



OCTOBER 2020

## PROPOSED TAUWHARE WETLAND NEIGHBOURHOOD LANDSCAPE AND AMENITY ASSESSMENT



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ISSUE	DESCRIPTION	DATE	ISSUED BY
A	PRELIMINARY ISSUE FOR REVIEW	27 AUGUST 2020	MM
B	REVISED ISSUE	7 SEPTEMBER 2020	MM
C	REVISED ISSUE	9 SEPTEMBER 2020	MM
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## 1.0 INTRODUCTION

### 1.1 Introduction

The representatives of the property owner, Bowrock Properties Limited, made a submission to Waikato District Council (dated 9 October 2018) requesting that the zoning of the subject site be considered as part of the Proposed District Plan Review.

This Landscape & Amenity Assessment has been commissioned by Bowrock Properties Ltd to accompany a Section 32 Analysis to Waikato District Council seeking rezoning of the subject site.

#### 1.1.1. Site Identification

The subject site comprises two lots, Lot 3 DP 325499 & Lot 32 DP 81580, located on Tauwhare Road, Tauwhare. These lots comprise an area of 19.6760 and 0.4791 hectares respectively. The smaller lot is located to the north west of the larger lot, inset to the corner of the overall subject site. For the purposes of the proposed development the two titles are being considered as one.

This report refers to the combined site as the subject site, proposed neighbourhood, or proposed development.

**Figure 1.** An aerial image of the subject site (highlighted red). The smaller of the two lots is located on the north-west corner of the larger lot, adjacent to Tauwhare Road. Source: [www.branzmaps.co.nz](http://www.branzmaps.co.nz)





### 1.1.2. Planning Framework

The two properties are zoned 'Rural' zone in both the *Operative District Plan* and *Proposed District Plan*.

There is an opportunity to develop the subject site for residential development, this could be enabled by the rezoning of the subject site in the *Proposed District Plan*.

Residential development of the subject site could be undertaken in a manner currently provided for by the 'Country Living Zone' of the *Proposed District Plan*.

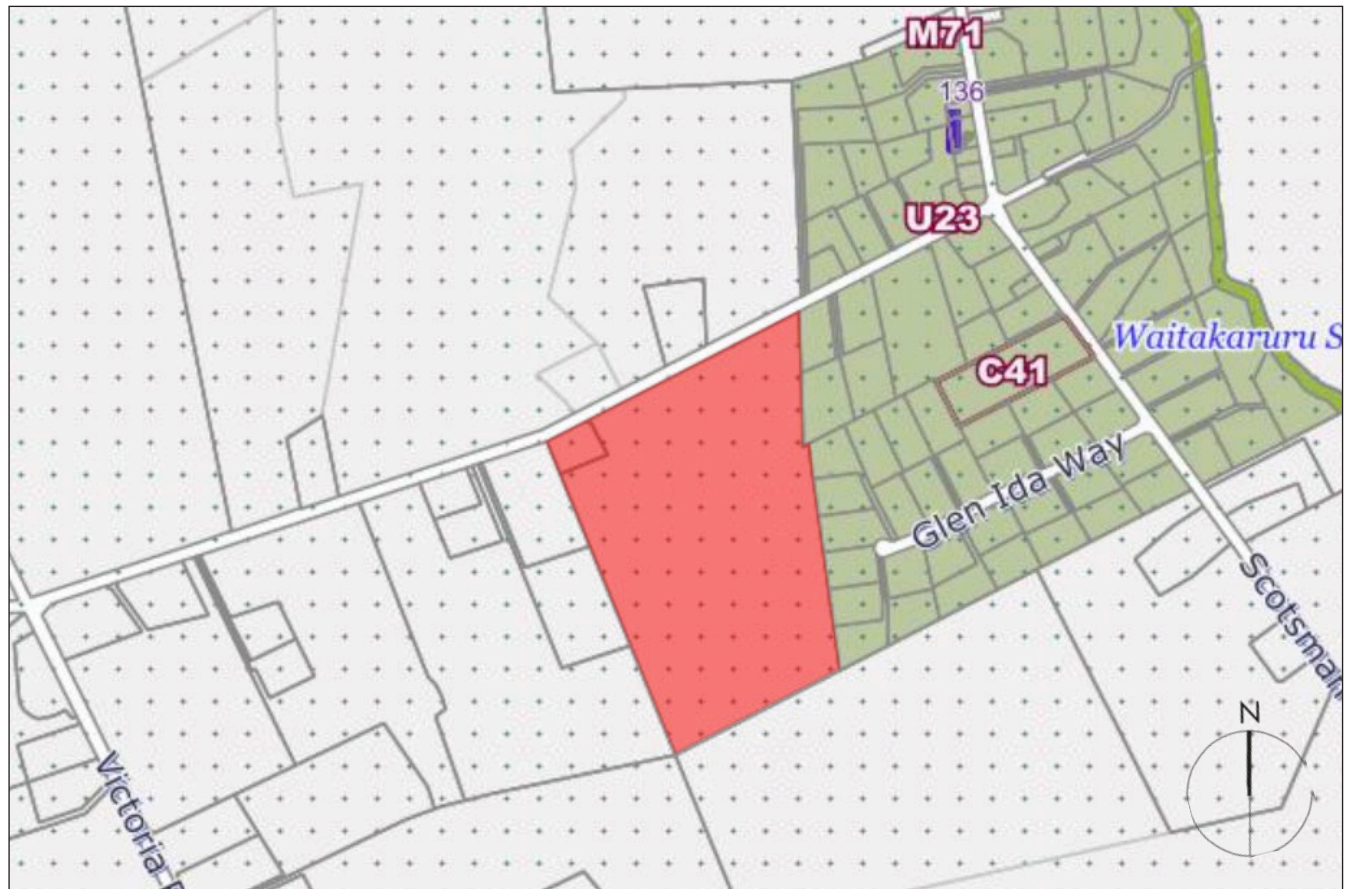
### 1.1.3. Authorship

This report has been prepared by Antanas Procuta and Mark Mawdsley of PAUA Architects Ltd. Unless otherwise noted, all of the photographs and drawings in this report are by PAUA Architects. Copyright of this report remains with the author, PAUA Architects Ltd.

### 1.1.4. Methodology

The document 'Information Requirements for the Landscape & Visual Effects' published by Auckland Council September 2017 has been used as a guide in the preparation of this report, noting the site specific considerations of the proposed development.

**Figure 2.** A map from the Proposed Waikato District Plan showing the proposed zoning. The 'Country Living Zone' is coloured green, the 'Rural Zone' coloured grey. (the subject site has been highlighted red). The subject site has been highlighted red, but is zoned 'Rural'.  
Source: Planning Maps - Proposed Waikato District Plan.



### 1.1.5. Relevant Experience

PAUA Architects Ltd is a Hamilton-based practice, undertaking a range of architectural and urban design work mostly in the broader Waikato, from the Bombay Hills down to Taihape, and from the east coast to the west.

PAUA Architects' commissions include masterplanning and design for new subdivisions (within existing rural and urban greenfield and brownfield settings) and school campuses, landscape and urban design (including parks), residential, educational, marae, performance, and commercial architecture. PAUA has been engaged by both Heritage NZ and a number of local authorities to provide heritage assessments and advice. PAUA Architects is a signatory to the MfE Urban Design Protocol.

PAUA Architects Ltd has prepared Landscape Impact Assessments for built interventions in such situations as 'Outstanding Natural Feature and Landscape Policy Areas', and within 'Cultural Landscape Policy Areas'. Projects of a similar nature to that proposed for the Bowrock property include:

- Quentin Drive Residential Development; a 110 household development including both the urban and landscape design for the development,
- Cambridge Park, an award-winning 330-household neighbourhood bounded by Cambridge's Green Belt and a gully system,

designed around neighbourhood walkways and a community oval; the 'village green', and

- Taupo Lot 60, commissioned by Taupo District Council through an international design competition, and conceived as an exemplar mixed-use sustainable neighbourhood.

Antanas Procuta is a Registered Architect, and holds a Bachelor of Architecture, a Bachelor of Building Science, and is a Fellow of the NZ Institute of Architects Inc.

He is a former council member of the NZIA, a trustee of the Kukutaruhe Education Trust and the Riff Raff Public Art Trust, and is on the MESH Sculpture Trust Curatorial Panel. Antanas studied under architect / landscape designer Harry Turbott at the University of Auckland. Antanas was the project director for the projects mentioned above.

Mark Mawdsley is a Registered Architect, and holds a Bachelor of Architecture (Hons), and is an Associate of the NZ Institute of Architects Inc.

He has practiced both here in the Waikato and New South Wales, Australia. Mark is the Project Architect for the Quentin Drive Residential Development which was recently granted consent by Hamilton City Council.



## 2.0 DESCRIPTION OF THE SITE & SURROUNDING LANDSCAPE

### 2.1 Location of Tauwhare Village

Tauwhare Village is a small rural village located 15km east of Hamilton CBD, 14km north of Cambridge, and 14km south-west of Morrinsville. The village is centered around the intersection of Tauwhare and Scotsman Valley Roads.

### 2.2 Relationship to Tauwhare Village

The subject site is located directly west of the existing Tauwhare village, on the south side of Tauwhare Road. Tauwhare Road is one of the primary roads leading to both Cambridge & Hamilton.

The eastern boundary of the subject site adjoins residential properties that are zoned 'Country Living'. As shown in Figure 2, the subject site is at the physical edge of the village, with dwellings to the east and a number of lifestyle properties to the west.

**Figure 3.** A topographical map showing Tauwhare Village (circled) between Hamilton, Morrinsville, and Cambridge.  
Source: [www.branzmaps.co.nz](http://www.branzmaps.co.nz)



### 2.3 Natural Features of Tauwhare Village

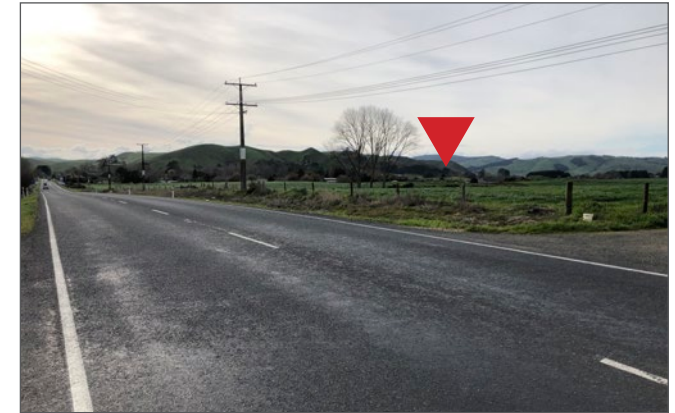
Tauwhare Village is at the eastern edge of the Waikato Basin directly east of Hamilton. To the west are foothills extending from Morrinsville south to Cambridge, separating the Waikato Basin from the Hauraki Plains. The village is located at the western end of Scotsman Valley. Pukemoremore hill is to the south-east of the village and is a notable feature in the immediate landscape.

The Tauwhare Village area is generally flat with the surrounding farmland comprising both flat land and rolling hills.

The surrounding areas comprises lifestyle blocks and farmland. There are established trees in private gardens, shade trees in paddocks and shelterbelts. The Waitakaruru Arboretum is located near to the village, on Scotsman Valley Road.



**Figure 4.** Looking towards Pukemoremore Hill along Scotsman Valley Road.



**Figure 5.** The foothills to the east of Tauwhare Village. The approximate location of the arboretum is indicated.

**Figure 6.** Flat farmland on the north side of Tauwhare Road opposite side of the subject site, with rolling hills in the distance.



**Figure 7.** Looking north along Tauwhare Road from the intersection of Tauwhare and Scotsman Valley Roads.





## 2.4 Built Features of Tauwhare Village

The Tauwhare village comprising approximately 90-100 dwellings and a small number of community buildings. Lot size is generally large (likely around 5000sqm) with some smaller lots at the centre of the village. The age of dwellings appears to range from the mid-20th century with the majority recently constructed. Older dwellings are generally located on Tauwhare & Scotsman Valley Roads near to the centre of the village. Newer dwellings are generally located along Glen Ida Way or at the end of long driveways accessed from Tauwhare & Scotsman Valley Roads

Community buildings include St Andrew's Church, the Tauwhare Community Hall, a preschool, and Tauwhare Primary School. With the exception of a homekill business there are no obvious commercial premises within the village, however, there are likely to be some small business operating from private dwellings. The Arboretum opens the public on selected days, the nearby military museum is open by appointment.

Tauwhare School has a roll of 175 students. The school grounds comprise seven classrooms, a 20m swimming pool, tennis courts, sports fields, and adventure playgrounds.

Beyond the low density and single storey attributes, there is no consistent architectural character to the built form of Tauwhare Village.



**Figure 8.** The primary school on Scotsman Valley Road is a five minute walk from the subject site.



**Figure 9.** Tauwhare Community and War Memorial Hall on Tauwhare Road at the northern extents of Tauwhare Village.

**Figure 10.** Older dwellings at the centre of the village, on the intersection of Tauwhare & Scotsman Valley Roads.



**Figure 11.** Newer dwellings along Scotsman Valley Road, close to Glen Ida Way.





## 2.5 Description of the Subject Site

The subject site comprises twenty hectares of bare land used for growing maize/hay. The topography is rolling which is more pronounced towards the southern portion of the site.

A key feature of the subject site is the re-formed wetland on the northern portion of the site. Native vegetation has been planted around the perimeter in recent years and is now established. There are a small number of established trees on the northern portion of the site, planted in two separate rows.

There is a drainage culvert that follows the eastern boundary. A vehicle track has been cut and leads from the north-west corner of the site to the mid point of the eastern boundary. There have been some changes to the topography to form this track.

The only building on the site is a small pump shed adjacent to Tauwhare Road.



**Figure 12.** An image from 2007, looking south east, showing the subject site prior to the formation of the wetland. The wetland has been formed in a location of the standing water.



**Figure 13.** An image from 2018, looking north east, showing the wetland and perimeter planting. The established trees in the image are the same trees shown in Figure 12.

**Figure 14.** Looking west at the track which has been formed on the site. The dwelling in the distance is on the adjacent property, west of the subject site.



**Figure 15.** The formed track crosses the wetland allowing access to the pond itself.







**Figure 16.** The south-east corner of the site showing the culvert. The dwellings in the distance are on adjacent properties along Glen Ida Way. At this location the culvert is a considerable distance from the eastern boundary.



**Figure 17.** The north-east corner of the site showing the culvert. The dwelling in the distance fronts to Tauwhare Road. At this location the culvert is in close proximity to the boundary fence.



**Figure 18.** The pump shed adjacent to Tauwhare Road. The trees in the distance are on the subject site, this is one of two rows of trees.

**Figure 19.** Tauwhare Road is located along the northern boundary of the subject site.



**Figure 20.** The northern portion of the site consists of gently rolling land.



**Figure 21.** The southern portion of the site consists of gently rolling land, however, the topography is noticeably steeper than the northern portion of the subject site.





## 3.0 VISUAL CONNECTIONS

### 3.1 Views of the Subject Site

Views of the subject site from the public domain are generally from Tauwhare Road. The topography rises up from the road along the north boundary obscuring the south portion of the site. Pukemoremore Hill is visible in the distance, beyond the site.

From Scotsman Valley Road the subject site is visible across the adjacent farmland. The higher portion of the site is visible from Glen Ida Way but is obscured by the existing dwellings.

The subject site is visible from the high points along Victoria Road however it is hard to distinguish the village from the surrounding farmland.

The neighbouring dwellings to the east have views of the site, however, these dwellings are generally orientated to the north rather than towards the subject site. They are at a lower level and the higher portion of the subject site is obscured by the slope. The dwellings to the west of the subject site have views of the site obscured by vegetation.



**Figure 22.** Looking west along Tauwhare Road, the subject site is on the left of the road beyond the post and rail fence. Figure 23 looks back towards the crest of the road visible in the distance.

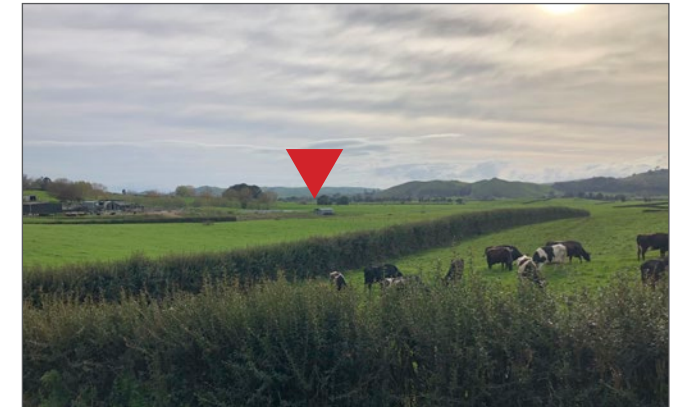


**Figure 23.** Looking east along Tauwhare Road, the subject site is on the right of the road beyond the hedge. The crest of the road is visible in Figure 22.

**Figure 24.** Looking south-west along Glen Ida Way towards the subject site. The ridge indicated by the red arrow is part of the subject site.



**Figure 25.** Looking north-east towards the subject site from Victoria Road. The red arrow indicates the location of the white dwelling visible in Figure 24.



### 3.2 Views from the Subject Site

The subject site is slightly elevated, particularly towards the south-west corner, enabling district views towards the north, east, and south of rolling farmland.

Views of Pukemoremore Hill, nearby foothills, and Scotsman Valley are visible from the subject site. The Waitakaruru Arboretum is visible to the east and Pukemoremore Hill is visible to the south east.

The adjacent dwellings and outbuildings to the east can be seen from the subject site. The dwellings to the west are partially obscured by established vegetation.

There are dwellings and farmland on the opposite side of Tauwhare Road, to the north of the subject site.



**Figure 26.** Looking south-east towards Pukemoremore hill and the surrounding foothills. The wetland is in the foreground of the image with the rolling hill of the subject site beyond.



**Figure 27.** Looking east towards Scotsman Valley and the Waitakaruru Arboretum. The dwellings in Tauwhare Village are partly obscured by the topography.

**Figure 28.** Looking north-east towards Tauwhare Road and the northern portion of Tauwhare Village.



**Figure 29.** Looking north-west to the north side of Tauwhare Road.







**Figure 30.** Looking north-west across the subject site to the surrounding countryside. The established trees at the left of the image obscure the adjacent dwelling



**Figure 31.** Looking west towards the neighbouring dwelling.



**Figure 32.** Looking south over the rolling countryside.

**Figure 33.** The dwellings and outbuildings within the extents of the existing Tauwhare village to the east of the subject site.



**Figure 34.** The dwellings within the extents of the existing Tauwhare village to the east of the subject site.



**Figure 35.** The recently constructed dwellings along Glen Ida Way to the east of the subject site.



## 4.0 PROPOSED DEVELOPMENT

### 4.1 Proposed Residential Subdivision

The initial submission to Waikato District Council requested that Council consider rezoning the subject site to allow future residential development:

*The subject site is located to the west of Tauwhare Village, designated 'Country Living' zone in both the Operative District Plan and Proposed District Plan. The village comprises standalone dwellings on large sized residential lots.*

*To the west of the subject site, along Tauwhare Road, there are a mix of smaller sized residential and larger agricultural properties. A number of these residential properties are a similar size to the residential properties within Tauwhare Village itself, which is on the opposite side of the subject site.*

*There is an opportunity to develop the subject site for residential use, which could be enabled by the rezoning of the subject site to 'Country Living' in the Proposed District Plan. Residential development of the subject site could be undertaken in a manner currently provided for by the 'Country Living' zone of the Proposed District Plan.*

*The combined site comprises 20 hectares and could potentially provide for 25-35\* residential*

*properties, accounting for natural features of the subject site.*

*Development of the subject site would effectively increase the size of the current 'Country Living' zone which is located on the intersection of Scotsman Valley and Tauwhare Roads, allowing it to extend to the west along Tauwhare Road.*

*Residential development of the subject site would be consistent with the existing context and feel of both Tauwhare Village to the east and Tauwhare Road to the west.*

\*Subsequent investigation suggests that the subject site may accommodate up to 25 lots.

### 4.2 Design Options

Tauwhare Village is zoned 'Country Living Zone' in the Proposed District Plan, providing for low density rural living. The 'Country Living Zone' considers density at a minimum of approx one dwelling per 5000sqm, it is considered that the site may accommodate up to 25 lots.

An alternative approach to developing the site may consider an equivalent yield as the 'Country Living Zone' one dwelling per 5000sqm, but cluster the dwellings in an area of the site that offers increased residential amenity. The lots may be smaller than 5000sqm and be in closer proximity than otherwise anticipated.

Owing to the smaller lot sizes an area of the site may be allocated for productive land uses on a larger scale than is possible on a 5000sqm lot. These options are shown in the following diagrams. It is important to note that the same number of dwellings, is proposed for each option.

The assessment will consider two options for development on the site:

#### OPTION A

Low density residential subdivision per the guidelines of the Country Living Zone, similar to the residential development shown in Figure 36.

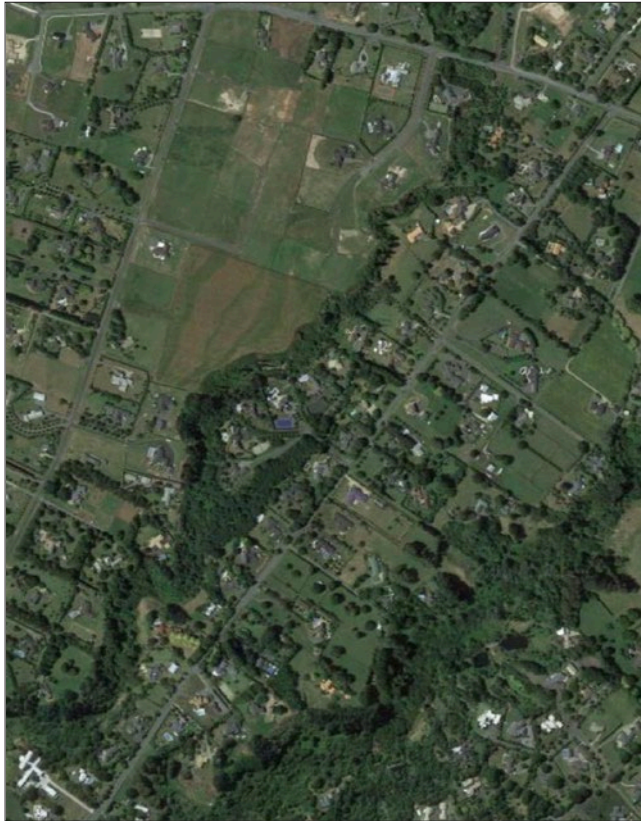


## OPTION B

Residential subdivision comprising clustered dwellings surrounded by productive land, similar to the residential development shown in Figure 37.

This report assesses the effect of the subject site being developed within the guidelines of the 'Country Living Zone'. It also makes an assessment of a clustered residential development where lots are smaller than 5000sqm in conjunction with a balance lot used for productive uses.

Bowrock Properties Limited submitted change to Policy 5.6.3 of the 'Country Living Zone' in Hearing 12; seeking an avenue for the consideration of alternative subdivision design that enables productive potential to be maintained.



**Figure 36.** An aerial image of residential subdivision in Tamahere comprising single dwellings on large sections typical of what is proposed by the 'Country Living Zone', Option A. Development in this manner comprises dwellings in large garden settings.



**Figure 37.** An aerial image of a residential village, Bonchester Bridge, Scotland. This historic village has dwellings on small lots in close proximity to each other, similar to the concept for Option B. Dwellings present to a road frontage. The village itself is surrounded by farmland.



**Figure 38.** Concept sketches showing two options as examples for how the site may be developed. Subdivision per Option A on the left and Option B / reduced lot sizes on the right. The open area to the bottom of Option B is below the ridge and could be maintained for productive uses. This open area may also provide a buffer to the rural land uses to the south of the subject site.



## 5.0 PROPOSED CHARACTER OF THE 'COUNTRY LIVING ZONE'

### 5.1 Intended Character for the Proposed Development

This report will consider the proposed development against the objectives and policies as notified in the *Proposed District Plan*. Consideration will also be given to the potential positive design outcomes that may be realised.

The *Proposed District Plan* specifies the following objective for the zone.

#### 5.6.1 Objective – Country Living Zone

*Subdivision, use and development in the Country Living Zone maintains or enhances the character and amenity values of the zone.*

The following policies have been considered relevant to the proposed development on the subject site

#### 5.6.2 Policy – Country Living Character

*(a) Any building and activity within the Country Living Zone are designed, located, scaled and serviced in a manner that does not detract from the character of the area by:*

- (i) Maintaining the open space character;*
- (ii) Maintaining low density residential development;*
- (iii) Recognising the absence of Council wastewater services and lower levels of other infrastructure.*
- (b) Maintain views and vistas of the rural hinterland beyond, including, where applicable, Waikato River, wetlands, lakes, and the coast.*
- (c) Maintain a road pattern that follows the natural contour of the landform.*

*(d) Ensures that the scale and design of any non-residential activities maintains the open rural character and addresses site specific issues such as on-site servicing, and transport related effects.*

*(e) Requires activities within the Country Living Zone to be self-sufficient in the provision of water supply, wastewater and stormwater disposal, unless a reticulated supply is available.*

#### 5.6.3 Policy – Subdivision within the Country Living Zone

*(a) Subdivision, building and development within the Country Living Zone ensures that:*

- (i) The creation of undersized lots is avoided where character and amenity are compromised;*
- (ii) new lots are of a size and shape to enable sufficient building setbacks from any boundary;*
- (iii) building platforms are sited to maintain the character of the Country Living Zone and are appropriately-positioned to enable future development;*
- (iv) existing infrastructure is not compromised;*
- (v) existing lawfully-established activities are protected from reverse sensitivity effects.*

#### 5.6.4 Policy – Building setbacks

*Maintain the existing spaciousness between buildings with adjoining sites.*

#### 5.6.5 Policy – Scale and intensity of development

*Minimise the adverse effects of development created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.*

#### 5.6.6 Policy – Height of buildings

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

The following discussion will assess the two proposed design options against the *Proposed District Plan*. The options will be addressed separately when different outcomes are proposed.

- The subject site is adjacent to Tauwhare Village, which is zoned 'Country Living Zone'. This application seeks rezoning of the subject site currently zoned 'Rural' to permit residential development similar to the existing residential development. Residential development on the subject site would in essence expand the existing Tauwhare Village.
- The primary objective of this assessment is to assess how rezoning the subject site (to 'Country Living Zone') and subsequent residential development may impact on the existing character and amenity of Tauwhare Village.
- The second objective of this assessment is to consider how an alternative model may provide for residential development on a smaller lot size, with dwellings located at areas offering high residential amenity. The remainder of the subject site would be retained as productive land. A subdivision of this nature would be subject to a later Resource Consent.

## 5.2 Defined Scale of Effects

The following table has been adopted from the Auckland Council publication 'Landscape and Visual Effects Assessment' (September 2017). The discussion in the following sections will use these categories to describe the effect of proposed rezoning and any subsequent residential development.

EXTREME	Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or outlook.
VERY HIGH	Major change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook.
HIGH	Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements.
MODERATE	Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity.
LOW	A slight loss to the existing character, features or landscape quality.
VERY LOW	The proposed development is barely discernible with little change to the existing character, features or landscape quality.
NEGLIGIBLE	The proposed development is barely discernible or, there are no changes to the existing character, features or landscape quality.



## 6.0 EVALUATION OF THE PROPOSAL

### 6.1 The Effect on the Existing Character of Tauwhare Village

#### A) COUNTRY LIVING RESIDENTIAL SUBDIVISION

The subject site is presently bare farmland located between the existing village and the lifestyle properties along Tauwhare Road west of the subject site. If the subject site were to be rezoned 'Country Living Zone' the same district plan provisions would apply to both the subject site and existing village.

- The subject site is slightly more than 20 hectares and could potentially provide for up to 25 residential properties accounting for the wetland, road reserve, and public space. The proposed development would be consistent in scale and density to the recent dwellings at the perimeter of the village and along Glen Ida Way and would be considered a natural extension of Tauwhare Village. Given the immediate context of the property, development of the subject site will have a 'very low' effect on the overall character of the village or presentation of the village within a wider landscape setting.
- It is anticipated that development on the subject site can be designed, located, scaled, and serviced as to not detract from character and amenity values of the zone. Preliminary site investigation has been undertaken to ensure that on-site servicing is possible on a 5000sqm lot.

Development that is consistent with the existing character of Tauwhare village will have a 'very low' effect on the existing character.

- Linking the existing village to the lifestyle properties along Tauwhare Road west of the subject site allows the village to be expanded. This is not considered to have an adverse effect on the *open space* and *low density* character of Tauwhare Village. This aspect of the proposal will have a 'very low' effect on the overall presentation of the village within a wider rural setting.
- It is anticipated that the proposed development, per the 'Country Living Zone' will have a 'very low' effect on the overall character of Tauwhare Village in the wider rural context.
- The wetland on the subject site, developed by the current owner, is a unique feature and any proposed development should maintain views to and from the wetland. Loss of views from the public domain may have a 'high' effect on the existing amenity. View corridors would mitigate adverse impact to a 'moderate' effect.
- Views to Pukemoremore are available from Tauwhare Road, over the subject site. View corridors to significant landforms beyond the site should be used to develop the siteplan, promoting visual connection to the wider rural setting. This would mitigate adverse impact to a 'moderate' effect.

#### B) CLUSTERED RESIDENTIAL SUBDIVISION

The *Proposed District Plan* notes that the creation of undersized lots is to be avoided where character and amenity are compromised.

It is noted that lots would need to be sufficiently sized to accommodate the required services. Initial investigation suggests that an area of approximately 1000sqm will be required for on-site services to be installed; this area excludes any area required for setbacks from both property boundary and dwellings. The total lot size would likely need to be 2500sqm+ to accommodate 1000sqm of on-site services.

A clustered residential subdivision would be designed to accommodate an equivalent number of dwellings as option A. It is not intended to seek additional dwellings above what is permissible by the proposed 'Country Living Zone'.

- Smaller lot sizes could be considered for areas of the site that offer increased amenity or have unique views and vistas. The overall site plan can be developed to allow dwellings to share these views, enhancing the sense of open character, despite being in closer proximity to one another. The increased density may have a 'moderate' effect on the existing character, however the overall development would be consistent with Policy 5.6.2 B for the zone.

- The opportunity for residential development around the wetland, with dwellings positioned to overlook the wetland, offers a unique amenity for future residents. Likewise, the opportunity for residential development at the perimeter of open green space develops the sense of open character intended for the 'Country Living Zone'.

This aspect of the proposal will have a 'high' effect on the landscape but will provide future dwellings an improved level of amenity in accordance with the policies for the zone. Again, the use of view corridors may be used to mitigate the anticipated effect to a 'moderate' effect.

- The undeveloped portion of the subject site can be used for productive uses on a small scale. This allows a portion of the overall site to remain as productive land. This should be considered a positive aspect of the proposal as it will have 'negligible' effect on, and in keeping with, the rural landscape.
- At a macro scale, the *open space* and *low density* character of Tauwhare Village, within a wider rural setting, would not be compromised. It is anticipated that the proposal will have a 'negligible' effect on the wider rural setting
- At a micro scale, a cluster of dwellings may be located around the wetland, similar to the dwellings that are located on small lots around

the intersection of Tauwhare and Scotsman Valley Roads. This may have a 'high or moderate' effect on the existing character of the village but offers improved amenity for future dwellings.

## 6.2 Residential Development as Response to the Landform

The topography of the subject site differs from the existing village which is generally flat and without any notable water features. The wetland is a defining feature of the subject site as is the rolling topography.

- It is preferable that future residential development is sensitive to the natural landform of the subject site.

The masterplan should be developed to complement the natural features of the site (wetland, sloping land, culvert drains and established planting) rather than adopting a cut and fill approach to create level building platforms. This will mean that the proposal has a 'low' effect on the legibility of the village within the wider rural setting.

- The position of future dwellings on the subject site may have a 'high' effect on the landscape of the subject site itself, however, the proposal should be considered as the expansion of a small residential village within a wider rural setting comprising rolling farmland and foothills.

The design of the subdivision may enhance the legibility of the natural landforms, reinforcing the rural character of the zone, comprising dwellings within a wider rural setting.



- The visibility of landmarks in the surrounding landscape should also be considered. Views shafts that allow the natural features of the site and surrounds to remain visible from the public domain should be explored in the initial masterplan. The use of view shafts to mitigate potential effect to a 'moderate' level
- Future dwellings on the site will be elevated above the existing dwellings within the current village. It is not considered that there will be any issues relating to privacy and/or overlooking given the gentle topography, relative size of the property, and the reasonable distances between the residences. This will be a 'moderate' effect to the existing character of Tauwhare Village but a 'negligible' effect on the wider rural setting.
- Development of the site can be designed to suit the existing topography of the site, which differs from the topography of the existing Tauwhare Village. This will have a 'moderate' effect on the existing character of Tauwhare Village, but is in accordance with the policies of proposed 'Country Living Zone'.

### 6.3 How the development will reflect on the existing character of Tauwhare Village & the broader rural setting

The existing Tauwhare Village is a large group of dwellings and community buildings in a rural location. The extents of the village are easily legible with larger lifestyle properties along each of the three primary roads that form the main intersection. There are also secondary roads that are no through roads.

The subject site is located between Tauwhare Village and a number of lifestyle properties further to the west along Tauwhare Road, towards Victoria Road. It is surrounded by rural land and located within a wider rural setting. The subject site is vacant and creates an abrupt edge to the western edge of Tauwhare village. To both the north and south of the subject site are areas of open rolling farmland.

Beyond the low density and single storey attributes, there is no consistent architectural character to the built form of Tauwhare Village.

The proposed development will increase the number of households within Tauwhare Village and support the long term viability of Tauwhare School

and the *Rural Zones* will not be adversely affected by the proposed residential development. The subject site is currently zoned rural and adjoins the *Country Living Zone*, it is proposed to have the property rezoned as an expansion of the village (*Country Living Zone*). The effect on the overall character of the village, as a residential village within a wider rural setting, is considered to be 'negligible'.

- Residential development on the subject site will in essence enlarge the existing village. The village will continue to be legible as a concentrated group of dwellings within a wider rural setting. This will have a 'negligible' effect on the existing character of the village within the wider rural setting.
- Residential development on the subject site would infill the area between the village to the east and the smaller lifestyle properties to the west. The resulting development would appear to be a lateral expansion of the village along Tauwhare Road (west) as is the case with Tauwhare Road (north) and Scotsman Valley Road. This will have a 'very low' effect on the existing character of Tauwhare Village

#### A) COUNTRY LIVING RESIDENTIAL SUBDIVISION

- The existing character of both the *Country Living*

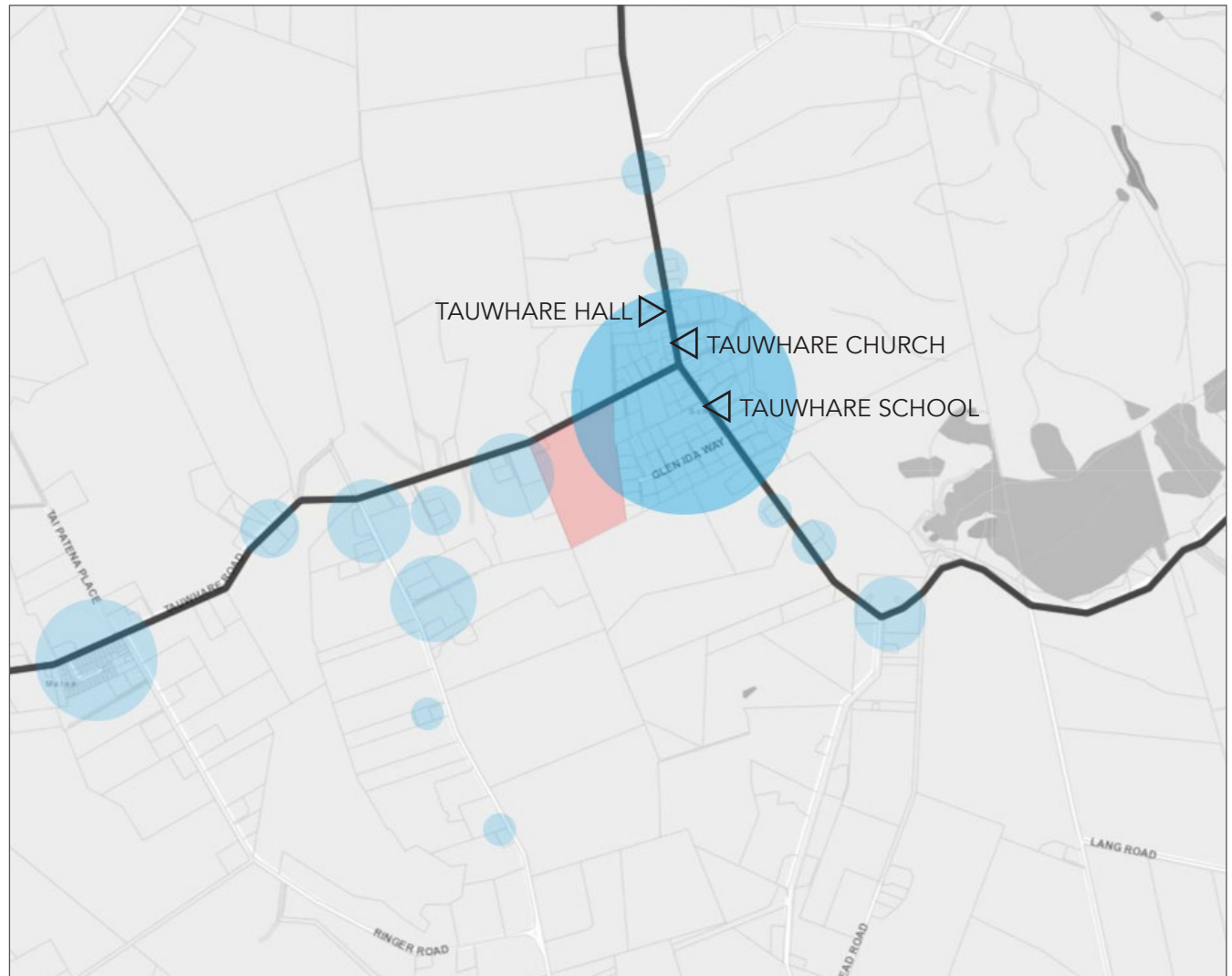
#### B) CLUSTERED RESIDENTIAL SUBDIVISION

- At a micro scale the development will have a finer grain than the recent development along Glen

Ida Way, similar to the earlier development at the centre of the village. There will be a 'moderate' effect on the character of the existing built form of the village, however, this option is an opportunity to improve the amenity of the individual dwellings

- The unique proposition of concentrating residential development around the existing wetland & topographical character of the site is a different approach to residential development in Tauwhare Village, which is flat and without notable landforms. The change in character is driven by the desire to provide an improved level of amenity to future residents.
- The clustered nature of the proposal will have a 'negligible' effect on the wider rural setting, by a clustered residential subdivision on the subject site.

**Figure 39.** A diagram showing the relationship of the subject site (coloured pink) in relationship to existing residential uses in the locality. Tauwhare & Scotsman Valley Roads are indicated by the black lines. Tauwhare Village is represented by the large blue circle to the right of the subject site, properties within the village are zoned 'Country Living Zone' as shown in Figure 2. The smaller blue circles are groups of smaller lifestyle properties located within the rural zone. Residential development on the subject site would be a lateral expansion of Tauwhare Village to the west, along Tauwhare Road. This would link the village with the lifestyle properties along the western portion of Tauwhare Road.





- The opportunity to infill the void between the village and existing lifestyle blocks will be achieved with this option. Focusing development on the northern portion of the site will reinforce the existing character of the village where residential development is located along the road similar to Tauwhare Road (north) and Scotsman Valley Road. This aspect of the proposal will have a 'very low' effect.
- Rural outbuildings on large farms are built in close proximity to each other and residential development that reflects this precedent and would not be out of character with the wider rural setting. It may be appropriate to develop the site based on this precedent, with a number of small clusters located on the site. Development that reflects the vernacular attributes of building within the landscape will mitigate the effect on the character of the landscape.

#### 6.4 The relationship between the proposed development and the adjoining land uses

Tauwhare Village is a small residential village within a wider rural setting, the neighbourhood is surrounded by farmland. The subject site adjoins the western edge of village and is presently used as productive land. It is typical of the land use surrounding the village.

The present owner has noted that the current agricultural activities on the subject site are restricted by the residential uses adjoining the site. Residents of neighbouring properties have previously expressed concerns about rural activities on the subject site.

#### A) COUNTRY LIVING RESIDENTIAL SUBDIVISION

- Residential development on the site will be of a consistent character, density, and scale to the existing village. The proposed development will in essence increase the size of the existing village. This will be of 'negligible' effect to the wider rural setting.

The following points are noted to support the opinion that the proposal will have a 'negligible' effect on the existing character of the village within the wider rural setting.

- At present residential and rural land uses adjoin. The interface between the two land uses will move from the east boundary of the subject site to the north, south, and west boundaries of the subject site.
- It is considered that future residential development may be located to the north, east, and west of the subject site.
- Tauwhare Road is located to the north of the subject site, providing a buffer between the

residential and rural land uses on the opposite side of the road.

- There is both residential and rural land uses on the western boundary of the subject site. There is rural land to the south of the subject site, presumably used as a dairy farm. Dwellings adjoining the south boundary of the subject site will likely be located on top of the ridge and setback from the boundary by a sufficient boundary.
- The rural land to the south of the subject site is open paddocks. Milking sheds are located to the south-east of the site, approximately 800m away.

#### B) CLUSTERED RESIDENTIAL SUBDIVISION

- This option provides an opportunity to create a large intermediate zone on the subject site, to act as a buffer between residential development and the rural land to the south of the subject site.
- It is anticipated that this buffer zone could be allocated for use as productive land. This buffer zone would be of a limited size and allow for a small scale operation of less intensity than a full scale dairy operation. This buffer zone would potentially mitigate the impact of any reverse sensitivity effects.

## 6.5 Considerations relating to Setbacks, Scale, Intensity of Development, and Height of Buildings.

It is not anticipated that the initial planning of the proposed development will result in later infringements on any of the standards relating to the Scale, Intensity of Development, and Height of Buildings. Setbacks in relation to boundaries for each option is discussed below.

### A) COUNTRY LIVING RESIDENTIAL SUBDIVISION

It is anticipated that the proposed subdivision plan will be developed to provide an appropriate building platform for individual dwellings. General compliance with the standards is assumed. Rezoning and residential development in accordance with the zone standards will have 'very low' effect of the character of the existing village

### B) CLUSTERED RESIDENTIAL SUBDIVISION

A clustered residential subdivision would explore options for both reduced lot sizes and/or reduced setback distances. It is noted that this would be subject to a future Resource Consent. The two key concepts for Option B are; to locate future dwellings in an area of the site that offers an improved amenity and outlook for future residents, and maintain an

area of land for productive use. This proposal does vary in character to previous residential development within Tauwhare Village but any adverse effect should be considered against the potential to improve the amenity of dwellings within a future subdivision.

- Dwellings should be designed to respond to the constraints and opportunities of the proposed lot. There may be a 'moderate' effect to the existing character of the village should an alternative subdivision model be pursued.
- It may be appropriate to reduce the setbacks between dwellings and the lot boundary where the development is undertaken as a comprehensive development. The masterplan should consider the space between dwellings as usable outdoor space rather than leave a margin of land adjacent to the boundary of adjoining dwellings. There may be a 'moderate' effect to the existing character of the village should this alternative subdivision model be pursued.
- The design of a clustered residential development should consider the design of individual dwellings in relationship to the overall siteplan. Where it is intended to locate dwellings in close proximity to each other the design should ensure that indoor and outdoor spaces provide a higher degree of privacy and amenity than otherwise required within the *Country Living Zone*.
- It is critical that dwellings are designed to respond to site specific constraints and opportunities, to ensure a high level of amenity is achieved and that acoustic and visual privacy is provided for. Permitting generic/volume house designs would not be appropriate in this instance.
- The site plan needs to provide an appropriate transition to the adjoining sites, the setback provisions of the *District Plan* should be applied to the external boundaries of the overall development to mitigate any potential for 'high' effect on the neighbouring properties.



## 7.0 CONCLUSIONS & RECOMMENDATIONS

### 7.1 Conclusions

- The land is currently zoned for rural land use. Rezoning the land for residential use, as the 'Country Living Zone' would in essence be a natural progression to enlarge the existing Tauwhare Village. This will have a 'very low' effect on the character of the residential village within the wider rural setting.

In terms of Landscape and Amenity Assessment;

- Residential development of the subject site, providing up to 25 dwellings, can be undertaken with acceptable effect on the existing built form character of Tauwhare Village. This number of new dwellings will have a 'low' effect on the character of the existing village.
- Residential development of the subject site would allow the village to expand along Tauwhare Road (west), consistent with development along Tauwhare Road (west) and Scotsman Valley Roads. This aspect of the proposal will have a 'very low' effect
- Residential development of the subject site will not have an adverse effect on the existing character of the wider rural setting, surrounding Tauwhare Village. This aspect of the proposal is considered to be 'negligible'.

- At present the subject site is rural land and adjoins residential dwellings to both the east and west. Development of the subject site for residential use will relocate this interface to the south end of the subject site, noting that Tauwhare Road is to the north. It is not considered that the proposed rezoning will create a reverse sensitivity issue additional to the present condition. This aspect of the proposal is considered to be 'negligible'.

There are two proposed options for developing the site, one in the manner anticipated by the guidelines of the 'Country Living Zone', 'Option A'; and the other with smaller lot sizes and a clustered residential model, 'Option B'.

- Option A: Development in accordance with the 'Country Living Zone' can be designed to meet the objectives and policies set out in the Proposed District Plan. Unique features of the site such as the existing wetland, gently rolling topography, and views to the foothills and local landmarks will improve the amenity of future dwellings on the site. It is anticipated that this may have a 'low to very low' effect on the existing landscape and built form.
- Option B: Development of the subject, on lots smaller than the minimum for the 'Country Living Zone' may enable dwellings to be clustered around the wetland, a unique feature of the site, and create a large balance lot that may be used for productive uses. The balance lot may

sit between rural and residential land uses to mitigate any concerns around reverse sensitivity. It is anticipated that the dwelling cluster may have a 'high to moderate' effect on the existing character of the built form of Tauwhare but a 'low to very low' effect on the wider landscape. The individual dwellings may have improved amenity as a result of pursuing this design approach.

### 7.2 Recommendations

- The wetland is a key feature of the site and offers a high degree of amenity to a new residential development. The wetland provides an attractive outlook and also an outdoor space for exercise and leisure. Residential development should not restrict views of the wetland, or access to its perimeter. Maintaining views to the wetland will mitigate the potential effect arising from a loss of visual connection to this feature.
- The design of a new neighbourhood should be designed to suit the existing contour rather than seek to modify the existing landform. The gently rolling topography and in particular the ridge extending through the site should be used as a primary axis for residential development on the subject site. Maintaining the natural landforms will mitigate the effect the proposal may have on the legibility of the natural landforms.
- The subject site has an elevated position providing extensive views to the surrounding

district and foothills. The design of a new neighbourhood should allow future dwellings to enjoy these views. View shafts to significant landforms beyond the site should be maintained. View corridors should be established by open space or road reserves when developing the masterplan, to fulfill the policies for the proposed zoning.

- The amenity and quality of the proposed neighbourhood may be improved by undertaking a comprehensive development. Dwellings on the site should be site specific designs that responds to the constraints and opportunities of any particular lot.
- It is expected that a comprehensive development plan would be prepared to address these matters as part of an application for land use and subdivision consent.