

**BEFORE THE HEARING COMMISSIONERS
AT WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991 (RMA)

AND

IN THE MATTER of submissions and further submissions on the Proposed
District Plan

**STATEMENT OF EVIDENCE OF BEVAN RONALD HOULBROOKE FOR
SUBMITTER #387: DIAMOND CREEK FARM LIMITED
17 February 2021**

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INTRODUCTION

- 1 My full name is Bevan Ronald Houlbrooke and I am a Director at CKL Planning | Surveying | Engineering | Environmental.
- 2 I have been employed in resource management and planning related positions in local government and the private sector for 18 years. During this time, I have provided technical and project leadership on a number of small and large development proposals. My work is largely focused on greenfield and brownfield land development, rural and urban subdivision and land use planning, and policy planning. I have been involved in several plan review and plan change processes during this time.
- 3 I hold a Bachelor of Science (Resource & Environmental Planning) from the University of Waikato and a Master of Planning Practice from the University of Auckland.
- 4 I am a Full Member of the New Zealand Planning Institute (MNZPI).
- 5 I have read the code of conduct for expert witnesses contained in the Environment Court's Practice Note 2014 and agree to comply with it. I have complied with it when preparing my written statement of evidence.
- 6 I am familiar with Te Uku, having grown up in the community and attended Te Uku school.

SCOPE OF EVIDENCE

- 7 This evidence provides a planning assessment in relation to the submission by Diamond Creek Farm Ltd ("**DCF**") and addresses the Section 42A Framework Report provided by the Waikato District Council ("**WDC**") in relation to zone extents of the Proposed District Plan ("**WPDP**").
- 8 The submission by DCF requested that their sites at Te Uku (legally described below) are re-identified on WPDP Planning Maps from Rural Zone to Country Living Zone:
 - (a) Part Lot 1 DPS 23893 (42.418 ha)
 - (b) Allot 218 Parish of Whaingaroa (0.3715 ha)
 - (c) Lot 4 DP 437598 (0.0730 ha)

- 9 As outlined in the evidence by Glenn and Abbie Neems, as a result of discussions with WDC staff, DCF were encouraged to explore the possibility of establishing a Village Zone on the site instead of Country Living. Upon receipt of the s42A Framework Report, DCF made the decision to revert back to pursuing a Country Living zone. Notwithstanding that, DCF would support any decision in relation to submissions at Hearing 12 (Country Living Zone) that reduces the minimum lot size in the Country Living Zone as this would enable a more efficient use of land.

SUMMARY OF REZONING PROPOSAL

- 10 DCF is seeking to rezone approximately 43ha of its 252ha property to the north of State Highway 23 to Country Living Zone. The area proposed to be rezoned is located to the east of Te Uku village where there is a primary school, community hall, store, coffee shop and church. By road Te Uku is located 10km (7 minutes) from Raglan and 30km (25 minutes) to the western edge of Hamilton City. Te Uku is a node for a predominantly rural community and provides for rural and rural-residential activities in addition to the commercial and community activities in the village itself which consist of a primary school, community hall, general store, coffee shop and church.
- 11 To support the re-zoning request a draft Structure Plan has been prepared for the site (attached as Appendix A). Key features of the Proposed Structure Plan are as follows:
- (a) Road access to the site from within the 80km speed zone from SH23.
 - (b) Internal road access via a main spine road with local roads and rights of way access to developable areas.
 - (c) Future road connection opportunities to the west and east.
 - (d) Private and public reserves within the gully and wetland systems.
 - (e) Cycleway/walkway to provide internal connectivity and connections to other parts of Te Uku village (store, church, hall, and school etc.).
 - (f) 54 lots in accordance with the 5000m² minimum lot size requirements of the Country Living Zone.

ENGAGEMENT AND CONSULTATION

- 12 The consultation and engagement undertaken by DCF in respect of the rezoning request is outlined in the statement of evidence by Glenn and Abbie Neems. This includes engagement with neighbours, a Waikato District Councillor, Iwi and the Te Uku School Board of Trustees.
- 13 Comment has also been sought from Waka Kotahi NZ Transport Agency given the rezoning relies on access from State Highway 23. Waka Kotahi is not opposed to the rezoning proposal subject to a number of conditions being met as outlined in the CKL Integrated Transportation Assessment (Appendix B).

SUPPORTING REPORTS AND ASSESSMENTS

- 14 DCF has procured the specialist assessments to consider the suitability of the site for rezoning. Some of these reports refer to the establishment of a Village Zone rather than Country Living for the reasons set out in paragraph 8. The findings of these reports are still applicable, particularly as the scale of actual and potential effects of the Country Living Zone would be less than Village Zone due to a lower density (and subsequent lot yield) being possible.

Integrated Transportation Assessment (Appendix B)

- 15 An Integrated Transportation Assessment (by CKL) has been prepared based on up to 200 dwellings being built on the rezoned area resulting in over 2,000 vehicles per day. Under a Country Living Zoning it is anticipated around 54 lots are possible resulting in approximately 540 vehicles per day. The ITA concludes that the surrounding road network can accommodate these traffic volumes and the most suitable place for access is where the speed limit on State Highway 23 is 80 km/h. It is also recommended that a right-hand bay should be provided on State Highway 23, some vegetation clearance, no individual crossings to State Highway 23 and a footpath linkage be provided to Te Uku village.

Landscape and Visual Assessment (Appendix C)

- 16 The Landscape and Visual Assessment outlines the proposed zone change will affect existing rural character and amenity by enabling a

type and particular density of development to occur within an existing rural area that differs from what can currently be achieved under the Rural Zone. While the change in zoning, from Rural to Village (or now Country Living), will enable an overt change in landscape character of the site and will affect existing views across the rural landscape, from a landscape design and urban planning perspective, the change in zoning is considered appropriate because it enables the consolidation of an existing node and is an alternative to further fragmentation of rural land.

Agricultural Impact Assessment (Appendix D)

- 17 The Agricultural Impact Assessment (by Agfirst) confirms that the area subject to the rezoning proposal comprises both versatile (high class) and non-versatile soils. There is approximately 16.6 ha of Class 2 soil that is moderately well drained while the remaining 22 ha is poorly drained Class 3 and 4 soils and there is approximately 3.4ha of wetland/gully.
- 18 The AgFirst report also outlines that the proposed rezoning would remove a total of 308 tonnes of dry matter (tDM) from the district which would result in the loss of grazing of approximately 120 rising 3-year-old animal equivalents (R3). Modest changes to the farming practices on the remaining 210 ha property could see the net loss of animal output brought down to approximately 60 animals, not the full 120 that currently graze on the land subject to rezoning.

LENS 1: ASSESSMENT OF RELEVANT OBJECTIVES AND POLICIES IN THE WPDP

- 19 The Framework Report outlines the first lens for considering a rezoning request is to undertake an assessment of the submission against the relevant PWDP objectives and policies that have been identified within the matrix provided in Appendix 2 of the Framework Report. The submission by DCF relates to the “Rural Zone to Country Living Zone” scenario and an assessment of the relevant objectives and policies of the WPDP is provided in the table below.

1.5.2 (a)	<i>Growth occurs in defined areas</i>
Comment	<p>The agreed Future Proof settlement pattern for urban growth and development is to avoid unplanned encroachment into rural land and is to be contained within defined urban areas to avoid rural residential fragmentation.</p> <p>The proposed rezoning at Te Uku is for planned encroachment into rural land centered around an existing rural node. It is acknowledged that Future Proof seeks to implement defined urban areas, and one of the key tools for achieving this is through adopting urban limits. Within the Waikato District, indicative village limits however have only been proposed for those villages on the Hamilton City periphery (Taupiri, Gordonton, Te Kowhai, Matangi, Tamahere and Horotiu). Presumably, this is to provide greater control on the scale and type of urban development in locations where the demand is highest.</p> <p>Te Uku is not located within the Hamilton periphery and therefore does not have an indicative village limit identified in Future Proof. This however does not mean Te Uku cannot be considered as a growth area for rural residential development as part of a District Plan review process. The scenario for Te Uku is not dissimilar to the rezoning recently completed by Waipa District Council (Plan Change 5) which re-zoned several of their rural villages that do not have village limits identified in Future Proof (Ohaupo, Ngahinapouri, Pirongia, Pukeatu, Te Miro, Karapiro, Rukuhia and Te Pahu).</p> <p>The rezoning proposal consolidates rural residential growth around an existing rural node. Te Uku comprises existing commercial and community facilities including a school, hall, general store, coffee shop and church that provide a focal node for future residents. Enabling growth within a defined area at Te Uku will reduce the demand for rural residential development elsewhere in the wider Raglan area and in doing so seek to avoid further fragmentation of rural land holdings in the Rural Zone.</p>
Consistency	Consistent: Te Uku is an existing rural node and the purpose of the Country Living Zone is for a planned encroachment into rural land for rural-residential development.
1.12.8(b)(i)	<i>Urban development takes place within areas identified for the purpose in a manner which utilises land and infrastructure most efficiently</i>
Comment	In the context of this objective, the Country Living Zone does not constitute urban development as it is part of the Rural Environment (Chapter 5) of the WPDP. The scale of the proposed rezoning (yielding approximately 54 lots) along with generous lot

	<p>sizes (5000m²) would ensure the activities enabled by the proposed rezoning would be rural in nature rather than urban. Notwithstanding this, Te Uku is an existing small rural node with some existing commercial and community facilities including a school, hall, general store, coffee shop and church that can be utilised by future residents.</p>
Consistency	Neutral: Rural residential development is not considered urban.
1.12.8(b)(ii)	<i>Promote safe, compact, sustainable, good quality urban environments that respond positively to their local context</i>
Comment	<p>In context of this objective, the Country Living Zone does not constitute urban development as it is part of the Rural Environment (Chapter 5). The scale of the proposed rezoning (yielding approximately 54 lots) along with generous lot sizes (5000m²) would ensure the activities anticipated by the proposed rezoning would be rural in nature rather than urban.</p> <p>The proposed structure plan for the area to be rezoned demonstrates how the land could be developed in a way that provides a good quality environment for future residents and that responds positively to its context. The Landscape and Visual Assessment (Appendix C) outlines how consideration has been applied in order to:</p> <ul style="list-style-type: none"> • Maintain and enhance key landscape and ecological features within the zone change area; • Reinforce the existing Te Uku village core as the heart of a rural village; • Form connections (vehicle and pedestrian) between the zone change area, the existing Te Uku village core and school; • Create a safe and sociable rural village neighbourhood for people to enjoy; • Provide different sized lots for spatial variety and to reinforce a transect that encourages slightly higher development densities towards the core of the village (smaller lots), which also reflects different topography and drainage capacities, and generally lower development density along the Matakotea Stream (larger lots); • Provide reserve areas containing a pedestrian/cycle access network; and • Allow a future vehicle/pedestrian connectivity option to provide for village growth.
Consistency	Neutral: Rural residential development is not considered urban.
1.12.2.8(b)(iii)	<i>Focus urban growth in existing urban communities that have capacity for expansion</i>

Comment	In context of this objective, the Country Living Zone does not constitute urban development as it is part of the Rural Environment (Chapter 5) of the WPDP.
Consistency	Neutral: Rural residential development is not considered urban.
1.12.8(b)(vi)	<i>Protect and enhance green open space, outstanding natural landscapes, and areas of ecological, historic and environmental significance.</i>
Comment	The land subject to the rezoning request borders the Matakoea Stream and contains several gully areas. The proposed structure plan shows these areas as being protected from development (through reserve areas) and enhanced by planting and public access opportunities. There are no known outstanding natural landscapes or areas of significance that will be adversely affected by the rezoning.
Consistency	Consistent: There are enhancement opportunities for Matakoea Stream and gullies.
1.5.1 (b)	<i>Urban forms of residential, industrial, and commercial growth in the district will be focused primarily into towns and villages, with rural-residential development occurring in Country Living Zones. Focusing urban forms of growth primarily into towns and villages, and encouraging a compact form of urban development, provides opportunity for residents to "live, work and play" in their local area, minimises the necessity to travel, and supports public transport opportunities, public facilities and services.</i>
Comment	<p>The proposed rezoning will focus rural-residential development into the Country Living Zone where it is anticipated. By concentrating development in this location, development pressure is reduced on surrounding rural areas, which help preserve wider surrounding rural character values and fragmentation of rural land elsewhere.</p> <p>Notwithstanding that rural-residential is not an urban form in the context of this objective of the WPDP, there are locational advantages to Te Uku in that it is an existing small rural village with amenities including a school, community hall, store, coffee shop and church that provide future residents with some live, work and play opportunities. Te Uku is also serviced by public transport by way of the Hamilton-Raglan bus service which operates five times per day in each direction.</p>
Consistency	Consistent: Rezoning will encourage rural residential development in the Country Living Zone adjacent to an existing rural village.
1.12.3(a)	<i>A district which provides a wide variety of housing forms which reflect the demands of its ageing population and increases the</i>

	<i>accessibility to employment and community facilities, while offering a range of affordable options.</i>
	The rezoning proposal will contribute to the variety of housing forms available in the Waikato District. Demand for rural-residential properties has traditionally been high in the Waikato District and the rezoning will alleviate some of the demand in the wider Raglan area. Te Uku village itself provides some community facilities (school, church and hall) and is located within 10km of Raglan which provides accessibility to employment and community facilities. The proposed structure plan shows the rezoned area could potentially accommodate 54 new homes.
Consistency	Consistent: Rezoning will provide additional housing options accessible to employment and community facilities.
1.12.3(c)	<i>A district that has compact urban environment that is focused in defined growth areas, and offers ease of movement, community wellbeing and economic growth.</i>
	The Country Living Zone does not form part of the urban environment in the context of this objective of the WPDP.
Consistency	Neutral: Rural residential development is not considered urban.
4.1.2(a)	<i>Future settlement pattern is consolidated in and around existing towns and villages in the district.</i>
	The rezoning proposal consolidates rural residential growth around an existing village. Te Uku comprises a school, community hall, general store, coffee shop and church.
Consistency	Consistent: Te Uku is an existing rural village.
5.3.8(a)	<i>Protect productive rural areas by directing urban forms of subdivision, use, and development to within the boundaries of towns and villages.</i>
	Rural residential development is not urban in the context of the WPDP. Notwithstanding this, the proposed rezoning at Te Uku will remove approximately 38ha of grazing land from production. 16.6ha is deemed high quality and the remainder is poorly drained or gully/stream margins. Directing rural residential development to the Country Living Zone however will assist with reducing demand pressures on other rural land in the wider Raglan area.
Consistency	Neutral: Rural residential development is not considered urban.
5.3.8(b)	<i>Ensure development does not compromise the predominant open space, character and amenity of rural areas.</i>
	The Landscape and Visual Assessment (Appendix C) outlines the proposed zone change will affect existing rural character and amenity by enabling a type and particular density of development

	<p>wo occur within an existing rural area that differs from what can currently be achieved under the Rural Zone. While the change in zoning, from Rural to Country Living, will enable an overt change in landscape character of the site and will affect existing views across the rural landscape, from a landscape design and urban planning perspective, the change in zoning is appropriate because it enables the consolidation of an existing node and is an alternative to further fragmentation.</p> <p>The Landscape and Visual Assessment considers the effects on existing rural character and visual amenity, derived from the existing landscape character will range between Negligible and Moderate (depending on location), when considered cumulatively the overall effect will be low.</p> <p>By way of conclusion, the Landscape and Visual Assessment considers that the effect on adjacent rural character resulting from a change in zoning will relate in part to development density achievable under the new zone and in part to the location of the new zone in relation to existing development. In the context provided by Te Uku village means that adjacent development will more likely be perceived as appropriate as it binds and consolidates different parts of the village from an urban design perspective.</p>
Consistency	Neutral: Although there will be a change in rural character and loss of open space, the character and amenity will be maintained as the rezoning adjacent to an existing village will more likely be perceived as appropriate.
5.3.8(c)	<i>Ensure subdivision, use and development minimises the effects of ribbon development.</i>
	The proposed structure plan for the area subject to rezoning shows how a subdivision could be achieved that avoids ribbon development. This involves the establishment of a road connection from State Highway 23 with internal road access via a main spine road with local roads and rights of way access to developable areas.
Consistency	Consistent: Ribbon development will not occur.
5.3.8(e)	<i>Subdivision, use and development opportunities ensure that rural character and amenity values are maintained.</i>
	Refer to assessment of 5.3.8(b) above
Consistency	Neutral: Although there will be a change in rural character and loss of open space, the character and amenity will be maintained as the rezoning adjacent to an existing village will more likely be perceived as appropriate.

5.3.8(f)	<i>Subdivision, use and development ensures the effects on public infrastructure are minimised</i>
	Lots and development in the Country Living zone at Te Uku would be self-sufficient in terms of three waters infrastructure. Waka Kotahi NZTA has been consulted and is not opposed to a connection to State Highway 23 subject to a number of conditions being met.
Consistency	Consistent
4.1.3(b)	<i>Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017.</i>
	The Country Living Zone does not form part of the urban environment in the context of the WPDP.
Consistency	Neutral
4.1.3(a)	<i>Subdivision and development of a residential, commercial and industrial nature is to occur within towns and villages where infrastructure and services can be efficiently and economically provided.</i>
	The Country Living Zone does not form part of the urban environment in the context of the WPDP.
Consistency	Neutral
5.1.1(a)	<i>Subdivision, use and development within the rural environment where: (i) high class soils are protected for productive rural activities; (ii) productive rural activities are supported, while maintaining or enhancing the rural environment; (iii) urban subdivision, use and development in the rural environment is avoided.</i>
	<p>i) The area subject to the rezoning proposal comprises both versatile (high class) and non-versatile soils. There is approximately 16.6ha of Class 2 soil that is moderately well drained while the remaining 22ha is poorly drained Class 3 and 4 soils and there is approximately 3.4ha of wetland/gully. The 16.6ha of high-quality soil represents 37% of the area to be rezoned and is physically separated from other areas of high-class soil by State Highway 23, gullies and existing property boundaries. Notwithstanding the removal of 16.6ha of high-class soils on this site, by concentrating development in this location adjacent to an existing settlement, development pressure is reduced on surrounding rural areas which do not have the locational advantages of Te Uku, which in doing so will help preserve high quality soils.</p> <p>ii) An agricultural impact assessment (Appendix D) has found that the proposed rezoning would remove a total of 308 tonnes of dry matter (tDM) from the district which would result</p>

	<p>in the loss of grazing of approximately 120 rising 3-year-old animal equivalents (R3). Modest changes to the farming practices on the remaining 210ha property could see the net loss of animal output brought down to approximately 60 animals, not the 120 that currently graze on the land subject to rezoning.</p> <p>iii) The Country Living Zone does not form part of the urban environment in the context of the WPDP.</p>
Consistency	Inconsistent: From an individual site perspective in terms of protecting high class soils, but consistent in the wider context for the District.
5.1.1(a)	<p><i>(a) Maintain or enhance the: (i) Inherent life-supporting capacity and versatility of soils, in particular high class soils; (ii) The health and wellbeing of rural land and natural ecosystems; (iii) The quality of surface fresh water and ground water, including their catchments and connections; (iv) Life-supporting and intrinsic natural characteristics of water bodies and coastal waters and the catchments between them.</i></p>
	<p>i) The area subject to the rezoning proposal comprises both versatile (high class) and non-versatile soils. There is approximately 16.6 ha of Class 2 soil that is moderately well drained while the remaining 22 ha is poorly drained Class 3 and 4 soils and there is approximately 3.4ha of wetland/gully. The 16.6ha of high-quality soil represents 37% of the area to be rezoned and is physically separated from other areas of high-class soil by State Highway 23, gullies and existing property boundaries. An agricultural impact assessment (Appendix D) has found that the proposed rezoning would remove a total of 308 tonnes of dry matter (tDM) from the district which would result in the loss of grazing of approximately 120 rising 3-year-old animal equivalents (R3). Modest changes to the farming practices on the remaining 210 ha property could see the net loss of animal output brought down to approximately 60 animals, not the full 120 that currently graze on the land subject to rezoning. Notwithstanding the removal of 16.6 ha of high-class soils on this site, by concentrating development in this location adjacent to an existing settlement, development pressure is reduced on surrounding rural areas, which help preserve high quality soils.</p> <p>ii) The Agricultural Impact Assessment (Appendix D) identifies the 22 hectares of Class 3 and 4 soils as low producing, but high impact in terms of unavoidable degradation of water quality in the Matakotea stream.</p>

	<p>Removing this 22 ha from agricultural production has little impact on the farm's overall carrying capacity, but will have a significant impact in terms of improving water quality in the Matakotea steam and the Raglan harbor.</p> <p>iii) Refer ii) above</p> <p>iv) Refer ii) above</p>
Consistency	Inconsistent from an individual site perspective in terms of protecting high class soils, but consistent in the wider District context. Consistent in terms of enhancing rural land and natural ecosystems and the quality of fresh water and ground water.
5.3.1(a)	<i>Rural character and amenity are maintained</i>
	Refer to assessment of 5.3.8(b) above
Consistency	Neutral: Although there will be a change in rural character and loss of open space, the character and amenity will be maintained as the rezoning adjacent to an existing rural node will more likely be perceived as appropriate.
5.3.4(a)	<i>Retain open spaces to ensure rural character is maintained.</i>
	Refer to assessment of 5.3.8(b) above
Consistency	Neutral: Although there will be a change in rural character and loss of open space, the character and amenity will be maintained as the rezoning adjacent to an existing rural node will more likely be perceived as appropriate.
	<i>Meets district wide rules and any other relevant overlays</i>
	The site subject to rezoning is not subject to any other overlays or policy areas.
Consistency	Consistent

20 In summary and in connection to the first lens, it is considered that the rezoning proposal by DCF is generally consistent with achieving the relevant objectives of the WPDP. Te Uku is an appropriate location for a Country Living Zone as it will enable the consolidation of an existing node and offers an alternative to further fragmentation in the rural zone. While the proposal will result in some loss of high-quality soil and a change to the existing visual character and amenity of the area, overall taking a district wide perspective the rezoning is appropriate as it will assist with focusing rural residential development to an appropriately located Country Living Zone and will reduce development pressures in other rural areas that do not have the locational advantages of Te Uku nor the level of existing commercial

and community facilities. It is not unusual for rezoning of rural land to involve some loss of high-quality soils. This is because existing settlements have historically located where ground conditions are most suitable for development and the same applies for new land being released for development. The purpose of the District Plan is to strike the right balance between making land available for development and protecting high quality soils at a District wide perspective.

LENS 2: ALIGNMENT AND CONSISTENCY WITH HIGHER ORDER DOCUMENTS

The Framework Report outlines the second lens for considering a rezoning request is to undertake an assessment of higher order statutory planning instruments to which the WPDP must either give effect or have regard. These higher order instruments are considered below.

Waikato Regional Policy Statement

- 21 The objectives and policies of the WRPS relevant to the proposed rezoning have been reviewed and they relate to a broad range of matters in a regional context. The following analysis is a summary of the key provisions which are most relevant to the changes sought by DCF.

3.1.2	<p><i>Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:</i></p> <ul style="list-style-type: none"><i>a) promoting positive indigenous biodiversity outcomes;</i><i>b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;</i><i>c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;</i><i>d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;</i>
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	<p><i>e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;</i></p> <p><i>f) protecting access to identified significant mineral resources;</i></p> <p><i>g) minimising land use conflicts, including minimising potential for reverse sensitivity;</i></p> <p><i>h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;</i></p> <p><i>i) providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation;</i></p> <p><i>j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and</i></p> <p><i>k) providing for a range of commercial development to support the social and economic wellbeing of the region.</i></p>
	<p>The Landscape and Visual Assessment (Appendix C) emphasises that a Country Living Zone is the preferred form for Te Uku in order to create a strong local community. Such an approach would be consistent with the positive environmental, social, cultural and economic outcomes which Objective 3.12 seeks to achieve.</p> <p>In terms of Objective 3.12(a) and (b) the potential exists for positive biodiversity outcomes to be achieved and for natural character to be maintained through the creation of a reserve network adjoining the Matakotea Stream and gullies.</p> <p>Country Living development is largely self-sufficient in terms of infrastructure requirements. The Integrated Transportation Assessment (Appendix B) confirms the effects are acceptable in terms of State Highway 23 (Regionally Significant Infrastructure under the WRPS) and Waka Kotahi NZTA are not opposed to the rezoning subject to a number of conditions being met.</p> <p>Development standards in the WPDP manage potential reverse sensitivity issues between rural and rural residential activities. This includes building setbacks in both zones.</p>
Consistency	Consistent
6.14	<p><i>Within the Future Proof Area:</i></p> <p><i>a) new urban development within Hamilton City, Cambridge, Te Awamutu/Kihikihi, Pirongia, Huntly, Ngaruawahia, Raglan, Te Kauwhata, Meremere, Taupiri, Horotiu, Matangi, Gordonton, Rukuhia, Te Kowhai and Whatawhata shall occur within the Urban Limits indicated on Map 6.2 (section 6C);</i></p>

	<p>b) <i>new residential (including rural-residential) development shall be managed in accordance with the timing and population for growth areas in Table 6-1 (section 6D)</i></p> <p>c) ...</p> <p>g) <i>where alternative industrial and residential land release patterns are promoted through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern; and</i></p> <p>h) ...</p>
	<p>a) There are no urban limits for Te Uku in Map 6-2 of the WRPS.</p> <p>b) Table 6-1 sets out the Future Proof residential growth allocation and staging between 2006 and 2061. The following provisions are relevant to consideration of growth at Te Uku:</p> <ul style="list-style-type: none"> • Allocated growth for "Waikato Rural Villages" is from 6,725 residents in 2006 to 15,775 residents in 2061. • Allocated growth for Raglan and Whaingaroa is from 3220 residents in 2006 to 5200 residents in 2061. • Allocated growth for Waikato Rural is from 22,400 residents in 2006 to 29,800 residents in 2061. <p>The modest residential growth proposed at Te Uku (54 lots with approx. 140 residents) is anticipated to be within the expectations of Table 6-1.</p> <p>Policy 6.14(g) requires where alternative residential land release patterns are promoted through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern. Implementation Method 6.14.3 refers to the criteria for alternative land release (see below).</p>
Consistency	Not inconsistent
6.14.3	<p><i>District plans and structure plans can only consider an alternative residential or industrial land release, or an alternative timing of that land release, than that indicated in Tables 6-1 and 6-2 in section 6D provided that:</i></p> <p>a) <i>to do so will maintain or enhance the safe and efficient function of existing or planned infrastructure when compared to the release provided for within Tables 6-1 and 6-2;</i></p> <p>b) <i>the total allocation identified in Table 6-2 for any one strategic industrial node should generally not be exceeded or an alternative timing of industrial land release allowed, unless justified through robust and comprehensive evidence (including but not limited to, planning, economic and infrastructural/servicing evidence);</i></p>

	<p><i>c) sufficient zoned land within the greenfield area or industrial node is available or could be made available in a timely and affordable manner; and making the land available will maintain the benefits of regionally significant committed infrastructure investments made to support other greenfield areas or industrial nodes; and</i></p> <p><i>d) the effects of the change are consistent with the development principles set out in Section 6A.</i></p>
	<p>The proposed rezoning of land at Te Uku is not considered an alternative land release as an additional 140 residents is not of a scale that is inconsistent with Table 6-1. Notwithstanding that the effects of the change are consistent with the principles set out in Section 6A – refer below.</p>
Consistency	Not inconsistent
6.1.7	<p><i>Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and:</i></p> <ul style="list-style-type: none"> <i>a) the potential adverse effects (including cumulative effects) from the high demand for rural-residential development;</i> <i>b) the high potential for conflicts between rural-residential development and existing and planned infrastructure and land use activities;</i> <i>c) the additional demand for servicing and infrastructure created by rural-residential development;</i> <i>d) the potential for cross-territorial boundary effects with respect to rural-residential development; and</i> <i>e) has regard to the principles in section 6A.</i>
	<ul style="list-style-type: none"> a) Te Uku is located outside of the Waikato Basin where demand for rural residential development is strongest due to its proximity to Hamilton City and easy commuting distances. Establishment of a Country Living Zone however will assist with reducing demand pressures on other rural land in the wider Raglan area. b) State Highway 23 is existing infrastructure adjacent to the area to be rezoned. Potential conflicts can be avoided or mitigated as set out in the Integrated Transportation Assessment (Appendix B). Waka Kotahi NZTA is not opposed to the rezoning. c) The rural residential lots will be largely self-sufficient in terms of 3 waters infrastructure. Roading and footpaths/cycleways will be provided by the developer at the time of development.

	<p>Te Uku village provides existing infrastructure/amenities such as a school, church, hall and store.</p> <p>d) There are not expected to be any cross-territorial boundary effects as Te Uku is not located in the Waikato Basin or close to a territorial boundary.</p> <p>e) Refer to assessment of Section 6A principles (see below).</p>
Consistency	Consistent.
6.1.8	<p><i>District plan zoning for new urban development (and redevelopment where applicable), and subdivision and consent decisions for urban development, shall be supported by information which identifies, as appropriate to the scale and potential effects of development, the following:</i></p> <ul style="list-style-type: none"> <i>a) the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements;</i> <i>b) the location, type, scale, funding and staging of infrastructure required to service the area;</i> <i>c) multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced;</i> <i>d) how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, high class soils and significant view catchments) will be managed;</i> <i>e) potential natural hazards and how the related risks will be managed;</i> <i>f) potential issues arising from the storage, use, disposal and transport of hazardous substances in the area and any contaminated sites and describes how related risks will be managed;</i> <i>g) how stormwater will be managed having regard to a total catchment management approach and low impact design methods;</i> <i>h) any significant mineral resources (as identified through Method 6.8.1) in the area and any provisions (such as development staging) to allow their extraction where appropriate;</i> <i>i) how the relationship of tāngata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for;</i>

- j) *anticipated water requirements necessary to support development and ensure the availability of volumes required, which may include identifying the available sources of water for water supply;*
- k) *how the design will achieve the efficient use of water;*
- l) *how any locations identified as likely renewable energy generation sites will be managed;*
- m) *the location of existing and planned renewable energy generation and consider how these areas and existing and planned urban development will be managed in relation to one another; and*
- n) *the location of any existing or planned electricity transmission network or national grid corridor and how development will be managed in relation to that network or corridor, including how sensitive activities will be avoided in the rural grid.*

Rural residential development is considered “urban” in the context of the WRPS. This differs from the WPDP which provides for the Country Living Zone as a subset of the Rural Environment (Chapter 5).

- a) A Structure Plan has been prepared to guide future development within the area to be rezoned (Appendix A). The structure plan shows development areas for rural residential lots along with roads and reserve areas to be vested. Approximately 54 lots are anticipated.
- b) The primary infrastructure requirement for the rezoning is the provision of roading which will be constructed by the subdivider and at their cost. Country Living lots are self-sufficient in terms of water and wastewater and stormwater will be managed within the subdivision site.
- c) The proposed structure plan for the area to be rezoned shows a network of pedestrian walkways and cycleways throughout the site and the immediate surroundings, including connection with Te Uku village. The primary means of access for the rezoned area will be via a road connection to State Highway 23 to which Waka Kotahi NZTA have approved in principle. Te Uku is also serviced by public transport in the form of the Hamilton-Raglan bus service which operates five times per day in each direction.
- d) The Landscape and Visual Assessment (Appendix C) outlines that the proposed zone change will affect existing rural character and amenity by enabling a type of and particular density of development to occur within an existing rural area that differs from what can currently be achieved. The change however is considered appropriate because it

	<p>enables the consolidation of an existing node of development. Ecological values of existing gully and stream margins on the site will be enhanced through retirement from grazing. Public access will be enhanced through provision of footpath/cycleways. The DCF site contains approximately 16.6 ha of Class 2 soils which represents 37% of the area to be rezoned and is physically separated from other areas of high-class soil by State Highway 23, gullies and existing property boundaries. AgFirst have provided an assessment to confirm the loss of high-quality soils is not significant in terms of primary production activities.</p> <ul style="list-style-type: none"> e) There are no known significant natural hazard issues on the area to be rezoned. A detailed geotechnical assessment will be required at the time of subdivision/development and this will inform lot layout and location of infrastructure in a way that avoids natural hazards. f) The rezoning does not involve hazardous substances or known contaminated sites. Detailed assessments will be required at the time of subdivision. g) Stormwater will largely be managed on-site using rainwater detention and reuse. Stormwater from roads is anticipated to be managed through treatment and soakage areas. h) There are no known significant mineral resources on the land subject to rezoning. i) Access to Matakoea Stream for iwi to undertake customary activities will be enhanced through creation of esplanade reserves. j) Water will be supplied via rainwater harvesting undertaken on each individual lot. k) Rainwater harvesting is considered an efficient use of water. l) The site subject to rezoning is not identified as a likely renewable energy generation site. m) Te Uku Wind Farm is a renewable energy generation site, however it is some 4km as the crow flies from the site proposed to be rezoned. n) The site proposed to be rezoned is not located near any electricity transmission network or national grid corridor.
Consistency	Consistent
6A	<p><i>New Development should:</i></p> <ul style="list-style-type: none"> a) <i>support existing urban areas in preference to creating new ones;</i>

- b) *occur in a manner that provides clear delineation between urban areas and rural areas;*
- c) *make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;*
- d) *not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;*
- e) *connect well with existing and planned development and infrastructure;*
- f) *identify water requirements necessary to support development and ensure the availability of the volumes required;*
- g) *be planned and designed to achieve the efficient use of water;*
- h) *be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;*
- i) *promote compact urban form, design and location to:*
 - i) *minimise energy and carbon use;*
 - ii) *minimise the need for private motor vehicle use;*
 - iii) *maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;*
 - iv) *encourage walking, cycling and multi-modal transport connections;* and
 - v) *maximise opportunities for people to live, work and play within their local area;*
- j) *maintain or enhance landscape values and provide for the protection of historic and cultural heritage;*
- k) *promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;*
- l) *maintain and enhance public access to and along the coastal marine area, lakes, and rivers;*
- m) *avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through*

methods such as low impact urban design and development (LIUDD);

- n) adopt sustainable design technologies, such as the incorporation of energy efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;*
- o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;*
- p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;*
- q) consider effects on the unique tāngata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tāngata whenua connections within an area should be considered;*
- r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;*
- s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and*
- t) recognise and maintain or enhance ecosystem services.*

- a) Although Te Uku is not an existing urban area it is an existing rural settlement consisting of a primary school, general store, coffee shop, church and community hall.
- b) In respect of a Country Living Zone, the proposed zone boundary will provide a clear delineation between rural residential and rural areas. This is because the boundary aligns with two physical features being State Highway 23 and the Matakotea Stream.
- c) The rezoning does not provide for urban intensification and redevelopment.
- d) The rezoning, although adjacent to State Highway 23, will not compromise the safe, efficient and effective operation of the road. Waka Kotahi NZTA has been consulted and is not opposed subject to a number of conditions being met.
- e) The rezoning area is adjacent to Te Uku village and will be connected to existing development and social infrastructure by road, cycleway and footpaths. There is no existing three water infrastructure in the vicinity and future development will be self-sufficient.

- f) Water requirements for a future subdivision of the DCF site will most likely be met by rainwater harvesting on a lot-by-lot basis.
- g) Efficient use of water can be achieved by rainwater collection and reuse and low flow fittings.
- h) The DCF site is not located in close proximity to any significant mineral resources, natural hazard areas, energy and transmission corridors or regionally significant industry. Te Uku Wind Farm is a renewable energy generation site, however it is some 4km as the crow flies from the DCF site. The DCF site contains approximately 16.6 ha of Class 2 soils which represents 37% of the area to be rezoned and is physically separated from other areas of high-class soil by State Highway 23, gullies and existing property boundaries.. AgFirst have provided an assessment to confirm the loss of high-quality soils is not significant in terms of primary production activities.
- i) A Village zoning of the DCF site would promote a compact urban form, design and location. This is because Te Uku is located on a public transport route (Raglan to Hamilton bus); there are existing live, work and play opportunities including a school, church, community hall, general store and coffee shop. Walkability of the village will be enhanced by providing a footpath between the DCF site and along stream and gully areas associated with the Matakotea Stream.
- j) Landscape values will be maintained. A landscape and visual assessment of the DCF site been completed by Mansergh Graham (Appendix C). While the change in zoning will enable an overt change in landscape character of the site and will affect existing views across the rural landscape, from a landscape design and urban planning perspective, the change in zoning is appropriate because it enables the consolidation of an existing node of development in and around Te Uku. By concentrating development in this location, pressure is reduced on surrounding rural areas, which help preserve wider surrounding rural character values.
- k) The proposal will promote positive indigenous biodiversity outcomes as it will encompass the maintenance and enhancement of key landscape and ecological features on the site. Where land is identified as too steep or unbuildable land will likely be designated for public or private reserve. The existing and proposed riparian planting within site will help to ecologically compensate for the loss of existing vegetation as a result of development.

	<ul style="list-style-type: none"> l) Public access to the Matakoea Stream will be enhanced as a result of the rezoning as walkways/cycleways are proposed by DCF as part of the site development. m) LIUDD principles will be adopted where possible/practicable. n) Sustainable design technologies will be adopted where possible and practicable. o) The interface between rural and residential activities is effectively managed by performance standards in the WPDP. Rural and rural activities are not incompatible. p) Any future development will be designed to comply with the Regional Technical Specifications and the Building Code which takes account of climate change. q) There will be an opportunity for tangata whenua involvement, including potential for visual recognition in the subdivision design features and road names. r) The site is not located in the Waikato River catchment area. s) Waste minimization and efficient use of resources will be considered at the time of development. t) The proposal is not expected to affect ecosystem systems.
Consistency	Consistent
6A	<p><i>As well as being subject to the general development principles, new rural-residential development should:</i></p> <ul style="list-style-type: none"> <i>a) be more strongly controlled where demand is high;</i> <i>b) not conflict with foreseeable long-term needs for expansion of existing urban centres;</i> <i>c) avoid open landscapes largely free of urban and rural-residential development;</i> <i>d) avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes;</i> <i>e) recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes;</i> <i>f) minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping;</i> <i>g) be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and</i> <i>h) be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity</i>

- a) Te Uku is located outside of the Waikato Basin where demand for rural residential development is strongest due to its proximity to Hamilton City. By concentrating development in this location, pressure is reduced on surrounding rural areas, which help preserve wider surrounding rural character values and primary production.
- b) The rezoning will not conflict with the foreseeable long term needs for expansion of Te Uku as it is not identified as an urban centre in any strategic planning documents (e.g. Future Proof, Waikato 2070)
- c) The rezoning will occur adjacent to an existing rural settlement containing some existing rural residential development along with social infrastructure such as a school, general store, community hall, coffee shop and church. The location is not considered free of urban and rural residential development and the rezoning will consolidate activity around an existing node.
- d) The rezoning does not promote ribbon development. The size and shape of the DCF site would enable a subdivision design that aligns with best practice urban design measures. A single point of entry is proposed from State Highway 23, which Waka Kotahi NZTA are not opposed to in principle subject to compliance with conditions.
- e) Te Uku itself contains some employment opportunities (school, store, coffee shop and rural primary production). More significant employment centers are located at Raglan and Hamilton and are accessible by from Te Uku by public transport.
- f) The landscape and visual assessment prepared by Mansergh Graham (Appendix C) confirms the site is appropriate in terms of visual and rural character effects.
- g) Future development is capable of being serviced onsite by water and wastewater services.
- h) The site contains a number of sensitive areas (including the Matakoea Stream and gullies) and these can be enhanced by retiring them from rural production and implementing additional riparian planting.

Consistency Consistent

Future Proof

22 Future Proof is a 30-year growth management and implementation plan specific to the Hamilton, Waipa and Waikato sub-region. Future Proof provides an overall framework for aligning the plans and

strategies of organisations that deal with growth along with other local and central government agencies.

23 Section 11.3 of Future Proof outlines the applicable principles for Rural Areas:

11.3	<p><i>Applicable Future Proof Principles:</i></p> <ul style="list-style-type: none"> • <i>Encourage development to locate adjacent to existing urban settlements and nodes in both the Waikato and Waipa Districts and that rural-residential development occurs in a sustainable way to ensure it will not compromise the Future Proof settlement pattern or create demand for the provision of urban services.</i> • <i>Maintain the separation of urban areas by defined and open space and effective rural zoning.</i> • <i>Recognise and provide for the growth of urban areas, towns and villages within agreed urban limits.</i> • <i>Protect versatile and quality farmland for productive purposes through the provision of limited rural lifestyle development around existing towns and villages and encouraging a more compact urban footprint</i>
	<p>Te Uku is an existing node for a predominantly rural community and consists of a range of rural and rural-residential activities in addition to the commercial and community activities in the village itself (school, hall, store, church etc). The development of approximately 54 rural residential lots at Te Uku under a Country Living Zone is not of a scale or location that will compromise the Future Proof settlement pattern. Country Living lots are self-sufficient in terms of 3 waters infrastructure. The rezoning could create demand for a walkway/cycleway linking with Te Uku village, however this will be provided at the time of subdivision as indicated on the proposed structure plan.</p> <p>Separation of urban areas will be maintained by virtue of the distance between the two closest urban areas to Te Uku, being Raglan (10km) and Hamilton (30km). The area around Te Uku and between Raglan and Hamilton would remain with a rural zoning.</p> <p>Te Uku does not have urban limits as it is not located within the Waikato Basin. Notwithstanding that, Te Uku is an existing rural node.</p> <p>The DCF site contains approximately 16.6 ha of Class 2 soils, 16ha of Class 3 soils, and 10 hectares of class 4 soils. AgFirst has provided an assessment to confirm the loss of high-quality soils is not significant in terms of primary production activities. Enabling growth within a defined area at Te Uku will reduce the demand for rural residential development elsewhere in the wider Raglan area and in doing so seek to avoid further fragmentation of rural land holdings in the Rural Zone.</p> <p>Consistency Consistent</p>

Waikato 2070

- 24 Waikato 2070 is the Waikato District Council Growth and Economic Development Strategy and provides a long-term plan to achieve the Council's vision of creating liveable, thriving and connecting communities.
- 25 Part 02.0 of Waikato 2070 outlines opportunities for the Waikato District. Opportunity 02.2 relates to soils and landscapes and notes that constraints restrict development of land in the district and generally confine areas for future development in and around existing settlements and means consideration needs to be given to a more compact growth pattern in the future. Opportunity 02.5 relates to the rural environment, and notes that rural villages are and will continue to be a central focus and integral part of the district. Lifestyle opportunities are provided within the rural environment, but these must be carefully managed with an evidence based approach to help maintain and sustain the rural environment.
- 26 Part 03.0 outlines focus areas for the Waikato District. Focus Area 03.1 (Grow our Communities) sets a direction to deliver well-planned and people friendly communities. The implementation methods most relevant to the rezoning proposal at Te Uku are:

Implementation Methods:

- 1. Develop a quality urban form with high amenity villages and urban environments will being aware of historic heritage, landscapes and the natural environment.*
- 3. Support rural communities by maintaining services and enabling innovative initiatives.*
- 4. Invest in place-marking activities across communities including... Greenways, blue/green networks, walkways, cycleways, bridle trains and open spaces and streetscape/public space improvements that promote connectedness.*
- 7. Avoid development that leads to social isolation*
- 8. Ensure communities have easy access to infrastructure and services*

- 27 Focus Area 03.1 (Grow our Communities) also sets a direction to promote sustainable and cost-effective land use patterns. The

implementation methods most relevant to the rezoning proposal at Te Uku are:

- 2. Stage development and be adaptable to future growth scenarios*
- 3. Integrate land use and transport to make better use of infrastructure and our transport connections, while interacting and protecting the environment.*
- 4. Leverage existing transport networks, including walking, cycling infrastructure, and identify and protect sites and areas from development.*
- 7. Ensure connectivity and integration of greenfield development to existing built-form.*
- 8. Encourage rural areas and villages to explore ways to remain sustainable.*

- 28 Part 04.0 of Waikato 2070 identifies where and when growth can occur for residential and employment activities that align to the focus areas. Growth in the rural environment (including Country Living) has not been identified.

National Planning Standards

- 29 The National Planning Standards are not directly relevant to this rezoning request other than the likelihood that the Country Living Zone will transition to the Rural-lifestyle zone under the National Planning Standards.

National Policy Statement on Urban Development 2020

- 30 The National Policy Statement on Urban Development 2020 is not of direct relevance to the Te Uku rezoning proposal. That is because Te Uku is not deemed to be an “urban environment” as defined under the NPS-UD 2020.

Waikato-Tainui Environmental Plan

- 31 The Waikato-Tainui Environmental Plan sets out a Waikato-Tainui perspective on the management of effects particularly the issues, objectives, policies and methods associated with natural resources and environmental management that apply across the Waikato-Tainui rohe/tribal boundaries. This is a relevant planning document as referred to in section 74(2a) of the RMA.

- 32 The plan describes the general process for consultation and engagement with Waikato-Tainui. Consultation has been initiated as outlined in the statement of evidence by Abbie and Glenn Neems.
- 33 It is expected that resource management, uses and activities occur in a manner consistent with the relevant sections of the Waikato-Tainui Environmental Plan. There are various sections in the Plan relevant to the rezoning proposal, including the following:
- (a) Access to Matakoea Stream for iwi to undertake customary activities will be enhanced through creation of esplanade reserves.
 - (b) There is emphasis on protecting and enhancing indigenous biodiversity and natural heritage through planting gully and stream margins.
 - (c) Managing waahi tapu and waahi tupuna sites will need to be considered, particularly through ensuring appropriate guidelines and protocols are in place for taonga discovery, archaeological sites and sites of significance.
 - (d) Development of the site will need to consider natural hazards and the effects of climate change.
 - (e) Development of the site will need to consider a holistic catchment approach to stormwater management.
 - (f) There is an opportunity to enhance fresh water quality through retiring poorly drained soils from productive farming and planting gully and stream margins.
 - (g) Effective management of soil erosion and land contamination will be achieved through appropriate sediment control measures, reforestation and retirement of marginal land. Erosion, nutrient leaching and runoff around Matakoea Stream will be of particular importance during development.
 - (h) The plan encourages the use of development principles which enable the environment and provide environmental, cultural, spiritual and social outcomes that are positive.

Vision and Strategy for the Waikato River

- 34 While the Waikato River is important to all the people in the region, the Vision and Strategy does not apply directly to Te Uku as it is outside of the catchments affecting the Waikato River.

Lens 2 Summary

- 35 In summary and in connection to the second lens, it is considered that the rezoning proposal by DCF is generally consistent with achieving the outcomes sought in the higher-level planning instruments. Most notably the proposal is consistent with the general and rural-residential development principles set out in 6A of the WRPS.

LENS 3: ASSESSMENT AGAINST BEST PRACTICE PLANNING GUIDANCE

- 36 The Framework Report outlines the third lens that is borrowed and adapted from the Auckland Unitary Plan Independent Hearing Panel as a distillation of what is referred to as “good planning practice”. An assessment of the third lens is provided below:

a.	<i>Economic costs and benefits are considered</i>
	<p>An economic benefit is that the Country Living provisions may create development potential on land that may be less economic to use for rural purposes (e.g. due to topography and segregation of SH23). A further economic benefit of directing rural lifestyle activities to the Country Living is that it minimises the potential for sensitive land uses to become established in the rural area, which may affect the operation of established rural land uses. Enabling subdivision, changes in land use activities will provide for the economic wellbeing of landowners. The change is also consistent with the Waikato-Tainui Environmental Plan in that marginal farmland is retired and this is cultural and environmental benefit.</p> <p>An economic cost of the Country Living Zone is that it promotes a development pattern that fragments rural land into 5000m² lots that limits their use for productive purposes.</p>
b.	<i>Changes should take into account the issues debated in recent plan changes</i>
	<p>There are no recent plan changes that are directly relevant to the Te Uku rezoning proposal.</p>
c.	<i>Changes to zone boundaries are consistent with the maps in the plan that show overlays or constraints (e.g. hazards)</i>
	<p>The land subject to the rezoning request is not affected by any other overlays or constraints identified in the WPDP.</p>

d.	<i>Changes should take into account features of the site (e.g. where it is, what the land is like, what it is used for and what is already built there).</i>
	The physical features of the site are outlined in the Landscape and Visual Assessment (Appendix C) and this has informed the proposed Structure Plan. The main constraints of the site are the gully and stream margins.
e	<i>Zone boundary changes recognise the availability or lack of major infrastructure (e.g., water, wastewater, stormwater, roads).</i>
	Country Living lots are largely self-sufficient in terms of water, wastewater and stormwater infrastructure. The Integrated Transportation Assessment (Appendix B) concludes that the surrounding road network can accommodate these traffic volumes and the most suitable place for access is where the speed limit on State Highway 23 is 80 km/h. The ITA also recommends that a right-hand bay should be provided on State Highway 23, some vegetation clearance, no individual crossings to State Highway 23 and a footpath linkage be provided to Te Uku village.
f	<i>There is adequate separation between incompatible land uses (e.g., houses should not be next to heavy industry).</i>
	The proposed Country Living Zone at Te Uku would be adjacent to the Rural Zone. Land uses associated with Country Living and Rural zones are generally considered to be compatible. Provisions in the WPDP manage potential reverse sensitivity issues through development standards such as lot sizes and setbacks.
g	<i>Zone boundaries need to be clearly defensible, e.g., follow roads where possible or other boundaries consistent with the purpose of the zone</i>
	The proposed zone boundary is clearly defensible on three sides as it aligns with two physical features being State Highway 23 to the south and the Matakotea Stream to the north and east. The western boundary aligns with a property boundary and is not defensible.
h	<i>Zone boundaries should follow property boundaries.</i>
	The proposed zone boundary aligns with property boundaries and would not result in any split zoning.
i	<i>Generally, no 'spot zoning' (i.e. a single site zoned on its own)</i>
	While the rezoning affects a single site, it is of an appropriate scale being 43 ha.
j	<i>Zoning is not determined by existing resource consents and existing use rights, but these will be taken into account.</i>
	There are no existing resource consents applicable to this rezoning request.
k	<i>Roads are not zoned.</i>
	Roads are not zoned in the WPDP.

- 37 In summary and in connection to the third lens, it is considered that the rezoning proposal by DCF is generally consistent with achieving good planning practice in terms of the application of a new zone.

S32AA ASSESSMENT

- 38 Section 32AA requires a further evaluation for any changes that have been made to the proposal since the evaluation report was completed. The tables below provides a summary of the different options, costs and benefits considered, as required under s32 of the RMA. It explains why the preferred option has been chosen and also discusses the alternative which has also been considered.

Table 1: Rezoning Proposal

The specific provisions sought to be amended	Assessment of the efficiency and effectiveness of the provisions in achieving the objectives of the Proposed Waikato District Plan (PDP)
The rezoning proposal	<p>Diamond Creek Farms Ltd (DCF) has made a submission to PDP requesting its sites at Te Uku as legally described below are amended on Planning Maps from Rural Zone to Country Living Zone.</p> <ul style="list-style-type: none"> • Part Lot 1 DP 23893 (42.418 ha) • Allot 218 Parish of Whaingaroa (0.3715 ha) • Lot 4 DP 437598 (0.0730 ha)
Relevant Objectives of the PDP	<p>Appendix 2 of the s42A Framework Report identifies key objectives in the PDP for different rezoning scenarios. The objectives and policies relevant to the Rural to Country Living Scenario are provided as the “First Lens” in the evidence above.</p>
Scale and Significance of the rezoning proposal	<p>The rezoning proposal will not result in a substantial change to the zoning management framework contained in the WPDP.</p> <p>The rezoning proposal involves a relatively modest area of approximately 43 ha adjacent to Te Uku Village. Approximately 54 rural residential lots are expected to be enabled by the rezoning.</p> <p>The rezoning proposal is considered to be of local significance, focused largely on Te Uku and to a lesser extent Raglan, Te Mata and Waitetuna communities.</p>
Other reasonably practicable options to achieve the objectives (alternative options)	<p>Option 1: Country Living Zone</p> <p>Option 2: Do nothing / status quo (retain Rural Zone)</p>

Table 2: Benefits and Costs Analysis of the Rezoning Proposal

Rezoning Proposal: Rural to Country Living		
	Benefits	Costs
General	Option 1 would allow the DCF site to be developed for rural residential activities. This meets the objective of DCF.	Option 2 would not provide for rural residential activities and therefore does not meet the objective of DCF but would retain the status quo.
Environmental	<p>Option 2 allows 38 ha (excludes gully/stream) to remain in primary productive and in doing so safeguards the use of the soil resource for this purpose. Of the 38 ha, 16.6 is considered high quality and the remainder is poorly drained.</p> <p>Option 1 would assist with directing rural-residential development to the Country Living Zone. By concentrating development in this location, pressure is reduced on surrounding rural areas, which help preserve wider surrounding rural character values and fragmentation of rural land elsewhere.</p> <p>Option 1 would retire some marginal land from primary production and allow for riparian planning and enhancement of the Matakoea stream.</p> <p>Option 2 would retain the existing rural character and amenity of the location.</p>	<p>Option 1 would result in 38 ha (excludes gully/stream) of land being removed from primary production.</p> <p>Option 2 would retain the status quo in terms of farming marginal land and the margins of the Matakoea stream.</p> <p>Option 1 would result in a change to the existing rural character and amenity.</p>
Social	<p>Option 1 would enhance public access to the Matakoea Stream through the establishment of various cycleways, footpaths and reserve spaces.</p> <p>Option 1 will strengthen the sense of place of Te Uku by enabling low density residential development around an existing rural settlement. This could enhance cohesion,</p>	<p>Option 2 will not enhance public access to the Matakoea Stream.</p> <p>Option 1 would result in a degree of change to the community.</p>

	<p>stability, character, services and facilities in the community. This includes the use of existing facilities at Te Uku including the school, church and community hall.</p> <p>Option 1 would assist with providing a variety of housing options in the Waikato District.</p> <p>Option 2 would result in no change to the community.</p>	Option 2 will not bring any additional housing options to the Waikato District.
Economic incl. Economic Growth	<p>Option 1 would grow the residential component of Te Uku with residents able to support local business at the village including the general store and coffee shop.</p> <p>Option 1 would enable economic growth as a consequence of developing the subdivision and the construction of houses.</p>	Option 1 would remove 38 ha (excludes gully/stream) from primary production. Of the 38 ha, 16.6 is considered high quality and the remainder is poorly drained.
Employment	Option 1 would enable employment as a consequence of developing the subdivision and the construction of houses.	Option 1 may result in a reduction of employment associated with primary production.
Cultural	Option 1 would enhance access to Matakoea Stream for iwi to undertake customary activities through creation of esplanade reserves.	Option 2 does not enhance access to the Matakoea Stream for iwi to undertake customary activities.

Table 3: Evaluation of the proposal

Reasons for the selection of the preferred option	The preferred option is Option 1 (Country Living Zone). This option achieves the objective of DCF for providing rural-residential growth around Te Uku village.
Extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA	<p>In this context of this s32AA assessment, "objectives" relate to the objective of the submission to provide a Country Living Zone at Te Uku.</p> <p>The original s32 documents prepared for the PWDP considered the objectives of the plan and whether they were the most appropriate way to achieve sustainable management in the Waikato District. The following considers</p>

	<p>whether the proposed changes in the DCF submission are now the most appropriate way, and continue to achieve sustainable management as set out in s5 of the RMA.</p> <p>The proposed rezoning seeks to adopt the Country Living provisions of the WPDP. It is therefore considered appropriate to largely adopt the analysis undertaken in the preparation of the WPDP. On the basis of the cost benefit analysis above, Option 1 is considered to be the most appropriate way of achieving the objectives of the plan and the proposal. The zoning represents the most effective and efficient approach to ensure integration of a rural residential area around Te Uku and allowing for the sustainable use of the resource.</p>
Assessment of the risk of acting or not acting if there is uncertain information about the subject matter of the provisions.	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.
Conclusion	Option 1 is the most appropriate way to achieve the objectives and the WPDP. The proposed Country Living Zone will clearly identify the nature and location of future land use activities which are enabled through this zone.

CONCLUSION

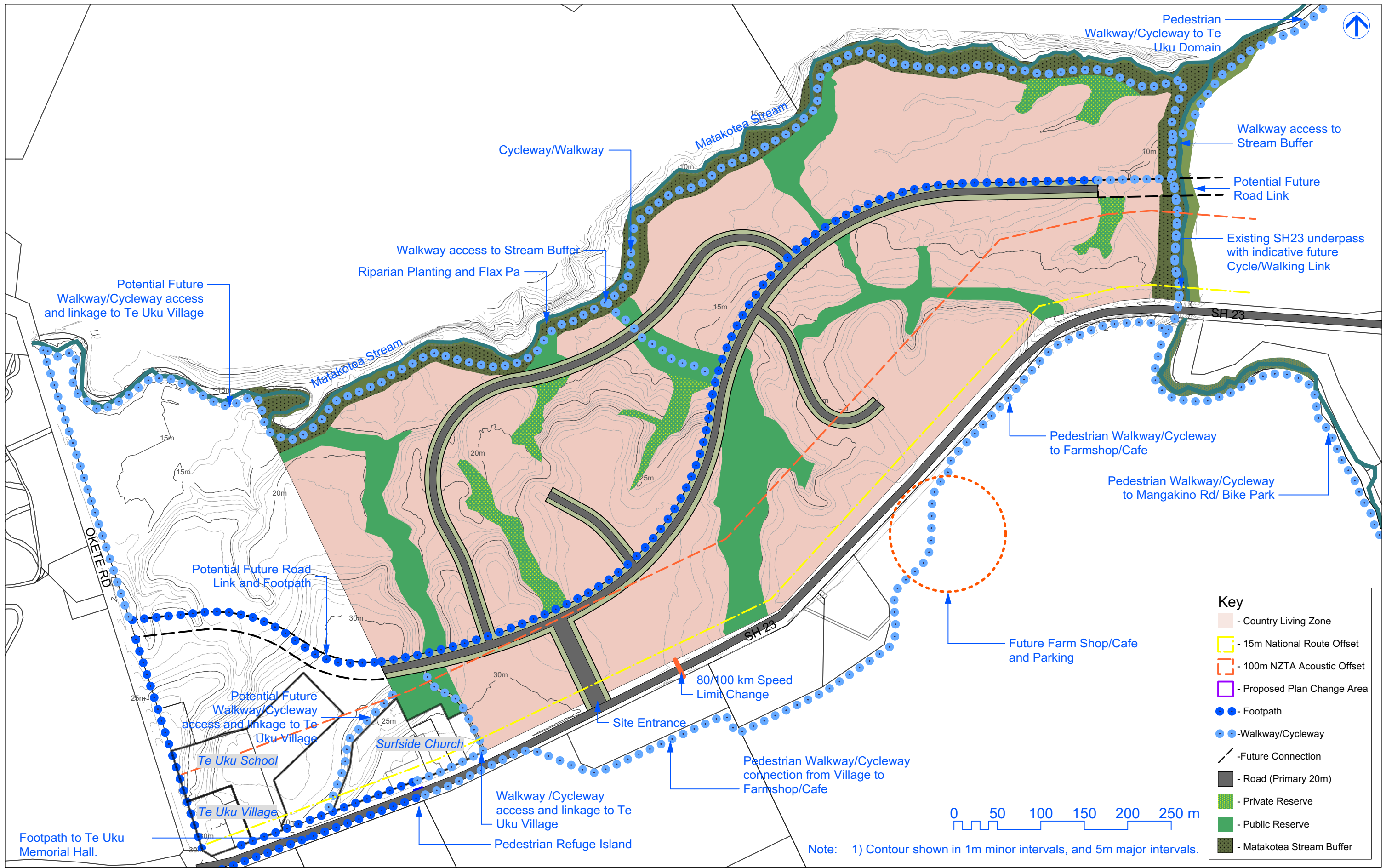
40. This evidence has been prepared in relation to DCF's submission to the PWDP relating to the establishment of a Country Living Zone at Te Uku.
41. DCF has identified the growth potential of part of their farm due to its location adjacent to Te Uku which is a rural node with existing commercial and community facilities, including a school, community hall, general store, church and coffee shop.
42. The DCF site is well suited to be zoned Country Living and a structure plan has been prepared to inform future development. The rezoned area is likely to accommodate around 54 dwellings, in addition to roads, reserves, cycleways and footpaths. Notably, a footpath connection is proposed to the centre of Te Uku village as part of the development. Waka Kotahi is not opposed to the rezoning, subject to several conditions being met.
43. This evidence has considered DCF's requested changes in terms of the three lenses outlined in the s42A Framework Report. The proposal is generally consistent with all three lenses. Two topics where the rezoning proposal could potentially be questioned when considered purely on an individual site perspective is the removal of high-class soil and the change in rural character. However, there is consistency in the wider context of the District as a whole as the rezoning proposal will reduce development pressure on surrounding rural areas, which help preserve wider surrounding rural character values and areas of high-quality soils. Including the DCF site as a Country Living Zone within the WPDP will have the benefit of clearly signaling Te Uku as an appropriate location for rural-residential development to occur in the Waikato District.

Date: 17 February 2021



Bevan Ronald Houlbrooke

Appendix A: Proposed Structure Plan



The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

Diamond Creek Farm Ltd

Project No. 2019-048
Phase Concept



Proposed Structure Plan - Country Living Zone

Scale 1:4000 @ A3
Revision No. R3
Date 02/02/21

Plan No. C04

Appendix B: Integrated Transport Assessment



Planning | Surveying | Engineering | Environmental

Integrated Transportation Assessment

Diamond Creek Farm Ltd

Te Uku, New Zealand

DOCUMENT CONTROL

CKL REFERENCE	B19110
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AUTHOR	Michael Hall Transportation Engineer 
AUTHORISED BY	Judith Makinson Transportation Engineering Manager 
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TABLE OF CONTENTS

1	Introduction	1
2	Site Location.....	1
3	Existing Road Network.....	2
3.1	Physical Environment.....	2
3.2	Traffic Volumes	3
3.3	Road Safety	3
4	Sustainable Travel Modes.....	4
4.1	Walking and Cycling	4
4.2	Public Transport	4
5	Committed Environmental Changes	4
6	Development Proposals.....	5
6.1	Development.....	5
7	Assessment of Effects	7
7.1	Traffic Effects	7
7.2	External Access.....	7
7.3	Internal Accesses.....	10
7.4	Parking Effects.....	11
7.5	Walking, Cycling and Public Transport.....	12
8	Consultation	12
9	Planning Framework	15
10	Conclusions and Recommendations	22

TABLE OF TABLES

Table 1: Operative District Plan Compliance	15
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Table 2: Proposed District Plan Compliance	16
Table 3: Proposed District Plan Transportation Objectives/Polices Assessment	20

TABLE OF FIGURES

Figure 1: Site Location	2
Figure 2: SH23 Looking East.....	3
Figure 3: Village Zone Scheme Plan	5
Figure 4: Country Living Zone Scheme Plan.....	6
Figure 5: Visibility Diagram	8

TABLE OF APPENDICES

Appendix A - Waka Kotahi NZTA Consultation	
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1 Introduction

- 1.1.1 CKL has been engaged by Diamond Creek Farm Limited to assess the effects of a proposed Plan Change for the site known legally as Part Lot 1 DP 23893 which is located in Te Uku, approximately 10km east of Raglan. It was originally proposed to rezone the site to the site from its current Rural Zone, as stipulated in the Operative Waikato District Plan, to Country Living Zone. It is understood that Waikato District Council suggested that Village Zone may be more consistent with their policy thinking in relation to expansion of residential development. It is understood that this is now not supported by Waikato District Council, however the Village Zone assessments remain relevant in the context of submission to the District Plan review that seek to reduce the minimum lot size in the Country Living Zone.
- 1.1.2 It was originally envisaged that the site could ultimately be developed into approximately 160 single residential dwellings along with supporting reserves, internal roads and walkways/cycleways. To ensure that a robust assessment is undertaken, this report allows for up to 200 dwellings to be constructed within the site.
- 1.1.3 Given the Country Living Zone would support only around 50 dwellings on site, the assessments presented within this report are extremely robust. The conclusions drawn remain valid, particularly given there has been no change to the proposed means of access, roading, pedestrian connections, or the general overall layout originally assessed. In summary, it is concluded that there are no traffic or transportation reasons to preclude approval of the proposed Plan Change.

2 Site Location

- 2.1.1 The site is located on the site known legally as Part Lot 1 DP 23893 as highlighted in red in Figure 1. which is taken from the Waikato District Council's (WDC) IntraMaps database. The site has frontage to SH23 only.



Figure 1: Site Location

- 2.1.2 The site is currently undeveloped and is used for pastoral grazing. The surrounding activities are also rural in nature. The Te Uku Village which includes a convenience store, community hall and a school is approximately 300m to the west. Surfside church and a lookout car park to a windfarm are located adjacent to the southwestern corner of the site.

3 Existing Road Network

3.1 Physical Environment

- 3.1.1 SH23 is a two-way, two-lane road that connects Raglan to Hamilton. From the eastern extent of the site, the posted speed limit is 100km/h and this reduces to 80km/h approximately 300m from the western site boundary. A horizontal curve just west of the eastern property boundary has an advisory speed of 75km/h.
- 3.1.2 The shoulder along each side of the carriageway is typically 1m wide. This widens in the vicinity of Surfside Church and No Stopping At All Times (NSAAT) Lines are provided on both sides of the road. While parking is technically permitted elsewhere along SH23, it is unlikely that vehicles will park on the road given the rural environment and nearby lookout car park. The typical cross section of SH23 is shown in Figure 2.



Figure 2: SH23 Looking East

3.2 Traffic Volumes

- 3.2.1 The latest traffic volumes on SH23 have been sourced from the Waka Kotahi NZTA database at a count location approximately 3km to the west of the site. Traffic volumes between the count location and those passing the site are unlikely to vary greatly given the surrounding rural environment. SH23 is reported as carrying an average of 5,252 vehicles per day (vpd) with a peak hour of 538 vehicles per hour (vph).
- 3.2.2 Approximately 75% of vehicles are eastbound in the morning peak heading towards Hamilton. This trend reverses in the evening peak with approximately 75% of vehicles westbound towards Raglan.

3.3 Road Safety

- 3.3.1 A search was made of the Waka Kotahi NZTA's Crash Analysis System for all crashes that had been reported within 100m of the site frontage along SH23 within the last five-year period. The search found that five crashes had been reported within the subject area. One of these resulted in serious injuries and the other four were damage to property only.
- 3.3.2 The crash that resulted in serious injuries was due to a motorcycle travelling at speed on the curve near the eastern boundary of the site and swinging wide into a fence. Alcohol was also suspected.

- 3.3.3 The factors in the non-injury crashes were varied and occurred at different locations within the study area. No crashes were reported that involved pedestrians or cyclists. As such, no specific safety issues have been identified in the vicinity of the subject site.

4 Sustainable Travel Modes

4.1 Walking and Cycling

- 4.1.1 Currently there are no specific provisions for pedestrians or cyclists in the area around the proposed site which is expected in a rural setting. It is proposed to add a footpath across the frontage of the site as part of the proposed subdivision.

4.2 Public Transport

- 4.2.1 There is a regional bus service that operates between Raglan and Hamilton. While there is no formally marked bus stop, it is possible to hail this service outside Te Uku School on SH23. This service operates only five times per day in each direction.
- 4.2.2 No other public transportation services operate in the vicinity of the site.

5 Committed Environmental Changes

- 5.1.1 No future projects are known to be committed or planned in the vicinity of the site that would affect the transportation environment in the area. It is noted that Waka Kotahi NZTA is expected to commence consultation to reduce the speed limits along SH23 in October 2020. The potential adjustment to speed limits is intended to increase the safety of road users along the SH23 road corridor and are unlikely to affect travel patterns or traffic volumes in the vicinity of the site. However, at this time, the timeframe for completion of this project and the potential outcomes as they relate to Te Uku are not known.

6 Development Proposals

6.1 Development

6.1.1 This transportation assessment has considered the traffic and transportation effects of up to 200 dwelling which could be constructed on site, depending on the final zoning.

6.1.2 Figure 3 below shows a concept scheme plan for the site based on a Village Zone. Figure 4 shows the same layout based on a lower density Country Living Zone outcome.

6.1.3 This scheme plan has been assessed to determine the likely traffic effects associated with the proposed Plan Change.

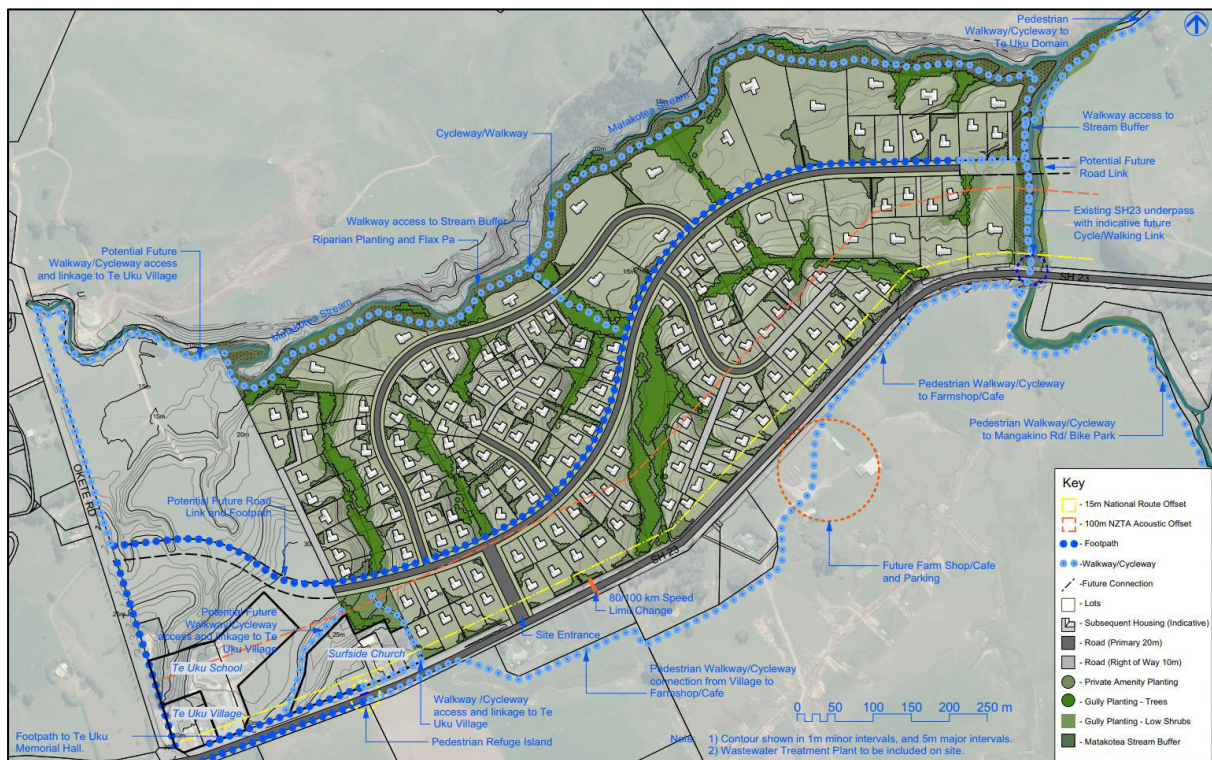


Figure 3: Village Zone Scheme Plan

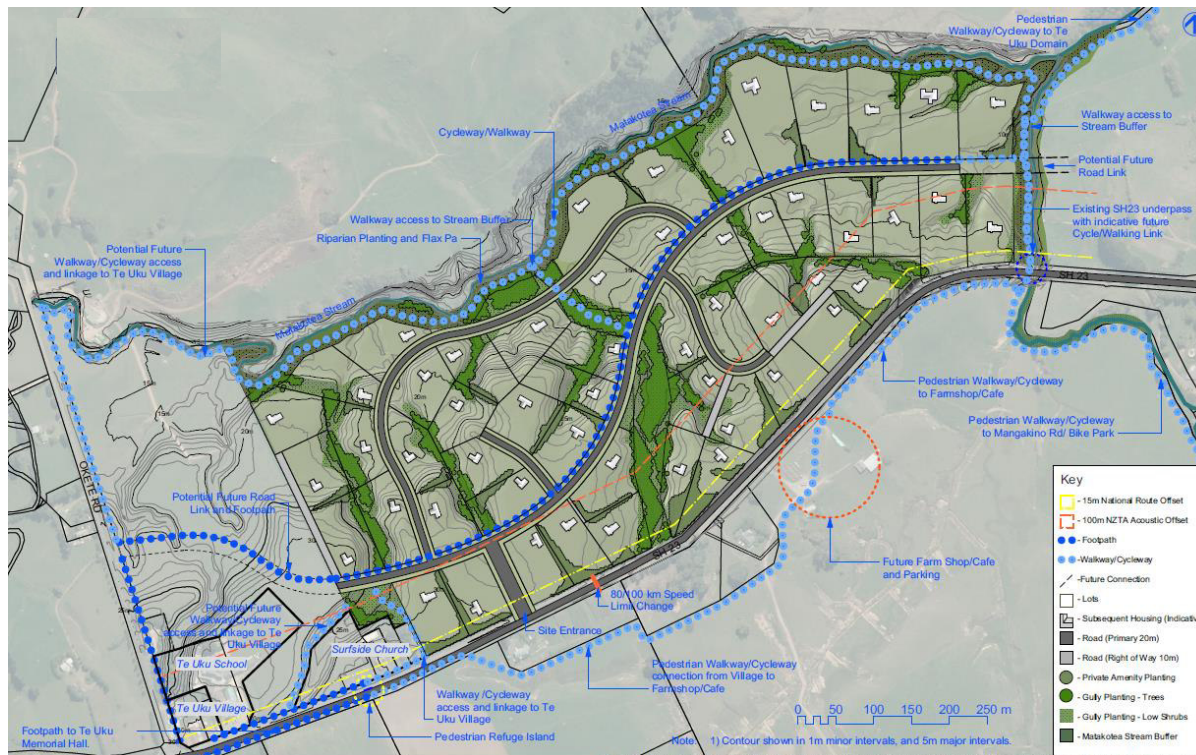


Figure 4: Country Living Zone Scheme Plan

- 6.1.4 These scheme plans have been prepared for assessment purposes only. They include an internal road network that features a road that is predominantly parallel to SH23 with a connecting road provided approximately 150m east of the church site. Provision has been made for the road to be connected through the adjacent site to the west to allow for a future connection through to Okete Road. Similarly, it is possible for this road to be continued through to the site in the east should further development occur on that site.
- 6.1.5 A number of short cul-de-sac roads, private rights-of-way and a public crescent road branching off the main internal road are likely to be required to serve the future lots. The exact number and design of these roads and accesses will be confirmed when a resource consent application is lodged for subdivision of the site.
- 6.1.6 An off-road walkway/cycleway is proposed around the northern and eastern boundaries of the site. This will connect to SH23 in the east and can potentially be extended through to Okete Road through the adjacent site to the west. Footpaths are also proposed along both sides of SH23 west of the site adjacent to Te Uku village, linking to the site. The path on the southern side of SH23 may connect to a future farm shop/café and may deviate away from the existing road reserve. Such details will be confirmed at the resource consent stage and the potential shop/café is outside the Plan Change site.

7 Assessment of Effects

7.1 Traffic Effects

- 7.1.1 The number of trips expected to be generated by the test case 200 lot subdivision has been derived from Waka Kotahi NZTA Research Report 453 Trips and parking related to land use (RR453). The rate provided for residential dwellings in a rural setting is 1.4 trips per unit in the peak hour and 10.1 trips per unit over the course of the day. Therefore, 200 dwellings would be expected to generate some 280vph in the peak hour and 2,020vpd.
- 7.1.2 SH23 is reported as carrying an average of 5,252vpd with a peak hour of 538vph. A single lane of traffic typically has a capacity of 1,400vph. The addition of 280 vehicles in the peak hour to the existing 538vph would therefore still be well within the capacity for single lane despite these volumes being two-way flows. As such, it is assessed that the surrounding road network is able to accommodate the traffic volumes associated with the proposed Plan Change.
- 7.1.3 The Plan Change provides for only one access from the site to the wider network, which will be provided directly onto SH23, and hence all vehicles generated by the site would gain access via this intersection. Future allowance has been made for external roading connections to the east and west however this is dependent on development occurring within the neighbouring sites. If a connection to Okete Road to the west is established, it is still likely that most vehicle movements generated by the site would still head towards SH23. The primary benefit of a second roading connection therefore lies in improving the resilience of the road network rather than having to address any congestion effects given it has been assessed that the surrounding road network is able to accommodate the likely future traffic demands associated with the site.

7.2 External Access

- 7.2.1 The proposed concept scheme plans for a future subdivision of the site both show an intersection to SH23 located approximately 150m east of Surfside Church. This is located where the speed limit on SH23 has reduced to 80km/h. It is assessed that locating the intersection in the slower speed setting is more appropriate than within the 100km/h setting as this will reduce any potential road safety risks.
- 7.2.2 The intersection to the site is likely to take the form of a T-intersection. Visibility at this likely access location has been measured in accordance with Appendix 5B of the Waka Kotahi NZTA

Planning Policy Manual (PPM). It is noted that while the speed limit to the west of the site is 80km/h, the visibility assessment has considered the operating speeds to still be 100km/h as at present there are no clear and obvious visual clues to drivers that there is a change in the speed limit aside from the speed limit signs themselves signs. Development within the site may change the perceived speed environment of the road as the adjacent land use would be more built up rather than land used only for pastoral grazing.

7.2.3 For a 100km/h posted speed limit, the PPM requires a minimum of 282m visibility to be provided. This reduces to 203m for an 80km/h posted speed.

7.2.4 Figure below illustrates the locations along the site frontage where sufficient visibility is available in both directions.

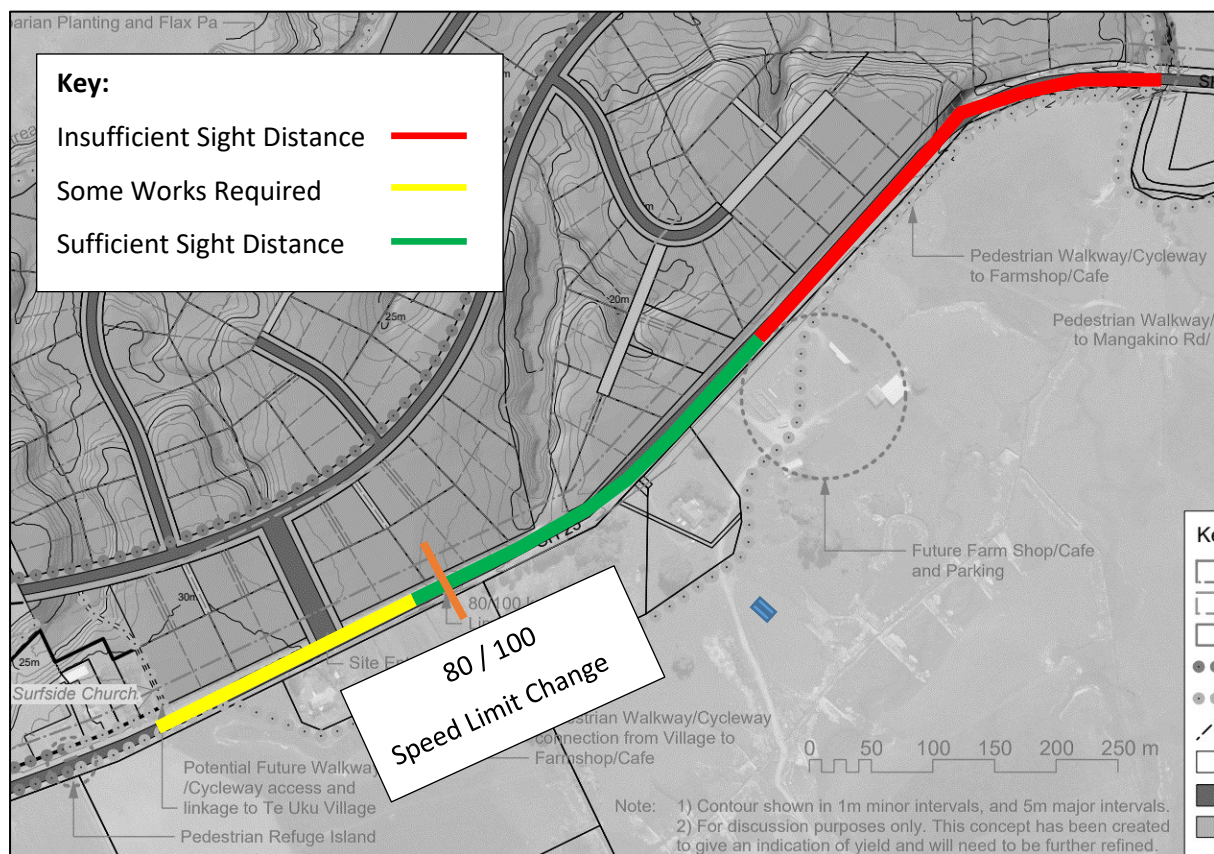


Figure 5: Visibility Diagram

7.2.5 Some vegetation within the road reserve in front of Surfside Church and within the SH23 road reserve limits visibility to the west. This affects the frontage coloured yellow on the above figure. If this vegetation is removed, then an intersection with sufficient sight distance can be provided in this area. The curve at the eastern end of the site limits visibility to the east and therefore it is not considered appropriate to locate an access near the eastern end of the site,

as indicated by the area in red. In order for sufficient visibility to be provided at the intersection, it is recommended that a rule is included as part of the Plan Change that states the vegetation must be trimmed or removed in order to provide at least 282m of visibility to the west of the intersection.

- 7.2.6 There is a slight trough in SH23 just east of the change in speed limit signs. This trough results in the surface of the road not being fully visible however the change in elevation is not enough to hide vehicles as they approach.
- 7.2.7 Both the Operative and Proposed District Plans require there to be at least 120m separation between vehicle crossings and intersections. There is an existing vehicle on the opposite side of the site approximately 120m east of Surfside Church. Providing an access to the subject site where there is suitable visibility would result in this vehicle crossing being within 120m of the intersection. Therefore, full compliance with the visibility and separation standards is not possible. Given that the nearby vehicle crossing is on the opposite side of the road there is less likely to be confusion caused as to whether vehicles are turning left or right. The vehicle crossing only serves a single dwelling and therefore would only cater for low volumes of traffic. It is assessed that providing an access with good visibility is of a higher priority than locating that access more than 120m from any other vehicle crossing.
- 7.2.8 Appendix A8 of Part 4 the AUSTROADS Guide to Road Design *Intersections and Crossings – General* includes warrants for when a right bay should be provided for an intersection. Given that the peak hourly traffic volumes on SH23 are over 500vph and that the site may generate over 200vph, a right turn is warranted. It is therefore recommended that a rule is included as part of the proposed Plan Change that requires a right turn bay to be provided for the intersection to the site.
- 7.2.9 The road reserve in the vicinity of where an access could be provided that provides sufficient visibility is over 20m wide and therefore providing a right turn is not expected to require any land take. The exact design of such a right turn bay can be undertaken at the resource consent stage. In the unlikely event that some land take is required, this would come from within the subject site.
- 7.2.10 The presence of a right turn bay would further emphasise that there is in a change in operating speed environment while also separating out traffic turning right from the main traffic stream. It would also provide additional lateral separation between vehicular flows reducing any safety risks associated with vehicle turning into the nearby private vehicle crossing.

- 7.2.11 From the assessment above it has been identified that an access can be provided with suitable visibility in both directions however it is not possible to provide an access that is fully compliant with the separation criteria of the District Plan. It is recommended that a right turn bay is provided for this intersection which will assist in mitigating any adverse effects of providing an intersection near the vehicle crossing and that the vegetation to the east is trimmed or removed to ensure that sufficient visibility to the west is available.

7.3 Internal Accesses

- 7.3.1 The internal public roads in the concept scheme plan are shown as 22m wide with the road intersecting SH23 being 30m wide. These widths are sufficient to provide a suitable carriageway, on-street parking, footpaths and berms in accordance with the standards of both the Operative and Proposed District Plans. Internal intersections are likely to be give-way controlled T-intersections which are common in residential settings. Detailed visibility assessments of the intersections will be undertaken at the resource consent stage and it is expected that sufficient visibility can be provided.
- 7.3.2 There are no notable differences between the rules of the Operative District Plan and the Proposed District Plan in relation to vehicular access design or location. Compliance is expected to be achieved in terms of access design to the individual future lots and a full assessment will be undertaken at the time a resource consent application is submitted.
- 7.3.3 It is noted that the Operative District Plan requires separation between vehicle crossings to consider crossings on both sides of the road. Under a more intensive development, it is likely that there may be some non-compliance with this rule as vehicle crossings in most residential subdivisions are within 15m¹ of another vehicle crossing. Generally, this has no adverse effect on the safety or performance of the road network so long as there is clear visibility available to the crossings and that they cater for low volumes of traffic. A detailed assessment of exact vehicle crossing locations will be reviewed at the resource consent stage for a future subdivision. It is expected that sufficient distance between vehicle crossings and intersections can be achieved. It is less likely that there would be non-compliances in relation to separation distances under a Country Living Zone assuming larger lot sizes. Regardless, the same

¹ Waikato Operative District Plan, Waikato Section, Part 3 Appendices, A Traffic, A14 Access and vehicle entrances, Table 5 and Figure 6

requirement occurs within the Proposed District Plan² and applies to the Village Zone by way of Chapter 24 Village Zone, 24.4 Subdivision, 24.4.1 Subdivision General or the Country Living Zone by way of Chapter 23 Country Living Zone and the same subdivision sections as noted.

- 7.3.4 It is proposed that the lots fronting SH23 are provided access to the internal road network and have no direct connection to SH23. This protects the arterial function of SH23 and is in accordance with the requirements of the both the Operative and Proposed District Plans which require property access to be provided to roads of a lower hierarchy status considered appropriate for the site. It is recommended that a rule is included as part of the Plan that states that no dwellings within the site can gain direct access to SH23.
- 7.3.5 Overall, the internal road and access are likely to be suitable for a future subdivision of the site with further analysis and design to be undertaken at the resource consent stage.

7.4 Parking Effects

- 7.4.1 The Operative District Plan requires a minimum of one car park to be provided per bedroom within each dwelling. It is likely that most dwellings that could be constructed within the site would comprise four bedrooms and therefore would technically need to allow for at least four vehicles to park within each site. Given the minimum size of the lots permitted within both the Village Zone or Country Living Zone, it is considered likely that this requirement can be met.
- 7.4.2 The notified version of the Proposed District Plan states that only two car parks are required for dwellings with two or more bedrooms. For the same reasons as above, it is likely that this requirement will be met in any subdivision. There are no other notable changes between the Operative District Plan and the Proposed District that would affect parking.
- 7.4.3 The parking requirements of the Proposed District Plan are less onerous than that of the current Operative District Plan and assuming no significant changes as part of the Proposed Plan hearing process, it is considered that future subdivision of the site will be able to comply with the parking rules of the Proposed District Plan.

² Proposed District Plan, Section C Rules, Chapter Table 14.12.2.5.1 Separation Distances and Figure 14.12.5.2 Separation Distances.

7.5 Walking, Cycling and Public Transport

- 7.5.1 The proposed concept scheme plans shown in Figure 3 and 4 previously includes a number of extra paths for walking and cycling. Footpaths will be provided on both of the new roads within the site and an off-road path is proposed along the eastern and north site boundaries. With provision made for future roading connections to adjacent sites, the footpath network can similarly be connected to and through the adjacent sites should they be developed at some stage in the future.
- 7.5.2 The off-road path along the northern boundary follows the stream and connects through to Okete Road. The path on the eastern side of the site crosses SH23 via an underpass and will be continued west to connect to Te Uku Village. Footpaths are proposed within the SH23 road reserve in the vicinity of Te Uku village. The footpath on the southern side of SH23 diverts away from the road reserve however there is not a significant difference in distance travelled if the path were to be within the road reserve.
- 7.5.3 With the Raglan bus service stopping at Te Uku Village, there is potential for formal bus stops to be added either within a subdivision in the Village Zone or on SH23, subject to consultation with Waikato Regional Council and Waka Kotahi NZTA to further promote use of this service by future residents within the site. An increased patronage may allow for increased service frequency which would also increase attractiveness for other potential patrons along this route.
- 7.5.4 Overall, there are direct connections provided to Te Uku Village along with a grade-separated location for pedestrians and cyclists to cross SH23 to the east. The proposed walking and cycling connections are considered to be suitable for development within the proposed Plan Change site while also promoting the use of the public transport mode as a way to travel between Raglan and Hamilton.

8 Consultation

- 8.1.1 Waka Kotahi NZTA has been consulted in relation to the proposed Plan Change and are in general support of the proposed Plan Change. This consultation was carried out in relation to the proposed Village Zone. Given a Country Living Zone would have significantly lesser effects, this consultation is still considered to be valid. The comments received are summarised below

and relevant email correspondence is attached as Appendix A. This includes an affected party approval letter:

- Waka Kotahi supports the potential future road links.
- It is requested for the potential future walkway/cycleway access and linkage to Te Uku Village to be constructed prior to the development being completed, and not in the potential future.
- The proposed location of the pedestrian refuge island appears to be within the seal widening for the church accessway, and the sightlines to the east may be obstructed by the vegetation outside the church.
- Waka Kotahi is currently designing a flush median from 240m east of Okete Road to 130m west of Okete Road, which may impact the proposed footpaths in this area. The construction of this project is not currently funded, and the timing cannot be confirmed at this time.
- Waka Kotahi is currently developing a speed management programme, which includes reviewing the current speed limits on State Highway 23. This review may include lowering the speed limits at Te Uku Village and some rural sections of State Highway 23. Consultation on any speed limit changes has been delayed is currently planned to take place in October 2020.
- Waka Kotahi understands the future Farm Shop/Café and Parking is indicative only, and has not provided comments for that proposal.

8.1.2 The request from Waka Kotahi NZTA to construct the footpaths prior to any development being completed can be accommodated and we recommend that a rule to this effect is included in the provisions for the Structure Plan area.

8.1.3 As discussed in item 7.2.5, it is proposed to remove and trim back the vegetation in front of Surfside Church which will also address concerns raised in terms of ensuring that there is sufficient visibility to any pedestrian median islands.

8.1.4 The potential speed limit reductions on SH23 are likely to benefit from the proposed Plan Change as an increased surrounding urban environment is likely to indicate to drivers a change in environment from rural to urban and that drivers should adjust their speeds accordingly thereby increasing compliance with the speed limit changes. The Plan Change is therefore not considered to adversely affect any changes to the speed limits and similarly the change in speed limits are not considered to adversely affect the proposed Plan Change.

- 8.1.5 It is noted that a flush median may or may not be proposed near the intersection between SH23 and Okete Road. This is not yet confirmed by Waka Kotahi NZTA and has not been taken into consideration at this stage. There is some clear separation, albeit only a short distance, likely between this median and the right turn bay to the site. This short distance makes it feasible that the median could readily integrate with the right turn bay to the site. Therefore, the proposed Plan Change is not considered to prohibit the inclusion of a median near Okete Road and similarly, a potential median would not affect the subject site.

9 Planning Framework

9.1.1 Table 1 below summarises the compliance of the proposed development with the relevant transportation criteria from the Operative District Plan.

Table 1: Operative District Plan Compliance

Rule	Requirement	Proposed	Compliance
A11 Parking, Loading Bays, Services Lanes and Manoeuvring Space			
A11.1(a)	Parking and Loading bays are provided that complies with Table1 and Figures 1, 2 and 3, and Appendix B (Engineering Standards)	Parking to be confirmed at resource consent stage	Compliance achievable
A11.1(b)	Bicycle spaces are provided that comply with Table2	Parking to be confirmed at resource consent stage	Compliance achievable
A11.1(c)	Parking, loading bays and manoeuvring spaces are sealed, drained and permanently marked if 5 or more parking spaces are required, excluding parking spaces required for a dwelling.	Parking to be confirmed at resource consent stage	Compliance achievable
A11.1(d)	Parking, loading bays are not located on a shared access or living court and are not obstructed when in use	Parking to be confirmed at resource consent stage	Compliance achievable
A11.1(e)	Parking, loading bays and manoeuvring spaces are located on the same site as the activity for which they are required.	Parking to be confirmed at resource consent stage	Compliance achievable
A11.1(f)	In Business Zones, a service lane is provided that complies with Table 4 and Appendix B (Engineering Standards) and so that a vehicle is not required to reverse to or from a road, shared access or across a footpath.	Site is not in Business Zone	N/A
A12 Manoeuvring Space			
A12.1(a)	No vehicle is required to reverse to or from a road or a shared access	Parking to be confirmed at resource consent stage	Compliance achievable
A12.1(b)	A 90 percentile car, as defined in Figure 2, can enter and exit all parking spaces without making more than one reverse manoeuvre, excluding spaces required for a dwelling.	Parking to be confirmed at resource consent stage	Compliance achievable
A12.1(c)	A 90 percentile car, as defined in Figure 2, can enter and exit one parking space per dwelling, without making more than one reverse movement	Parking to be confirmed at resource consent stage	Compliance achievable
A12.1(d)	A 90 percentile truck, as defined in Figure 2, can enter and exit all loading spaces required under Table 1 without making more than one reverse movement.	Parking to be confirmed at resource consent stage	Compliance achievable
A13 Queuing Space			

A13.1(a)	On-site queuing space is provided in accordance with Table 3 for vehicles entering or exiting the parking, loading, manoeuvring or service area.	No vehicle control mechanisms likely.	Compliance achievable
A14 Access and Vehicle Entrances			
A14.1(a)	The site has Vehicles access to a formed road that maintained by Council	All future lots will have access to a public road	Complies
A14.1(b)	No more than 3 activities share a private access	Only one activity within the site	Complies
A14.1(c)	No access, access leg or right-of-way runs parallel to any road within 30m of the road	No access expected to be parallel to adjacent roads	Complies
A14.1(d)	Every access and road entrance is laid out and constructed to comply with relevant standards	Potential for some non-compliance in terms of driveway separation under Village Zone, but less likely under a Country Living Zone. However unlikely to have any practical adverse effects	Non-compliance
A14.1(e)	No new entrance is created from a limited access road	No access proposed to limited access road	Complies
A14.1(f)	No access or entrance within 10m of a road has a gradient steeper than 12 degrees	The driveway has a maximum angle less than 8 degrees	Complies

9.1.2 A future subdivision of the proposed Plan Change site is likely to generally comply with the standards of the Operative District Plan. Some non-compliances may arise in relation to vehicle crossing separation however non-compliance is common in residential areas and is unlikely to result in any practical adverse effects.

9.1.3 Table 2 below summarises the proposed Plan against the transportation criteria from Section 14.12 of the notified version of the Proposed District Plan.

Table 2: Proposed District Plan Compliance

Rule	Requirement	Proposed	Compliance
14.12.1.1 Vehicle Access for All Activities			
1a	The site has a vehicle access to a formed road that is maintained by a road controlling authority	All sites are expected to have access to a formed public road	Compliance achievable
1b	The site has a vehicle access that is constructed to comply with the relevant requirements of Table 14.12.5.1, Figure 14.12.5.2, Table 14.12.5.3 and Figure 14.12.5.4	Vehicle crossings expected to comply to these standards	Compliance achievable
1c	No new vehicle access shall be created from Newell Road (south of Birchwood Lane)	Newell Road not near site	N/A

1d	No access, access leg or right-of-way shall run parallel to any road within 30m of the road	No parallel access roads expected	Compliance achievable
1e	On a site with legal access to two roads, the activity only accesses the road with the lower classification in the road hierarchy in Tables 14.12.5.5 and 14.12.5.6 (where the roads have the same classification, access is only to the road with the lower average daily traffic movements)	Sites with dual frontage will gain access from the road with the lower hierarchy classification	Compliance achievable
1f	New vehicle accesses/entrances are not to be constructed to any site from the following roads	No listed roads are near site	N/A
1g	No new vehicle access shall be created within 30 metres of a railway level crossing	No nearby level crossings	N/A
14.12.1.2 On-Site Parking and Loading			
1a	The parking requirements in Table 14.12.5.7 and 14.12.5.11,	Parking spaces expected to meet requirements	Compliance achievable
1b	On-site bicycle space requirements in Table 14.12.5.10,	Parking spaces expected to meet requirements	Compliance achievable
1c	Any on-site car parking spaces for non-residential activities within the Residential Zones must be set back at least 3m from the road boundary of the site and screened by planting or fencing	No non-residential activities proposed	N/A
1d	On-site car parking spaces and loading bays are to be provided in accordance with the requirements of Table 14.12.5.7, Figure 14.12.5.8 and Table 14.12.5.11 and be located on the same site as the activity for which they are required;	Parking spaces expected to meet requirements	Compliance achievable
1e	On-site car parking spaces and loading bays are formed	Parking spaces expected to meet requirements	Compliance achievable
1f	On-site car parking spaces and loading bays are to be permanently marked if five or more parking spaces are required;	Parking spaces expected to meet requirements	Compliance achievable
1g	On-site car parking spaces and loading bays are not to be located on any shared access or residential court;	Parking spaces expected to meet requirements	Compliance achievable
1h	Vehicles occupying any on-site car parking or loading spaces must have ready access to the road (or relevant access or right of way) at all times, without needing to move any other vehicle occupying other on-site car parking or loading spaces;	Parking spaces expected to meet requirements	Compliance achievable
1i	On-site car parking spaces and loading bays are not required on sites with sole frontages to the following	No listed roads are near site	N/A
14.12.1.3 On-Site Manoeuvring and Queuing			

1a	On-site manoeuvring space shall be provided to ensure that no vehicle is required to reverse onto a road	Future sites expected to meet requirements	Compliance achievable
1b	A 90 percentile car, as defined in Figure 14.12.5.8, can enter and exit all parking spaces without making more than one reverse movement, excluding spaces required for a dwelling	Future sites expected to meet requirements	Compliance achievable
1c	On-site manoeuvring space for any heavy vehicle shall comply with the tracking curve (relevant for the type of activities to be carried out on the site and trucks to be used),	Future sites expected to meet requirements	Compliance achievable
1d	On-site manoeuvring space shall be formed	Future sites expected to meet requirements	Compliance achievable
1e	On-site queuing space shall be provided in accordance with Table 14.12.5.12 for vehicles entering and exiting any on-site car parking, loading or manoeuvring space	Future sites expected to meet requirements	Compliance achievable
1f	On-site manoeuvring and queuing spaces are not required on sites with vehicle accesses/entrances to the following:	No listed roads are near site	N/A
14.12.1.4 Traffic Generation			
1a	Within the Residential, Village or Country Living Zones there is a maximum of 100 vehicle movements per day, and no more than 15% of these vehicle movements are heavy vehicle movements;	No individual site is expected to generate more than 100 movements per day	Compliance achievable
1b	Within the Rangitahi Peninsula Zone	Site not in this zone	N/A
1c	Within the Business Zone Tamahere, Business Zone or Business Town Centre Zone	Site not in these zones	N/A
1d	Within the Rural Zone	Site not in this zone	N/A
1e	Within the Industrial Zone and Heavy Industrial Zone (excluding the Huntly Power Station and Huntly Quarry)	Site not in this zone	N/A
1f	From the Huntly Power Station	Site not in this zone	N/A
1g	From the Huntly Quarry	Site not in this zone	N/A
1h	Within Precincts A and B of the Te Kowhai Airpark Zone	Site not in this zone	N/A
1i	Within Precincts C and D of the Te Kowhai Airpark Zone	Site not in this zone	N/A
14.12.1.5 Operation, maintenance and minor upgrading of existing public roads			
1a	The works occur within the road or unformed road	Upgrade works expected to occur within road reserve	Compliance achievable
1b	Works within the road must be: i) Incidental to, and serve a supportive function for, the existing public road; or ii) Required for the safety of road users; or	Upgrade works will be support future development	Compliance achievable

	iii) Required for the safety of adjacent landowners or occupiers;		
1c	Lighting shall be designed and located to comply with the Australia New Zealand Road Lighting Standard 1158, (series) – Lighting for Roads and Public Spaces: 2005	Lighting expected to comply with these standards	Compliance achievable
1d	Any earthworks must comply with Rule 14.3.1.3	Earthworks expected to comply	Compliance achievable
14.12.1.6 New Public Roads			
1a	The public road is located within road or unformed road	Public road will be within the road	Compliance achievable
1b	The public road is not located within an Identified Area	No roads within Identified Areas	Compliance achievable
1c	The design requirements of Table 14.12.5.14 or 14.12.5.15, based on their function within the Road Hierarchy as set out in Table 14.12.5.5	Road reserves shown are at least 22m wide.	Compliance achievable
1d	Within road or unformed road located within the Tamahere Country Living Zone	Site is not in this zone	N/A
1e	Within road or unformed road located within the Rangitahi Peninsula Zone, the relevant access and road requirements of the Rangitahi Structure Plan take priority over the conditions in Table 14.12.5.14 or 14.12.5.15 in the event of any conflict	Site is not in this zone	N/A
1f	Within road or unformed road located within the Te Kauwhata Structure Plan area	Site is not in this zone	N/A
1g	Any earthworks must comply with Rule 14.3.1.3	Earthworks expected to comply	Compliance achievable
14.12.1.7. Access and New Roads – Te Kowhai Airpark Zone			
1a	Airpark roads which are to be vested in Council must comply with the following conditions: The design requirements of Table 14.12.5.14 or 14.12.5.15, based on their function within the Road Hierarchy as set out in Table 14.12.5.5,	Site is not in this zone	N/A
2	Road alignment and the taxiway network within the Te Kowhai Airpark Zone shall be in accordance with Appendix 9 – The Te Kowhai Airpark Framework Plan	Site is not in this zone	N/A
3	The western boundary of the Te Kowhai Airpark Zone shall provide for future connectivity options (vehicular and / or pedestrian) in accordance with the location identified in Appendix 9 – The Te Kowhai Airpark Framework Plan.	Site is not in this zone	N/A
4	Any earthworks must comply with Rule 14.3.1.3.	Site is not in this zone	N/A
14.12.1.8 Off-Road Pedestrian and Cycle Facilities			
1	Have a minimum 2.0m width	Off-road paths expected to comply with this standard	Compliance achievable

li	Are formed	Off-road paths expected to comply with this standard	Compliance achievable
lii	Comply with the relevant setback standards for the applicable zone	Off-road paths expected to comply with this standard	Compliance achievable
lv	Any earthworks must comply with Rule 14.3.1.3	Earthworks expected to comply	Compliance achievable
v	Are not located within an Identified Area.	Off-road paths expected to comply with this standard	Compliance achievable
14.12.1.9 Stock Underpasses			
1a	Any earthworks must comply with Rule 14.3.1.3	No stock underpasses proposed	N/A
1b	Are not located within an Identified Area	No stock underpasses proposed	N/A

9.1.4 Overall, the proposed Plan Change and subsequent development expected for the site is expected to comply with the standards of the Proposed District Plan.

9.1.5 An assessment has also been made against the transportation objectives and policies outlined in section 6.5 of the Proposed District Plan. This assessment is summarised in Table 3 below.

Table 3: Proposed District Plan Transportation Objectives/Policies Assessment

Objective/Policy	Comment	Compliance
6.5.1 Objective – Land Transport Network a) An integrated land transport network where: i) All transport modes are accessible, safe and efficient ii) Adverse effects from construction, maintenance and operation of the transport network are managed	The proposed Plan Change is considered to align with this objective given that there is safe and efficient access for pedestrians, cyclists, private vehicles and with nearby public transport provision.	Complies
6.5.2 Policy – Construction and Operation of the Land Transport Network a) Promote the construction and operation of an efficient, effective, integrated, safe, resilient and sustainable land transport network through: (i) Corridor, carriageway and intersection design which is appropriate to the road function as specified in the road hierarchy and in accordance with relevant guidelines; (ii) The appropriate design and location of sites accesses; (iii) Traffic signage, road marking, lighting, rest areas and parking as appropriate; (iv) Provision for pedestrians and cyclists that addresses accessibility, including off-road facilities and connections;	The proposed Plan Change is considered to align with this policy given that the scheme plan has allowed for road reserves that comply with the Proposed District Plan standards along with appropriate intersection treatment and mitigation to the existing network.	Complies

<p>(v)Corridor and carriageway design which is sufficient to enable provision of public transport;</p> <p>(vi)Provision for other infrastructure, including where suitable low impact design stormwater facilities;</p> <p>(vii)Provision for stock underpasses where suitable access is not readily available;</p> <p>(viii)Discouraging the installation of new at grade road and pedestrian rail level crossings:</p> <p>A. Controlling the location of buildings and other visual obstructions within the sightline areas of rail level crossings; and</p> <p>B. Railway crossing design in accordance with the requirements of the rail operator.</p>		
<p>6.5.3 Policy – Road hierarchy and function</p> <p>Provide a hierarchy of roads for different functions and modes of land transport while recognising the nature of the surrounding land use within the district.</p>	The Plan Change respects the road hierarchy by not providing direct property access to the state highway network	Complies
<p>6.5.4 Policy – Road standards</p> <p>Ensure that the construction and operation of roads is consistent with their function in the road hierarchy.</p>	The construction of road is expected to be consistent with their function	Complies
<p>6.5.5 Policy - Road safety</p> <p>Ensure that structures, lighting, signage and vegetation are located and designed so as to not compromise the safe and efficient operation of the land transport network, or obscure RAPID numbers.</p>	Lighting, signage etc are expected to be designed to the appropriate standards thereby not compromising the safe or efficient operation of the land transport network	Complies
<p>6.5.6 Policy – Network utility location</p> <p>Encourage the location of network utility infrastructure within transport corridors where the function, safety and efficiency of the transport network will not be compromised.</p>	The road reserves widths include provisions for services.	Complies
<p>6.5.7 Policy – Vehicle access</p> <p>Control the location of new vehicle accesses to sites adjacent to other accesses and rail level crossings to improve the safety and efficiency of the land transport network.</p>	Vehicle access control mechanisms are proposed to protect SH23.	Complies

9.1.6 Overall, the proposed Plan Change is considered to align with the objectives and policies of the Proposed District Plan.

10 Conclusions and Recommendations

10.1.1 A Plan Change is proposed to rezone the site known legally as Part Lot 1 DP 23893 in Te Uku from the Rural Zone to Village Zone. It is feasible that the rezoning could allow for 50 houses or potentially 82 lots at higher density assuming minimum lot sizes equivalent to those for an un-serviced Village Zone development (refer to Dave Mansergh EIC paras 40-43). The submitters have also investigated a fully serviced Village Zone concept that could give rise to up to 200 dwellings. All of those options have been considered and were the subject consultation with Waka Kotahi NZTA.

10.1.2 Based on the assessment of potential traffic and transportation effects associated with up to 200 dwellings on site, undertaken it is concluded that:

- The site may generate some 280 vehicles in the peak hour and potentially over 2,000 vehicles per day. The surrounding road network is able to accommodate these traffic volumes.
- The parking requirements of the Proposed District Plan are likely to be achievable.
- External access to the site is only available via SH23. This assessment has concluded that the most suitable place for the access is where the speed limit on SH23 is 80km/h. This will result in a non-compliance in terms of separation between the intersection and an existing vehicle crossing however it is not possible for an access to the site to be provided that is fully compliant with the standards of the Proposed District Plan.
- It is possible for future roading connections to be established to the site. These will improve the resilience of the road network rather than being necessary to address any congestion effects.

10.1.3 Regardless of future density, the following rules are recommended to accompany the proposed rezoning to control the access to the site and protect the arterial function of SH23:

- A right bay should be provided on SH23 to facilitate vehicles turning right into the site. This should be designed by a suitably qualified professional.
- The vegetation within the SH23 road reserve to the west of the access is trimmed back or removed in order to provide at least 282m of visibility to the west.
- No vehicle crossings to individual lots should be provided directly to SH23.
- Footpath linkage to the village should be provided at the time that the access road is constructed

10.1.4 With these above rules in place, it is concluded that the transportation effects of the proposed rezoning will be less than minor for either around 50 dwellings under a Country Living Zone, 82 dwellings in an un-serviced Village Zone or up to 200 dwellings in a fully serviced Village Zone.

CKL

Appendix A - Waka Kotahi NZTA Consultation

26 November 2020

Judith Makinson
CKL
Email: Judith.makinson@ckl.co.nz

Dear Judith,

Diamond Creek Farm Limited – Proposed Plan Change– Part 1 DP 23893

Thank you for submitting your client's proposal to Waka Kotahi NZ Transport Agency (Waka Kotahi) for comment. As you will appreciate, millions of dollars are invested in the transport network each year and Waka Kotahi has an interest in ensuring this investment is not compromised, including by ensuring land use and subdivision do not impact on the safety and efficiency of the transport network.

Waka Kotahi understand that your client seeks to undertake a plan change to the Waikato District Plan for the site located at Part 1 DP 23893, State Highway 23, Te Uku. The plan change will rezone the site from Rural Zone to Village Zone and allow for approximately 160–200 residential lots along with reserves, internal roads, walkways/cycleways and other supporting infrastructure.

The site is expected to generate approximately 280 vehicle movements within the peak hour and potentially over 2000 vehicle movements per day. A new intersection at State Highway 23 will be established which will provide access to the site.

There will be a grade-separated location for pedestrians and cyclists to cross State Highway 23 to the east. There is also the potential for formal bus stops to be added either within a subdivision in the Village Zone or along State Highway 23. It is understood that the inclusion of bus stops within the site or along State Highway 23 is subject to further consultation with Waka Kotahi and Waikato Regional Council.

Based on the information provided, Waka Kotahi requires the conditions outlined below to be met so as to avoid and/or mitigate adverse effects on the state highway network. Subject to these conditions being met, Waka Kotahi is **not opposed** in principle to your client's proposal mentioned above and demonstrated below in Appendix One.

Conditions

1. The State Highway 23 intersection shall be designed in accordance with the Austroads Guide to Road Design and Waka Kotahi Manual of Traffic Signs and Markings (MOTSAM). The design shall include a right turn bay to facilitate vehicles turning right into the site. Preliminary designs undertaken by a suitably qualified person must be submitted to Waka Kotahi for approval prior to construction.

2. A streetlight shall be provided at the State Highway 23 intersection in accordance with Waka Kotahi Specification and Guidelines for Road Lighting Design.
3. A safety audit on the intersection shall be undertaken at the detail design and post constructions stages in accordance with Waka Kotahi Road Safety Audit Procedures for Projects.
4. The vegetation located within the road reserve west of the proposed intersection shall be removed to ensure that a minimum sight distance of 282m is met.
5. There shall be no direct access onto State Highway 23 from individual lots.
6. A footpath linkage to the Te Uku Village shall be provided at the same time the access road is constructed.
7. The existing State Highway 23 underpass will need to be designed and safety audited to ensure that it is suitable for pedestrian and cyclist use. The ownership and responsibility for the long-term maintenance is to be agreed and vested with Council. The design will need to consider, as a minimum:
 - a) Lighting
 - b) Crime prevention
 - c) Stream Water Levels (Flood Risk)
 - d) Handrails
 - e) Structural impact on the existing state highway bridge.

Advice Notes

1. Vehicles on state highways can produce adverse effects that extend beyond the state highway boundary, such as: noise and vibration, emissions, lighting/glare, and dust. Development that establishes near highways needs to take into account the potential for these to be experienced and should be designed to avoid/mitigate them. In particular, noise sensitive activities such as dwellings can be affected by road-traffic noise and vibration, which can lead to annoyance and sleep disturbance potentially resulting in adverse health effects. Waka Kotahi therefore seek to work with councils and landowners/developers to ensure development near highways is appropriately planned and designed. The publication Guide to the management of effects on noise sensitive land use near to the state highway network contains more information and can be downloaded from Waka Kotahi website. Any future development of the site should consider the potential for effects to be experienced and be designed and built accordingly.
2. Waka Kotahi would like to review and comment on stormwater related matters, including how the overland flow and stream from any development will be altered and the impact it will have on the state highway drainage system. It is understood that a stormwater assessment will be provided to Waka Kotahi for comment at the consent stage for the subdivision.
3. No works shall be undertaken within State Highway 23 without the prior approval of Waka Kotahi pursuant to Section 51 of the Government Roding Powers Act 1989. A *Traffic Management Plan* and *Consent to Work on the Highway* shall be submitted to and approved by Waka Kotahi at least seven working days prior to the commencement of any works on the state highway.

4. Although not part of the rezoning, Waka Kotahi understand that there is a potential for future road connections to the east and west of the site. These future road connections are however dependent on development occurring within the neighbouring sites. If any future road connections are developed, an assessment of the trip generation to the relevant state highway intersections will be required, including any potential impacts as a result of the future road connections.

Please be aware that this response is Waka Kotahi current view of the situation. If your application changes or is put on hold for any length of time, Waka Kotahi may need to consider your application further.

Thank you for undertaking consultation with us. Please feel free to contact me if you have any questions or require further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jones' with a stylized flourish above it.

Claudia Jones

Planner

DDI: 07 958 9614

Email: Claudia.jones@nzta.govt.nz

Appendix One: Scheme Plan



Judith Makinson

From: Claudia Jones <Claudia.Jones@nzta.govt.nz>
Sent: Tuesday, 18 August 2020 12:40 PM
To: Judith Makinson
Subject: RE: [#CKL B19110] B19110 Diamond Creek Farm, Te Uku

Hi Judith,

This feedback is now complete.

Kind regards,

Claudia Jones / Planner
Consents & Approvals- Transport Services
DDI 07 958 9614
E claudia.jones@nzta.govt.nz / W nzta.govt.nz

Waka Kotahi NZ Transport Agency

Hamilton Office / Level 1, Deloitte Building 24 Anzac Parade
PO Box 973, Waikato Mail Centre, 3240, New Zealand



From: Judith Makinson <judith.makinson@ckl.co.nz>
Sent: Tuesday, 18 August 2020 12:08 PM
To: Claudia Jones <Claudia.Jones@nzta.govt.nz>
Subject: RE: [#CKL B19110] B19110 Diamond Creek Farm, Te Uku

Thanks Claudia – that's great and very helpful. Are you consulting with anybody else internally or is the feedback now complete?

J

Judith Makinson

Transportation Engineering Manager | Associate

DDI 07 260 0571 | P 07 849 9921 | M 022 685 5496 | judith.makinson@ckl.co.nz | 58 Church Road, PO Box 171, Hamilton, 3240 | www.ckl.co.nz

 **CKL** Planning | Surveying | Engineering | Environmental

From: Claudia Jones [<mailto:Claudia.Jones@nzta.govt.nz>]
Sent: Tuesday, 18 August 2020 10:56 AM
To: Judith Makinson <judith.makinson@ckl.co.nz>
Subject: RE: [#CKL B19110] B19110 Diamond Creek Farm, Te Uku

Hi Judith,

I have received feedback from the Safety Engineer. Comments are as follows:

- 1) Waka Kotahi supports the potential future road links.
- 2) It is requested for the potential future walkway/cycleway access and linkage to Te Uku Village to be constructed prior to the development being completed, and not in the potential future.
- 3) The proposed location of the pedestrian refuge island appears to be within the seal widening for the church accessway, and the sightlines to the east may be obstructed by the vegetation outside the church.
- 4) Waka Kotahi is currently designing a flush median from 240m east of Okete Road to 130m west of Okete Road, which may impact the proposed footpaths in this area. The construction of this project is not currently funded, and the timing cannot be confirmed at this time.
- 5) As previously advised, Waka Kotahi is currently developing a speed management programme, which includes reviewing the current speed limits on State Highway 23. This review may include lowering the speed limits at Te Uku Village and some rural sections of State Highway 23. Consultation on any speed limit changes has been delayed is currently planned to take place in October 2020.
- 6) Waka Kotahi understands the future Farm Shop/Café and Parking is indicative only, and we have not provided comments for this proposal.

In terms of the Village zoning, both Engineers stated that an ITA will need to be provided that assesses the density increase as they do not have an understanding of what the impacts would be for safety and efficiency. However, using the current Austroads guidelines it is likely the right turn bay will still be the warranted treatment.

Let me know if you have any questions in regards to the above.

Kind regards,

Claudia Jones / Planner

Consents & Approvals- Transport Services

DDI 07 958 9614

E claudia.jones@nzta.govt.nz / w nzta.govt.nz

Waka Kotahi NZ Transport Agency

Hamilton Office / Level 1, Deloitte Building 24 Anzac Parade
PO Box 973, Waikato Mail Centre, 3240, New Zealand



From: Judith Makinson <judith.makinson@ckl.co.nz>

Sent: Wednesday, 5 August 2020 3:25 PM

To: Mike Wood <Mike.Wood@nzta.govt.nz>

Cc: Sandy Ke <Sandy.Ke@nzta.govt.nz>; Mark Lilley <Mark.Lilley@nzta.govt.nz>

Subject: [#CKL B19110] B19110 Diamond Creek Farm, Te Uku

Hi Mike

Its been a while since we've been in touch but we have been working away on the potential structure plan for the above rezoning proposal through the Waikato District Plan. As you can see from the attached, we have refine the layout a bit more:

Judith Makinson

From: Mike Wood <Mike.Wood@nzta.govt.nz>
Sent: Monday, 11 November 2019 9:17 AM
To: Judith Makinson
Cc: Sandy Ke; Joan Forret; Pervinder Kaur; Glenn And Abbie; Mark Lilley
Subject: RE: [#CKL B19110] B19110 Diamond Creek Farms, Te Uku

Hi Judith, below are our preliminary comments on the proposal:

1. The NZ Transport Agency prefers to have a single access point from State Highway 23 to the proposed development, within the existing 80km/h speed limit at Te Uku Village.
2. We strongly support an off-line shared footpath/cycleway connecting the proposed development to Te Uku Village. This rural residential development will create a significant community boarding SH23 that isn't currently present. Consideration needs to be made on the liveability and multi-modal modes available for local and wider travels that ensures the safety of users.
3. Consideration needs to be given to factoring in having a paper road connection to the boundary of Lot 2 DP 425998; this is to allow for any future road connection from the proposed development through to Okete Road.
4. The NZ Transport Agency is currently developing a speed management programme, which includes reviewing the current speed limits on State Highway 23. This review may include lowering the speed limits at Te Uku Village and some rural sections of State Highway 23. Consultation on any speed limit changes is currently planned to take place in February 2020.
5. The Transport Agency would like to review the stormwater (e.g. catchment, hydrology etc assessments) and how the overland flow and stream from the development will be altered and what impact it will have on the state highway drainage system.
6. The impacts of road noise/vibration on dwelling occupants need to be factored into the design – generally any dwelling within 100 metres from the edge of the carriageway will require some form of acoustic treatment to address this.

Regards
Mike

From: Judith Makinson <judith.makinson@ccl.co.nz>
Sent: Friday, 8 November 2019 11:06 AM
To: Mike Wood <Mike.Wood@nzta.govt.nz>
Cc: Sandy Ke <Sandy.Ke@nzta.govt.nz>; Joan Forret <Joan.Forret@harkness.co.nz>; Pervinder Kaur <Pervinder.Kaur@harkness.co.nz>; Glenn And Abbie <oldhillroad@xtra.co.nz>
Subject: RE: [#CKL B19110] B19110 Diamond Creek Farms, Te Uku

Thanks Mike – that would be very much appreciated.

J

Judith Makinson

Transportation Engineering Manager

DDI 07 260 0571 | P 07 849 9921 | M 022 685 5496 | judith.makinson@ckl.co.nz | 58 Church Road, PO Box 171, Hamilton, 3240 | www.ckl.co.nz

 **CKL** Planning | Surveying | Engineering | Environmental

From: Mike Wood [<mailto:Mike.Wood@nzta.govt.nz>]

Sent: Friday, 8 November 2019 9:25 AM

To: Judith Makinson <judith.makinson@ckl.co.nz>

Cc: Sandy Ke <Sandy.Ke@nzta.govt.nz>; Joan Forret <Joan.Forret@harkness.co.nz>; Pervinder Kaur <Pervinder.Kaur@harkness.co.nz>; Glenn And Abbie <oldhillroad@xtra.co.nz>

Subject: RE: B19110 Diamond Creek Farms, Te Uku

Thanks Judith. We will aim to get some preliminary comments back by next Wednesday.

Mike

From: Judith Makinson <judith.makinson@ckl.co.nz>

Sent: Thursday, 7 November 2019 5:20 PM

To: Mike Wood <Mike.Wood@nzta.govt.nz>

Cc: Sandy Ke <Sandy.Ke@nzta.govt.nz>; Joan Forret <Joan.Forret@harkness.co.nz>; Pervinder Kaur <Pervinder.Kaur@harkness.co.nz>; Glenn And Abbie <oldhillroad@xtra.co.nz>

Subject: B19110 Diamond Creek Farms, Te Uku

Hi Mike

Firstly, I'd like to thank you and the NZTA team for meeting with us today and for sharing your initial thoughts on the proposed rezoning of land to the north of SH32 at Te Uku to potentially enable 50 – 60 rural residential lots (as well as gully protection lots, native landscaping and tree planting areas). As we outlined today, there is still a long way to go through the whole District Plan process but we are keen to work with NZTA at an early stage so that we can get the best possible understanding of your position and to ideally reach a position of agreement on the suitability of the site to support the existing community of Te Uku and the best means of access.

I thought it might be helpful to summarise the key points from our meeting today and I have also attached an electronic version of CKL's initial transport feasibility review and the potential community walkway/cycleway that Glenn and Abbie are pursuing with Jonathan Kennet in the NZTA National Cycleway team:

- The proposed rezoning is largely supported by the Te Uku community and early consultation with iwi is also looking promising.
- the need to connect with the school and church is key and part of the proposal would be to create a community cycleway/walkyway through the site and across neighbouring land to link with the village. This facility would be continued south of the existing stock underpass to link to follow a stream.
- The site has frontage to SH23 only. There are section of frontage where compliant visibility can be achieved, sections where it cannot and also a section close to the village where vegetation is currently obscuring visibility but this could be resolved. Options for a new intersection have been considered – using the existing farm access to the east end of site, creating a new access at the west end of site and having 2 accesses. Any new intersection is expected to include a right turn lane on SH23 and suitable walking connections will also be needed. This is preferably off road via the community path but could potentially be along SH23 if necessary.

- The preferred at this point is the western access option, as near to the village as possible to support the lower speed limit in that area. Initial NZTA views were broadly positive of this option from a road safety / speed management perspective.
- Existing speed limit s 100km/h for the majority of the site frontage dropping to 80km/h closer to the village. NZTA is in the process of reviewing the speed environment and is hopefully of having a decision on what they would like to take to public consultation by Xmas 2019. Public consultation is targeted for Feb 2020. Current thinking – in no way confirmed – is that a combo of 80/60km/h.
- Other areas for consideration raised by NZTA included landscaping, stormwater and noise.
- The community has previously raised the difficulty in crossing SH23 and it would be great to see a pedestrian refuge to assist access from the school to the community hall.
- The submission on the Waikato District Plan includes requiring a structure plan to be developed for the land in question. NZTA has not submitted on this particular rezoning proposal but would be keen to see a Structure Plan go forward as part of evidence to the hearing schedule late 2020.

I think that is the crux of what we talked about today but it would be great for us going forwards if you could give us some more considered feedback, particularly in relation to the items discussed today and whether there are any other matters of interest to NZTA at this point.

Thanks and regards

J

PS – apologies, I don't have Mark's email address, please can I prevail on your to forward this on?

Thanks

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Appendix C: Landscape and visual assessment



Diamond Creek Farm - Proposed Rezoning

Landscape and Visual Assessment Report

This Landscape and Visual Assessment Report has been prepared
as part of the Assessment of the Land Suitability and Effects
of rezoning rural land at 3355 State Highway 23 to Village.

All work has been undertaken and/or reviewed
by a Registered NZILA Landscape Architect.

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Contents

INTRODUCTION	3
SUBMISSION TO THE PROPOSED WAIKATO DISTRICT PLAN.....	3
STUDY APPROACH	3
Stage One – Landscape Suitability	3
Topographical Factors.....	3
Land Cover and Land Use Factors	4
Urban Design Factors.....	4
Stage Two – Identification of an Appropriate Design Solution	4
Stage Three – Effects on Rural Character and Visual Amenity.....	5
PROPOSED STRUCTURE PLAN AND DEVELOPMENT CONCEPT DESCRIPTION	6
Road Network.....	6
Lot Density and Size.....	7
Gully and Riparian Reserves	9
Pedestrian Walkways and Cycleways	10
Key Components with the Potential to Affect Landscape and Visual Amenity.....	10
EXISTING LANDSCAPE AND VISUAL CHARACTER	10
The Existing Wider Landscape Context.....	10
Site and Immediate Surroundings	15
EFFECTS ON EXISTING LANDSCAPE AND RURAL CHARACTER.....	16
SURROUNDING DEVELOPMENT DENSITY AND INTEGRATION	19
ASSESSMENT OF VISUAL EFFECTS	21
Visual Catchment.....	21
Viewing Audience	22
Visual Absorption Capability.....	22
Analysis of Visual Effects.....	23
View Location 1 – Whaingaroa Parish Reserve, Ohautira Road, East of the application site.....	23
View Location 2 – State Highway 23, South-East of the application site	24
View Location 3 – State Highway 23, directly South of the application site	25
View Location 4 – Surfside Church & Te Uku Windfarm Lookout, directly South-West of the application site	26
View Location 5 – Te Uku Village, South-West of the application site.....	27
View Location 6 – Matakotea Road, Southwest of the application site.....	27
View Location 7 – Okete Road, West of the application site.	29
View Location 8 – Hauroro Bay Road, North-east of the application site.....	30
View Location 9 & 10 – Along Checkley Road, North of the application site	31
Fringe Effect.....	31
Visual Obstruction and Intrusion	32
Temporary Effects	32
RECOMMENDED REQUIREMENTS OF THE PROPOSED STRUCTURE PLAN.....	33
RELEVANT PLANNING MATTERS.....	34
Resource Management Act 1991 (RMA)	34
Waikato Regional Policy Statement (WRPS).....	34
Operative Waikato District Plan (OWDP).....	34
Proposed Waikato District Plan (PWDP).....	39
FINDINGS & CONCLUSIONS	41
Appendix One: Methodological Flow Chart.....	43
Appendix Two: Landscape and Visual Amenity Effect - Rating System.....	44
Appendix Three: Visual Absorption Capability Ratings.....	45
Appendix Four: Te Uku Proposed Structure Plan.....	46
Appendix Five: Landscape Suitability Maps.....	47
Appendix Six: Village Zone Development Concepts.....	49
Appendix Seven: ZTV Map	51
Appendix Eight: View Location Map & View Location Photographs.....	52
Appendix Nine: View Locations and Visual Effect Ratings	70

INTRODUCTION

Mansergh Graham Landscape Architects Ltd (MGLA) has been engaged by Diamond Creek Farm to assess the suitability of the landscape adjacent Te Uku Settlement for Village Zone development and to assess the potential effects of the rezoning on existing landscape character and rural amenity.

SUBMISSION TO THE PROPOSED WAIKATO DISTRICT PLAN

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of the property at 3355 State Highway 23 (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

The submitter is now seeking Village Zoning to be applied to the site.

STUDY APPROACH

This study examines the landscape opportunities and constraints to the future growth of Te Uku at a broad level and examines the potential landscape and visual amenity effects of rezoning a portion of Diamond Creek Farm (north of SH23) from Rural Zone to Village Zone.

A three-stage study approach has been adopted to:

- a. Determine the general suitability of the wider Te Uku landscape for the intensification of buildings and rezoning;
- b. Identify a design solution for the application site that achieves the intended outcomes of the recommended zoning; and
- c. Assess the effects of development within the recommended zone on surrounding rural character and visual amenity.

Stage One – Landscape Suitability

The first stage of the study examines the general suitability of the Te Uku landscape (from a landscape perspective) for development using *overlay analysis*. Overlay analysis is a multi-step approach where a common scale of values is applied to a set of diverse and dissimilar inputs to allow optimal site selection and suitability modelling. By mapping the various physical factors that influence development opportunities, the spatial variations and values of the component features can be compared to understand landscape suitability.

Weightings are applied to the input factors that are more important to overall objective of the study, which in this case has a landscape bias. As such, the factors that influence landscape character and aesthetic factors have been given more analytical weight than some other factors.

For this study, economic, geotechnical, specific social factors and tangata whenua values have not been included, as the purpose of the general suitability analysis is to determine if the Te Uku landscape can support further development at a broad level, without adversely affecting the characteristics of the wider surrounding landscape.

The following factors have been considered:

Topographical Factors

- Slope
- Aspect
- Proximity to waterways
- Topographic position (ridges/valleys/mid-slope/plateau etc)
- Soils

Land Cover and Land Use Factors

- Vegetation
- Proposed Outstanding Natural Landscapes and Features
- Proposed Natural Character Areas
- Significant Natural Areas
- Significant Amenity Landscapes
- Development density and relationships

Urban Design Factors

- Proximity to roads
- Proximity to existing development nodes
- Existing planning mechanisms and protected areas
- Visibility

The key objective of this analysis is to identify which parts of the landscape are more suited for further development while maintaining the landscape and visual amenity values associated with the wider rural landscape.

A series of maps including Topographical Factors, Land cover, Land Use, and Urban Design Factors have been included in this report as part of appendix five. A development density map has been included within the Effects on Existing Landscape and Rural Character section of this report.

These maps identify that the application site is situated in a location suitable for future development. The application site is located on gently undulating to flat terrain and is contained by surrounding steeply undulating hill country, as identified on the slope analysis map. The application site does not contain any significant native vegetation or have a protection status; and is not identified as a significant natural area or landscape with significant natural character.

Stage Two – Identification of an Appropriate Design Solution

The second stage of the study is the identification of a structure plan and potential subdivision design solutions that could be achieved within the structure plan area that follows both good urban design practices and landscape architectural practices.

This involves consideration of the following:

- Topographic opportunities and constraints
- Relevant planning provisions - Village Zone
- NZTA/Roading Authority intersection and sight line requirements
- Internal circulation (vehicle/cycle/pedestrian)
- Catchment management/Floods Zones/Stormwater management
- Open Space and Reserves opportunities
- Urban Design criteria
- Landscape integration criteria

A landscape and ecological design approach has been used, which follows the “design with nature” philosophy¹, to create a subdivision concept which has been used as the basis of this assessment. Constraint mapping was used to identify areas within the site that were less suited for development, such as steep slopes and wet gully floors.

¹ “Design with nature” is an approach, first promoted by McHarg and adopted by a large number of landscape architectural practices, in which care is taken during the planning and design process to ensure that both the ecology and the character of the landscape is taken into consideration. A key component of this strategy is working with existing landforms and features in a way that minimises the disturbance and/or restores natural patterns and processes.

To demonstrate that the proposed change in zoning can be developed in a sensible and sustainable manner, a Proposed Structure Plan and Village Zone Development Concepts (representative of likely development scenarios) were created.

A copy of the Te Uku Proposed Structure Plan (*Plan C04, Revision R2*) and Development Concepts (*Plan C06 - Village Zone Development Concept (≥2500), Revision R1 & C07 - Village Zone Development Concept (≥800), Revision R1*) are attached in appendix four and six, respectively.

The Proposed Structure Plan and the Village Zone Development Concepts follow the current best practice landscape and urban design approach and achieves the following:

- a. The maintenance and enhancement of key landscape and ecological features within the zone change area;
- b. The reinforcement of the existing Te Uku Village core as the heart of a rural village;
- c. Connectivity (vehicle and pedestrian) between the zone change area, the existing Te Uku Village core and the school;
- d. The creation of a safe and sociable village neighbourhood for people to enjoy;
- e. The provision of different sized lots for spatial variety, different development opportunities and to reinforce a transect that encourages slightly higher development densities towards the core of the village (smaller lots) and lower development density along the rural interface (larger lots);
- f. Provision of reserve areas containing a pedestrian/cycle access network; and
- g. Future vehicle/pedestrian connectivity option to provide for Village growth.

The design has been prepared in consultation with the landowner, planners, traffic engineers and surveyors. Different development scenarios were explored through an iterative process. The development scenarios modelled for the study area represents Village Zoning and the development densities considered likely to attain resource consent under the proposed planning mechanisms.

Two development scenarios demonstrate that the land can be subdivided logically and in a way that will support a high-quality Village neighbourhood and remain compatible with the District Plan.

Stage Three – Effects on Rural Character and Visual Amenity

This stage of the assessment examines the potential effects of the proposed change in zoning, through the analysis of the Village Zone Development Concepts. For the purpose of this report, the type of development expected within the Proposed Structure Plan has been analysed to assess the likely effects on the existing landscape and visual amenity of the surrounding rural environment, within the context of relevant planning provisions.

In order to assess the appropriateness of the rezoning, the landscape effects of the Village Zone Development Concepts (designed in accordance with the Proposed Structure Plan and planning provisions) have been assessed on the basis that it represents the most likely development scenario.

Three main aspects are evaluated within this report. They are:

- a. The existing landscape character of the site and its place in the local and regional context;
- b. The potential landscape and visual effects of the development enabled by the zone change, from typical viewer locations; and
- c. An overview of the effects of the development enabled by the zone change on landscape and rural character values.

A standard assessment approach has been used to identify the existing landscape and natural character of the site and its surroundings and to assess the potential effect of the proposed change in zoning and development enabled by the zone change on landscape and visual amenity.

In broad terms, the assessment consists of the:

- a. Identification of the key elements or attributes of the proposed change in zoning;
- b. Identification of the landscape values, natural character, key attributes, and social preferences within the context of biophysical, associative, and visual landscape interpretation; and
- c. Identification of relevant assessment criteria within the context of the relevant statutory framework.

A combination of mapping analysis and field assessment has been undertaken to identify the potential effect of the proposal and subsequent development on the existing character and amenity values from surrounding areas. By considering the above, the likely effects of the development enabled by the zone change can be identified and rated.

Effects of development, enabled by the zone change, are rated against existing rural character and visual amenity within the context of the provisions of the existing rural zone. This includes consideration the changes that will occur against a baseline that includes a relative absence of buildings and a requirement for the maintenance of open space. A change in the underlying zoning will not alter the effects of the development on the existing character, but rather alter the factors against which those effects are evaluated.

A methodological flow chart for this stage is contained in appendix one.

PROPOSED STRUCTURE PLAN AND DEVELOPMENT CONCEPT DESCRIPTION

The Proposed Structure Plan is intended to guide future development within the zone change area. Different design solutions were explored, and two design solutions were finalised (Village Zone Development Concepts). The Village Zone Development Concepts demonstrate that the land can be subdivided logically and in a way that will support a high-quality Village neighbourhood, all the while remaining compatible with the District Plan.

The key features of the Village Zone Development Concepts (design solutions) are as follows:

Road Network

The proposed zone change area (application site) can be accessed from SH23, east of existing Te Uku Village core, within the existing 80km speed zone.

Access within the site will mainly be provided by an internal spine road that traverses the upper terrace from the west, to the lower terrace in the north east. Local roads and right of ways will provide access from the main spine, along the spurs in between the major gully systems within the site. Roads will avoid steep slopes while providing access to buildable areas to minimise disturbance.

Two potential future connections have been identified on the plan. One between the application site and Okete Road, to the west, and another between the application site and Ohautira Road to the east.

Lot Density and Size

The core of Te Uku Village and the heart of community activity is located on the intersection of Okete Road and SH23, centred on the existing shop, school, church, and community hall.

The location of the proposed zone change area, to the north-east of the existing Te Uku Village core, will reinforce the traditional design transect approach to urbanisation. The proposed change in zoning will enable a development intensity that consolidates the village core while locating larger lots toward the periphery of the site and rural environment.

This is demonstrated in the transect below:

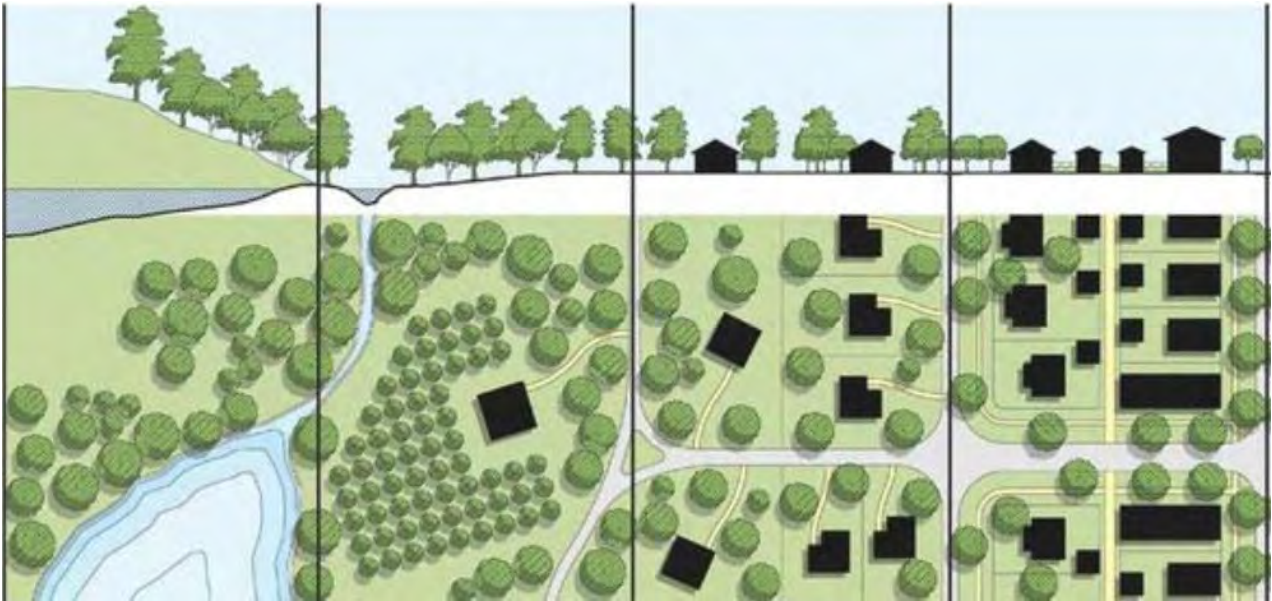


Figure 1: Typical urbanisation transition from rural to urban development¹.

This urban design approach will reinforce an existing development node in a manner that is consistent with good urban design practice. It also provides for further development to the west and east (outside the zone change area) that follows the same principles. In this way, the core of the village will also be maintained at its centre, satisfying several urban design principles.

The first Development Concept (*Plan C06 - Village Zone Development Concept (≥2500)*, Revision R1 – appendix six) explores a low-density design/larger lot development where a wastewater treatment plant is not needed. This design solution achieves a yield of 81 lots within the total zone change area, ranging in size between 2500m² and 10900m².

This is shown in the following images:



Figure 2: Village Zone Development Concept 2500m²



Figure 3: Indicative Development Design ≥2500m²

The second Development Concept (*Plan C07 - Village Zone Development Concept (≥800), Revision R1 – appendix six*) explores a higher-density design solution where a wastewater treatment plant will be needed. This design solution achieves a yield of 161 lots within the total zone change area, ranging in size between 800m² and 10900m².

The size and shape of lots have been designed to work with the landscape and have been arranged so that each lot will have a suitable area to build on. Consideration has been given to slope, proximity to the gully

edge, accessibility, and the flood plain. Lots will be accessed from the spine road, local roads, or private right of way. Lot sizes comply with the relevant proposed zone provisions under Village Zone.

This can be seen in the following images:



Figure 4: Village Zone Development Concept 800m2



Figure 5: Indicative Development Design 800m2

Gully and Riparian Reserves

The topographic integrity of the major gully systems will be maintained where possible, with disturbances limited to road crossings, building pads and the creation of walkways/cycleways. Major gully systems throughout the site will become public or private reserves, which has been identified on the Te Uku Proposed Structure Plan attached in appendix four. The central gully which will divide the application site

will be preserved, and enhanced through public reserve, with the gullies to the west preserved and enhanced through private reserve. Covenants will be placed over some reserve areas, which will require the revegetation and protection of gullies within private land.

To preserve, maintain and enhance the gully systems and Matakotea Stream, native species will be used throughout, with an opportunity to develop a Pā Harakeke (Flax pā) within the main public reserve.

Pedestrian Walkways and Cycleways

Pedestrian walkways and cycleways will create a stronger pedestrian network throughout the site and the immediate surroundings, including the existing Te Uku Village. Creating several links between the application site and the core of Te Uku Village will reinforce the 'Village Zone', strengthening the community by providing for a positive social and economic environment for the people of Te Uku. In combination with the roading network, these pedestrian linkages will help viewers see that the application site will be an extension of the existing Te Uku Village.

Walkways and Cycleways will also provide opportunities to link into other areas of the development or into future areas of development. Providing these links will also mean pedestrian movements will largely avoid the main roads such as SH23.

A copy of the Proposed Structure Plan (*Plan C04, Revision R2*) and Village Zone Development Concepts (*Plan C06 - Village Zone Development Concept (≥2500), Revision R1 & C07 - Village Zone Development Concept (≥800), Revision R1*) are attached in appendix four and six, respectively.

Key Components with the Potential to Affect Landscape and Visual Amenity

The key components of the application that have the potential to affect the landscape and visual amenity include:

- a. The number, size, shape, and configuration of lots within the site.
- b. The proposed roads and right of ways.
- c. The proposed walkways/cycleways.
- d. Reserves/stream buffers and mitigation planting.
- e. Subsequent Development enabled by the proposed zone change.

Components of the development enabled by the zone change that do not affect landscape and visual amenity are not addressed in this report.

EXISTING LANDSCAPE AND VISUAL CHARACTER

Landscape character is a function of the landscape's visual expression. This includes elements that contribute to its appearance and the cultural modifications which have occurred upon it.

The landscape and visual quality of the site is a function of a series of factors including intactness of visual and physical elements such as topography and vegetation cover, the degree of modification that has occurred, surrounding landscape elements and attributes. Further contributing factors include juxtaposition and coherence between landscape elements within the subject site and those of the surrounding area, as well as human attributes or values assigned to an area.

Natural character is the expression of natural elements, patterns, and processes in a landscape and involved the assessment of abiotic, biotic, and experiential factors.

The Existing Wider Landscape Context

The relationship between the major geographical features contained within this landscape, and the human modifications that have occurred upon them, are important factors to consider when assessing how the development enabled by the zone change will influence existing amenity values and the rural character of the wider landscape in which the site sits.

The key landscape and visual attributes that contribute to existing rural (landscape and visual) amenity within the landscape surrounding the application site include:

- Kokako Hill and other foothills such as Otonga Hill to the north-east, Kapamahunga Range to the southeast, Te Uku Hill to the south, Mt Pirongia to the far south, Mount Karioi to the west and Pukepuketetai Hill to the north;
- Raglan Harbour, Matakotea, Mangakino and Waitetuna Valleys and associated rivers and streams;
- Pastoral paddocks, some of which contain scattered mature trees bordered by shelter belts;
- Production forestry;
- Horticultural blocks;
- Scattered clusters of rural and rural residential houses;
- Local shops and community facilities located within Te Uku Village; and
- State Highway 23 and surrounding local roads.

A number of these attributes can be seen in the below context plan:

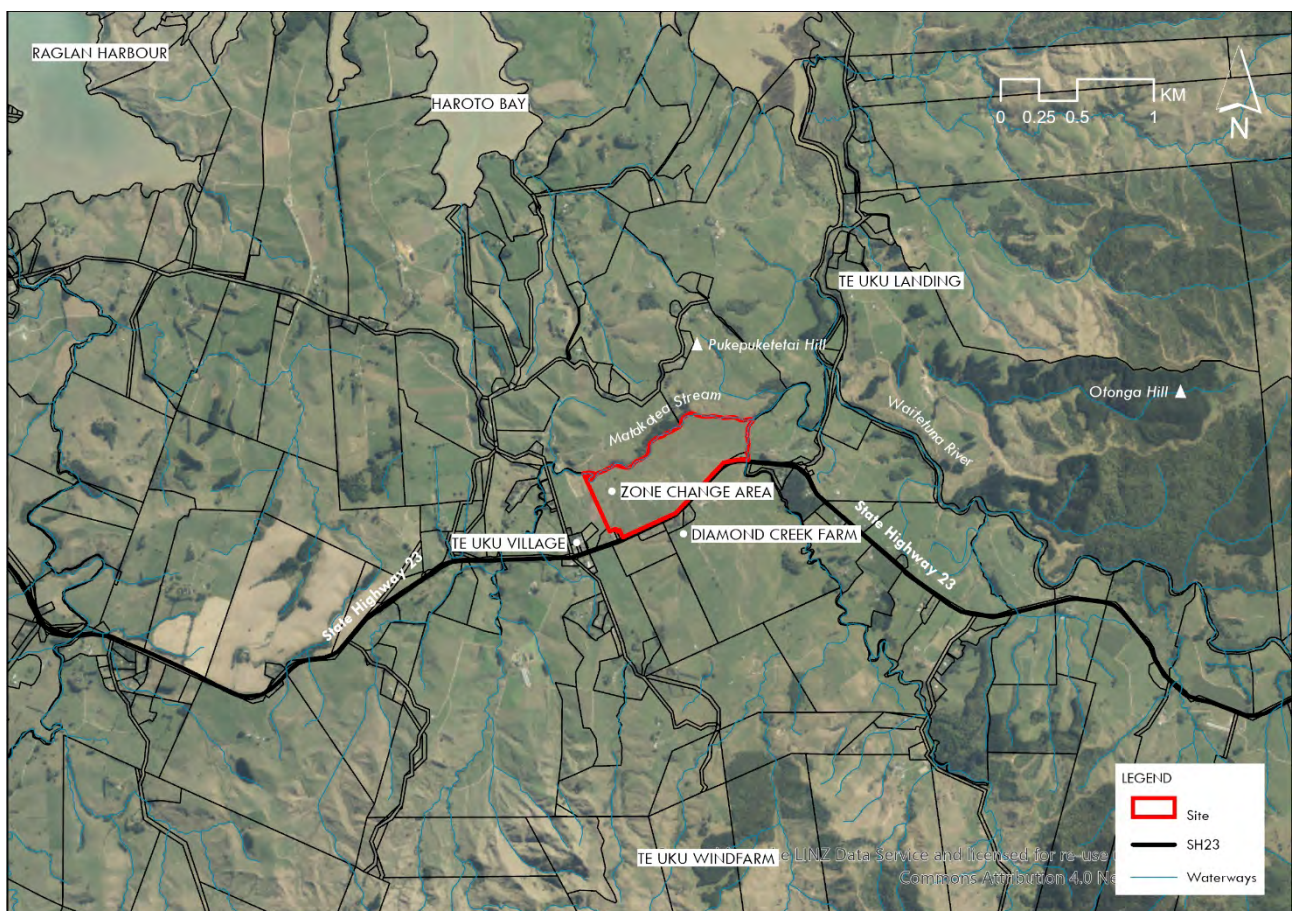


Figure 6: Context Map

Although the wider land use is agrarian, the formative processes that created the underlying landform are still apparent, influencing the characteristics of the surrounding landscape. The influence of the underlying geology is characterised by wide-open valley systems nestled amongst gently rolling hill country and ridgelines.

Geographically, the application site and the immediate surroundings are contained by steeply undulating terrain including Kokako Hill and Otonga Hill to the north-east, the Kapamahunga Range to the southeast, Te Uku Hill to the south, Mt Pirongia (Calckalic volcano) to the far south, Mount Karioi (a 2.4 million year old extinct stratovolcano) to the west and Pukepuketetai Hill to the north, where viewers can obtain vistas over Raglan Harbour (Whaingaroa).

The Waitetuna River Valley is nestled between the foot slopes of the Kokako Hills and the Wharaurua Plateau and runs along State Highway 23, converging with the Matakotea Valley at the northern boundary of the application site before flowing into the Raglan Harbour at Te Uku Landing. Numerous meandering stream channels traverse the Matakotea Valley floor, including the Matakotea Stream, Mangawhero Stream and Mangakino Stream. The profile and paths of these streams have been modified by adjacent agrarian activity.

Rural development has been the predominant influence on landscape character, with the valley floors and lower ridgelines distinguished by pastoral land use.

While exotic shelter plantings dissect the open pastoral farmland in places, much of the valley floor has an open spatial character with scattered mature shade trees, clusters of pine trees, riparian vegetation, remnant stands of indigenous vegetation punctuating the surrounding pasture. Several large tracts of exotic forestry and blocks of native vegetation can be found on the upper ridgelines and slopes associated with the containing hill country.

Development within the rural landscape includes the Te Uku windfarm, which is located on the Wharaurua Plateau, to the south of SH23, Te Uku Village and scattered rural housing, associated amenity curtilage plantings and ancillary farm sheds.

Te Uku Village currently comprises the Te Uku Convenience Store, Te Uku Roast Office, Te Uku School and Surfside Church (including carpark and Te Uku Wind Farm Lookout), all of which are situated on the northern side of SH23. It also includes the Te Uku Community Hall and tennis courts which are located on the southern side of SH23. The occasional small rural service buildings, equestrian facilities, tourism facilities such as retreats, attractions and accommodation are also present in the wider landscape. Raglan is located further to the west (approximately 10km).

The characteristics of the wider surrounding landscape can be seen in the following photographs:



Figure 7: Application site backdropped by Mt. Karioi. Photograph taken from SH23.



Figure 8: Rural landscape, typical of the wider surrounding land. Mt Pirongia in the distance. Photograph taken from Checkley Road.



Figure 9: Application site backdropped by surrounding steeply undulating terrain. Photograph taken from SH23.



Figure 10: Rural landscape typical of the wider surrounding land. Mt. Karioi visible within the background. Photograph taken from SH23.



Figure 11: Wider surrounding landscape. Photograph taken from Van Houtte Road.

Site and Immediate Surroundings

The application site is located along SH23, immediately to the east of the existing Te Uku Village. The subject site (SA1205/178) is approximately 21km west of Hamilton, 10km east of Raglan and 2km south of Te Uku Landing.

Although the predominant land use of the application site is currently agrarian (wide open pastoral paddocks divided by post and wire fencing and features and a hay barn), the natural patterns and formative processes are still apparent within the application site and the immediate surroundings.

The Matakotea Stream, which runs along the northern boundary of the application site, has cut down through the landscape over time to create two distinct river terraces within the application site (referred to as the lower terrace and upper terrace). A combination of deeply incised and narrow shallow gullies, meander through the site and flow into the Matakotea Stream, dissecting the upper terrace into small spurs.

Consistent with the agrarian land use, the main vegetation cover of the area is pasture, but also includes a mix of native and exotic vegetation along the banks of the Matakotea Stream and in parts of gullies.

Due to lack of intervening structures, views across the pastoral paddocks are readily attainable. Due to the complexity of the local terrain (river terraces and meandering gully systems dissecting the land), the full extent of the site cannot be viewed from any one location within the site. Except for an existing rural shed, there are no buildings within the site.

Te Uku Village (Te Uku Convenience Store Te Uku Roast Office, Te Uku School, Surfside Church and Te Uku Community Hall), adjoins the application site immediately to the west, the core of which is located at the intersection at State Highway 23, Okete Road and Matakotea Road. Te Uku Village is the only node of rural settlement in the immediate area.

The following photographs show various parts of the landscape within the site:



Figure 12: An example of the steeply undulating terrain and gullies found throughout the site.



Figure 13: Stream running along the northern boundary of the application site.



Figure 14: Typical shallow gullies which are found throughout the application site.



Figure 15: Typical flat to gently undulating land of the upper terrace within the application site.

EFFECTS ON EXISTING LANDSCAPE AND RURAL CHARACTER

To understand how the proposal will affect amenity values derived from existing landscape character, it is necessary to identify the attributes of the key landscape elements that influence the character of the site and its surroundings.

Analysis of the study area has identified the key attributes of the various landscape features, which contribute to the landscape character and amenity of the site and its immediate surroundings. The effect of the type of development that would be enabled by the zone change on the following features has been assessed against the key landscape elements identified during site investigations, analysis of aerial photography, and other relevant background information.

In order to assess the appropriateness of the proposed rezoning, the landscape effects of the Village Zone Development Concepts (designed in accordance with the Proposed Structure Plan and planning provisions) have been assessed on the basis that the Village Zone Development Concepts are representative of likely development scenarios. When referring to the assessment of the landscape effects against these Village Zone Development Concepts, the term ‘development enabled by the zone change’ has been used.

	Landscape Type	Scale	Key Features & Attributes That Contribute to existing Character	Potential Effect
1	Surrounding hill country, steep lands, plateau, and upland areas.	Large	<ul style="list-style-type: none"> Gentle to steeply undulating topography associated with the of Kokako Foothills including Otonga Hill, Wharauroa Plateau and Foothills including Te Uku Hill and the Te Uku Windfarm. Scrubland and patches of native bush and pockets of forestry along the ridgelines and within some gullies. 	<p>The steeply undulating topography which includes Kokako Foothills to the east and Te Uku Hill to the south, located within the wider landscape (zone change area) has been modified by rural development and forestry. Due to the separation distance, the proposed re-zoning will not directly affect this steeply undulating topography.</p> <p>There will be <i>no effect</i> on wider landscape character or on ONFL’s including Mt. Pirongia</p>

			<ul style="list-style-type: none"> Modified streams and gullies throughout the rural agrarian landscape. Small settlements such as Te Uku Village & Waitetuna. Increased levels of development along the major roads (SH23). Small pockets of rural development and scattered settlement. Lifestyle blocks including dwellings and ancillary sheds. Occasional small rural service buildings, equestrian facilities, tourism facilities such as retreats, and accommodation. Pastoral land comprising of hedgerows and shelterbelts, post, and wire fencing. 	<p>and Mt. Karioi due to separation distance between the application site and these mountains.</p> <p>Pukepuketetai Hill and the associated skyline ridge directly to the north of the site will remain unmodified and will remain visible from SH23 as the skyline backdrop to the subject site. The proposed zone change will have Very Low effect on the existing landscape and rural character of the topography immediately surrounding the site.</p> <p>Existing and proposed riparian planting and mitigation planting will help to partially screen the development enabled by the zone change and aid in integrating it with the wider surrounding rural landscape.</p>
2	Lowland valleys river terraces, gully systems, wetlands, and streams.	Large	<ul style="list-style-type: none"> Waitetuna River and Matakotea Stream, which flows into the Raglan Harbour (north of the application site). Landings and river terraces such as the Te Uku Landing. Undulating terrain backdropped by steeply undulating hill country. Modified streams and gullies throughout the rural agrarian landscape and associated riparian planting. Agrarian land use, comprising pastoral paddocks, horticultural crops, and forestry blocks. Small pockets of rural development and scattered farm ancillary sheds. Rural pastoral landscape delineated by post and wire fencing, shelterbelts, hedgerows, and amenity planting. 	<p>The development enabled by the zone change will result in small but discernible modifications to the existing gullies and terraces within the site. This includes minor earthworks required for the formation of roads throughout the application site and building pads. The landscape ecological design approach promoted by the proposed structure plan means that earthworks and other disturbances are minimised through the application of a design strategy that is sympathetic to the maintenance of the existing landforms.</p> <p>Although development enabled by the zone change is likely to have a moderate adverse effect on the existing rural character of the site itself, the proposal will in general have a low adverse effect on the wider rural character. There will be no effect on Raglan Harbour.</p> <p>The walkways/cycleways will not modify the path of the Matakotea Stream. The planting of native species within the wetlands, gullies and along the riparian margins will enhance the landscape and ecological values within the site and will help to restore the site from any minor disturbances made. Restoration planting within the site will also help to screen and soften the development enabled by the zone change and aid in integrating it into the surrounding rural landscape.</p> <p>The positive effects associated with restoration planting within the site will be moderate.</p>

The application site and surrounding landscape lie within an area modified by rural land use, with landscape values contributed to by the open agrarian landscape and surrounding development patterns, including the existing Te Uku Village.

Subdivision like that shown in the Village Zone Development Concepts (*Plan C06 - Village Zone Development Concept (≥2500)*, *Revision R1 & C07 - Village Zone Development Concept (≥800)*, *Revision R1 – appendix six*) will respond to the existing topography by minimising earthworks requirement and avoiding unnecessary disturbance to steep slopes and gullies through the strategic placement of lots and roads. Where land is identified as being too steep or unbuildable, it has been put into public or private reserve.

Planting within the gullies and along the riparian margins of the adjacent streams will help to enhance the wetland and riparian areas within the site and will help the village development to integrate with the adjacent rural landscape by softening the visual effects of development on adjacent rural character.

Overall, the proposed zone change will have ***No Effect*** to ***Moderate*** adverse effect and a ***Moderate*** positive effect on the key attributes of the surrounding landscape which influence wider landscape character.

SURROUNDING DEVELOPMENT DENSITY AND INTEGRATION

As identified on the Development Density map, Te Uku Village is an existing node of development within the wider rural landscape. The location of the application site is considered appropriate because it is proximal to the existing Te Uku Village centre and reinforces an existing development node in a manner that is consistent with good urban design practice.

The adoption of a transect approach to development, which results in a gradient that consolidates and clusters small lots nearer to the village core and larger lots around the periphery of the site, will allow the village to nest into the surrounding rural environment in an appropriate way. This will help the village to avoid a harsh transition to the adjacent rural landscape, at its fringe.

The separation of pockets of development within the site by the natural gully systems that flow through it, will further help development within the zone change area to integrate with the adjacent rural landscape.

These gullies also enable the formation of a range of connection options between the existing core of Te Uku village and within the area to be re-zoned. Linkages to both existing and proposed features in the wider environment are also possible, further enhancing the connectivity with the adjacent rural landscape. Opportunities exist for further coherent integration with the rural land adjacent to the Te Uku school.

By consolidating development and intensifying existing nodes, uncontrolled or inappropriate subdivision sporadically located throughout the rural landscape will be avoided and larger areas of wide-open rural character can be preserved.

It is considered that the scale and density of the development that will result from the plan change will be consistent with other rural villages within the wider surrounding rural landscape.

While the application site is considered well positioned within the wider landscape context, and the development enabled by the zone change will be viewed within the context of the existing Te Uku Village, the development will alter the existing landscape patterns, introducing infrastructure and buildings over an extent and to a degree that are not typical of the existing rural character.

Development enabled by the change in zoning will allow higher density development not commonly located throughout the rural landscape, however, because the site is contained within a relatively small visual catchment, the development enabled by the zone change will have a ***low*** adverse effect on landscape character.

The development density within the wider landscape is identified through the following map:

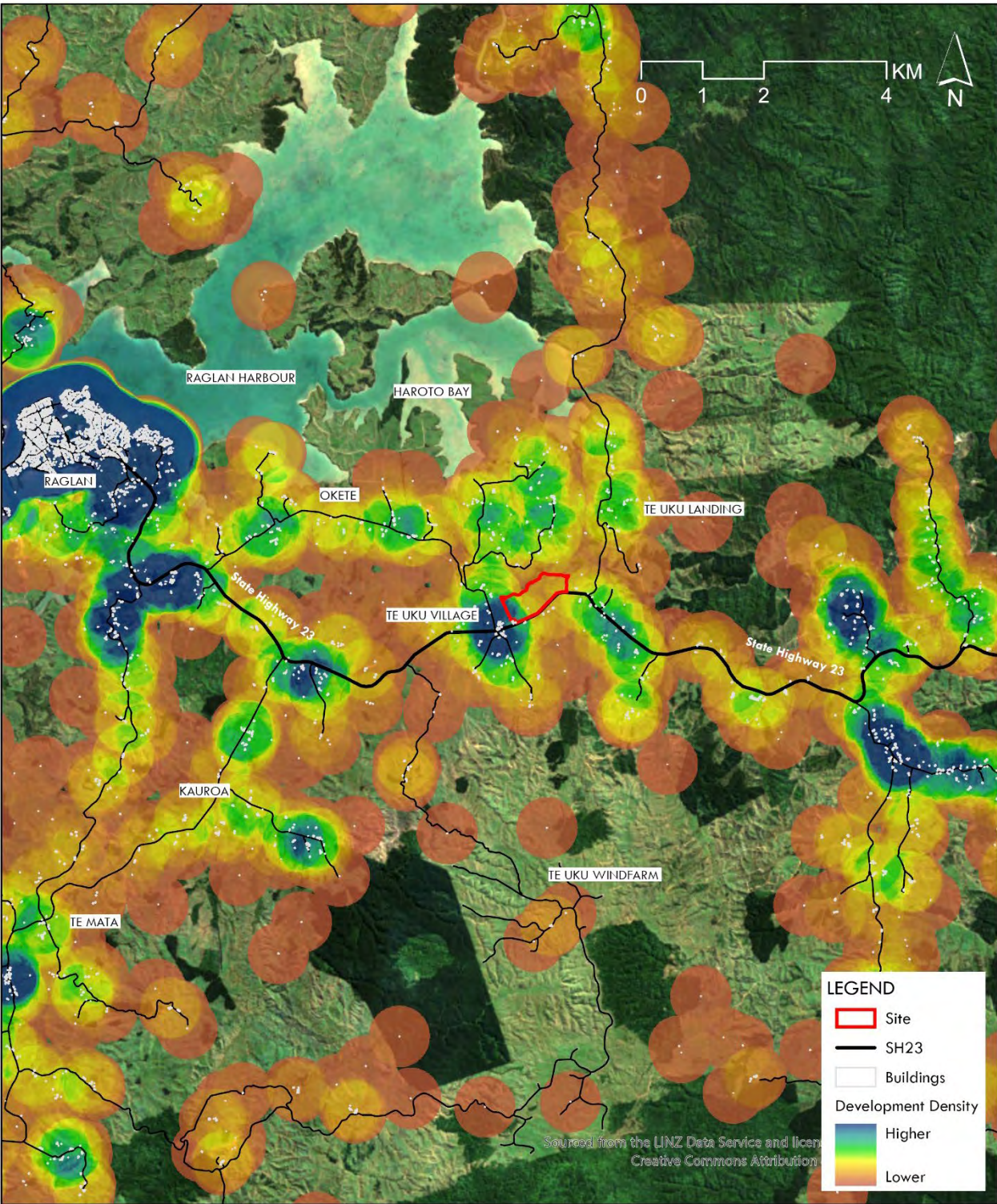


Figure 16: Development Density Map

ASSESSMENT OF VISUAL EFFECTS

In order to assess the appropriateness of the proposed rezoning, the visual effects of the Village Zone Development Concepts (designed in accordance with the Proposed Structure Plan and planning provisions) have been assessed on the basis that the Village Zone Development Concepts are representative of likely development scenarios. When referring to the assessment of the visual effects against these Village Zone Development Concepts, the term 'Development enabled by the zone change' has been used.

Effects have been assessed against a baseline of the existing rural environment, which includes those activities that can be carried out in the rural zone. It should be noted that the Rural Zone and the Village Zone allow for different outcomes in terms of landscape character and visual amenity.

The following factors were evaluated during the visual assessment.

Visual Catchment

As part of the initial investigation into the potential visibility of the development enabled by the zone change, a zone of theoretical visibility (ZTV) analysis was carried out to identify areas from which the development enabled by the zone change would potentially be visible.

The ZTV has been derived from available elevation data. The ZTV does not take into consideration screening afforded by above ground objects such as buildings or vegetation that will potentially screen the proposal and subsequent development from view. The ZTV map identifies the areas from where the proposal would be potentially visible ("worst case scenario" of potential visibility). Field verification checks found that, views of the site are restricted to a greater extent due to the surrounding buildings, including the existing Te Uku Village as well as existing vegetation. This is supported by the photographs from each view location contained within this report. The ZTV map is included in appendix seven.

A site visit was carried out on the 27th July 2020 to verify the findings of the ZTV analysis and to assess the effects of the development enabled by the zone change from view locations representative of the range and types of views available from within the surrounding landscape.

The key findings (visibility) from the ZTV analysis and site investigation (land based) are:

- a. The terraced landform within the application site (an upper terrace alongside SH23 and a lower terrace adjacent to the Matakotea Stream) limit viewing opportunities into the site;
- b. From some locations, views of the application site and subsequent development will be seen within the context of the existing Te Uku village development and sporadic clusters of existing dwellings and farm buildings;
- c. The development enabled by the zone change will be most visible from within approximately 1km of the site, directly south and southwest along SH23 and to the west along Okete Road. The application site can also be clearly viewed to the east along Ohautira Road, to the south along Matakotea Road, to the north-west along Hauroro Bay Road and to the north along Checkley Road;
- d. When approaching the site from the west along SH23, views of the proposal will be restricted by a combination of existing topography, vegetation and development associated with the existing Te Uku Village;
- e. When approaching the site from the east along SH23 it is largely screened by vegetation until Ohautira Road, when wide-open views of the lower terrace become easily obtainable;
- f. Views from further out, along public roads such as Van Houtte Road and the top of Matakotea Road, are predominantly screened by a combination of intervening vegetation and topography, and/or too far away to be readily discernible;
- g. The undulating topography of the Pukepuketetai north of the site, Wharauroa Plateau to the south of the site and foothills associated with Kokako Hill to the east, creates a sense of containment from the application site, particularly from the lower terrace, adjacent to Matakotea Stream;
- h. Although the site is theoretically visible from locations 1-2 kilometres away, as identified in the attached ZTV maps (appendix seven), the visual catchment surrounding the application site is

effectively restricted to approximately 1km, due to intervening vegetation, development associated with the existing Te Uku settlement and rural residential buildings within the wider surrounding landscape.

The visual effects of the development enabled by the zone change have been assessed from the view locations surrounding the site and rated using a standardised rating system. Each VL is representative of the public view in and around the identified locations. In some instances, the VL is also representative of the views from adjacent private property.

Viewing Audience

The potential viewing audience was identified and likely to comprise of:

- a. Residents/workers of the existing Te Uku Village;
- b. Neighbouring rural residents;
- c. Neighbouring farm workers & service vehicles; and
- d. Motorists travelling on SH23, Ohautira Road, Matakotea Road, Okete Road, Hauroto Bay Road and Checkley Road.

Most of the viewer audience will be from within the existing Te Uku Village and motorists travelling along SH23.

Visual Absorption Capability

One of the main factors that will influence a development's visual effect is the visual absorption capability of the surrounding landscape. This is the ability of the landscape to integrate a development, or feature into its existing visual character without significant change. Each VL has been rated in terms of its visual absorption capability (VAC). Refer to appendix nine.

The VAC rating is not a direct indication of whether the proposed zone change and development enabled by the zone change will have a positive or adverse effect; rather it is an indication of the extent to which the activity is likely to alter the existing rural character of the landscape within which it will occur. Where such change is consistent with the relevant policy and rule framework, such change is more likely to be deemed acceptable. Where contrary to the policy and rule framework, such change may be deemed less acceptable and the level and type of effect considered in greater detail.

Factors considered in determining the sites VAC rating include:

- a. The degree to which the development is visible;
- b. Expectations around the type of development achievable under the relevant planning provisions (permitted baseline);
- c. Visual and physical links with other similar elements or activities in the landscape;
- d. The level of modification to the surrounding landscape (short and long term);
- e. Appropriateness of scale;
- f. Distance; and
- g. Backdrop.

The landscapes ability to absorb the subsequent development afforded by the proposed zone change ranges from **Very Good** to **Very Poor**. The definitions for the ratings and the visual absorption ratings for all view locations are attached in appendix three and nine, respectively, of this report.

Very Good and **Good** ratings occur in locations that are of some distance from the site, where vegetation within the landscape, topography changes, as well as the context of the existing Te Uku settlement and other rural buildings, will help the likely development associated with the zone change to integrate with the surrounding landscape character (VL 1, 9 & 10).

Neutral to Very Poor ratings occur from close proximity locations to the south, southeast and west of the site (VL 2, 3, 4, 5, 6, 7 & 8) where direct views into the site occur, where the largest extent of the development enabled by the zone change will be seen, and where there is little to no existing intervening vegetation, topography and the existing development context. Existing and proposed planting is recommended, to screen, soften and/ or filter views of the zone change Village Zone development, as discussed in the mitigation section of this report.

It should be noted that although the development enabled by the zone change (enabled by the proposed rezoning) will be visible from the representative view locations and in some cases, indicating a Very Poor VAC rating, the proposed rezoning is considered appropriate in terms of reinforcing the existing village as an entity and strengthening existing nodes within the wider landscape. By consolidating development and intensifying existing nodes, uncontrolled or inappropriate subdivision sporadically located throughout the rural landscape will be avoided and larger areas of wide-open rural character can be preserved.

In general, the application site will see a shift from rural land to Village Zoning within the visual catchment.

Analysis of Visual Effects

Several view locations were investigated during the preparation of this report. Ten representative view locations (VL) were selected for review, based on existing views, viewing frequency, viewer types, and availability of the view from public or private property, viewer distance and the viewing time and framework available at the time of study. The view from each VL was analysed within the methodological framework and rated using a standardised rating system (appendix two). A rating summary table is appended to this report as appendix nine. Photographs from each VL can be found in appendix eight.

A 3D model was produced to understand the extent of change likely to occur and what will be seen from several surrounding view locations. Images, extracted from the 3D model to demonstrate these changes and the mitigating effect of the proposed amenity and ecological restoration planting, and a reference photograph from VL 2, 3, 4, 5 & 7, are contained in appendix nine.

VL 1 & VL2 are representative of views to the east along State Highway 23 and Ohautira Road. VL3 is representative of close views directly in front of the application site. VL4 & 5 are representative of views attainable from commercial buildings within the existing settlement of Te Uku Village to the south-west of the application site. VL 6 is representative of views to the south-west along Matakotea Road. VL 7 & 8 are representative of western views along Okete Road and Hauroto Road. VL 9 & 10 are representative of distant views along Checkley Road to the North of the application site.

View Location 1 – Whaingaroa Parish Reserve, Ohautira Road, East of the application site

VL1 is representative of viewers travelling along Ohautira Road, to the east of the application site. The view is typical of the wider surrounding rural landscape, characterised by the steeply undulating to gently rolling topography, and Te Uku Landing, associated with the Waitetuna River Valley, creating a sense of enclosure within the landscape. Views across the landscape are intermittently obstructed by woodlots, scattered trees, and riparian margins associated with the adjacent streams, rivers, and gullies. Although farm utility sheds and other buildings are not visible from this location, the Te Uku Windfarm is clearly visible along the skyline of the containing hills to the south.

A portion of the application site is partially visible through deciduous trees located within the foreground, with more direct views of the lower terrace than the upper terrace. The existing landform of the application site in some instances creates the skyline profile of the view.

The development located on the lower terrace will be more visible than the development on the upper terrace, due to proximity to this VL. Due to the terraced nature of the terrain within the site, the development will be visually layered. From this VL, the higher-density of buildings along the upper terrace will be viewed above rooflines of the lower-density development along the lower terrace. The deciduous trees located within the foreground of the view will screen and help break up views of the development

enabled by the zone change, making it more difficult to discern from this location. It should be noted that when the trees are in leaf, general visibility of the site will decrease and become less notable from this location.

As portions of the development along the upper terrace will be seen against/above the skyline, development will be more prominent in the landscape than if it was back dropped by topography or vegetation. It is expected that effects of this will reduce as amenity/curtilage planting becomes established.

The change in zoning will enable more dwellings within the site, which will be seen from this location in contrast with the existing rural landscape character (due to the lack in existing village development context from this VL).

Development enabled by the zone change will alter the existing landscape pattern, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment. The separation distance of 500m in combination with topographic and vegetative screening and visual complexity of the view will aid in integrating the development enabled by the zone change with the surrounding landscape from this location.

When considered from the perspective of a moving vehicle, vehicle travel speed and the constant change in the available view towards development (in terms of extent, orientation and depth), in combination with vegetative screening, the level of effects associated with the development will not be constant. When the effects of the development enabled by the zone change are considered in this way, the development enabled by the zone change will have a relatively small influence on the landscape and visual amenity values associated with the travel experience from along Ohautira Road.

While the proposed rezoning of the site will result in a loss of rural character within the site itself, the type and level of development that is achievable under the Proposed Structure Plan, will be in sympathetic to the existing village, reinforcing it as a village node within the wider rural context. As such, the effect on wider rural amenity and the rural character of the surrounding landscape will be **Very Low-Low**.

View Location 2 – State Highway 23, South-East of the application site

VL2 represents views obtained by motorists travelling along State Highway 23 and is also representative of the first opportunity to view the application site when travelling from the east. The surrounding landscape is typical of the wider rural landscape, characterised by undulating topography and incised gullies and the river flat associated with the nearby Waitetuna River. Wide open views across the landscape are intermittently obstructed by woodlots, scattered trees, rural housing, and farm ancillary buildings. Mount Karioi is clearly visible in the distance from this view location.

Existing intervening vegetation and undulating topography screens most of the application site from view from this VL.

The larger lots/ lower density area along the lower terrace will be more readily visible than the higher density lots on the upper terrace (which are largely crested by intervening topography from this location). However, some of the higher density dwellings will be seen against the skyline and will draw attention to the site, increasing the developments visual prominence within the landscape. The development enabled by the zone change will alter the existing landscape pattern, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment. The development enabled by the proposed zone change will be discernible from this location and will contrast with the surrounding rural landscape, creating a notable shift in existing landscape character values. The extent of the development enabled by the zone change visible from this location will reduce, as the dwellings closest to the viewer location in combination with amenity/curtilage planting will screen/partially screen those located further away.

Steeply undulating terrain associated with Pukepuketetai hill/ridgeline, existing vegetation, in combination with proposed planting, will help to integrate and break up the visual mass of the built forms. However, the

lack of existing development context will make it difficult for the development enabled by the zone change to integrate within the wider rural surrounding landscape.

Motorists approaching from the east (transient views) will firstly experience larger lots/future lower density areas along the lower terrace before transitioning towards the higher density area on the upper terrace as they travel to Raglan along State Highway 23. When considered from the perspective of a moving vehicle, vehicle travel speed means that the level of effects associated with the development will change quickly. When the effects of the development enabled by the zone change are considered in this way, and compared with effects from surrounding permanent residences, the development enabled by the zone change will have a lesser influence on the landscape and visual amenity values associated with the travel experience from State Highway 23.

When considered within the context of the surrounding rural landscape, development achievable through village zoning would have a **Moderate** adverse effect on existing rural character and visual amenity.

View Location 3 – State Highway 23, directly South of the application site

VL3 is representative of motorists travelling along State Highway 23 directly past the application site and is also representative of one of the closest and most direct views across the application site. This VL is located from the entrance of 3355 State Highway 23, Diamond Creek Farm, Grazing & Growing. The surrounding landscape is typical of the wider rural landscape and is characterised by flat to gently rolling topography which transitions to the river flats associated with Waitetuna River to the North. Ranges including Otonga Hill to the east, Te Uku Hill to the south and Mt Karioi to the west are clearly visible in the distance, providing a distant visual containment. The wind turbines associated with the Te Uku Windfarm are clearly visible along the skyline of Te Uku Hill in the south.

The application site is visible directly opposite SH23. Wide-open views across the upper terrace are attainable. Most of the lower terrace will not be visible from this view location due to the elevated location of this VL and the intervening foreground topography. Steeply undulating terrain associated with Pukepuketetai hill/ridgeline and a mixture of exotic pine and native trees associated with the Matakotea Stream backdrop the application site.

Viewers will look directly into the site, however, expected dwellings in combination with amenity/curtilage planting (once established) is expected to block wide open views over to higher density areas to the west. Motorists approaching from the east will firstly view larger lots/future lower density areas along the lower terrace, before the higher density lots on the upper terrace to the west of the application site come into view. Approaching from the west means viewers will have already been exposed to existing development associated with Te Uku Village before the proposed higher density/smaller lot development comes into view.

If an earth bund is required to mitigate the noise from SH23, the lower portions of the future built development within the site will be partially screened. This will help to reduce visual amenity effects from this VL, in addition to reducing noise attenuation effects for future owners of dwellings within the proposed zone change. If the earth bund is required, it will also help to reduce reverse sensitivity issues associated with the rural land use.

Some of the development enabled by the zone change located on the upper terrace will likely be visible above the skyline from this location, due to the proximity to this VL. This may mean that development enabled by the zone change will intrude on views of Mt Karioi to the west. Portions of the development enabled by the zone change will therefore be more visually prominent in the landscape than those backdropped by topography or vegetation. The bund (if required), in combination with the proposed vegetation (once established) within the site will visually break up the bulk and visual prominence of built form located along State Highway 23.

The change in landscape character from rural to residential, enabled by the proposed zone change, will be notable from this location, particularly as viewers will see the direct contrast with the surrounding rural

landscape to the south and east. The proposal will alter the existing landscape pattern, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment. The existing Te Uku Village, visible in the distance, provides a development context for the proposal, which will allow the development to integrate more easily with its surroundings. Vehicle movements, particularly during construction, will draw more attention to the site when effects from lighting are considered.

A combination of vehicle travel speed and the constant change in the available view towards the proposed zone change site (in terms of extent, orientation and depth) will mean that only glimpsed, fleeting views of the proposal will be afforded, with visual amenity being drawn from the experience of passing through the wider rural landscape and Te Uku Village. Transient viewers will only experience views of the expected for a short period of time and the effects of the proposal on visual amenity must therefore be considered within the context of the constantly changing scenery along the road.

Adverse effects on visual amenity values will therefore be reduced due to the transient nature of views that this view location represents.

When considered within the context of the surrounding rural landscape, development achievable through village zoning would have a **Moderate-High** adverse effect on existing rural character and visual amenity.

View Location 4 – Surfside Church & Te Uku Windfarm Lookout, directly South-West of the application site

VL4 is representative of members of the Surfside Church and visitors to the Te Uku Windfarm Lookout. The surrounding landscape is typical of the wider rural landscape and is characterised by the undulating pastoral landform that surrounds the application site. The landscape comprises ancillary sheds, scattered trees, shelterbelts and hedgerows and post and wire fencing. Pine trees and remnant native forest located along the adjacent riverbank to the north backdrop the site. These features do not obstruct wide open views over the landscape; however, they do start to create visual complexity within the landscape in the distance.

The Surfside Church property borders directly along the application site boundary which means viewers from the church property obtain wide-open views across the upper terrace of the application site to the north-east. The outdoor recreation space associated with the church includes a half court (basketball court), a half pipe (for skateboarding), seating area and elevated deck which adjoins to the adjacent building, from which a larger proportion of the application site is viewed.

From these outdoor recreation areas, viewers will look directly into a public reserve area (directly north) and the smaller, higher density lots (directly east). The lower terrace will not be visible from this location, due to topographical screening. From locations within the car park (including from the Te Uku Windfarm Lookout), the contrast between the type of development that would be enabled by the change in zoning and the rural pastoral land will be obvious and directly visible. Vegetated designated private and public reserves, as well as other proposed vegetation within the site will aid in screening the development enabled by the zone change, breaking up the visual bulk and backdropping it, aiding in integrating it with the wider surrounding landscape from this VL. Amenity/curtilage planting, once established, will also aid in breaking up visual bulk of development enabled by the zone change.

There will be a notable shift from rural character to village character within the site. Subsequent development will alter the existing landscape pattern, introducing infrastructure and dwellings over an extent and to a degree that are not present within the receiving environment.

Although the proposal may be seen as an extension of the Surfside Church and Te Uku Village from some instances, development context for the proposal is limited, making it difficult to integrate it with the immediate surrounding landscape.

When considered within the context of the surrounding rural landscape, development achievable through village zoning would have a **Moderate-High** adverse effect on existing rural character and visual amenity.

View Location 5 – Te Uku Village, South-West of the application site

VL5 is representative of visitors to Te Uku Village which includes the Te Uku Convenience Store, Te Uku Roast Office and Te Uku School which is located on State Highway 23. The existing Te Uku Village is typical of a small rural settlement, with a slightly denser building development located around the State Highway 23, Okete Road and Matakotea Road intersection. The landscape surrounding this is characterised by undulating pastoral land, which is influenced by the gully systems, directly visible in the foreground of the view. Steeply undulating hills and ranges are viewed in the distance and surround and backdrop the application site from this view location.

The western area of the upper terrace is clearly visible from this view location across foreground pastoral land and a shallow gully. The shelterbelt planting which surrounds the Surfside Church and Te Uku Windfarm lookout, will screen the south-western portion of the application site from view. The lower terrace will not be visible from this location.

Viewers including visitors, staff, and students of Te Uku school and Village. People associated with the Te Uku Village businesses will look out over adjacent farmland to the north-east and across to the smaller lots/higher density area of development enabled by the zone change in the distance. The surrounding steeply undulating land to the north and east of the site will backdrop the site, so no development will be visible above the skyline.

The development enabled by the zone change will alter the existing visual characteristics of the site and immediate surroundings, due to the village-type development and decrease in rural pastoral landscape values. Although the application site will change from rural to Village zoning, the existing Te Uku village setting will provide enough visual context from this VL, that the development will be seen as an extension of the existing built form. The proposed vegetated public and private reserves within the site, in combination with other proposed planting will visually break up the bulk and visual prominence of the development enabled by the zone change and backdrop it, aiding in integrating it with the surrounding rural landscape.

When considered from the perspective of a moving vehicle along SH23, a combination of vehicle travel speed and the ability to view the application site (in terms of extent, orientation and depth) will mean that only glimpsed, fleeting views of the proposal will be afforded, with visual amenity being drawn from the experience of passing through the wider rural landscape and Te Uku Village.

Adverse effects on visual amenity values will therefore be greater for permanent residents, visitors, and students of Te Uku School, as well as people associated with Te Uku Village businesses, than for transient viewers travelling along SH23.

When considered within the context of the surrounding rural landscape, development achievable through village zoning would have a **Low-Moderate** adverse effect on existing rural character and visual amenity.

View Location 6 – Matakotea Road, Southwest of the application site

VL6 is representative of views from along Matakotea Road, including road users and surrounding rural residences including business such as Raglan Rural Retreat. Due to the nature of the undulating terrain and the intervening vegetation associated with the road and curtilage planting around adjacent rural residential properties, this location is representative of the few locations along Matakotea Road with clear and direct views of the application site.

The surrounding landscape is typical of the wider rural landscape. The landscape comprises of typical rural features such as scattered trees, shelterbelts, hedgerows, farm ancillary buildings and post and wire fencing. Steeply undulating terrain including Pukepuketetai Hill and Otonga Hill create the skyline profile which backdrops the wide-open views across the landscape to the north and east.

The upper terrace of the application site is visible across flat pastoral land. The lower terrace is not visible from this location. Neighbouring dwellings and associated curtilage planting screen the western and eastern areas of the application site from view.

The smaller lots/higher density area and the main entrance to the proposed village zone will be visible between and in some cases above neighbouring dwellings and curtilage planting from this view location. Development enabled by the zone change within the site will be seen against a backdrop of vegetation located along the Matakotea Stream margins and lower slopes of the Pukepuketetai ridgeline (along the northern site boundary).

The development enabled by the zone change will not be visible above the skyline and will be visually contained by the surrounding landscape. Due to separation distance, the view from this location becomes more visually complex, when compared to locations along the State Highway.

The development will alter the existing visual characteristics of the site and immediate surroundings, due to the decrease in wide-open pastoral land and the insertion of rural-residential housing.

The village character of the development enabled by the zone change will be discernible from this location and will contrast with the surrounding rural landscape. The lack of development context visible (only Surfside church/Te Uku Wind Farm Lookout visible within the view) will make it more difficult for the development enabled by the zone change to integrate with the surrounding landscape from this view location. The proposed bund (if required), in combination with proposed planting within the public and private reserves within the site; will aid in visually breaking up the bulk and visual prominence of built form from this view location.

It should be noted that viewers would have already travelled through the existing Te Uku Village, and likely have travelled passed the development enabled by the zone change, while traveling along State Highway 23. Therefore, these viewers would have the knowledge of the close locality of Te Uku Village, already experienced the transition between a higher density village development and adjacent rural land, and may therefore be more accepting of the proposed zone change and development enabled by the zone change (as opposed to if the zone change were to be located in an area without existing village development context).

When considered from the perspective of a moving vehicle along Matakotea Road, a combination of vehicle travel speed and the constant change in the available view towards the proposed zone change site (in terms of extent, orientation and depth) will mean that only glimpsed, fleeting views of the proposal will be afforded, with visual amenity being drawn from the experience of passing through the wider rural landscape and Te Uku Village. Transient viewers will only experience views of the expected for a short period of time and the effects of the proposal on visual amenity must therefore be considered within the context of the constantly changing scenery along the road.

Adverse effects on visual amenity values will therefore be greater for permanent residents than for transient viewers travelling along Matakotea Road.

When considered within the context of the surrounding rural landscape, development achievable through village zoning would have a **Low-Moderate** adverse effect on existing rural character and visual amenity.

View Location 7 – Okete Road, West of the application site.

VL7 is representative of surrounding permanent residents and motorists travelling along Okete Road. The landscape is typical of the wider rural landscape and is characterised by the undulating terrain which is influenced by a series of gullies running south – north across the site to culminate with the Matakotea Stream (along the northern site boundary). The distinctive terracing profile within the site is clearly visible from this viewer location. The surrounding landscape contains rural housing, rural utility sheds as well as gates and fencing which dissect the immediate landscape. The landscape also comprises woodlots, scattered trees and farm ancillary sheds which are seen scattered throughout the landscape and obstruct some wide-open views. Te Uku School, the Surfside Church and associated planting is visible above the secondary skyline profile. Pukepuketetai Hill/ridgeline is visible to the north off the application site, while Otonga Hill country is visible to the east of the application site. These landscape features will provide a partial backdrop to the development enabled by the zone change from this location.

The application site is clearly visible across neighbouring open pastoral farmland from this location and development enabled by the zone change on both the upper and lower terraces will be visible. A small portion of any development enabled by the zone change along the upper terrace will be visible above the skyline, however most of the development will be backdropped by the steeply undulating terrain viewed within the background. A visual layering of built forms will appear as construction commences. Once subsequent development is built along the western boundary, these houses will screen the balance of the development from view. The viewing angle (similar elevation to the lower terrace of the application site) will mean that development enabled by the zone change closest to this viewer location will obscure development enabled by the zone change located further away.

The development will alter the existing rural characteristics of the site and immediate surroundings, reducing wide-open pastoral land by introducing rural-residential housing and associated infrastructure, of a village zone density. Te uku School screens the majority of the existing Te Uku Village from view, which decreases higher density visual context, making it more difficult for development enabled by the zone change to integrate with the surrounding landscape from this location. The proposed vegetation within the site, including established amenity/curtilage planting (which will visually break up the bulk and visual prominence of the development enabled by the zone change ; and in some cases, backdrop it), will aid in integrating the development enabled by the zone change with the surrounding landscape.

When considered from the perspective of a moving vehicle along Okete Road, a combination of vehicle travel speed and the constant change in the available view towards the proposed zone change site (in terms of extent, orientation and depth) will mean that only glimpsed, fleeting views of the proposal will be afforded, with visual amenity being drawn from the experience of passing through the wider rural landscape and Te Uku Village. Transient viewers will only experience views of the expected for a short period of time and the effects of the proposal on visual amenity must therefore be considered within the context of the constantly changing scenery along the road.

Adverse effects on visual amenity values will therefore be greater for permanent residents than for transient viewers travelling along Okete Road.

When considered within the context of the surrounding rural landscape, development achievable through village zoning would have a **Low-Moderate** adverse effect on existing rural character and visual amenity.

View Location 8 – Hauroto Bay Road, North-east of the application site

VL8 is representative of viewers travelling along Hauroto Bay Road and is also representative of surrounding permanent residents. The view is typical of the wider surrounding rural landscape and is characterised by the undulating terrain and gully systems which dissect the site. The elevated location affords views over the landscape to the east and south towards the application site.

The western portion of the application site is visible in the distance beyond undulating pastoral terrain, where most of the eastern end of the site is screened from view by intervening rolling topography. The existing Surfside Church and Te Uku School are visible in the distance.

The smaller lot/higher density development located closer to the existing Te Uku Village will be clearly visible from this view location however will be visually broken up by proposed vegetated reserves running through the site. Some larger lots/lower density areas will be slightly visible, however mostly screened by foreground terrain.

Steeply undulating terrain will backdrop the development enabled by the zone change, aiding in integrating it with the surrounding rural landscape, therefore no development will be viewed above the skyline. Although the elevated location of this viewer location will allow for a greater depth of development to be observed, due to the separation distance and the visual complexity of the view, the development enabled by the zone change will be able to integrate with the surrounding landscape more successfully.

The development will alter the existing visual characteristics of the site and immediate surroundings, due to the decrease in pastoral land within the application site and the construction of this high-density village zone housing. Although existing buildings are sporadically located throughout the surrounding landscape, the lack of development context will mean that the scale and density of the development enabled by the zone change will appear out of character with the wider surrounding landscape from this VL. The development enabled by the zone change will visually contrast with the surrounding rural landscape.

Proposed planting including amenity/curtilage planting will aid in screening/backdropping and breaking up the visual bulk of the development enabled by the zone change from this view location, helping to integrate development into the surrounding landscape.

When considered from the perspective of a moving vehicle along Hauroto Bay Road, a combination of vehicle travel speed and the constant change in the available view towards the proposed zone change site (in terms of extent, orientation and depth) will mean that only glimpsed, fleeting views of the proposal will be afforded, with visual amenity being drawn from the experience of passing through the wider rural landscape and Te Uku Village. Transient viewers will only experience views of the expected development for a short period of time and the effects of the proposal on visual amenity must therefore be considered within the context of the constantly changing scenery along the road.

Adverse effects on visual amenity values will therefore be greater for permanent residents than for transient viewers travelling along Hauroto Bay Road.

When assessed against the baseline of the existing rural zone, development achievable through village zoning would have a **Low-Moderate** adverse effect on existing rural character and visual amenity. When assessed against a baseline of a village zone, effects would be Very Low.

View Location 9 & 10 – Along Checkley Road, North of the application site

VL9 & 10 are representative of views attainable from along Checkley Road, to the north of the site. These views are representative of road users and permanent residents from limited locations/ viewshafts along Checkley Road. It should be noted that houses located along Checkley Road are not orientated towards the application site as they are commonly orientated to the northwest/west towards Hauroto Bay Road and Raglan in the distance. Most of the application site is screened from view by existing intervening vegetation and topography.

The landscape in view is typical of the wider surrounding rural landscape and is characterised by the steeply undulating topography which from these locations affords wide-open views over the surrounding landscape. The landscape comprises features common within the rural landscape such as woodlots, remnant native bush, raceways and post and wire fencing. Rural housing and farm ancillary sheds can be seen scattered throughout the landscape to the south from these view locations. Te Uku Hill country dominates the backdrop, with more distant views of Mt Pirongia making up the distant skyline backdrop. The wind turbines associated with the Te Uku Windfarm are seen along the skyline profile in the distance. The development enabled by the zone change will be completely backdropped and viewed at the base of the steeply undulating terrain, which will aid in nestling it into the wider surrounding landscape. It should be noted that these locations represent the very few opportunities to attain views of the application site from along Checkley Road.

From VL9, the upper terrace including smaller lots/higher density development and the main entranceway will be partially visible through mature vegetation located in the midground of the view. From view location 10, the lower terrace of the application site is visible through a combination of exotic and native trees located within the foreground of the view. This includes development where lots will be larger in size with consequently lower density of housing in comparison with the higher density development along the upper terrace.

The proposed entrance to the application site will be visible from this view location, meaning increased vehicle movements may be noticeable and draw attention to the development enabled by the zone change.

Due to the distance separation, the visual complexity of the view, and the dominant skyline of the steeply undulating hill country, the development enabled by the zone change will be able to integrate with the surrounding landscape more successfully. The application site and development enabled by the zone change will not intrude or obstruct views of the steeply undulating terrain including Mt Pirongia in the far distance.

Proposed planting including amenity/curtilage planting will further aid in integrating the development enabled by the zone change with the surrounding rural landscape from these viewer locations.

When considered within the context of the surrounding rural landscape, development achievable through village zoning would have a **Negligible-Very Low** adverse effect on existing rural character and visual amenity.

Fringe Effect

Due to the natural terracing of the terrain within the application site (upper terrace adjacent to SH23, lower terrace alongside Matakotea Stream), viewing opportunities across the full extent of the site is limited. This will help reduce the visual bulk of the development, which will subsequently decrease adverse effects on visual amenity values. Motorists travelling along State Highway 23 will experience both lower density/larger lot areas and higher density/smaller lot areas. Motorists approaching from the east will view the lower density area of development and then the higher density area of development as they travel west. Motorists approaching from the west will have already experienced the development associated with the existing Te Uku Village (which has considerably small clustering of distanced buildings) before transitioning into the higher density area and later, lower density area as they travel further east.

The design of this fringe effect will mean viewers will be less likely to experience a rapid (worst-case scenario) transition between a rural landscape with sporadic clustering of houses and a landscape with a higher density of development.

Visual Obstruction and Intrusion

The development enabled by the zone change has been assessed in terms of its potential to result in either obstructive and/or intrusive effect on landscape amenity (significant views). The application site is surrounded by steeply undulating terrain which includes, Pukepuketetai Hill, Otonga Hill and Te Uku Hill. Mt. Karioi to the east and Mt. Pirongia to the south can also be viewed from the application site and/or surrounding locations.

Heights of expected development are likely to vary slightly, however will be in accordance with the planning provision and rules of the WDP.

Development enabled by the zone change has the potential to intrude on views of the containing topographical features from some view locations.

These includes:

- a. Mt. Karioi from State Highway 2 (View Location 3).
- b. Pukepuketetai Hill, from the south along State Highway 23.
- c. Otonga Hill, from the Surfside Church, Te Uku Village and Okete Road.

However, because of the modified character of the receiving environment, and the relatively limited visual catchment, the above intrusions will not result in any significant adverse effect on the amenity values of the site and surrounding area.

In terms of visual obstruction, the development enabled by the zone change will partially obstruct views of Mount Karioi from VL3, adversely effecting landscape and visual amenity values associated with existing views towards this feature.

Temporary Effects

Activities associated with the construction of the development enabled by the zone change are likely to draw attention to the site and cause temporary adverse landscape or amenity effects. Temporary effects are likely to include:

- a. A change in the appearance of the landscape associated with any bulk earthworks associated with the construction of the roads and building platforms within the site; and
- b. Temporary visibility of materials, temporary structures, and vehicles (sheds, diggers, materials etc) associated with the construction of the roads, dwellings, and curtilage features such as fencing, and planting.

RECOMMENDED REQUIREMENTS OF THE PROPOSED STRUCTURE PLAN

The effects of the development enabled by the zone change on existing rural landscape and visual amenity will range between **Negligible-Very Low** to **Moderate-High**.

In recognising that development will be notable within the receiving environment, and has the potential to affect the existing rural character and amenity values associated with the site, it is recommended that a subdivision design strategy that acknowledges the shift from a rural character to residential character (Village Zone) be adopted. To help achieve this, it is recommended that the following landscape design requirements are integrated into the Proposed Structure Plan:

- a. That the roading layout is in general accordance with that identified on the Proposed Structure Plan.
- b. That any subdivision within the Proposed Structure Plan area provides for a range of lot sizes, designed to be sympathetic to the existing topography of the site by avoiding the need for major recontouring. Retaining walls greater than 1m in height should be avoided.
- c. That subdivision lot density increases towards the existing core of Te Uku Village (the shop and school) meaning that smaller lots are generally located closer to the existing village and larger lots are located adjacent to rural areas and on the lower terraces.
- d. That the gullies and riparian margins of the Matakotea Stream are to be planted with native indigenous plant species, which will help maintain, restore, and enhance the existing landscape patterns. Restorative planting should also occur within disturbed areas of the site.
- e. That pedestrian and cycleways should be along gullies, riparian margins of Matakotea Stream and from the application site to the existing Te Uku Village for connectivity.
- f. That, if required for noise mitigation reasons, any earth bunding along SH23 should be shaped to visually integrate with the surrounding natural landform and should be planted with native vegetation.
- g. That building colours are limited to neutral and/or darker toned exterior cladding and roofing materials, to assist the integration of buildings into the surrounding landscape (backdrop of existing and proposed vegetation/pasture). This will decrease visual prominence of built forms and allow built forms to integrate successfully with the existing surrounding rural environment.
- h. That any subdivision design includes planting throughout the site to help to reduce the visual prominence of the development on surrounding roads and rural areas.

As previously identified, the above recommendations have been integrated into the 'Village Zone Development Concepts' (*Plan C06 - Village Zone Development Concept (≥2500)*, *Revision R1* & *C07 - Village Zone Development Concept (≥800)*, *Revision R1* – appendix six). These plans demonstrate that the land can support a high-quality Village neighbourhood, all the while remaining compatible with the District Plan.

RELEVANT PLANNING MATTERS

Planning documents that have been taken into consideration include the Resource Management Act and subsequent amendments (RMA), the Waikato Regional Policy Statement (WRPS), the Operative Waikato District Plan (OWDP) and the Proposed Waikato District Plan (PWDP).

The application site is currently zoned 'Rural' under the Operative Waikato District Plan. The application requests that the site be rezoned Village Zone to enable the property to be developed in accordance with the purpose, objectives, policies, and provisions of the Village Zone under the Proposed Waikato District Plan.

Only the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters have been considered.

Resource Management Act 1991 (RMA)

Because relevant sections of the RMA (landscape and visual amenity) including s6 (a) (b) & s7 (c) and (f) are addressed in the regional and district statutory documents, no assessment of the provisions of the RMA has been undertaken.

Waikato Regional Policy Statement (WRPS)

The Waikato Regional Policy Statement (WRPS) contains a suite of objectives and policies pertaining to the protection of outstanding natural features and landscapes (Objective 3.20), amenity (Objective 3.21) and natural character (Objective 3.22).

- There are no Regionally Outstanding Natural Features or landscapes located within the subject site.
- The development enabled by the zone change will not affect any significant amenity views associated with the wider environment, due to the complexity of the wider rural landscape and the context in which the site sits.
- The development enabled by the zone change is located within an already modified landscape, where areas of natural character are limited. The application will not directly affect areas of significant natural character.

Operative Waikato District Plan (OWDP)

The OWDP has a suite of objectives and policies pertaining to the protection of rural character and landscape amenity. The relevant Objectives and Policies include:

1A Waikato District Growth Strategy

Objective:

1A.8.1 Landscape, character and amenity values of rural areas are maintained.

Policies:

1A.8.3 The expansion of towns, villages and defined growth areas should occur in a manner that minimises the potential for conflicts with the surrounding rural area.

By reinforcing a transect that encourages a higher development density towards the core of the existing Te Uku Village (smaller lots) and lower development density towards the outer fringe along the rural interface (larger lots), the location of the existing village in relation to the wider rural landscape can be maintained and potential conflicts can be minimised.

3 Natural features and landscapes

Objective:

3.2.1 Outstanding natural features and landscapes are recognised and protected.

Policies:

3.2.6 Views of outstanding natural features and landscapes from public places should be protected from the adverse effects of inappropriate subdivision, use and development.

The site is not identified as an outstanding natural feature or landscape at a District level. Views of Mount Pirongia, Mount Karioi and Kokako Hill, which are identified as Landscape Policy Areas and Ridgeline Policy areas are attainable; and distantly surround the application site. Otonga Hill, Heretu Hill and Te Uku Hill are also identified as Ridgeline Policy Areas. Due to separation distance and the large scale of these landscapes, the proposal and subsequent development because of the proposed zone change will not directly affect these landscapes. The subsequent development may partially visually intrude on views of Mt. Karioi from locations along State Highway 23 (VL3) and other landscapes such as Pukepuketetai Hill, Otonga Hill and Te Uku Hill from locations surrounding the application site (VL2, VL3, VL6 & VL7). In some instances, particularly nearby locations, the proposal will be visible above the skyline profile.

Objective:

3.4.1 Landscapes and visual amenity values, as viewed from public places, are retained and enhanced.

In some instances, the development enabled by the zone change will be perceived within the context of the existing Te Uku Village, particularly from near locations VL5, 7 and 8. If not seen within the context of Te Uku Village, the subsequent development will consequently be visible within the context of other built development such as dwellings and farm ancillary buildings scattered throughout the landscape.

While the location for the proposed zone change from Rural to Village Zone is considered well suited within the landscape context, the development will alter the existing visual characteristics of the site and immediate surroundings, due to the change in land use from rural pastoral land to Village Zone.

Due to the terraced nature of the terrain within the application site, subsequent development will only be visible from a limited number of locations surrounding the application site.

While the zone change will affect the appearance of the site, wider rural landscape and visual amenity will be retained. As such the zone change does not contravene the intent of Objective 3.4.1.

Policies:

3.4.2 Natural features and landscapes, including locally distinctive landforms and prominent ridgelines, and general visual amenity values should be protected from inappropriate subdivision, use and development, in particular by:

- a) avoiding or mitigating adverse effects on natural features such as indigenous vegetation, lakes, rivers and mountains*
- b) ensuring that the visual effects of buildings can be absorbed without significant adverse effects on the landscape*
- c) locating buildings and development so as to integrate them with the surrounding landscape and backdrops, to avoid dominating the landscape*

3.4.3 Rural land uses, including productive rural activities, should predominate in the Rural and Coastal Zones.

There are no distinctive landforms or prominent ridgelines located within the application site. The location of the application site and the nature of the undulating terrain will limit the extent to which subsequent development will be seen within the same visual catchment as surrounding distinctive landforms and prominent ridgelines.

As mentioned above, views of distinctive landforms and prominent ridgelines such as Mount Pirongia, Mount Karioi and Kokako Hill are visible from some specific viewer locations. Although the proposal and subsequent development will not directly affect distinctive landforms and prominent landforms such as Mount Pirongia, Mount Karioi and Kokako Hill, the development enabled by the zone change may intrude on views towards them from surrounding public locations. It should be noted that development seen

against, and partially intruding on views of distant background topography such as Mt. Karioi, is considered better than built form visible above the skyline, and/or completely obstructing views of the landscape.

In general, development enabled by the zone change viewed from elevated locations such as Checkley Road Hauroto Bay Road, will be backdropped by topography. From lower locations along Ohautira Road, viewers will be looking up towards the site, rather than across or overlooking the site. For example, from some locations along Ohautira Road, the upper terrace is not currently backdropped by any vegetation therefore when subsequent development is constructed, the skyline profile will change.

Because the proposal will afford the establishment of infrastructure and built form to a degree that is not present within the receiving environment, the proposal will likely alter visual amenity values associated with the surrounding rural landscape.

Removal of existing vegetation may be required because of subsequent development, however, there is no significant vegetation located within the site. The landscape and amenity values of the site itself will be maintained and enhanced through revegetation. Subsequent development such as private and public reserves will enhance the amenity and ecology of the site. The avoidance of development within proximity to the Matakotea Stream and proposed riparian planting along the margins of the stream will ensure adverse effects on the stream are mitigated and enhanced. The existing and proposed riparian planting within the subject site will help to soften and screen the development enabled by the zone change and will help to better integrate it into the existing rural landscape. Mitigation planting will compensate for existing vegetation loss and will also screen the lower portion of the development enabled by the zone change (including curtilage features) from view, which will aid in screening and integrating the built form with the surrounding rural landscape.

The application site and surrounding landscape lie within a modified area with landscape values contributed to by the open agrarian landscape and surrounding development patterns, including the Te Uku Village. The rural pastoral land will continue to predominate the wider rural landscape.

13 Amenity Values

Objective:

13.2.1 Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.

Policies:

13.2.2 Adverse effects associated with lighting, litter, electromagnetic radiation, vermin, traffic, spray drift, and noise should be contained within the site where they are generated.

13.2.4 Adverse effects that cannot be contained on the site where they are generated must be remedied or mitigated.

Objective:

13.2.6 Amenity values of localities are maintained and enhanced.

Policies:

13.2.7 Scale, intensity, timing and duration of effects of activities should be managed to be compatible with the amenity and character of the locality.

13.2.8 Activities with similar effects or a similar expectation of amenity should be located together.

Objective

13.4.1 Amenity values of sites and localities maintained or enhanced by subdivision, building and development

Policies

13.4.2 Subdivision, building and development should be located and designed to:

(a) be sympathetic to and reflect the natural and physical qualities and characteristics of the area

- (b) ensure buildings have bulk and location that is consistent with buildings in the neighbourhood and the locality*
- (c) avoid buildings and structures dominating adjoining land or public places, the coast, or water bodies*
- (e) encourage retention and provision of trees, vegetation and landscaping*

A combination of the separation of areas of development within the site by the gullies, noise bund (if required), curtilage planting and mitigation planting will reduce adverse effects associated with visual amenity, lighting, and privacy concerns. The development enabled by the zone change will likely result in an increased level of traffic along State Highway 23. As discussed in the visual analysis section of this report, adverse effects were found to be more than minor in terms of the RMA effects threshold from some limited viewer locations. Due to the relatively contained visual catchment, the higher adverse effects on landscape and visual amenity values will be limited to specific viewer locations within the surrounding landscape (VL2, VL3 and VL4).

The scale and intensity of the development enabled by the zone change will be managed by the structure plan and the application of a density transect across the site (the transition from higher density/smaller lots to lower density/larger lots). This will mean viewers will not experience a sudden change (worst-case scenario) between the surrounding rural landscape and the higher density area proposed adjacent to the existing Te Uku Village. Proposed zone change development situated on the lower terrace and fringe of the development, will be more in keeping with the surrounding rural character.

One of the reasons why the proposed zone change and development enabled by the zone change is suitable for this location, is the proximity to the existing Te Uku Village and the similar expectations of amenity. The adverse effects of the proposal would be higher if the zone change were proposed within a rural landscape without an adjacent settlement (such as Te Uku Village) providing a development context.

While the characteristics of the subject site will change with residential development, it is considered that the scale and intensity of the development will not be out of proportion when compared to other rural villages within the wider surrounding rural landscape.

The existing and proposed riparian planting within the subject site will help to break up the bulk of built forms, soften and/or screen the development enabled by the zone change and will aid in integrating it with the existing rural landscape.

13.4 Subdivision, Building and Development

Objective:

13.4.1 Amenity values of sites and localities maintained or enhanced by subdivision, building and development

Policies:

13.4.2 Subdivision, building and development should be located and designed to:

- (a) be sympathetic to and reflect the natural and physical qualities and characteristics of the area*
- (b) ensure buildings have bulk and location that is consistent with buildings in the neighbourhood and the locality*
- (c) avoid buildings and structures dominating adjoining land or public places, the coast, or water bodies*
- (d) retain private open space and access to public open space*
- (e) encourage retention and provision of trees, vegetation and landscaping*
- (f) arrange allotments and buildings in ways that allow for view sharing, where appropriate*
- (g) provide adequate vehicle manoeuvring and parking space on site*
- (h) provide vehicle, cycling and pedestrian connection to transport networks, including roads, cycleways and walkways, and facilitate public transport*
- (i) promote security and safety of public land and buildings, and places*
- (j) mitigate foreseeable effects (including reverse sensitivity effects) on, and from, nearby land use, particularly existing lawfully established activities*
- (k) mitigate foreseeable effects on water bodies*

- (l) maintain adequate daylight and direct sunlight to buildings, outdoor living areas and public places*
- (m) maintain privacy*
- (n) avoid glare and light spill.*

13.4.3

Trees that have special amenity value should be protected.

The development enabled by the zone change will be constructed in accordance with the various requirements of the district plan and will be designed in accordance with the mitigation recommendations.

A landscape and ecological design approach has been used, following the “design with nature” philosophy, to create a subdivision concept (Plan C06 Revision R1 & C07 Revision R1 – appendix six) as the basis of the assessment of landscape and visual effects of the proposed zone change. Constraint mapping was used to identify areas within the site that were less suited for development, such as steep slopes and wet gully floors.

To demonstrate that the proposed zone change area can be developed in a sensible and sustainable manner, Village Zone Development Concepts have been developed in the form of a Proposed Structure Plan. As discussed in the visual effects section of this report, while the development enabled by the zone change will be visible from some locations, it will not dominate the view or result in a change in wider landscape character (with the proposed mitigation measures in place), with the exception from limited viewer locations (VL2, VL3 and VL4).

13.6 Rural Character

Objective:

13.6.1 Rural character is preserved.

Policies:

13.6.2 Rural subdivision and development should be of a density, scale, intensity and location to retain or enhance rural character, including:

(aa) a predominance of natural features over built features

- a) a very high ratio of open space in relation to areas covered by buildings*
- b) open space areas in pasture, trees, crops or indigenous vegetation*
- c) tracts of unmodified natural features, indigenous vegetation, streams, rivers, wetlands and ponds*
- d) large numbers of farm animals and wildlife*
- e) noises, smells and sights of farming, horticultural and forestry uses*
- f) post and wire fences, purpose-built farm buildings, and scattered dwellings*
- (fa) low population density [...]*

h) a general absence of urban-scale and urban-type infrastructure such as roads with kerb and channel, footpaths, mown berms, street lights, advertising signs, sealed and demarcated parking areas, decorative fences and gateways

i) a diversity of lot sizes and shapes, related to the character and pattern of the landscape.

13.6.3 Rural land should be retained in large holdings sufficient in size to enable productive rural activities to occur, and the creation of large holdings encouraged and where appropriate boundary relocations should be encouraged that facilitate holdings of sufficient size to support these activities.

While it is noted that the development has the ability to address many of the concerns identified in the OWDP, the development itself remains contrary to the underlying zoning and is not consistent with the policies pertaining to the maintenance of rural landscape, character and amenity. As such, it is considered that an application to alter the zoning of the area under the District Plan would be required to enable the development enabled by the zone change to be consistent with direction of the District Plan.

The proposed zone change development will be perceived within the context of the existing Te Uku Village, and clusters of rural residential housing, farm buildings and other development associated with rural

activity within the wider area. While the location of the Indicative Development Plans (*Plan C06 Revision R1 & C07 Revision R1* – appendix six) is considered suitable within the landscape (adjacent to the existing Te Uku settlement), the development enabled by the zone change will introduce infrastructure and buildings over an extent and to a degree that are not present within the receiving rural environment, which will substantially alter the character of the site and its immediate surrounds.

While the characteristics of the subject site will change due to the intensification of residential buildings within the site, it is considered that the scale and intensity of the development will not be out of proportion when compared to other rural villages within the wider surrounding rural landscape. Development is expected to be similar to the Indicative Development Plans (*Plan C06 Revision R1 & C07 Revision R1* – appendix six), which follows existing topography where possible and aims to minimise earthworks, avoiding steep slopes and retain existing gullies. All lots should be variable in size to assist with this.

Proposed Waikato District Plan (PWDP)

The Waikato District Plan is currently under review. Due to the absence of a Village Zone section within the Operative Waikato District Plan, weight will need to be placed on the proposed provisions. Rural proposed provisions are comparable with those in the OWDP (from an amenity and landscape perspective).

4.3 Village Zone

Objective – Village Zone character:

4.3.1 The character of the Village Zone is maintained.

Policy – Character:

4.3.2 (a) Buildings and activities within the Village Zone are designed, located, scaled and serviced in a manner that:

(i) Is low density;

(ii) Maintains the semi-rural character;

(iii) Recognises lower levels of infrastructure and the absence of Council wastewater services.

(b) Require activities within the Village Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available.

A landscape ecological design approach has been used, following the “design with nature” philosophy, to create the Indicative Development Plans (*Plan C06 Revision R1 & C07 Revision R1* – appendix six) as the basis of the assessment of landscape and visual effects of the proposed zone change.

To demonstrate that the proposed zone change area can be developed in a sensible and sustainable manner; two design solutions (Village Zone Development Concepts) were developed.

Objective – Village built form and amenity:

4.3.4 Neighbourhood residential amenity values in the Village Zone are maintained.

Policy – Building setbacks:

4.3.5 Maintain existing and promote new vistas and views between buildings in the Village Zone when viewed from a road.

Policy – Front setback character:

4.3.6 Maintain the existing character of streets.

Policy – Excessive building scale:

4.3.7 Enable development to exceed height, bulk and form only where it is in keeping with the amenity values of the street.

Policy – Residential amenity and function:

4.3.8 (a) Limit the establishment of non-residential activities in the Village Zone except where:

- (i) They have a functional need to locate within the Village Zone; or*
- (ii) Provide for the health and well-being of the community.*

Policy – Height of buildings:

4.3.9 Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from amenity of the area.

Policy – Daylight and outlook:

4.3.10 (a) Maintain adequate daylight and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings the closer they are located to a boundary, except a road boundary.

(b) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.

The development can address many of the concerns identified in the above policies and meet the Village Zone provisions of the Proposed Waikato District Plan.

The design proposal will provide for the health and well-being of the community of Te Uku. Linking the application site with the core of the existing Te Uku Village will reinforce the overall Village character, strengthening the community by providing a positive social and economic environment for the people of Te Uku. In combination with the layout of development (higher density development closer to Te Uku Village), and the roading network, pedestrian linkages will aid in the development enabled by the zone change enabled by the zone change, becoming an extension of Te Uku Village.

Planting throughout the site, such as Riparian, Mitigation and Screen Planting will help to reduce the adverse effects associated with the development enabled by the zone change, such as light and shading, as well as privacy.

Objective – Earthworks

4.3.14 Earthworks facilitate subdivision, use and development.

Policy - Earthworks

4.3.15 (a) Manage the effects of earthworks to ensure that:

- (i) Erosion and sediment loss is avoided or mitigated;*
- (ii) Changes to natural water flows and established drainage paths are avoided or mitigated;*
- and*
- (iii) Adjoining properties and public services are protected.*

(b) Ensure any fill material brought to site is suitable for its purpose.

(c) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects.

(d) Subdivision and development occurs in a manner that maintains fundamental shape, contour and landscape characteristics.

(e) The ground is geo-technically sound and remains safe and stable for the duration of the intended land use.

The proposal will modify the existing landform including the onsite gullies to allow for the formation of roads and building pads for suitable development sites. Gullies will be avoided as much as possible to avoid unnecessary earthworks and other disturbances.

The existing site currently has mild erosion on banks due to current land use. Enhancing the gully systems and Stream (through riparian and mitigation planting) within the site will compensate for the existing disturbances and future earthworks required during the construction of development associated with the proposed zone change.

FINDINGS & CONCLUSIONS

The existing landscape character in and around the application site influences the extent to which the development enabled by the zone change will integrate with its surroundings in an appropriate way, with regard to adverse effects on landscape and visual amenity values. Analysis of the proposal found that:

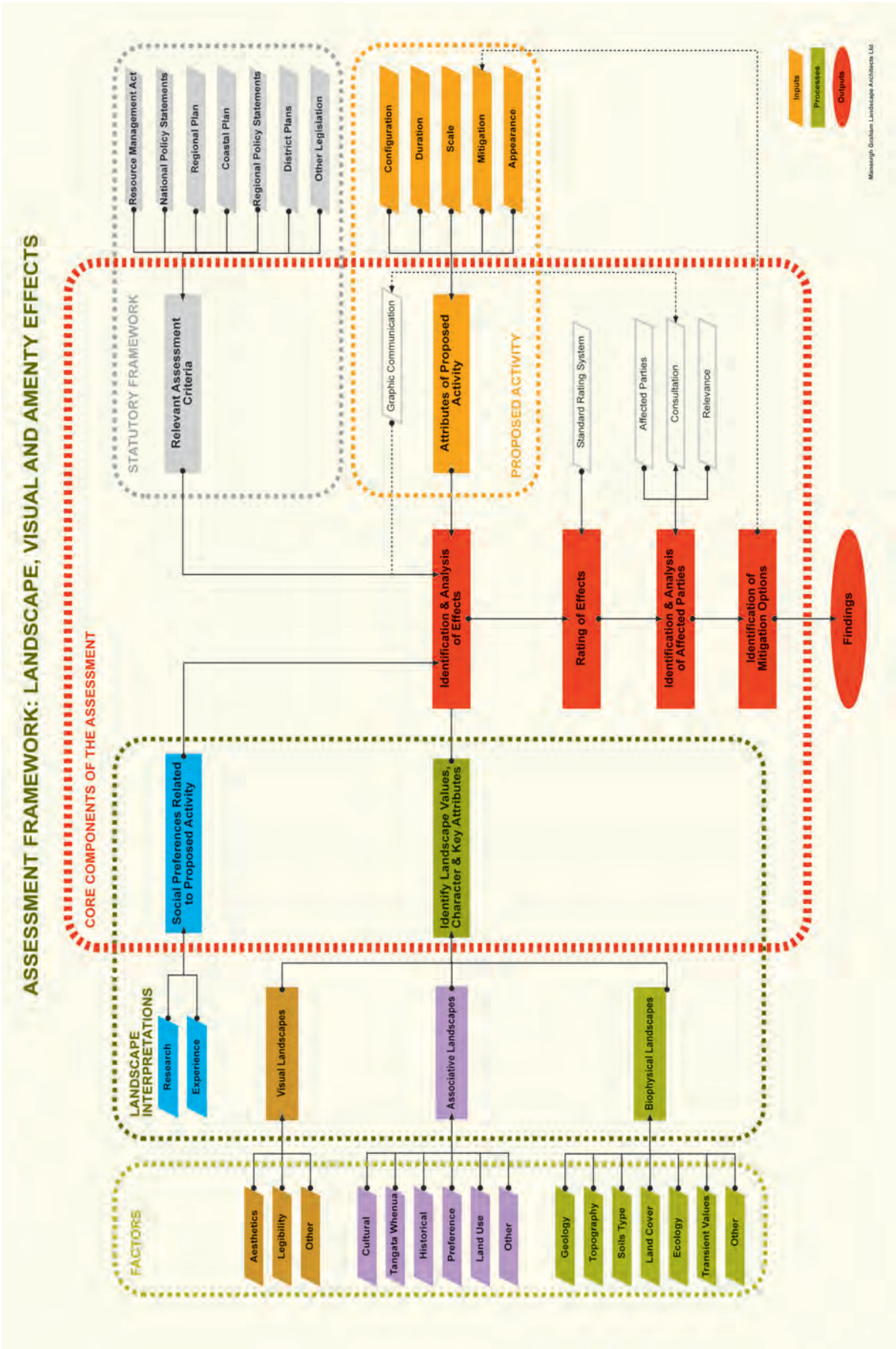
- a. The location of the application site is considered appropriate because it is proximal to the Village centre and reinforces an existing node of development in a manner that is consistent with good urban design practice. It adopts a transect approach of development, providing a gradient of development intensity that consolidates the village core while locating larger lots toward the periphery of the site and rural environment. The scale of the application site and the expected density of development is comparable to other rural villages within the wider surrounding rural landscape. In order to assess the appropriateness of the rezoning, the landscape effects of the Village Zone Development Concepts (designed in accordance with the Proposed Structure Plan and planning provisions) have been assessed on the basis that these represent likely development scenarios.
- b. The proposed zone change will have **No Effect** to **Moderate** adverse effect and a **Moderate** positive effect on the key attributes of the surrounding landscape which influence wider landscape character.
- c. Through ZTV analysis, in combination with the site inspection, it was found that there are limited viewing opportunities of the application site due to intervening vegetation and the nature of the terraced landform. The development enabled by the zone change will be most visible from relatively close locations (approximately within 1km of the site), directly south and southwest along SH23 and to the west along Okete Road. Most of the viewer audience will be from within the Te Uku Village and motorists travelling along SH23.
- d. The landscapes ability to absorb the development enabled by the zone change afforded by the proposed zone change ranges from **Very Good** to **Very Poor**. Although the application site is located within a predominately rural landscape, the proposed zone change will be seen within the context of an existing node of development (Te Uku Village).
- e. Although the development enabled by the zone change (enabled by the proposed rezoning) will be visible from the representative view locations and in some cases, indicating a Very Poor VAC rating, the proposed rezoning is considered appropriate in terms of reinforcing the existing village as an entity and strengthening existing nodes within the wider landscape. By consolidating development and intensifying existing nodes, uncontrolled or inappropriate subdivision sporadically located throughout the rural landscape will be avoided and larger areas of wide-open rural character can be preserved.
- f. The level of effect is proximity based, as the landscape itself is relatively compartmentalised due to the undulating topography and the variety of land uses in the area. Proximity views of the development enabled by the zone change will shift the character of the view, expressing a high level of intensification that is of Village character, contrary to the existing rural character of the subject site and surrounding landscape (with the exception of the existing Te Uku Village directly to the west of the application site).
- g. Within the context of the surrounding rural landscape, development enabled by the zone change enabled by the zone change will have a **Negligible-Very Low** to **Moderate-High** effect on landscape character and associated visual amenity values. It should be noted that ratings are based on the effect that the development enabled by the zone change will have on the existing rural environment and therefore considered against the maintenance of rural environment characteristics such as relative absence of residential buildings and a maintenance of open space. While there will be a change in existing characteristics at the local level, the development enabled

by the zone change will help preserve wider rural character by strengthening an existing node of development.

- h. While the development enabled by the zone change (based on the Village Zone Development Concepts in appendix six) is considered appropriately located and configured from a landscape and urban design perspective, mitigation may be required to aid in reducing adverse effects on landscape and visual amenity to acceptable levels. With appropriate mitigation requirements, including the amenity planting, gully planting and Matakotea Stream buffer planting, in combination with an appropriate design solution in support of the proposed rezoning (following relevant planning provisions), the effect on the surrounding landscape character and visual amenity will reduce.
- i. Although the development enabled by the zone change will not fit cleanly within the various provisions contained in the Operative District Plan that relate to the *Rural Zone*, it is capable of successfully meeting the planning provisions relating to *Village Zone* under the Proposed District plan.

While the development enabled by the zone change (based on the Development Concepts assessed), will affect existing rural character and visual amenity to different degrees from different locations, ranging between **Negligible-Very Low** to **Moderate-High**, when considered cumulatively the overall effect will be **Low-Moderate**. While the change in zoning, from Rural to Village, will enable an overt change in landscape character of the site and will affect existing views across the rural landscape, from a landscape design and urban planning, the change in zoning is appropriate because it enables the consolidation of an existing node of development in and around Te Uku. By concentrating development in this location, pressure is reduced on surrounding rural areas, which help preserve wider surrounding rural character values.

Appendix One: Methodological Flow Chart

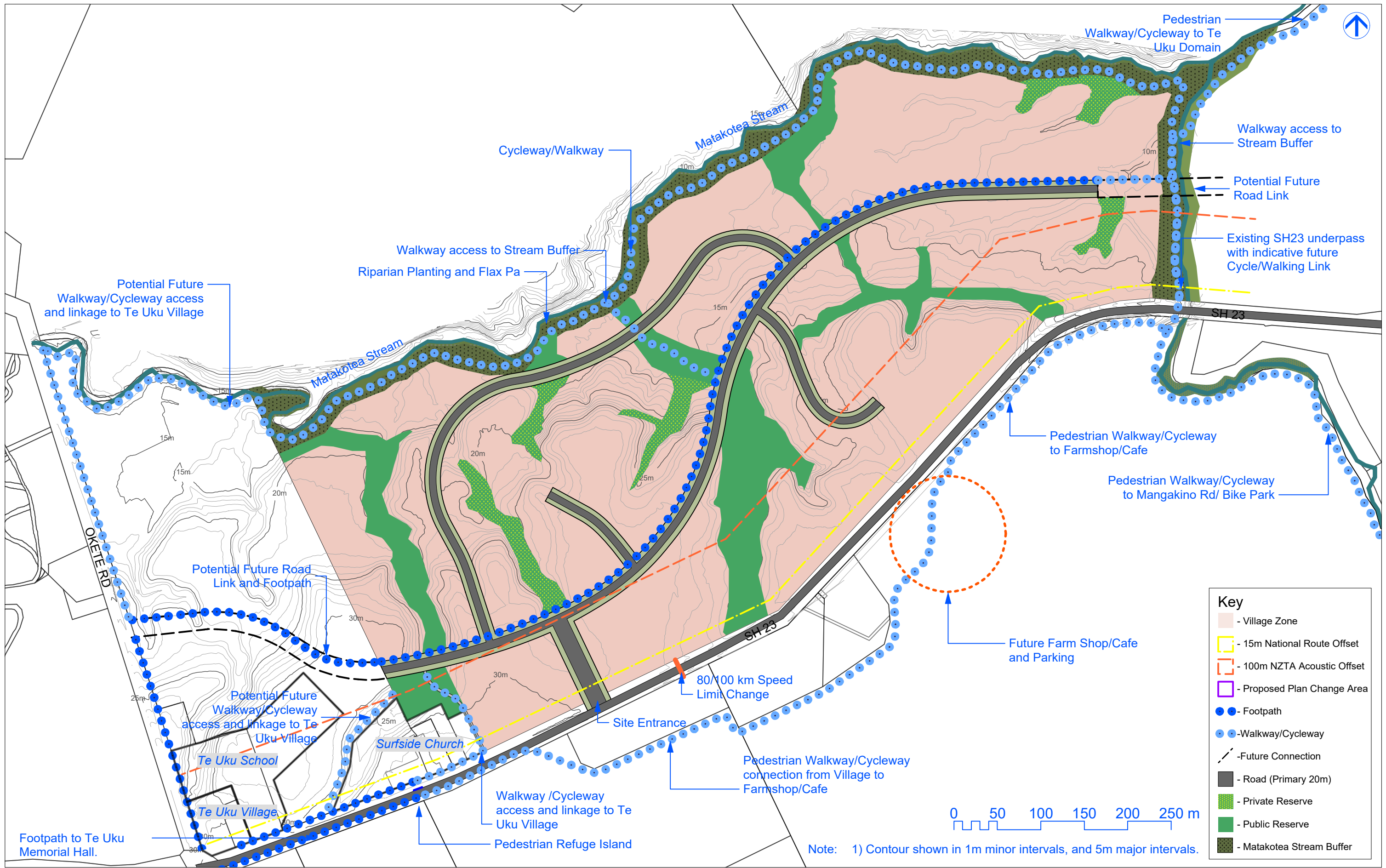


Appendix Two: Landscape and Visual Amenity Effect - Rating System

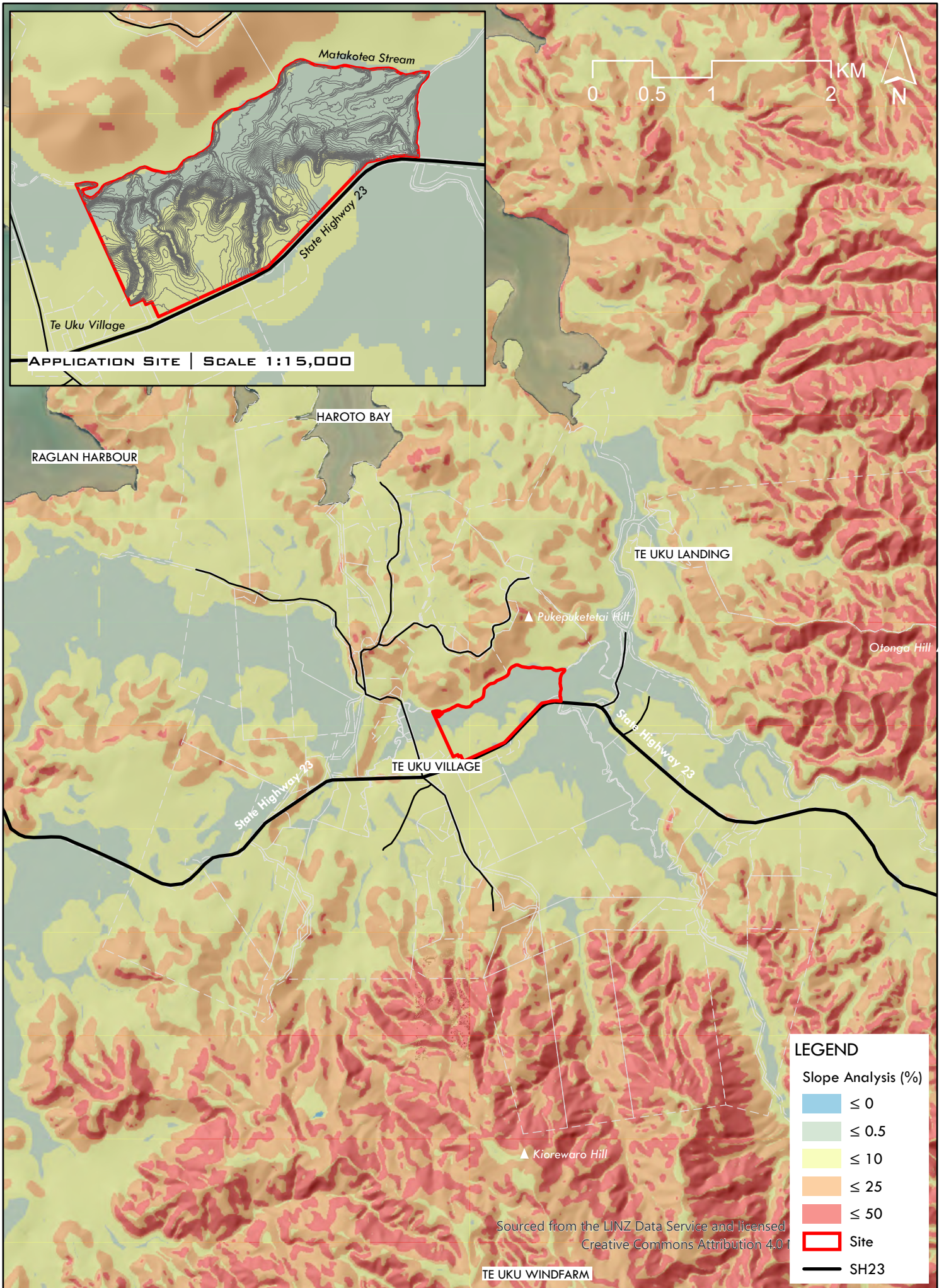
LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM	
Effects Rating	Use and Definition
Extreme	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Result in an extreme change on the characteristics or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have an extreme effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Extreme: adjective 1 utmost. 2 reaching a high or the highest degree.</p>
Very High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> c. Have a very high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or d. Have a very high-level effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> e. Have a high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or f. Have a high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
Moderate	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> g. Have a moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or h. Have a moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Moderate: adjective 1 average in amount, intensity, or degree.</p>
“Minor” Threshold Under the RMA. Ratings above this threshold are “More than Minor”. Ratings below this threshold are “Less than Minor”. Low-Moderate ratings are “Minor”.	
Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> i. Have a low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or j. Have a low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Very Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> k. Have a very low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or l. Have a very low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Negligible	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> m. Have a negligible effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or n. Have a negligible effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Negligible: adjective that need not be considered.</p>
Detectable Effect Threshold	
No Effect	The development/activity would have no effect on the receiving environment.
Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).	

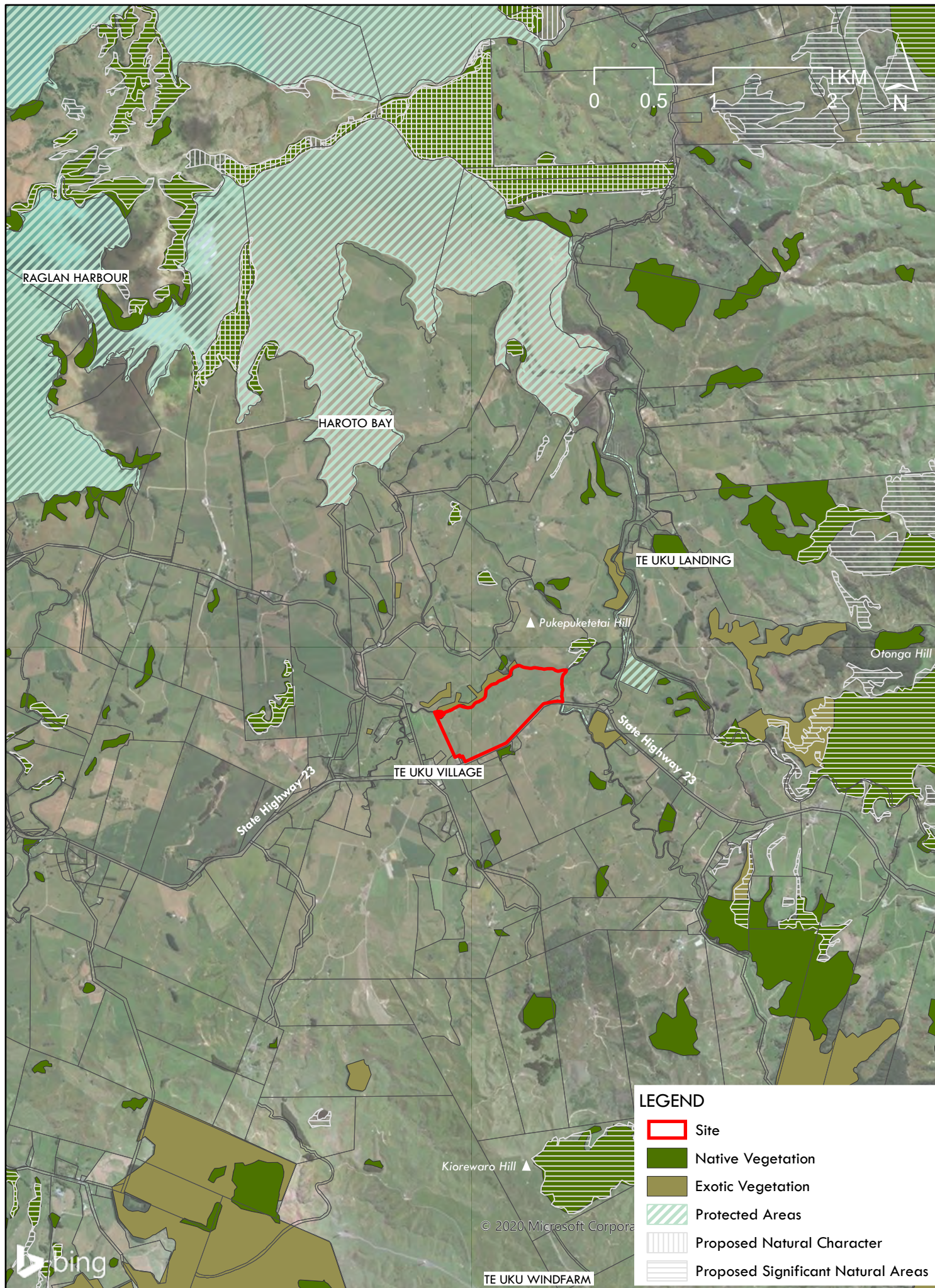
Appendix Three: Visual Absorption Capability Ratings

Visual Absorption Capability Definition Ratings	
VAC Rating	Use
Very Good	<p>The proposed development/activity would be completely screened, almost completely screened, or completely absorbed by existing landscape features. Any views of the development would be either unidentifiable or at a great distance, and/or;</p> <p>The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity would introduce a visual element into the landscape or view which may be viewed very frequently or continuously in that or similar landscape types.</p>
Good	<p>The proposed development/activity would be mostly screened or visually absorbed by existing landscape features, but still be identifiable. The development/activity may act as a tertiary focal attraction within the landscape or view in which it is seen, and/or;</p> <p>The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity may introduce a visual element into the landscape or view which may be viewed frequently in that or similar landscape types.</p>
Neutral	<p>The proposed development/activity would neither be screened nor become a visual intrusion or focal attraction within the landscape or view in which it is seen. The proposed development/activity may act as a minor focal attraction from some locations, and/or;</p> <p>The development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity would introduce a visual element into the landscape or view which may be viewed occasionally in that or similar landscape types.</p>
Poor	<p>The proposed development/activity would be clearly visible but would not act as a primary focal attraction, and/or;</p> <p>It would be expected that the proposed development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity may introduce a new visual element into the landscape or view. The development/activity may be viewed infrequently in that or similar landscape types.</p>
Very Poor	<p>The proposed development/activity will be highly visible and may act as a primary focal attraction or feature. It would also be expected that the proposed development/activity will significantly alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity will introduce a new visual element into the landscape or view, which will be significantly different in appearance, or scale from the landscape elements surrounding it, and/or;</p> <p>The development/activity would be found very rarely in that or similar landscape types.</p>



The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.







Diamond Creek Farm Ltd



Village Zone Development Concept ($\geq 2500m^2$)

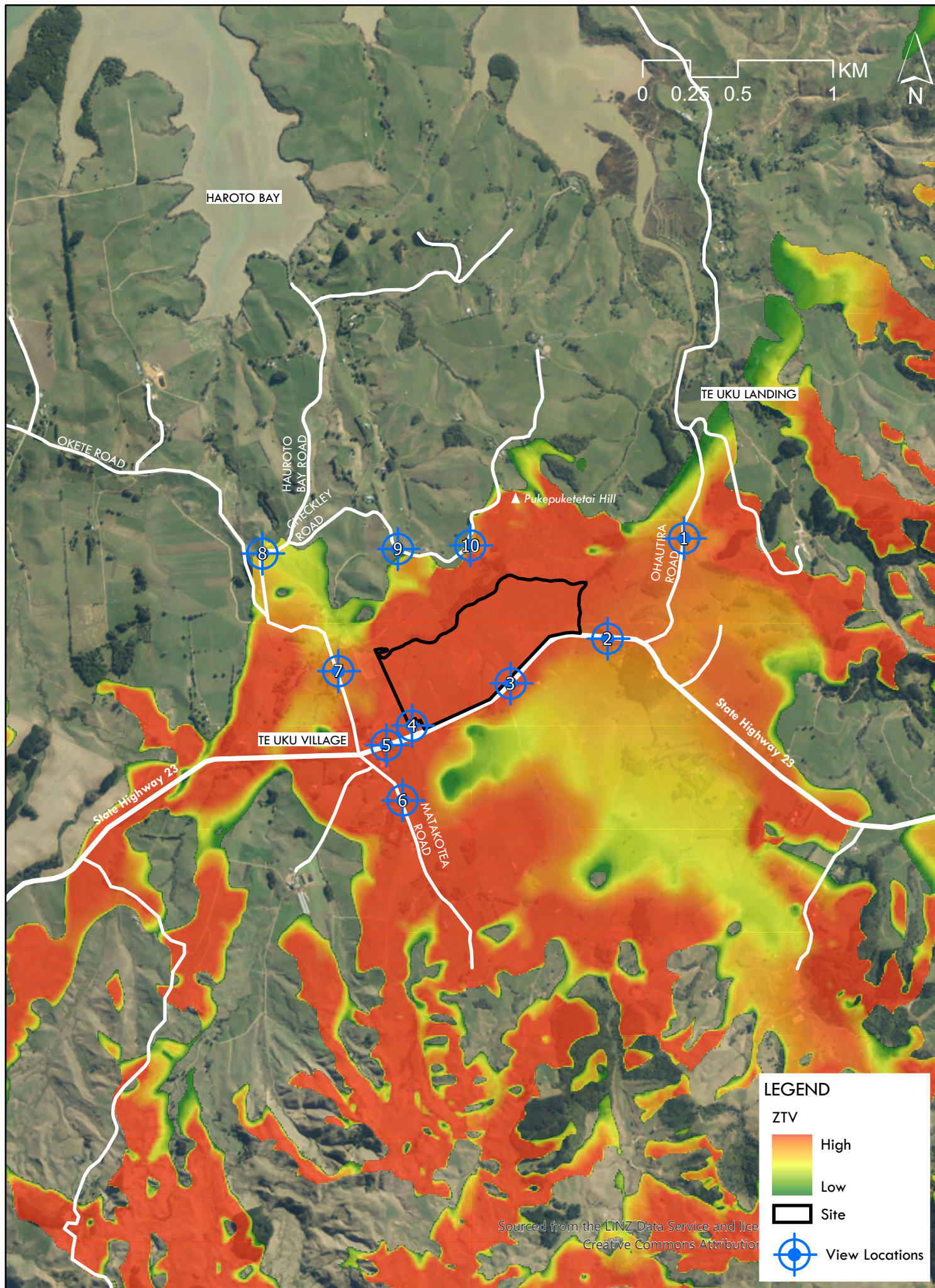
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Phase Concept

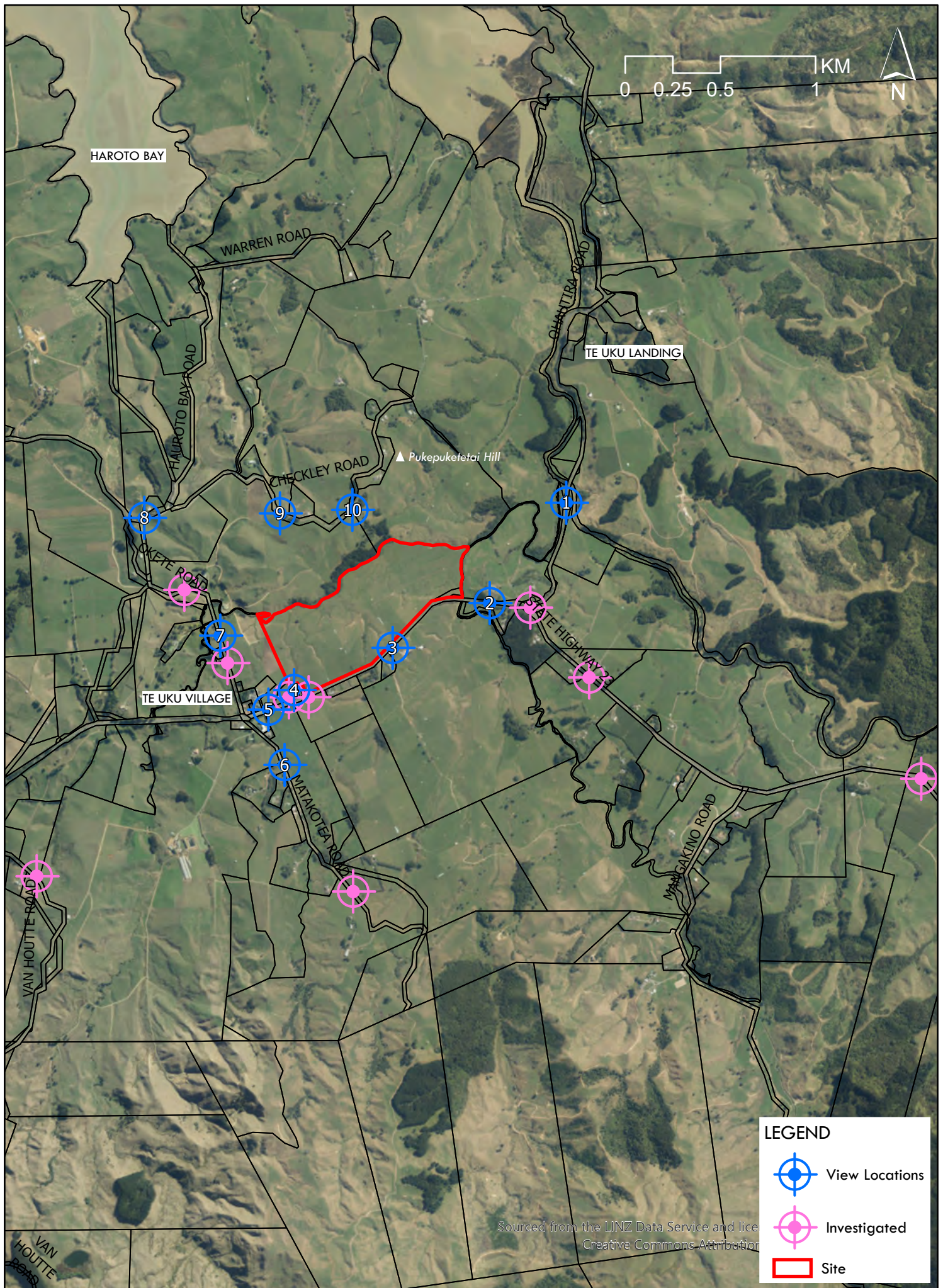
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Revision No. R1
Date 25/09/20

Plan No. C06



The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.







View Location Data

NZTM Easting: 1773894.1
NZTM Northing: 5812470.6
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 27th July 2020

VL 1 - PHOTOGRAPH FROM OHAUTIRA ROAD (LOOKING WEST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





View Location Data

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Camera: Canon EOS D5 Full Frame Digital
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Date: 29th July 2020

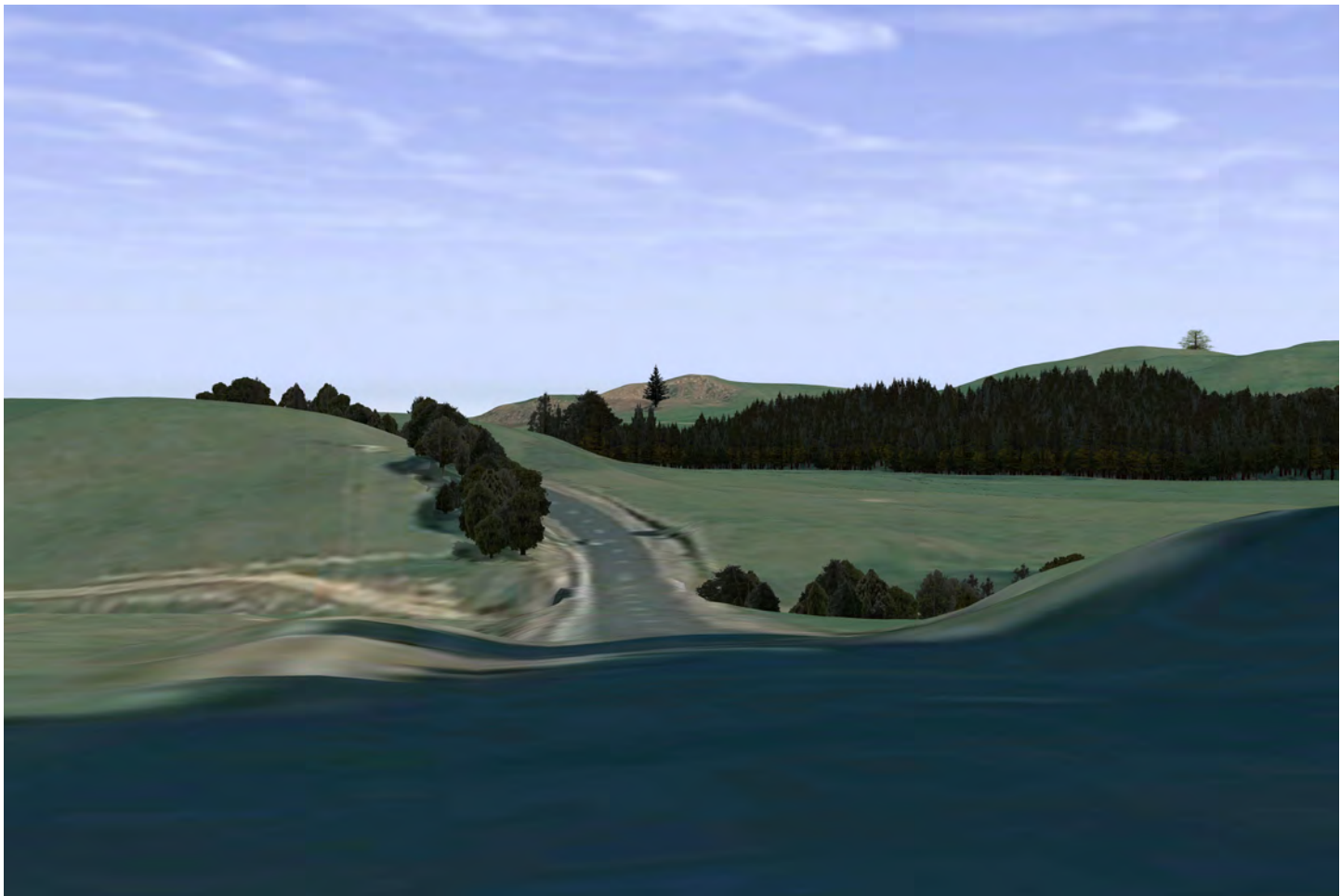
VL 2 - PHOTOGRAPH FROM STATE HIGHWAY 23 (LOOKING NORTH-WEST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD

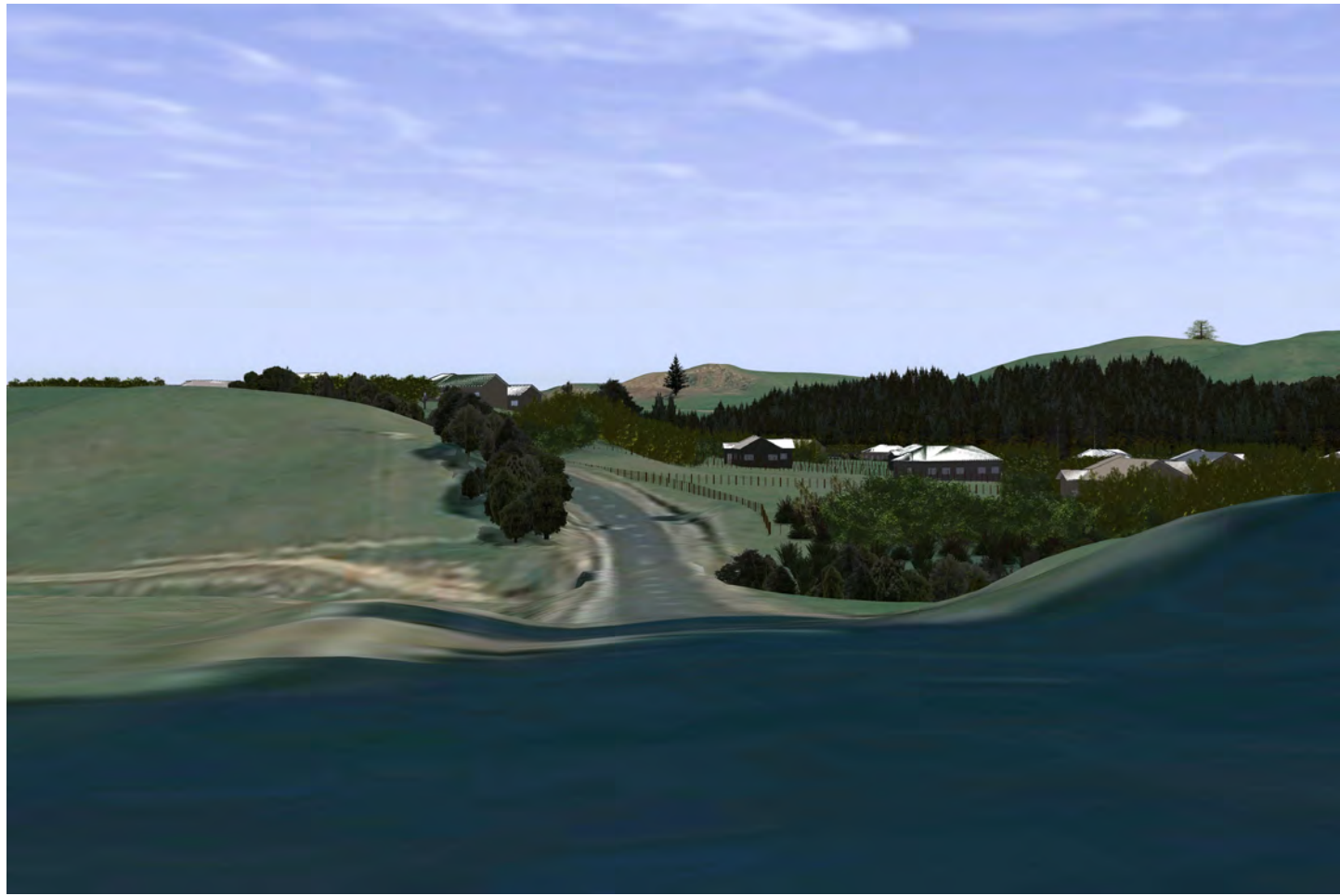




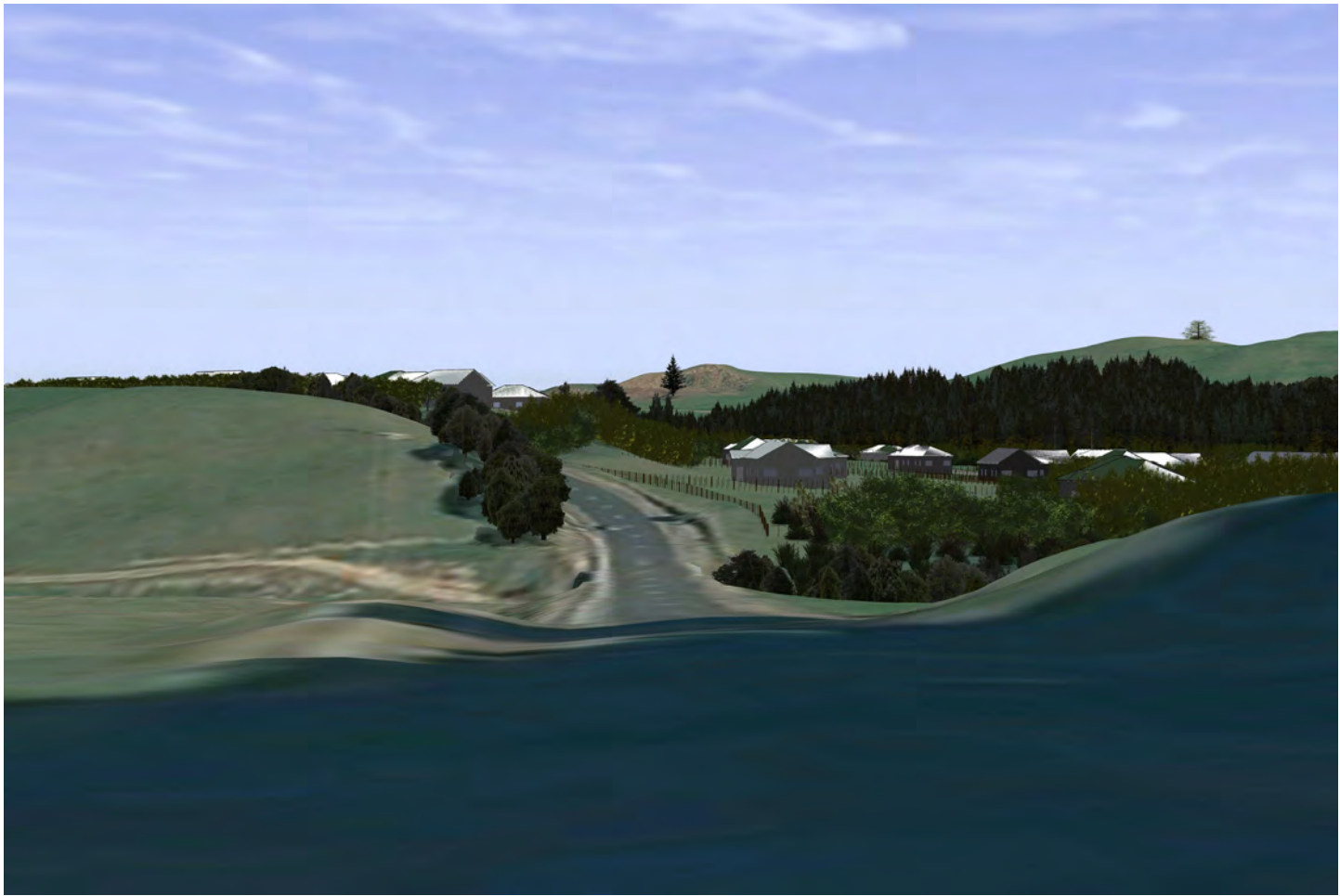
1 | Existing Landscape - Photograph



2 | Existing Landscape - Model



3 | Indicative Development Design ≥ 2500



4 | Indicative Development Design ≥ 800



View Location Data

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NZTM Northing: 5811708.6
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 3 - PHOTOGRAPH FROM STATE HIGHWAY 23 (LOOKING NORTH TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





View Location Data

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Camera: Canon EOS D5 Full Frame Digital
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Date: 29th July 2020

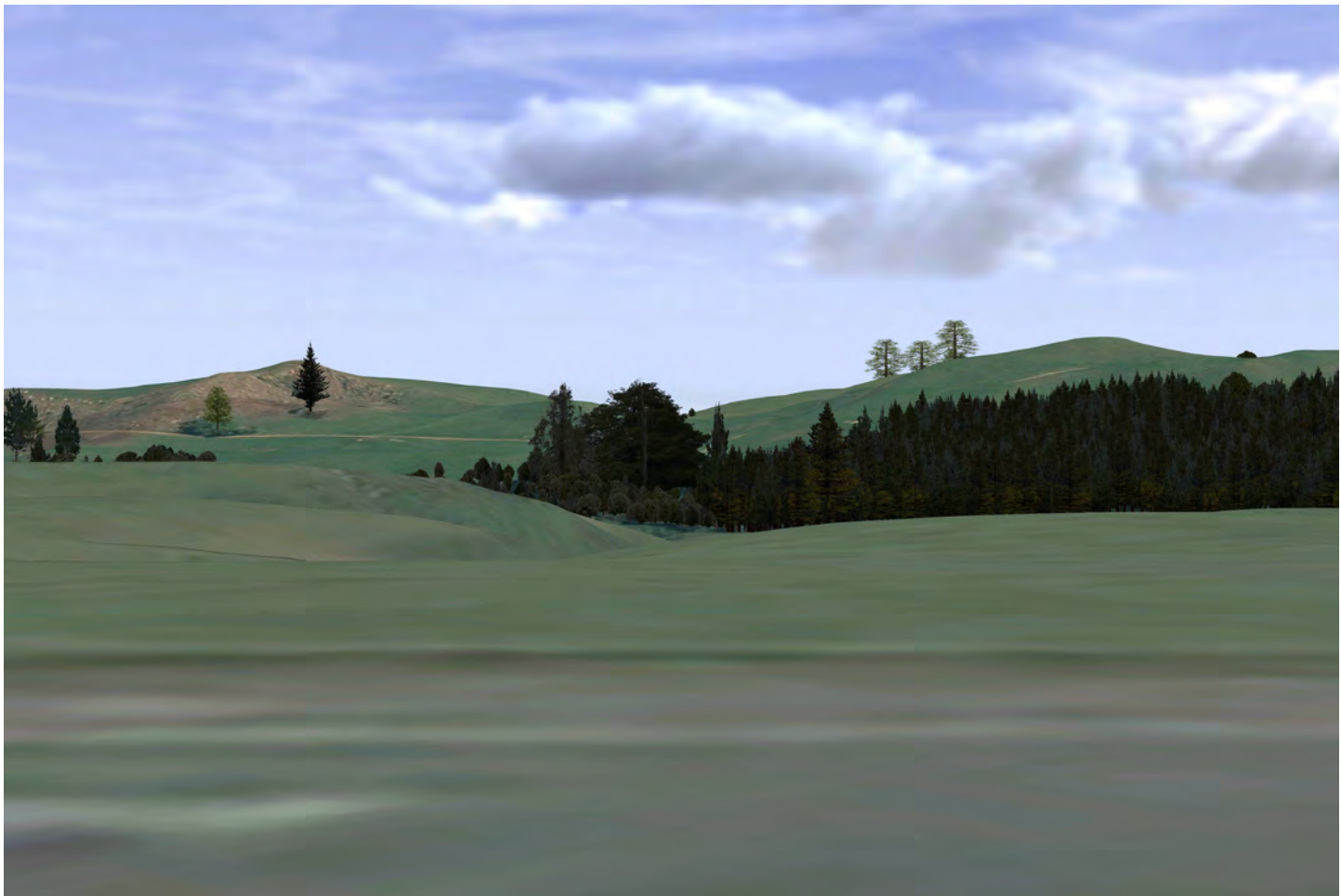
VL 3 - PANORAMA FROM STATE HIGHWAY 23 (LOOKING NORTH TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





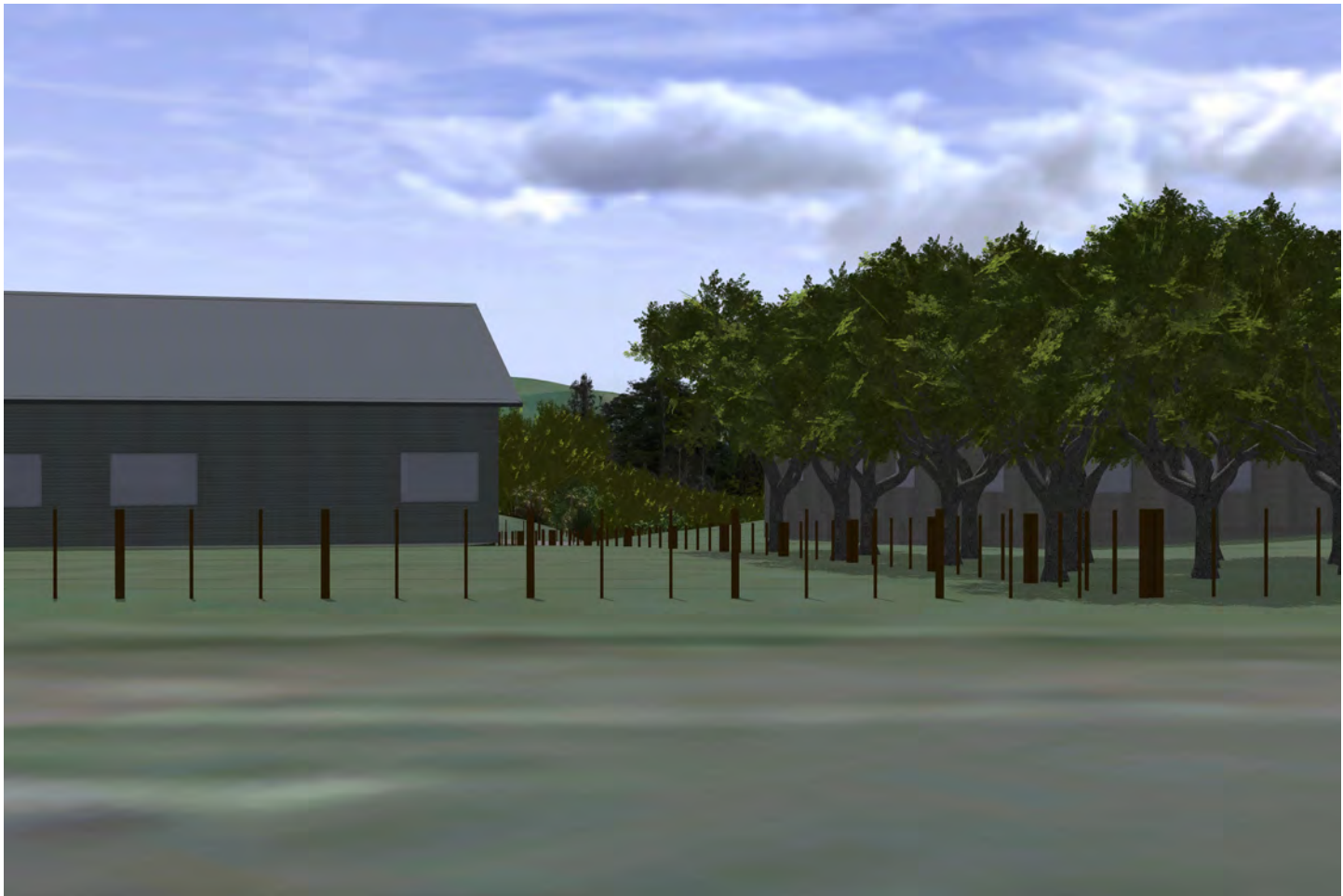
1 | Existing Landscape - Photograph



2 | Existing Landscape - Model



3 | Indicative Development Design ≥2500



4 | Indicative Development Design ≥800





View Location Data

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NZTM Northing: 5811486.9
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 4 - PHOTOGRAPH FROM SURFSIDE CHURCH (LOOKING EAST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





View Location Data

NZTM Easting: 1772464.5
NZTM Northing: 5811486.9
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 4 - PANORAMA FROM SURFSIDE CHURCH (LOOKING EAST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD

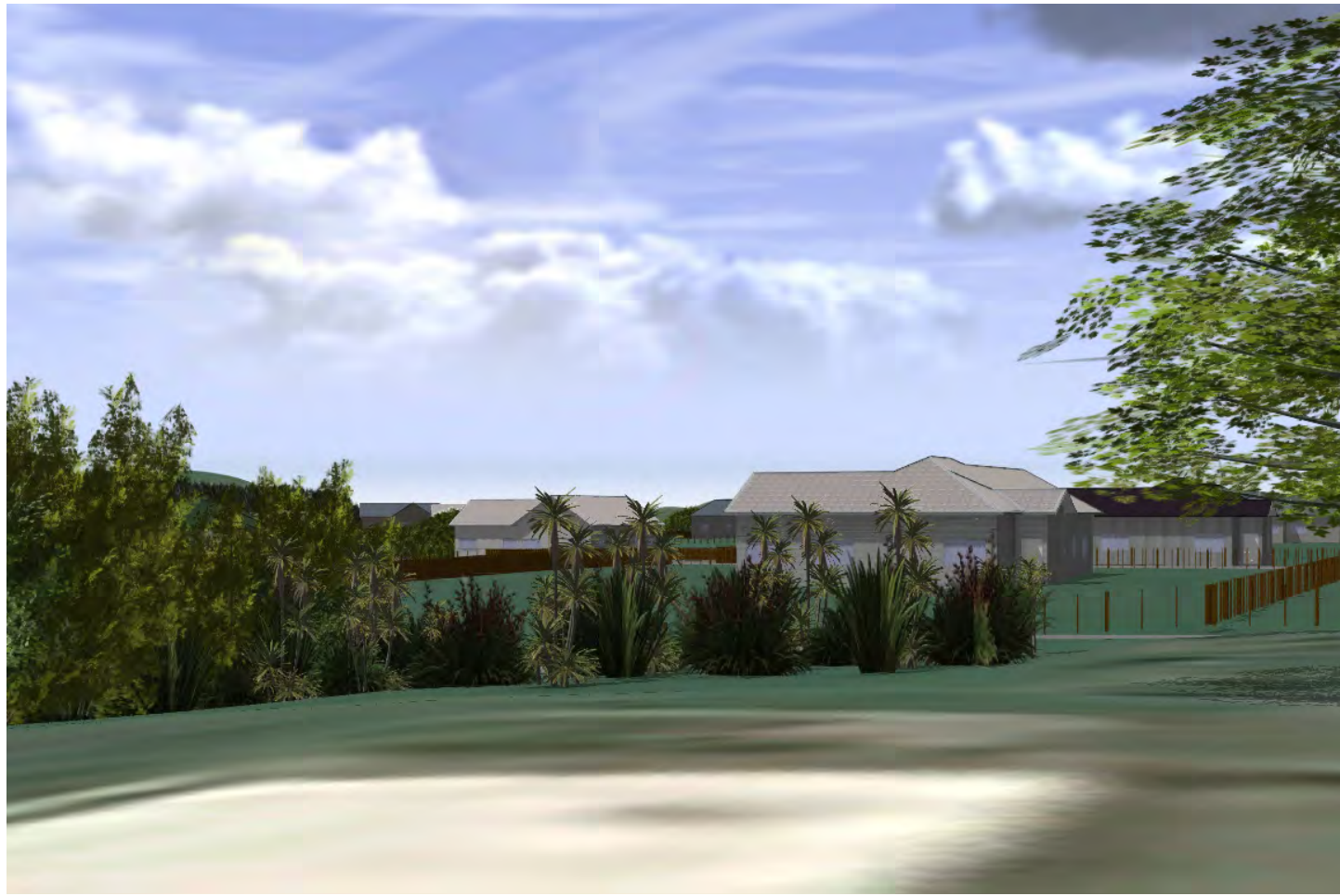




1 | Existing Landscape - Photograph



2 | Existing Landscape - Model



3 | Indicative Development Design ≥ 2500



4 | Indicative Development Design ≥ 800

VL 4 - MODEL





View Location Data

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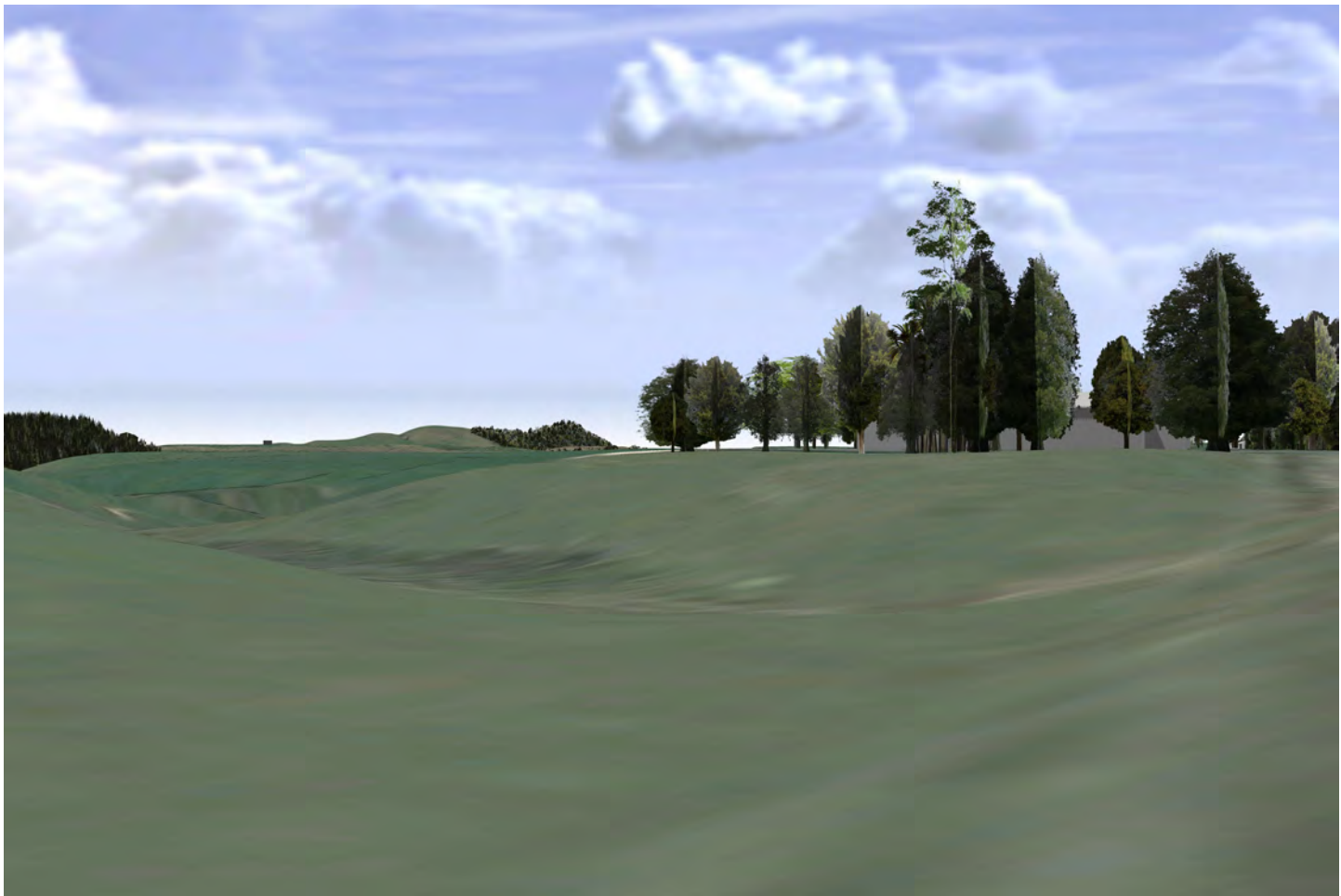
VL 5 - PHOTOGRAPH FROM STATE HIGHWAY 23 (LOOKING NORTH-EAST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





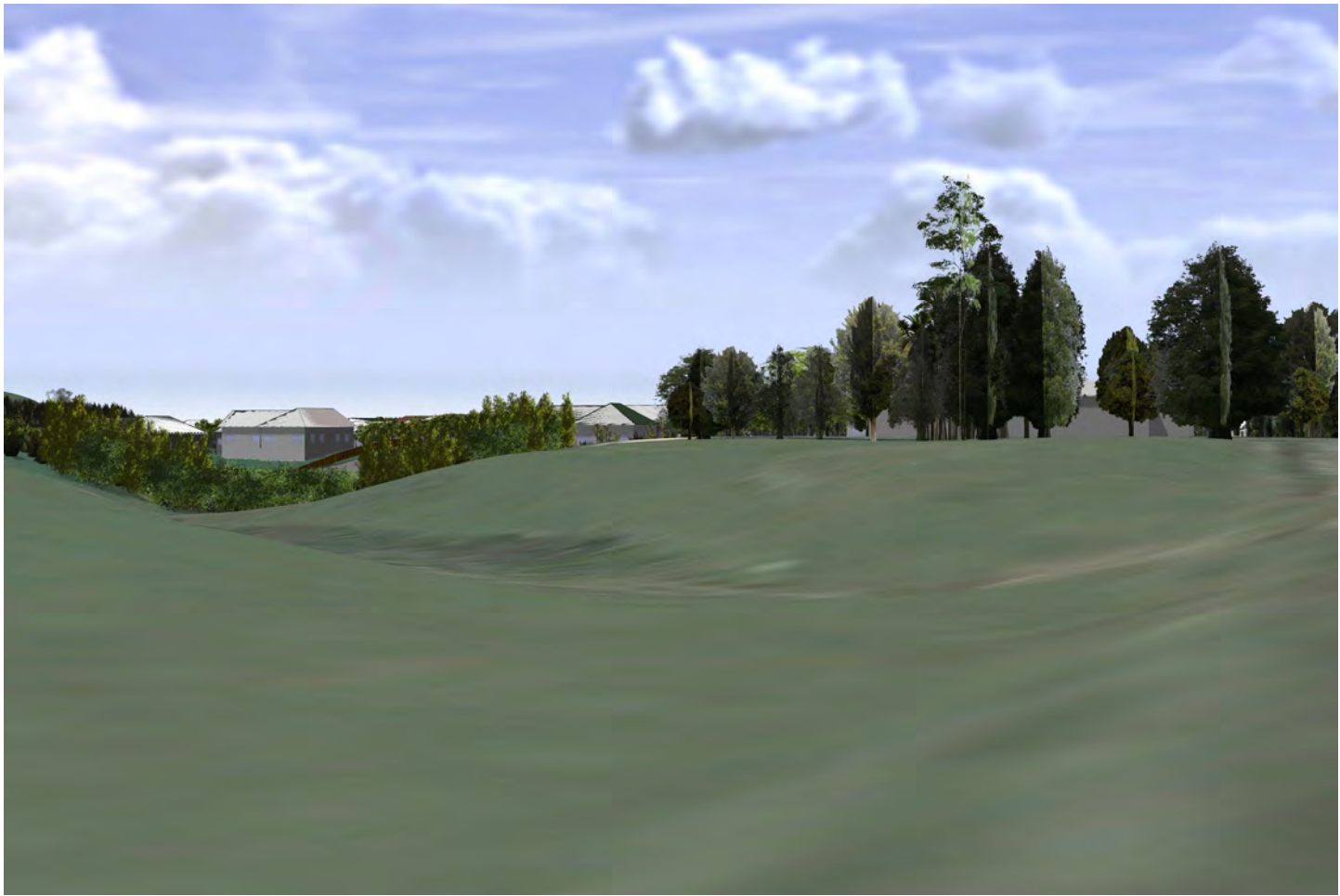
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2 | Existing Landscape - Model



3 | Indicative Development Design ≥ 2500



4 | Indicative Development Design ≥ 800



View Location Data

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Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 6 - PHOTOGRAPH FROM MATAKOTEA ROAD (LOOKING NORTH-EAST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





View Location Data

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NZTM Northing: 5811773.0
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 7 - PHOTOGRAPH FROM OKETE ROAD (LOOKING EAST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





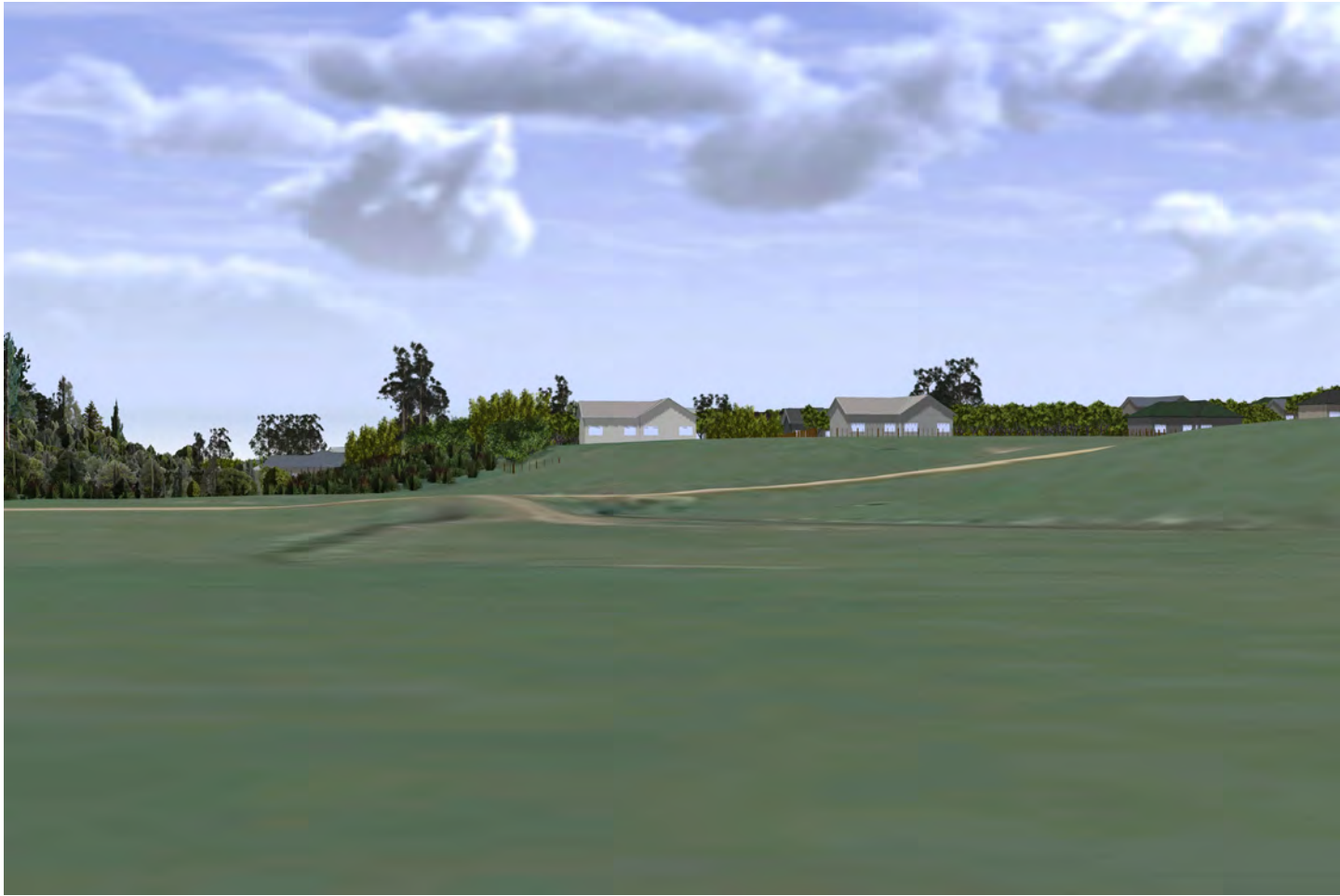
1 | Existing Landscape - Photograph



2 | Existing Landscape - Model



3 | Indicative Development Design ≥ 2500



4 | Indicative Development Design ≥ 800



View Location Data

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Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 8 - PHOTOGRAPH FROM HAUROTO BAY ROAD (LOOKING EAST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





View Location Data

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NZTM Northing: 5812415.0
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 9 - PHOTOGRAPH FROM CHECKLEY ROAD (LOOKING SOUTH TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD





View Location Data

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NZTM Northing: 5812433.5
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 29th July 2020

VL 10 - PHOTOGRAPH FROM CHECKLEY ROAD (LOOKING SOUTH-EAST TOWARDS THE SITE)

DIAMOND CREEK, AUGUST 2020, RD



Appendix Nine: View Locations and Visual Effect Ratings

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
1	<p>Whaingaroa Parish Reserve, Ohautira Road (Public)</p> <p><i>Transitory viewers such as pedestrians and motorists will have more opportunity to view the development enabled by the zone change, however, will be less susceptible to change (than residents) within this location.</i></p>	<ul style="list-style-type: none"> • Agrarian Land use • Te Uku Windfarm • Surrounding steeply undulating terrain which includes Te Uku Hill to the south • Scattered vegetation, Shelterbelts. • Whaingaroa Reserve/Landing. • Waitetuna River. 	<p>Development enabled by the zone change on both the upper and lower terraces will be partially visible from this location. The larger lots/lower density areas located in the north-east of the site will be more visible than the smaller lots/higher density area along the upper terrace due to proximity to VL.</p> <p>Due to the terraced nature of the terrain within the site, the development enabled by the zone change will be visually layered, (dwellings will be seen above rooflines of dwellings in front.</p> <p>From this VL some higher density development will be visible along the upper terrace, viewed above rooflines of the lower density development along the lower terrace.</p> <p>Development on the upper terrace will be visible above the skyline.</p>	<p><u>Good</u></p> <p>The deciduous trees located within the foreground will aid in breaking up views of the development enabled by the zone change, particularly from a transient viewers perspective. It should be noted that when trees are in leaf, general visibility of the site will decrease and become less notable from this location.</p> <p>As portions of the development along the upper terrace will be seen against/above the skyline, development will appear more prominent in the landscape than if it was backdropped by topography or vegetation.</p> <p>Separation distance (500m) in combination with topographic and vegetative screening and visual results in higher VAC from this VL.</p> <p>Lack of development context from this VL will make it difficult for the development enabled by the zone change to integrate within the wider surrounding landscape.</p>	<p>There will be a shift from rural to Village character within the site which will contrast with the surrounding rural landscape. The development enabled by the zone change will alter the existing landscape patterns, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment.</p> <p>The development enabled by the zone change will be difficult to discern from this VL due to extensive vegetative screening in the foreground of the view (especially when trees are in leaf). A portion of the development enabled by the zone change will be seen in between the trees in the foreground which contrasts to the surrounding rural landscape.</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone:</p> <p><u>Very Low-Low</u></p>
2	<p>Entrance of 3293 State Highway 23 (public)</p> <p><i>Adjacent residents including those along State Highway 23 are more sensitive, due to their perception of amenity being derived from the surrounding rural character.</i></p>	<ul style="list-style-type: none"> • Agrarian Land use • Te Uku Windfarm • Surrounding steeply undulating terrain which includes Te Uku Hill to the south and Pukepuketetai to the north. • Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. 	<p>The larger lots/lower density areas located within the lower terrace, directly in view, will be seen nestled between the undulating land.</p> <p>Although less readily visible than the development on the lower terrace, some of the smaller lot/higher density development will be visible above the skyline and existing vegetation from this view location.</p>	<p><u>Poor – Neutral</u></p> <p>Existing intervening vegetation and topography will screen a large portion of the development enabled by the zone change from view from this view location. The viewing angle will mean that the dwelling closest to the view will screen dwellings further back. In combination with proposed planting, will aid in breaking up the visual mass of the built forms.</p> <p>Steeply undulating terrain associated with Pukepuketetai and vegetation pine trees associated with the Matakotea Stream/</p>	<p>There will be a notable shift from rural character to village character within the site, which will contrast with the surrounding rural landscape.</p> <p>Although only a portion of the eastern fringe of the development (large lots/lower density) will be visible, and the majority of the smaller lots/higher density development will be screened from view, the development enabled by the zone change will alter the existing landscape pattern, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving rural environment (Te Uku Village is not visible from</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone:</p> <p><u>Moderate</u></p>

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
	<i>Permanent residence will have a <u>moderate</u> sensitivity to change in this area.</i>	<ul style="list-style-type: none"> Matakotea Stream and associated riparian vegetation. 		<p>Pukepuketetai hill backdrop the application site, aiding in nestling and integrating the development enabled by the zone change with the surrounding landscape.</p> <p>From this VL, the lower density area will be sporadic in view, and in combination with future curtilage planting, will help break up visual mass of the built forms.</p> <p>Higher density development will be seen above the skyline of the view, increasing the visual prominence of the development enabled by the zone change.</p> <p>The lack of development context will make it difficult for the development enabled by the zone change to integrate with the surrounding landscape.</p>	<p>this view location to provide development context).</p> <p>When considered from the perspective of a moving vehicle, the combination of vehicle travel speed, the constant change in the available view towards development (in terms of extent, orientation and depth) and separation distance, means that the level of effects associated with the development will be reduced in comparison to the perspective of a permanent resident.</p>	
3	Entrance of 3355 State Highway 23 (Public)	<ul style="list-style-type: none"> Agrarian Land use Te Uku Windfarm. Surrounding steeply undulating terrain which includes Te Uku Hill to the south and Pukepuketetai to the north. Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. Surfside Church. 	<p>The application site is clearly visible, directly opposite SH23. Wide-open views across the upper terrace are attainable particularly the smaller lots/higher density development. Due to the elevated location of this VL and the intervening foreground topography, the lower terrace (and associated larger lot/lower density development) will not be visible.</p> <p>The change in landscape character from open pastoral rural character to village zone character will be highly discernible from this location and will contrast with the surrounding rural landscape to the south and east.</p>	<p><u>Very Poor</u></p> <p>Lack of intervening vegetation or topography will mean that development along the upper terrace will be clearly visible. Intervening topography will screen development on the lower terrace from view.</p> <p>Steeply undulating terrain associated with Pukepuketetai hill/ridgeline and a mixture of exotic pine and native trees associated with the Matakotea Stream will backdrop portions of the development enabled by the zone change.</p> <p>As some portions of the development along the upper terrace will be seen against/above the skyline, the development will become more prominent in the landscape than if it was backdropped by topography or vegetation. A portion of the development enabled by the zone change will intrude on views of Mt Karioi to the west.</p>	<p>There will be a notable shift from rural character to village character within the site, due to the decrease in open pastoral landscape and the introduction of higher density development within the view.</p> <p>Development enabled by the zone change will alter the existing landscape pattern, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment.</p> <p>Vehicle movements, particularly during construction, will draw more attention to the site when effects from lighting are considered.</p> <p>The sites landscape character change afforded by new development will be notable from this location due to the density of the development visible, view distance and built forms visible above the skyline.</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone:</p> <p><u>Moderate-High</u></p>

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
				<p>The Te Uku Windfarm road sign and the 80km/hr change in speed signage indicate, in combination with the distant view of some buildings create development context for the development enabled by the zone change enabled by the zone change.</p>	<p>If required, the earth bund will partially screen the lower portions of the development enabled by the zone change (enabled by the proposed rezoning). This will help to reduce visual amenity effects from this VL and also privacy and noise from the perspective of future owners of the subsequent development. Proposed planting will further aid in breaking up the visual bulk of the built form and backdropping the development enabled by the zone change, aiding in integrating it with the surrounding landscape.</p> <p>Transient viewers approaching from the east will firstly view the site larger lots/lower density areas of housing, before transitioning to the higher density area to the west of the application site. Approaching from the west means viewers will have already viewed existing development associated with Te Uku Village before transitioning towards the smaller lots/higher density to the west.</p> <p>When considered from the perspective of a moving vehicle, the combination of vehicle travel speed, the constant change in the available view towards development (in terms of extent, orientation and depth) and separation distance, means that the level of adverse effects associated with the development will change constantly and will generally be reduced when compared to adverse effects associated with a constant, fixed view (such as from a permanent residents perspective).</p>	
4	Surfside Church & Te Uku Windfarm Lookout, State Highway 23 (Public)	<ul style="list-style-type: none"> Surfside Church and the Te Uku Windfarm Lookout. Agrarian Land use Surrounding steeply undulating terrain which includes Te Uku Hill to the 	From the Surfside Church outdoor recreation areas, viewers will look directly into a proposed reserve area (directly north) and the development enabled by the zone change (directly east) which will consist of smaller lots/higher density. The expected lower density development located on the	<p><u>Very Poor</u></p> <p>Proximity of viewer location will increase the visual prominence of the proposed development enabled by the zone change</p> <p>Some of the development enabled by the zone change will be seen above the skyline,</p>	<p>The development will alter the existing visual characteristics of the site and immediate surroundings, due to the shift in land use. There will be a decrease in pastoral land and the establishment of village type development as a result of the proposed zone change.</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone:</p> <p><u>Moderate-High</u></p>

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
		<p>south and Pukepuketetai to the north.</p> <ul style="list-style-type: none"> Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. 	<p>lower terrace will not be visible from this location.</p> <p>From locations within the car park (including from the Te Uku Windfarm Lookout), a portion of the development enabled by the zone change will be clearly visible and create a contrast between the higher density development and the adjacent open pastoral farmland.</p>	<p>drawing attention to the development, and increasing its visual prominence.</p> <p>Although Surfside Church is a part of the higher density development of Te Uku Village, within proximity to this VL, viewers will overlook an open pastoral landscape to the north, (no development context for the proposal), making it difficult for the development enabled by the zone change to integrate with the surrounding landscape.</p> <p>Partial existing vegetative and topographic screening. Once plants within the reserve become established, more screening will be afforded.</p>	<p>Development enabled by the zone change will be perceived as more akin to that of Te Uku village, than the open pastoral landscape to immediately adjacent to this VL. The change from rural to village zone will therefore alter perceptions of existing rural character values from this VL.</p> <p>The proposed vegetation within the public and private reserves within the application site will break up the visual bulk and perceived density of development from this view location.</p>	
5	Te Uku Village, State Highway 23 (Public)	<ul style="list-style-type: none"> Te Uku Village, including the roast Office, The convenience store, Te Uku School, and the Surfside Church. Land use is Agrarian, including wide open paddocks and deeply incised gully systems. Surrounding steeply undulating terrain which includes Pukepuketetai to the north. Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. 	<p>The western area of the development enabled by the zone change within the will be clearly visible from this view location across foreground pastoral land and a shallow gully.</p> <p>Viewers including visitors, staff, and students of Te Uku Village. People associated with the stores/businesses within Te Uku Village will look out over adjacent farmland to the north-east and across to the development enabled by the zone change in the distance.</p>	<p><u>Neutral</u></p> <p>The shelterbelt planting which surrounds the Surfside Church and Te Uku Windfarm lookout, will screen the southwestern most portion of the application site from view. The development enabled by the zone change within the lower terrace will not be visible from this location.</p> <p>The surrounding steeply undulating land visible in the distant background of the view will backdrop the site. No development will be visible above the skyline.</p> <p>Although the application site will change from rural to Village zoning, the Te Uku village setting provides enough visual context that the development will be perceived as an extension of the existing built form from this VL.</p>	<p>Although the application site will change from rural to Village zoning, the Te Uku village setting provides enough visual context in view, that the development will look like an extension of the existing built form. The character of the development enabled by the zone change will be discernible from this location and identifiable as Village – which contrasts to the surrounding rural landscape.</p> <p>A low positive effect from these reserves will help offset some adverse effects. The proposed planting (including vegetated public and private reserves) within the site will visually break up the bulk and visual prominence of built form located along State Highway 23.</p> <p>When considered from the perspective of a moving vehicle, the combination of vehicle travel speed, the constant change in the available view towards development (in terms of extent, orientation and depth) and separation distance, means that the level of effects associated with the development will</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone:</p> <p><u>Low-Moderate</u></p>

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
					be reduced in comparison to the perspective of people associated with Te Uku Village.	
6	<p>Matakotea Road (Public)</p> <p><i>Adjacent residents including those along Matakotea Road are more sensitive, due to their perception of amenity being derived from the surrounding rural character. Permanent residence will have a moderate sensitivity to change in this area.</i></p>	<ul style="list-style-type: none"> • Agrarian Land use • Te Uku Windfarm including wind turbines • Surrounding steeply undulating terrain which includes Pukepuketetai to the north. • Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. • Tourist features and accommodation such as Raglan Retreat. 	<p>The development enabled by the zone change within the upper terrace of the site will be visible across flat pastoral land. The development enabled by the zone change within the lower terrace will not be visible from this location.</p> <p>The higher density/smaller lots and the main entrance to the zone change development will be visible between and in some cases above the neighbouring dwellings and curtilage planting from this view location.</p>	<p><u>Neutral</u></p> <p>Rural pastoral land will continue to dominate this view. Pastoral Land will contain the development enabled by the zone change. Development within the site will be seen against a backdrop of vegetation located along the Matakotea Stream and lower slopes of the Pukepuketetai ridgeline, located along the northern site boundary.</p> <p>Neighbouring dwellings and associated curtilage planting will screen the western and eastern areas of the application site from view.</p> <p>The development enabled by the zone change will not be visible above the skyline and will be visually contained by the surrounding landscape. Due to the separation distance, the view from this location is more visually complex, aiding in integrating the development enabled by the zone change with the surrounding landscape from this location.</p> <p>It should be noted that viewers would have already travelled through Te Uku Village, and likely have travelled passed the development enabled by the zone change along the State Highway before arriving at this location. These viewers would have already experienced the transition between the proposed village zone and adjacent rural land.</p>	<p>There will be a notable shift from rural character to village character within the site, resulting in a perceived change in landscape character values. There will be a decrease in a portion of the wide-open pastoral land within this view as the development enabled by the zone change is constructed.</p> <p>Development enabled by the zone change will alter the existing landscape pattern introducing an extent of built form not currently seen throughout this location or in view.</p> <p>As the main site entrance will be directly visible from this VL, vehicle movements will draw more attention to the site, especially at night when effects from lighting are considered.</p> <p>The proposed bund (if required), in combination with the vegetated public and private reserves within the site will visually break up the bulk and visual prominence of built form located along State Highway 23.</p> <p>When considered from the perspective of a moving vehicle, the combination of vehicle travel speed, the constant change in the available view towards development (in terms of extent, orientation and depth) and separation distance, means that the level of effects associated with the development will be reduced in comparison to the perspective of a permanent resident.</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone:</p> <p><u>Low-Moderate</u></p>
7	Entrance of 47 Okete Road (Public)	<ul style="list-style-type: none"> • Agrarian Land use, including pastoral paddocks and large gully systems. 	Both the upper and lower terrace development enabled by the zone change will be visible from this location.	<p><u>Neutral</u></p> <p>Majority of the development enabled by the zone change within the site will be screened from view, due to intervening undulating</p>	There will be a notable shift from rural character to village character within the site. Development enabled by the zone change will alter the existing landscape patterns, particularly spurs and gully systems from this	<p>Rating:</p> <p>Effect rating against the baseline of the</p>

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
	<p><i>Adjacent residents including those along Okete Road are more sensitive, due to their perception of amenity being derived from the surrounding rural character. Permanent residence will have a <u>moderate</u> sensitivity to change in this area.</i></p>	<ul style="list-style-type: none"> Te Uku School & Surfside Church Te Uku Windfarm Surrounding steeply undulating terrain which includes Pukepuketetai to the north and associated vegetation. Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. 	<p>A visual layering of built forms will appear as construction commences. Once the development enabled by the zone change is built along the western boundary, these houses will screen the balance of the development from view.</p>	<p>topography and the viewing angle (dwellings will be screened behind one another) which will only allow the western most development enabled by the zone change to be visible from this viewer location.</p> <p>A portion of the development enabled by the zone change will be seen above the skyline of the view, drawing attention to the development, and increasing its visual prominence within the landscape.</p> <p>Otonga Hill is visible within the background and will backdrop a portion of the development enabled by the zone change, nestling this portion of the development into the landscape.</p>	<p>view, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment.</p> <p>Although the full extent is not attainable in view, the character of the development enabled by the zone change will be discernible from this location and identifiable as Village – which contrasts to the surrounding rural landscape visible in the foreground.</p> <p>Proposed planting will help screen, break up the visual bulk of the built development and backdrop it, aiding in integrating it with the surrounding rural landscape.</p> <p>When considered from the perspective of a moving vehicle, the combination of vehicle travel speed, the constant change in the available view towards development (in terms of extent, orientation and depth) and separation distance, means that the level of effects associated with the development will be reduced in comparison to the perspective of a permanent resident.</p>	<p>existing rural zone: <u>Low-Moderate</u></p>
8	<p>Hauroto Bay Road (Public)</p> <p><i>Adjacent residents including those along Hauroto Road are more sensitive, due to their perception of amenity being derived from the surrounding rural character. Permanent residence will have a <u>moderate</u> sensitivity to</i></p>	<ul style="list-style-type: none"> Rural Agrarian Landscape and largely visible gully systems and streams throughout the wider landscape. Te Uku Windfarm Surrounding steeply undulating terrain which includes Te Uku Hill to the south and Pukepuketetai in the midground to the side of the view. Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings 	<p>Portions of the development enabled by the zone change will be clearly visible across neighbouring open pastoral farmland from this location. Smaller lots/higher density development will be visible from a distance. larger lots/lower density areas development located on the lower terrace will be partially visible in the distance beyond.</p> <p>Reserves and infrastructure will be partially visible weaving throughout built development.</p>	<p><u>Neutral</u></p> <p>Although buildings are sporadically located throughout the landscape, the lack of a village type development context (similar to the development enabled by the zone change) will make integration within the surrounding landscape more difficult.</p> <p>Majority of the lower terrace and larger lots/lower density areas on lower terrace will be screened from view by rolling topography.</p> <p>Due to the combination of separation distance, visual complexity of the view and the backdrop to the proposal, the development enabled by the zone change will be more</p>	<p>Due to the elevated vista across the site, there will be visible and notable shift from rural character to village character within the site.</p> <p>Development enabled by the zone change will alter the existing landscape pattern particularly the gully systems, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment. Lack of village type development visible within the existing view will introduce a development character which will contrast with the surrounding open pastoral landscape.</p> <p>Due to the visual separation, backdrop by existing vegetation and topography and the complexity of the view (ability for the</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone: <u>Low-Moderate</u></p>

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
	<i>change in this area.</i>	and associated amenity planting interspersed.		<p>easily integrated into the surrounding landscape.</p> <p>Development will not be viewed above the skyline, which will aid in reducing the visual prominence of the development enabled by the zone change.</p>	<p>landscape to absorb the subsequent development), the proposal will be more easily integrated with the surrounding landscape.</p> <p>Mitigation planting will help screen, break up visual bulk and backdrop the development enabled by the zone change, aiding in integrating it with the surrounding landscape.</p> <p>When considered from the perspective of a moving vehicle, the combination of vehicle travel speed, the constant change in the available view towards development (in terms of extent, orientation and depth) and separation distance, means that the level of effects associated with the development will be reduced in comparison to the perspective of a permanent resident.</p>	
9	<p>Checkley Road (Public)</p> <p><i>Adjacent residents including those along Checkley Road are more sensitive, due to their perception of amenity being derived from the surrounding rural character. Permanent residence will have a <u>moderate</u> sensitivity to change in this area.</i></p>	<ul style="list-style-type: none"> Rural Agrarian Landscape backdropped by steeply undulating terrain such as Mt. Pirongia and Te Uku Hill to the south. Te Uku Windfarm Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. Raglan Harbour to the north. 	<p>The development enabled by the zone change within the application site is visible between undulating spurs of the foreground topography.</p> <p>The zone change will afford the introduction of built, village type development; that is not seen throughout this landscape to the south.</p> <p>The proposed entrance to the application site will be visible from this view location, meaning increased vehicle movements will be notable.</p>	<p><u>Very Good</u></p> <p>Most of the application site will be screened from view by vegetation and undulating topography. From this location, the hill country visible within the background will backdrop the development enabled by the zone change and provide a feeling of containment.</p> <p>Due to the combination of separation distance, visual complexity of the view and the backdrop to the proposal, the development enabled by the zone change will be more easily integrated into the surrounding landscape.</p> <p>Development will not be viewed above the skyline, which will aid in reducing the visual prominence of the development enabled by the zone change.</p>	<p>There will be a small visible shift from rural to Village within the site.</p> <p>Development enabled by the zone change will alter the existing landscape pattern, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment.</p> <p>Due to the extensive screening afforded by existing topography and vegetation, the change in landscape character (introduction of village type character) resulting from the development enabled by the zone change will be difficult to discern from this location. s.</p> <p>Mitigation planting will further aid in screening, breaking up the visual bulk and backdropping the development enabled by the zone change, aiding in integrating it with the surrounding landscape.</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone:</p> <p><u>Negligible-Very Low</u></p>

VL No.	Location, Viewing Audience & Sensitivities	Existing Landscape & Visual Amenity Values	Expected Change	Visual Absorption Capability Ratings and Notes	Potential Effects & Mitigation Requirements	Effect Rating
				The application site and subsequent development will not intrude or obstruct views of the steeply undulating terrain including Mt Pirongia in the far distance.	It should be noted that houses located along Checkley Road are not orientated towards the application site. Majority of existing houses are orientated to the northwest towards Hauroto Bay Road and Raglan in the distance.	
10	<p>Checkley Road (Public)</p> <p><i>Adjacent residents including those along Checkley Road are more sensitive, due to their perception of amenity being derived from the surrounding rural character. Permanent residence will have a <u>moderate</u> sensitivity to change in this area.</i></p>	<ul style="list-style-type: none"> Rural Agrarian Landscape backdropped by layers of hill country such as Mt. Pirongia in far distance and Te Uku Hill to the south. Te Uku Windfarm Pockets of Exotic and native planting including riparian planting and forestry production. Rural land use, compartmentalised by hedgerows and clusters of mature specimen trees, with rural residences, farm buildings and associated amenity planting interspersed. Raglan Harbour to the north. 	<p>The lower terrace of the application site is visible through a combination of exotic and native trees located within the foreground of the view.</p> <p>Larger lots/lower density areas of development will be visible, where lots sizes will be much larger and housing development will become more distanced when compared to the higher density/smaller lots on the upper terrace.</p>	<p><u>Very Good</u></p> <p>Most of the application site will be screened from view by undulating topography. The lower terrace of the application site is partially screened by exotic and native trees located within the foreground of the view.</p> <p>From this location the ranges visible within the background backdrop the application site and provide a feeling of containment.</p> <p>Due to the combination of separation distance, visual complexity of the view and the backdrop to the proposal, the development enabled by the zone change will be more easily integrated into the surrounding landscape.</p> <p>Development will not be viewed above the skyline, which will aid in reducing the visual prominence of the development enabled by the zone change.</p> <p>The application site and subsequent development will not intrude or obstruct views of the steeply undulating terrain including Mt Pirongia in the far distance.</p>	<p>There will be a small visible shift from rural to Village within the site.</p> <p>Development enabled by the zone change will alter the existing landscape pattern, introducing infrastructure and buildings over an extent and to a degree that are not present within the receiving environment.</p> <p>Due to the extensive screening afforded by existing topography and vegetation, the change in landscape character (introduction of village type character) resulting from the development enabled by the zone change will be difficult to discern from this location.</p> <p>Mitigation planting will further aid in screening, breaking up the visual bulk and backdropping the development enabled by the zone change, aiding in integrating it with the surrounding landscape.</p> <p>It should be noted that houses located along Checkley Road are not orientated towards the application site. Majority of existing houses are orientated to the northwest towards Hauroto Bay Road and Raglan in the distance.</p>	<p>Rating:</p> <p>Effect rating against the baseline of the existing rural zone: <u>Negligible-Very Low</u></p>

Appendix D: AgFirst Report



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15 October 2020

Diamond Creek Farms Ltd

Dear Glen and Andrea

Please find attached my report regarding the impact of your proposed subdivision.

If you have any questions or comments please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D. Miller".

Dave Miller
Farm Management Consultant
B Ag Sc MNZIPIM



Independent
Agriculture
& Horticulture
Consultant
Network

Proposed Subdivision Report - 3355 SH23 Te Uku

Prepared for:
- Diamond Creek Farms Ltd

Dave Miller
14 October 2020

TABLE OF CONTENTS

1.0	Purpose	3
2.0	Executive Summary	3
3.0	Background	4
4.0	Soil Type	4
5.0	Pasture	5
6.0	Carrying capacity	6
7.0	Alternative land use	7
8.0	Wider considerations	7

1.0 PURPOSE

The purpose of this report is to consider the impacts on agricultural and horticultural options if the proposed subdivision at 2355 State Highway 23 proceeds.

2.0 EXECUTIVE SUMMARY

The proposal is to subdivide approximately 42 hectares of a 252 hectare dry stock property.

The subdivision involves a 42 hectare block that is separated from the main farming operation by State Highway 23.

The 42 hectares has 3.4 hectares of waste area, 16.6 hectares of Class 2 land producing a calculated 12 tDM/ha/year and a remaining 22 hectare block producing a calculated 6 tDM/ha.

The low pasture production is a function of contour on the sidling area and very poorly drained Gley soils on the bottom terrace along the river. There is no practical prospect of improving the physical performance of this land.

The property is well managed with extensive use of portable electric fencing to optimise grazing management.

The current farming system means that pasture utilisation is already higher than average.

In practical terms the proposed subdivision of 42 hectares will remove a total of 308 tDM from the district. This will result in the loss of grazing for approximately 120 R3 year animal equivalents.

It is my view that with some modest changes to the farming practices on the remaining 210 hectare property the net loss of animal output can be brought down to approximately 60 animals, not the full 120 that currently graze on the block.

The required changes include a modest variance in the amount of nitrogen used, and a review of the stock classes that are wintered.

It needs to be acknowledged that there is a relatively small area of Class 2 soils involved at 16.6 hectares. There is no practical means to retain this land and proceed with a part subdivision due to the location of roads, streams and gullies.

It needs to be acknowledged that the remaining 22 hectares of Class 3 and 4 land is low producing, but high impact in terms of unavoidable degradation of water quality in the Matakotea stream. Removing this 22 hectares from agricultural production has little impact on the farm's overall carrying capacity, but will have a significant impact in terms of improving water quality in the Matakotea stream and the Raglan harbour.

Historically the property has been operated as a conventional sheep and beef operation. In more recent years the farming policy has migrated to a farm system based around dairy heifer grazing, and trading of beef cattle.

A consequence of this is the reduced flexibility in moving stock on and off the block as required. It is probable that if there was better stock access there may be different approaches to the wintering of stock on this block, however this is currently not possible.

Gross margin off the 42 hectares is approximately \$400/head or \$44,000 before fertiliser, maintenance, animal health, labour, rates and debt. A fairly modest contribution relative to the performance across the wider business.

S maps confirms the block is approximately 50% poorly drained and 50% moderately well drained soils. These areas line up with the physical features of the block with the higher ground free draining and the low-lying flats very poorly drained. The farm boundaries are in the light shaded area of Figure 1.

Figure 1: S Maps soil report



The high-level classification has 20 hectares recorded as Class 2 land and 20 hectares as Class 3. Having undertaken a site visit I suggest the classifications would be 16 hectares Class 2 soils, 16 hectares Class 3 and 10 hectares of Class 4 soils, based on drainage and contour.

The Class 2 soils are all on the upper terrace and visible from the road. It is not until you walk across the full property that the soil and contour limitations become apparent.

The Gley soils are a significant feature in the low productivity across the entire block. They are also a cause of the relatively high environmental impact when grazing the bottom flats. The only practical way to avoid those impacts is to retire the 22 hectares of flats from grazing.

5.0 PASTURE

Pastures vary significantly, depending on which soil they are on. The 16 hectares of Class 2 soils has sound dense perennial ryegrass clover swards.



Photo 1: Pastures on the Class 2 land

The swards on the Class 3 and 4 land are much weaker, with a high flat weed infestation. Regrassing is not an option unless there is significant drainage undertaken. In this circumstance it would be prohibitively expensive for the gain in productivity.



Photo 2: Pastures on poorer Class 3 and 4 land

6.0 CARRYING CAPACITY

The 40 hectare block is typically carrying 110 - 120 two year old animals through to slaughter as three year olds. The block appears to be well managed with extensive use of portable electric fencing to optimise pasture utilisation.

The block typically receives two dressings of 40 kgN/ha in the form of Sustain.

Total feed demand under the current system is calculated at 110 animals x 2.8 tDM/hd = 308 tDM annually.

After four waste areas are removed, I have calculated the effective grazing area at a maximum of 38.5 hectares. Included in this is some steeper sidling areas, which while grazed, will have very low performance.

Total DM production across the grazing area is calculated at 308 t/38.6 ha = 7.9 tDM/ha.

I have calculated there is 16.55 hectares of Class 2 land based on soil type and contour. The remaining area is either waste area, sidlings or poor performing flats.

The Class 2 land is estimated to be growing 12 tDM/ha. The remaining 22.05 hectares of pastureland is estimated to be growing 5 - 7 tDM/ha/year, depending on how wet the winter is.

Given current environmental rules there is no prospect of increasing productivity across the block through improved drainage.

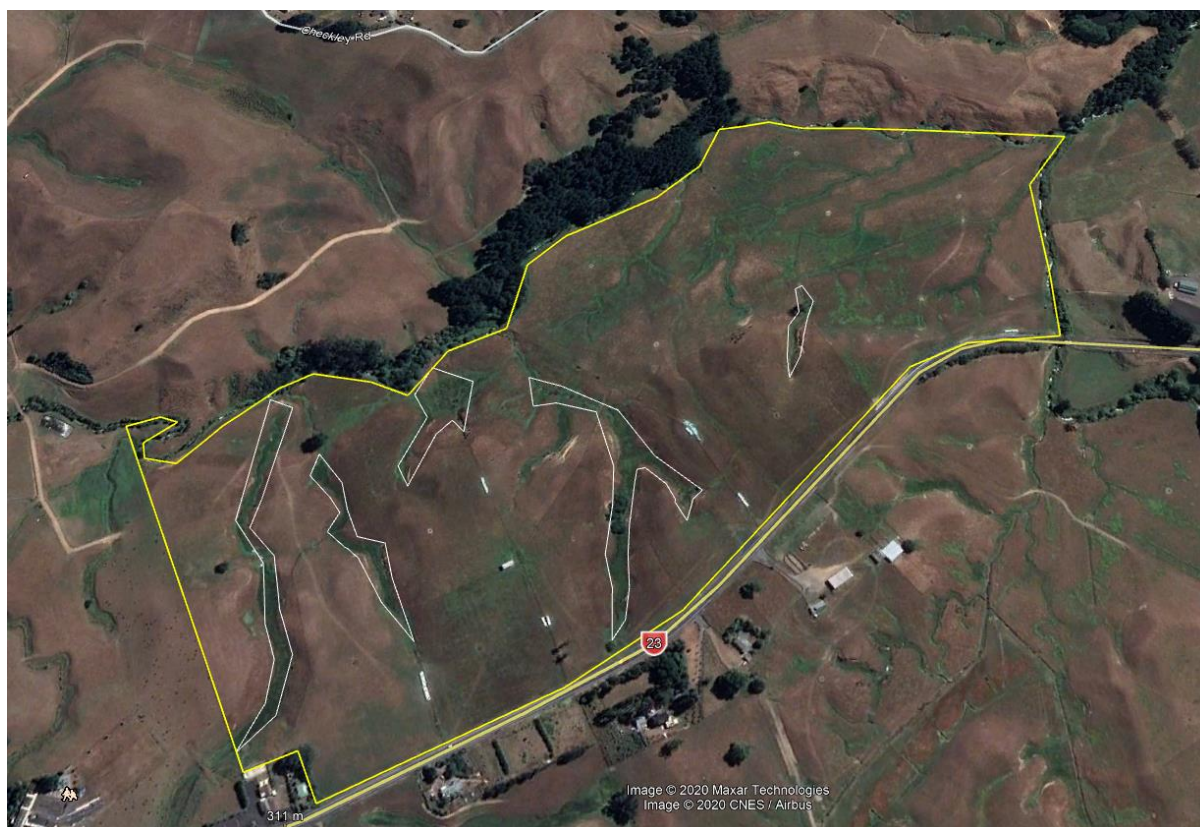


Photo 3: Farm boundary in yellow and 4 waste areas in white.



Photo 4: Example of waste area



Photo 5: Example of waste areas.

7.0 ALTERNATIVE LAND USE

Location and the significant variance in soil types do mean there is limited prospects for alternative land use. Apart from maize production, I am unaware of any alternative land use in the area.

It would be possible to grow approximately 16 hectares of maize on the land, but in doing so the remaining area becomes impractical to graze given it is so poor performing and wet. You need a mix of the good and poor land to run a pastoral grazing system.

8.0 WIDER CONSIDERATIONS

The Whaingaroa Harbour Care programme has made significant and measurable differences to the health of the harbour through strategic retirement and planting of high-risk areas.

The furthest boundary of the proposed subdivision is 4.3 km from the harbour proper and has the Matakotea stream running for 1.3 km along the northern boundary.

Immediately adjacent to the stream is the 22 hectares of heavy Gley soils.

There is the appropriate stock exclusion fence running the full length of that stream boundary.

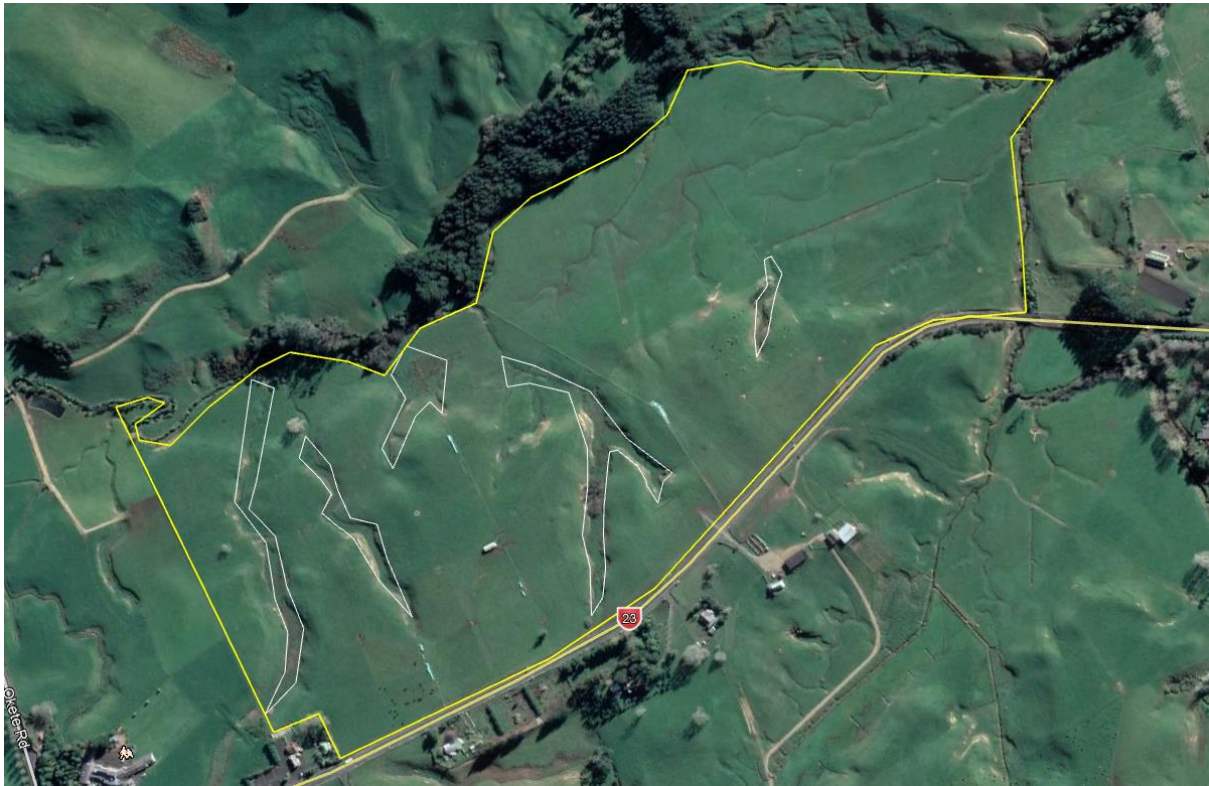


Photo 6: Waste areas and natural drainage.

This photo shows at a high level, the network of natural surface waterways on the flats leading into the Matakotea Stream.



This photo highlights the difficulty in grazing these heavy Gley soils. It is important to note that this is after one of the driest winters on record. Unless stock are completely removed from this block for 5 - 6 months of the year then pugging is unavoidable.

The water channels visible in the photo are natural water courses shown in the previous photo.

It is likely that at some point in the future, regulations will force the retirement of this type of land from grazing, certainly through winter months.

If the subdivision proceeds, I estimate that it will result in the net loss of grazing for 60 animals, assuming some modest changes are made on the remaining 210 hectare property. However, it will remove a significant source of contamination of sediment, and E.coli from entering the Matakotea stream and the Raglan harbour.

These wider community benefits are significant in this proposal.

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