Site Address:	1491 State Highway 2, Pongakawa 3186 (road frontage to State Highway 2 and Arawa Road)
Legal Description:	Lots 1 and 2 DP 79072
Site Area:	9.23 ha
District Plan Zoning:	Rural Zone
Designations / Limitations:	Floodable Area Subject to flooding during modelled 1 in 100 year rainfall event (as adjusted for climate change through to 2130)

## 2.0 Introduction

Momentum Planning and Design has been engaged by Pencarrow Estate, 'the applicant', to assess the potential landscape and visual effects introduced by the proposed Plan Change at 1491 State Highway 2, Pongakawa. This report will provide an overview of the existing environment, a description of the landscape change proposed, and identify how such a change will affect the physical landscape, the landscape character and/or the amenity values of the site and surrounding area.

### 2.1 Landscape Assessor, Qualifications/ Experience

I (Tom Watts) the assessor and author of this Landscape and Visual Assessment Report, have a degree in Landscape Architecture from Victoria University of Wellington (2009), and been working in the field of landscape architecture, urban design and planning for the past 10 years.

I have experience in landscape and visual impact assessments within rural and urban contexts, which have been prepared to support a number of land use and subdivision resource consent applications.

I have attended workshops on the recently published NZILA guidance related to landscape assessment (Te Tangi a te Manu), and will be drawing on this within the assessment.

## 3.0 Methodology

The landscape and visual assessment includes the identification of the existing landscape values as they apply to the site specific context, and how the proposal will impact these values, taking into consideration the existing and planned character of the surrounding context, both natural and urban. How this change is managed and mitigated is also assessed and informed through this process.

The assessment of landscape and visual values are separate, although linked procedures. The existing landscape and its visual context contribute to the existing environment against which any change can be assessed. The effects can be defined and differentiated by the following definitions.

***Physical landscape effects** derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.*

***Visual landscape effects** relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall change with respect to visual amenity.*

Landscape and visual values are assessed by first understanding the existing context, associated viewing audience and permitted baseline. This will establish a baseline which the proposal can be determined against. This assessment also highlights any mitigation techniques that have been incorporated into the proposal.

This assessment has been undertaken, taking into consideration the recently published Aotearoa New Zealand Landscape Assessment Guidelines (Te Tangi a te Manu).

Historically, the NZILA guidelines have used a 7-point rating scale to assess effects – described in Table 1 below. The new NZILA guidelines (Te Tangi a te Manu) primarily places the onus on the assessor to prepare a tailored methodology for the site appropriate to the nature of the proposal and location. This is summarised in the extract below.

*Landscapes do not lend themselves to rigid and prescriptive methods of assessment. Assessing landscapes requires integration of different types of objective and subjective information relating to both the land and people. Landscapes also have different contexts, are valued for a wide range of different reasons.*

In the context of the revised guidelines, much emphasis is given to the site-specific context, existing landscape values, cultural values and statutory context. For 1491 State Highway 2, Pongakawa, the proposed Plan Change from rural to residential will facilitate the development of up to 100 residential dwellings, plus ancillary commercial activities as per the Structure Plan Map (Attachment A). The large balance areas of the farm will be maintained for ongoing rural farming activities. The appropriateness of this clustering of new residential dwellings within the rural context needs to be considered in relation to the surrounding lands uses, which includes rural framing land and an existing residential catchment along Arawa Road and Penelope Place.

This assessment has been completed to ensure the change in landscape values are managed appropriately, and rural amenity values are maintained in the surrounding catchment.

The NZILA 7-point rating scale system below is considered a complementary assessment method by the Te Tangi a Te Manu guidelines and is appropriate to utilise in this landscape and visual assessment, being helpful for decision makers to quantify the degree of change in landscape values.

Table 1: Defined Table of Effects

*Table 1 - 7 Point rating scale with associated definitions.*

<b>Rating</b>	<b>Description</b>
Extreme	<i>Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape outlook</i>
Very High	<i>Major change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook.</i>
High	<i>Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of the new but uncharacteristic features and elements.</i>
Moderate	<i>Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity.</i>
Low	<i>A slight loss to the existing character, features or landscape quality</i>
Very Low	<i>The proposed development barely discernible with little change to the existing character, features or landscape quality</i>
Negligible	<i>The proposed development is barely discernible or there are no changes to the existing character, features or landscape quality.</i>

Prior to conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the proposal. This information included:

- Western Bay of Plenty District Plan, including relevant planning maps and the rural objectives and policies.
- Bay of Plenty Natural Resources Plan, including relevant maps.
- Aerial photography.
- Ground contours.

To understand the existing environment, a site visit took place on Friday 6<sup>th</sup> May 2022 and focused on the potential physical impact the proposal would have on the surrounding context, what changes there would be to the landscape character of the site and surrounding area, and the identification of viewing audiences to quantify the change in landscape value that they will experience. The camera used in the photographic assessment, is a Cannon EOSRP (24-105 lens).

## 3.0 Existing Environment

### 3.1 Site Location and Context

The Plan Change Site is located at 1491 State Highway 2 (SH2), Pongakawa, and is part of a larger dairy-farm land holding with frontage to both SH2 and Arawa Road, Pongakawa.

The site is located some 160m north of SH2. Access to the Plan Change Site is from Arawa Road which is a local road under the District Plan Road hierarchy, which intersects with State Highway 2. The Plan Change Site will connect to the road network at Arawa Road.

The property is a working dairy farm. In terms of buildings, the property contains a primary dwelling with associated landscaped private open spaces, two ancillary sheds and car parking and manoeuvring spaces. A milking shed, two farm sheds, and effluent ponds are located further north of the dwelling. A secondary dwelling is located further east within the property, which is within the plan change site.





**Figure 1:** The existing site. The red boundary is the entirety of the land owned by the applicant; the dotted black area is the Plan Change Site. The blue circles show the location of the primary dwelling, cow shed, and secondary dwelling (west to east).



**Figure 2:** The Plan Change Site is indicated by the red dashed boundary. Land features and built for are identified.



### 3.2 Site History and Heritage Features

The Marsh's have farmed the land for 50 years and while the predominant farming activity is a dairy farm parts of the farm have been used to grow maize. Other parts have been retired and planted in native trees to improve the habitat for avifauna and provide shade for a small pond.

There are no archaeological sites recorded on the property by Heritage New Zealand Pouhere Taonga. Ken Phillips of Archaeology BOP has completed a recent archaeological survey and has not identified any archaeological or other heritage features on site. The District Plan does not record any scheduled heritage features at the Plan Change Site or the wider land owned by the applicant. The land is of cultural significance to tangata whenua, however no waahi tapu or specific sites of significance within the site have been advised to exist.

### 3.3 Landscape Character -Topography, Watercourses, Vegetation, Natural and Ecological Features

The contour of the plan change area very gently slopes down from west to east, from an elevation of 8m at the SH2 (western) boundary to 2m at the eastern boundary. The Plan Change Site is a predominantly flat topography and ideally suitable for residential development. It is predominantly elevated above the surrounding land to the north and west of the site. Farm drains run through the land to manage the water table and ensure the land is suitable for farming throughout the year.

Watercourses, natural and ecological features are explained in detail in the Wildlands Assessment of Ecological Effects at **Appendix 6** of the AEE. In summary:

- No natural watercourses flow through the site, only farm drains;
- The gently sloping land northwards is to the Little Waihi estuary, within the Puanene Stream catchment.
- The Plan Change Site is heavily modified with low ecological values;
- Very small occurrences of indigenous vegetation are found at the plan change site; exotic plants dominate any shrubs or stands of vegetation (excludes wider farm);
- There are no Threatened or At-Risk bird populations that roost, occupy or routinely pass through the area.

The plan change site has several stands of shelter belt trees that run along the fenced paddocks of the farm and also some freestanding trees, including a large pine tree adjacent to the main driveway off Arawa Road.

### 3.4 Surrounding Environment

The surrounding environment includes the dairy farm that the applicants own, which surrounds the application site, some large lot residential sites and the residential land on the opposite side of Arawa Road.

Within the nearby proximity to the site (1-5km) there has been a significant amount of farm conversions into kiwifruit blocks. This includes large tracts of land that were previously used for dairy or dry stock farming. This has generated an expanded horticultural employment and a need for workers, which there is a current shortage.

The nearest residential settlements are Paengaroa and Pukehina Beach, both being five to ten minutes drive. The larger township and rural service centre of Te Puke is 15 minutes drive, whilst the south-eastern suburbs of Tauranga City at Papamoa East are a similar distance. Tauranga CBD is 40 minutes drive north of the site. All are accessed via SH2, which borders the applicant's farm to the south-west.

Pongakawa has some social infrastructure including the primary school, community hall and the sports stadium associated with the school. There is some reliance on the BP service station for day-to-day household supplies, and the nearest supermarket is located at Te Puke.

## 5.0 The Proposal

The Private Plan Change will establish new residential land that will facilitate the establishment of approximately 80-100 dwellings. A small commercial site is also proposed to provide some services to the Pongakawa village and the surrounding rural catchment. The activities anticipated for the commercial area include a doctor's surgery, a general store and a café.

A masterplan will be developed for the site, which will include the general layout and servicing options for the subject site. Consideration of stormwater management and wastewater treatment will be key considerations. Maintaining the water quality of the adjacent drainage network is recognised as important issues. It is anticipated that an on-site sewage scheme will be designed for the new residential area.

The proposed structure plan below seeks to outline the key elements of the structure plan area. Key features include the following.

- Up to 8.98 hectares of developable land likely to yield 120-130 lots.
- A small commercial zoned lot for planned retail and flexible community service space to cater to the likes of a medical practice, dentist etc, or other community needs.
- Indicative road network to show likely development pattern and permeability.
- A pedestrian reserve network that leads to a passive reserve area and stormwater wetland which will be an amenity feature.
- A private reserve area adjacent to the commercial site.
- A wastewater treatment and disposal area with appropriate minimum setbacks to freshwater areas.
- Retention of natural overland flow paths.



*Figure 3: Excerpt - Proposed Pencarrow Estate Structure Plan*

For the purposes of this assessment, it is also important to consider the likely future built environment resulting from the plan change. It is anticipated that future dwellings will be predominantly single storey within each residential lot, given that this is the scale of existing residential dwelling along Arawa Road and in the newer housing off Penelope Place. However, the height limit will enable two storey dwellings to be established also, which typically would have a height of between 6-7m to apex of roof. The commercial building is anticipated to be single storey although this too could be two storey under the commercial rules to be adopted for this plan change.

## 6.0 Statutory Context

### 6.1 Resource Management Act

Part 2 of the Resource Management Act (RMA) sets its purpose and principles. Part 2, Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of national importance that must be recognised and provided for in achieving the purpose of the RMA. The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development is also identified as a matter of national importance in section 6(b).

Section 7 contains other matters that must be given particular regard to which include;

*7(c) the maintenance and enhancement of amenity values;*

*7(f) maintenance and enhancement of the quality of the environment.*

Section 8 requires decision makers to take into account the principles of the Treaty of Waitangi in managing the use and development of natural and physical resources.

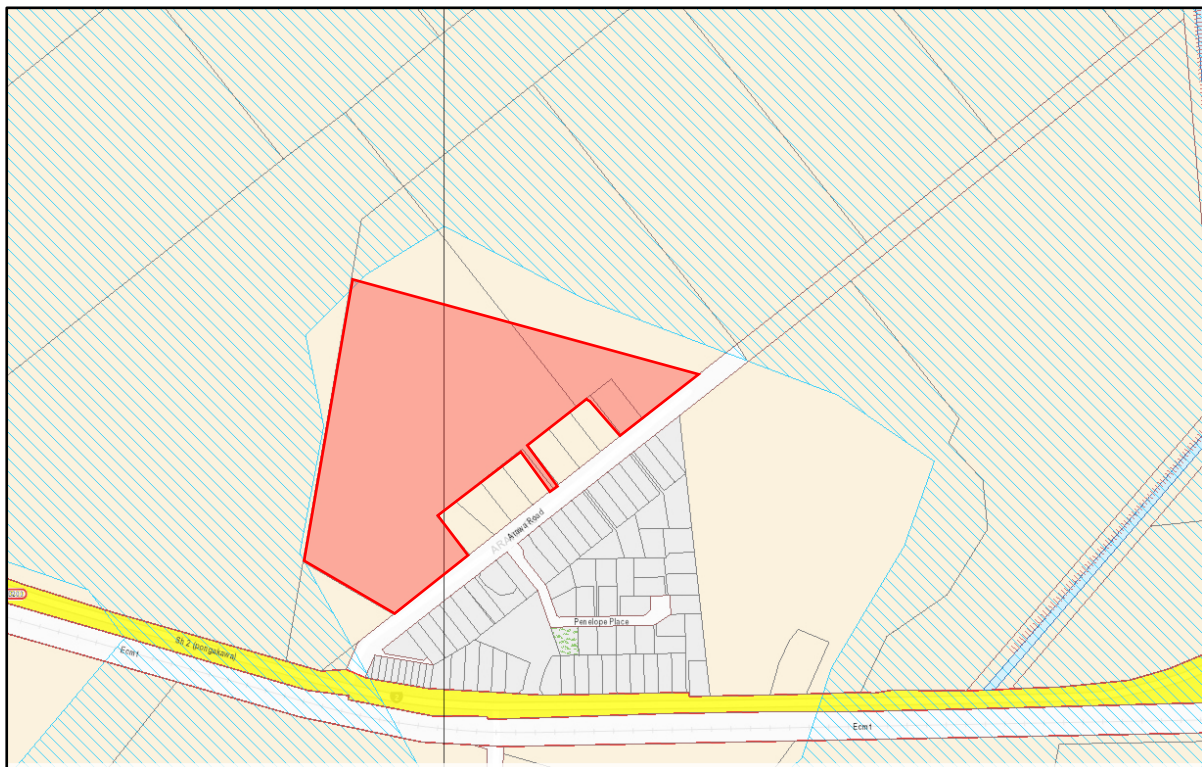
Regarding the sections of the RMA, this landscape and visual assessment, assesses amenity and landscape values important to the site and context, while also taking into consideration the cultural relationship to the land.

## 6.2 Western Bay of Plenty District Plan

The subject site is zoned Rural under the District Plan. Surrounding land in all directions is similarly zoned Rural. The exception to this is immediately south of Arawa Road opposite the site, where sections grouped in this location and around Penelope Place are generally sized between 800m<sup>2</sup> and 1100m<sup>2</sup> and are zoned Residential. This being the residentially-zoned area within the locality of Pongakawa.

In terms of mapped hazards, the land is subject to the Floodable Area hazard overlay of the operative District Plan.

The zoning context and Floodable Hazard overlay is detailed within **Figure 4** below.



**Figure 4:** District Plan zoning context of the subject site and surrounds. The beige reflects the Rural Zone; grey being Residential Zone; dashed blue being Floodable Area hazard overlay. The red polygon is the proposed plan change area.



## 7.0 Photographic assessment of site and surrounds

To understand the existing landscape values of the site and surrounding context a photographic assessment has been undertaken, refer to photos 1 and 9 below. This is to be read in conjunction with the subsequent landscape and visual assessment within this report.

The following photographic assessment includes a combination of drone photography and onsite photographs (Attachment B), to show the context of the site in relation to the surrounding rural area.

### **Drone Photography**



*Photo 1: View looking east towards Plan Change Site, from western grazing paddocks of farm. Approx. 200m from edge of Plan Change Site.*





Photo 2: Drone shot looking south over existing milk sheds, farmhouse, with State Highway 2 in background. The southern corner of Plan Change Site where the reserve and commercial land is proposed, is also indicated.



Photo 3: Drone shot looking south-east over plan change site towards existing residential properties along Arawa Road. Taken from western boundary of plan change site.





*Photo 4: Drone shot looking south-east over Plan Change Site and existing properties along Arawa Road.*



*Photo 5: Drone shot from central location within Plan Change Site, looking south towards State Highway.*





*Photo 6: Drone shot looking south-east over Arawa Road and residential catchment, which is also accessed via Penelope Place.*

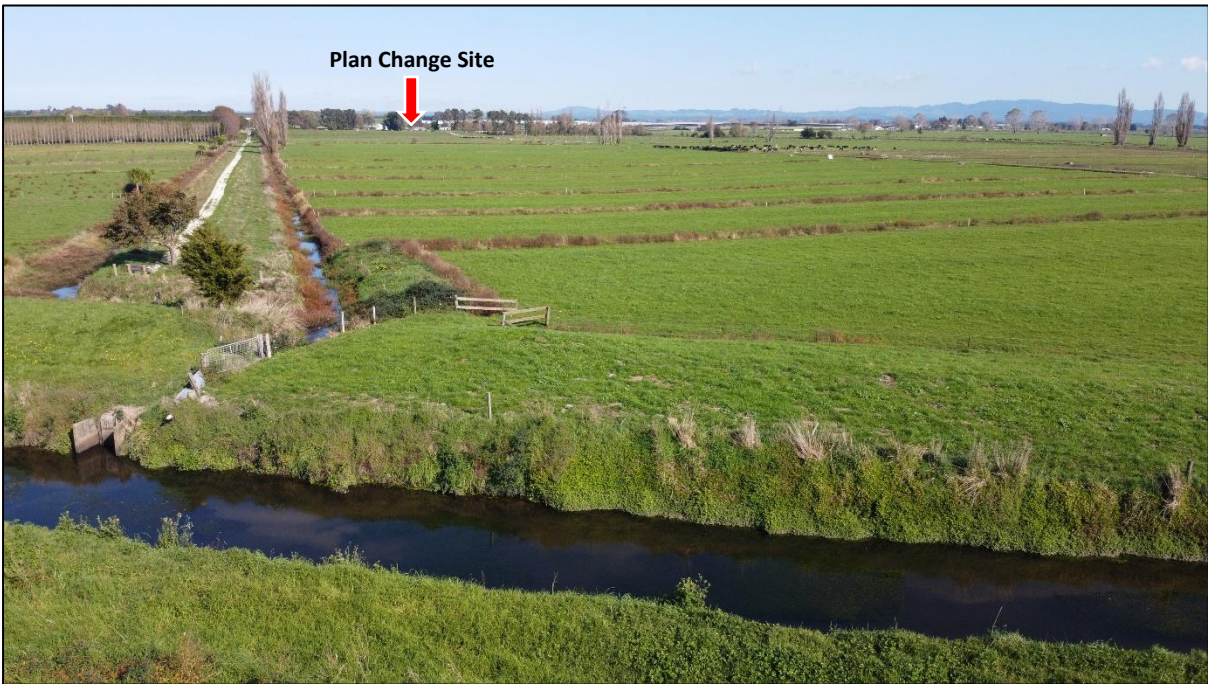


*Photo 7: Drone shot taken from north-eastern corner of the Plan Change Site, looking over northern paddocks of farm*





*Photo 8: Drone shot looking back towards the plan change site from Tainui Road*



*Photo 9: Drone shot looking south back towards the Plan Change Site from Wharere Road*

## 8.0 Visual Catchment and Viewing Audiences

Based upon the site visits undertaken and an analysis of the proposal in relation to the surrounding topography and land uses, it is considered that the primary public and private viewing audiences comprise:

### **Public viewing audiences:**

- Views from southern end of Arawa Road, associated with vehicles travelling north at local road speeds (50kmph). This is also representative of pedestrians or cyclists, who are less common in this rural context, they would experience the view for a longer period of time when travelling past the southern extent of the Plan Change Site.
- Long views from State Highway 2, associated with vehicles travelling east at open road speeds. Distance from Plan Change Site, between 300-500m.
- Long views from Tainui Road to the north-west of farm. Distance from Plan Change Site, approx. 980m from western boundary of Plan Change Site.
- Views from northern end of Arawa Road, looking southwest over northern extent of Plan Change Site.

### **Private viewing audiences:**

- Adjoining residential properties along Arawa Road.
- Adjoining rural land and dwelling at 1423 State Highway 2, approx. 400m to west of Plan Change Site.

The location of these viewing audiences is illustrated in the context plan within figure 5 below.

Note, as the neighbouring properties are in private ownership, access into these properties was impractical. However, the boundaries edges and contour of land was assessed to understand the viewshafts into site.



## Aerial Context Plan



Figure 7: Context plan illustrating identified viewing audience.

**Table 2 Assessment Viewpoints**

View Point No	Location	Direction of View	Proximity to Site	Degree of visibility	Reason for Selection
A	Public View from vehicles travelling east along State Highway 2	Temporary views north-east and north-west into site as vehicles travel along State Highway 2	State Highway 2 adjoins the applicant dairy farm, and is located between 150-400m from Plan Change boundary, depending on position of vehicle on Highway.	Distant view towards the Plan Change Site with partial screening from existing trees, and buildings, including farmhouse. Refer to photo 10 at section 8.1 below.	Effect on public view shaft from State Highway 2.

View Point No	Location	Direction of View	Proximity to Site	Degree of visibility	Reason for Selection
B	View from adjoining rural land and dwelling at 1423 State Highway 2.	Long views east towards Plan Change Site.	Adjoins western boundary of dairy farm subject to Plan Change. Approx. 400m to western boundary of Plan Change Site.	Long views east towards the Plan Change Site with partial screening from existing trees along common boundary and mature trees along the western boundary of Plan Change Site. Refer to photo 11 at section 8.1 below.	Effect on rural amenity values, in long views.
C	Public View from vehicles travelling north-east and south-west along Tainui Road.	Temporary views east towards Plan Change Site, from cars travelling along Tainu Road.	Tainui Road is located to the east of the applicants dairy farm, and is separated by other rural blocks in separate ownership. Approx. 800m to western boundary of Plan Change Site.	Long views east towards the Plan Change Site with partial screening from existing trees and vegetation along road reserve boundary and a number of mature trees along the western boundary of Plan Change Site. Refer to photo 12 at section 8.1 below.	Effect on public view shaft from Tainui Road.
D	Public View from vehicles travelling north and south along Wharere Road.	Temporary views west towards Plan Change site as vehicles travel north and south along Wharere Road, and less commonly pedestrians and cyclist.	Wharere Road is located to the east of the applicants dairy farm, and is separated by rural blocks in separate ownership as illustrated in figure 1. Wharere Road is approx. 800m to the norther boundary of the Plan Change Site.	Long views east towards the Plan Change Site with partial screening from vegetation along road reserve boundary and a number of mature trees along the northern extent of Plan Change Site. Refer to photo 13 at section 8.1 below.	Effect on public view shaft from Wharere Road.
E	Public views from northern end of Arawa Road, associated with pedestrians	Temporary views south-west towards Plan Change site as pedestrians travel	Northern extent of Arawa Road and start of paper road is located adjacent to the	Unobstructed views into the southern portion of the Plan Change Site from common road	Effect on public view shaft from northern end of Arawa Road, and paper road.

View Point No	Location	Direction of View	Proximity to Site	Degree of visibility	Reason for Selection
	utilising the paper road which extends north. Commonly used for dog walking.	south along paper road and northern extent of Arawa Road.	north-eastern corner of Plan Change Site.	reserve boundary at northern extent of Arawa Road. Refer to photo 14 at section 8.1 below.	
F	View looking over Plan Change Site from residential dwellings on the western side of Arawa Road	Properties have direct views over Plan Change Site, from rear yards and also from some dwelling windows. This varies, depending on location of dwellings onsite, trees and boundary fencing.	Common boundary with Plan Change Site.	Direct views into the Plan Change Site. Some screening provided by onsite vegetation and fencing along common boundary, varies considerably between properties. Refer to photo 15 at section 8.1 below.	Effect on rural amenity values.
G	Public View from vehicles travelling north along Arawa Road	Temporary views north-west into site as vehicles travel north along Arawa Road, and less commonly pedestrians and cyclist.	Adjoins eastern boundary of Plan Change Site.	Clear views into the southern portion of the Plan Change Site, from southern extent of Arawa Road. Refer to photo 16 at section 8.1 below.	Effect on public view shaft from Arawa Road

## 8.1 Detailed Assessment of Visual Effects

A detailed assessment of the change in landscape values based on the collective impact from the Plan Change and subsequent development, is outlined in the following sections. The landscape mitigation recommended within this assessment is illustrated on Structure Plan drawings submitted with this plan change application. This also includes where existing vegetation should be retained.

Note: The permitted baseline for bulk and location on site is considered relevant to this assessment, as it informs what could be built on site as a permitted activity. This is described below.

### Permitted Baseline – bulk and location for Rural Zone

#### Height of buildings/structures

Maximum – 9.0m excluding frost protection fans which shall be a maximum of 15m inclusive of blades.

#### Daylighting

No part of any building/structure shall exceed a height equal to 2m above ground level at all boundaries and an angle of 45° into the site from that point. Except where the site has a boundary with a road in which case this rule shall not apply in respect to that boundary.

#### Yards

Side and rear yard setback – 30m able to be reduced to 10m as a permitted activity by completing a reverse sensitivity waiver form.

Front yard – 30m

Strategic Road setback – 30m (not applicable to plan change site)

All other buildings and structures – 5m.

Note: the following assessment is based on the assumption, that 1-2 storey dwellings will be established on each lot, with an average height of up to 6-7m to the apex of the roof, including any ancillary buildings, such as garaging and sheds.

#### **Viewpoint A, Assessment**

Viewpoint A is depicted below.



*Photo 10: View looking north-east towards plan change site, representative of views from State Highway (albeit 50m inset from road reserve boundary).*

Public views into the site from State Highway 2, associated with vehicles travelling east. As the highway has a posted speed of 100km/h, views into the Plan Change Site will be temporary and not direct as the Plan Change Site would be at the eastern periphery of the drivers/passenger vision. Views will also be distant, as the closest boundary to the Plan Change site will range between 160-400m, depending on position of vehicle on State Highway.



There are also a number of existing clusters of mature trees between the State Highway and Plan Change Site, which will provide intermittent screening of this public view shaft. Refer to the landscape mitigation planting on Structure Plan drawings, which illustrates where existing trees are maintained and where additional planting is proposed to maintain the rural character.

Although the proposed development will be visible in these long views, given the distance and temporary nature as vehicles pass by, the impact on this public view shaft and associated rural amenity landscape values are considered **low**.

### **Viewpoint B, Assessment**

Viewpoint B is depicted below.



*Photo 11: Existing from western extent of farm, looking east towards Plan Change Site (representative of views from neighbouring property at 1423 State Highway 2, albeit 50m set in from boundary).*

Private views from the adjoining rural land and dwelling at 1423 State Highway 2, approx. 500m to west of the Plan Change site. The proposed development will be seen in long views looking east/north-east. There are some clusters of trees between the two sites, which will provide screening in some angles, however the majority of the vista are currently unobstructed paddocks up towards the Plan Change Site. It is also noted that the existing milking shed and ancillary sheds are present in this view shaft.

Based on the above, this property will experience a level of change to their eastern vista. The degree of this, will depend on the height of future buildings. Although two residential dwellings could be established within the Future Plan Change area, which would have a typical height of up to 6-7m to



the apex of the roof line. Given the low-density context, the prevailing built form would likely be single storey, which is typically up to 4-5m in height

Given the level of separation of approx. 500m, which are considered a distant view, and that the rural land between the two sites will remain as open grazing paddocks, the impact on the eastern outlook of 1423 State Highway 2, and associate rural amenity landscape values are assessed as **low**.

There is potential to include a level of boundary planting around the periphery of the Plan Change Site, to enhance the natural buffer between the urban and rural land uses. Screening completely, through dense rows of trees is not required, however intermittent planting of clusters of trees will help to soften this interface. This is illustrated in the Structure Plan drawings. This is currently high-level given the Plan Change nature of the application, however will be refined once lot design is established. Existing planting around the periphery of the site should also be maintained where possible, as indicated on Structure Plan drawings.

### **Viewpoint C and D, Assessment**

Viewpoint C and D is depicted below.



*Photo 12: Photo looking back towards the plan change site from Tainui Road*



*Photo 13: Photo looking back towards the plan change site from Wharere Road*

From this north and north-western viewpoint, vehicles traveling south along Tainui and Wharere Road will experience some long views towards the Plan Change Site, given that it is at a higher level than the surrounding paddocks. Views will be partially screened by the clusters of trees within paddocks and both existing and proposed boundary planting along Plan Change boundary.

Although there will be a level of natural screening along the Plan Change periphery, the clustering of built form will be present in long views, particularly the roof profiles.

However, given the distances from the site, between 700-50 from Tainui Road and 750-800m from Wharere Road to the closest Plan Change boundary, and that view shafts are only temporary as vehicles travel south at open roads speeds and will be periphery of the driver's vision. The impact on the landscape values associated with these public view shaft are assessed as **low**.



## Viewpoint E, Assessment

Viewpoint E is depicted below.



*Photo 14: View looking west, south-west toward Plan Change Site, from northern end of Arawa Road.*

From this viewpoint, at the northern end of Arawa Road, pedestrians and dog walkers will have direct views over the south-west corner of the Plan Change site, when travelling south along the paper road. This paper road is commonly used by the residents of Arawa Road.

As per Structure Plan drawings, existing trees along this boundary will be retained where possible, and new clusters of trees are proposed, to help soften the interface between the urban and rural landscape.

Given that this public view shaft has established residential development within it, being the existing housing along Arawa Road, the rural amenity values are not considered as sensitive. The new development will be consistent with the existing pattern of development in the Pongakawa village, and will have some impact on this rural aspect. However, pedestrians will only experience this change temporarily as they travel south from the paper road onto Arawa Road, and given the primary rural aspect is north and west focused when walking along the paper road, the cumulative impact on this public view shaft is assessed as **low**.

## Viewpoint F, Assessment

Viewpoint F is depicted below.



*Photo 15: View looking west, from western boundary of Arawa Road properties*

This viewpoint is representative of the western aspect from the rear yards of the existing dwellings along Arawa Road. As per the Structure Plan, residential development is proposed adjacent to the western boundaries of these properties. As such they will experience a significant change in their western outlook, which is currently defined by long vistas west/northwest over the existing dairy farm grazing paddocks. This will change to direct views into the rear yards of the future residential development along this boundary.

To appropriately manage the change in landscape values associated with the proposal, it is important that future built form within the Plan Change Site, has an appropriate setback from the western boundaries of the Arawa Road properties. Based on the existing setbacks of built form within the Arawa Road properties, 5m is considered an appropriate setback for any future dwellings. This will ensure bulk and dominance effects are mitigated and will allow a good level of separation to maintain privacy. Allowance is made in this yard for small accessory buildings such as garden sheds, to a limit of 10m<sup>2</sup> and no higher than 2m, however all other future built form should be sited beyond the 5m setback.

This 5m setback will allow opportunities for landscaping to be established along this common boundary and help partially screen the built form, and provide a natural buffer between the established and new residential dwellings.

Further, given the single storey nature of the existing properties along Arawa Road, it is recommended that the future dwellings that adjoin and share a common boundary with these sites,



are restricted to single storey, to mitigate bulk and dominance effects, and privacy effects from overlooking from upper levels.

Based on the above, the change in landscape values from this viewpoint, from a rural to an urban aspect is assessed as a **high** impact.

However, with the recommendations provided, the change can be managed appropriately.

### **Viewpoint G, Assessment**

Viewpoint G is depicted below.



*Photo 16: View looking north along Arawa Road, from southern corner of Plan Change Site.*

This viewpoint, represents public views from southern end of Arawa Road, mainly associated with temporary views north-west into site as vehicles travel north along Arawa Road, and less commonly pedestrians and cyclist.

Currently, these temporary views into the south-eastern corner of the Plan Change Site are clear and unobstructed over the vacant grazing paddocks, with some trees along boundaries as illustrated within the Site Photos in Section 7 of this report. There is the presence of built form along the western side of Arawa Road, as well as farming buildings associated with the dairy operation.

The proposed change in this south-eastern corner of the Site, includes the development of commercial buildings and an open space reserve area, the main entrance road into the plan change site and residential housing, which will likely include some street trees, entrance landscaping as well as private landscaping within the commercial site and residential site.

The change, although prominent from this view shaft, will have integrate with the existing lifestyle sized lots at this southern part of Arawa Road.



The proposed private reserve will maintain the open space in the south-eastern corner, and has the ability to be enhanced through landscaping, to increase its amenity and usability. This area will be retained as a natural overland flow path and open space.

Based on the above, and given the temporary nature of this public view shaft as vehicles and pedestrian travel north along Arawa Road, the impact on landscape values in this view shaft are assessed as **low-moderate**.

#### **Further Recommendations for long views.**

This recommendation relates to future housing along the west and northwest boundaries of the Plan Change Site only (future housing fronting the rural zone), and future built form across the site above single-storey in height. Restricting LRV values for roofs (paint finish) to less than 37%, will ensure reflectivity/ glare is mitigated in long views. As this can be an issue in rural context where clusters of dwelling, cumulatively create reflectivity issues and thus impact on long vistas from the surrounding rural context.

## 9.0 Change in Landscape Values Summary

### 9.1 Visual Landscape Effects

A rating of the effects upon the identified viewpoints and their associated visual landscape values, using the NZILA best practice rating scale, is provided below. This is based on the detailed viewpoint assessment outlined earlier within section 8 of this landscape and visual assessment report, and takes into consideration the mitigation planting proposed.

**Table 3: Assessment of Viewpoints**

View Point No	Location	Rating (negligible; very low; low; moderate; high; very high; extreme)
A	Public View from vehicles travelling east along State Highway 2	Low
B	View from adjoining rural land and dwelling at 1423 State Highway 2, approx. 400m to west of Plan Change Site.	Low
C	Public View from vehicles travelling north-east and south-west along Tainui Road.	Low
D	Public View from vehicles travelling north and south along Wharere Road.	Low
E	Public views from northern end of Arawa Road, associated with pedestrians utilising the paper road which extends north from the end of Arawa Road. Commonly used for dog walking.	Low
F	View looking over Plan Change Site from residential dwellings on the western side of Arawa Road	High
G	Public View from vehicles travelling north along Arawa Road	Low-Moderate

## Summary

The primary viewing audience will be public views from surrounding roads, private views from the existing residential properties along Arawa Road and rural property owners located to the west/northwest of the applicant's dairy farm. Beyond these view shafts there are few clear views to the site. Following the Plan Change and subsequent urbanisation of the land, there will be changes to the landscape values of this portion of the farm, which will impact the identified viewing audience. However, given the urbanisation is an expansion of an existing residential area, and the vast majority of the subject dairy farm will be maintained, the impact on rural landscape amenity values from the surrounding roads network and distant rural neighbours will be low.

In terms of the immediate residential neighbours along the western side of Arawa Road, these properties will experience a high impact upon their western outlook, owing to the close proximity and contrasting nature of change from rural paddocks to urban development.

To manage this change, landscape mitigation and the appropriate siting/setback of dwellings against this existing residential catchment is considered necessary.

## 9.2 Physical Landscape Effects

It is relevant to assess and comment on the change in landform and vegetation, and ultimately landscape character as a result of the proposed development on site.

The assessed changes to the physical landscape consists of the following:

1. Bulk earthworks associated with the development of the Plan Change Site.
2. Formation of roads, right of ways and driveway.
3. Associated entrance fencing and landscaping.
4. The future dwellings and outbuildings.
5. Future commercial buildings
6. Future reserve areas, and stormwater pond.
7. Landscaping to periphery of plan change site and throughout development.

The existing condition of the Plan Change Site is predominantly vacant pastoral land with trees to boundaries and farming buildings and sheds clustered centrally. The proposed civil infrastructure and buildings will significantly alter the landscape from its current rural form.

To integrate the development, open space will be maintained throughout the development, with an anticipated site coverage of between 40-50% on each lot, which are expected to be between 450-500m<sup>2</sup>. Large open spaces including the stormwater reserve and private reserve in south-western corner, are also planned within the development, providing a good level of open space throughout.

Maintaining existing mature trees where possible, and introducing clusters of specimen trees, is also important and will help to maintain some of the existing rural amenity values on site, and to the surrounding context.

Using the NZILA 7-point rating scale system, the permanent change in the physical landscape of this nature, in this location, would be considered **High**.

**Table 2: NZILA rating scale for physical landscape effects**

Rating	Description
High	<i>Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of the new but uncharacteristic features and elements.</i>

## 10.0 Cultural Effects

In accordance with the NZILA landscape assessment guidelines Te Tangi a te Manu, it is important to consider cultural values associated with the landscape.

There are no archaeological sites recorded on the property by Heritage New Zealand Pouhere Taonga. Ken Phillips of Archaeology BOP has completed a recent archaeological survey and has not identified any archaeological or other heritage features on site. The District Plan does not record any scheduled heritage features at the Plan Change Site or the wider land owned by the applicant. The land is of cultural significance to tangata whenua, and engagement with Hapu and Iwi has been undertaken by Momentum Planning and Design Planning Consultant Richard Coles. This included the following hapū:

- Ngati Makino
- Ngati Pikiaio
- Ngati Rangitihī
- Ngati Whakahemo

No waahi tapu or specific sites of significance within the site have been advised to exist.

However, hapū management plans recognises the importance of the interface, that the built environment has with the natural environment.

Importantly the proposed landscape mitigation planting plays important role in softening the interface between the natural and built environment.

## 11.0 Recommendations

### Summary and recommendations

The overall level of landscape and visual effects are assessed as generally low on the wider rural context, low-moderate on close approach from the west (along Arawa Road), and high on the immediate neighbours along the north-western side of Arawa Road. The appropriate management of this change would include implementing the following mitigation;

- Retention of existing trees where viable and proposed landscaping to periphery of Plan Change Site and in reserve areas. This has been reflected within Structure Plan drawings.
- As it relates to the interface of future housing fronting the surrounding Rural Zone. Restricting LRV values for roofs (paint finish) to less than 37% in the interface locations, will ensure reflectivity/ glare is mitigated in long views. The same recommendation is made of buildings above single-storey in height across the Plan Change Site. As this can be an issue in



rural context where clusters of dwelling, cumulatively create reflectivity issues and thus impact on long vistas from the surrounding context.

- Given the single storey nature of the existing properties along the western side of Arawa Road, it is recommended that the future dwellings that adjoin and share a common boundary with these sites, are restricted to single storey, and sited at least 5m away, so as to reduce impact on view shafts and outlook west/north-west from adjacent properties, and further mitigate visual bulk and dominance, and visual privacy effects, from future development.

## 12.0 Conclusions

The proposed Plan Change and subsequent urbanisation from rural to residential, will primarily have a low degree of change to the rural landscape values on the wider rural context, as identified in the viewpoint analysis. The existing and proposed landscape mitigation along the boundaries of the site, will help to soften the interface between the residential and rural land, and provide some screening into the site. Trees and landscaping throughout the future development, including the stormwater reserve area, within the future road reserve and onsite within lots, will also provide a good level of amenity within the development, and help integrate with the surrounding rural character.

Change in landscape values as experienced from the existing residential properties along Arawa Road, are most impacted by the proposal, and will experience a high degree of change to their west/north-western outlook. However, given the landscape mitigation proposed and recommendations around the location of dwellings being set back from this boundary and restricted to single storey, this change can be managed appropriately.

## Attachment A – Structure Plan Map

## Attachment B – Site Photos



*Photo 17: View from southern corner of Plan Change Site, looking over southern portion of site, where a reserve and commercial area are proposed, as per the Structure Plan Map in figure 3.*





*Photo 18: View looking north-west along farm race towards grazing paddocks of farm (outside of plan change area)*



*Photo 19: View looking south-east from grazing paddocks towards plan change site.*





*Photo 20: View from western extent of farm, looking south-east towards existing farmhouse.*



*Photo 21: View looking south-west over plan change site, illustrating rise in topography from the lower flood plane.*





*Photo 22: View from central location within plan change site, looking south-west towards State Highway*



*Photo 23: View looking south along Arawa Road toward State Highway 2*