



Project: WAIKATO DISTRICT PLAN – VARIATION 3 EFFECTS ASSESSMENT **Memo:** 1/R3 **Page:** 1 of 63

Topic: Assessment of Landscape & Visual Effects of Variation 3 on Tuurangawaewae – Conferencing

Date: 26 May 2023

Attention: Fiona Hill – Waikato District Council

From: Dave Mansergh | DipP&RM(Dist), BLA(Hons), MLA. Registered ANZILA

BACKGROUND

In response to the following submissions, Waikato District Council engaged Mansergh Graham Landscape Architects Ltd to assess the implications of the various existing and proposed planning scenarios on the views of the Haakarimata Ranges and Taupiri maunga from Tuurangawaewae Marae.

No.	SUBMITTER
35	Tuurangawaewae Marae
71	Jodie Bell
72	Estate of Te Paea Herangi
87	Marae Tukere
98	Tuurangawaewae Rugby League and Cultural Club
106	Kaainga Ora
114	Waikato Tainui

The relevant planning scenarios are those under the Operative Waikato District Plan (ODP), the Proposed Waikato District Plan- Decisions Version (PDP), Variation 3 to the PDP and the relief sought in the Kainga Ora submission to Variation 3 so far as it seeks increased heights in the existing Town centre zone and Commercial zone in Ngaaruawahia and a new high-density zone in Ngaaruawahia with a corresponding height increase.

PURPOSE

The purpose of this analysis is to allow the various submitters to better understand how changes enabled by the various planning scenarios will affect the physical and metaphysical relationship between the marae and the Haakarimata Ranges.

The purpose of this document is to provide a brief synopsis of the work undertaken to date to submitters participating in submitter conferencing. The memo contains preliminary findings and recommendations and is subject to further review.

APPROACH

Landscape assessment involves identifying and valuing the attributes contributing to landscape and urban character. This includes recognizing the physical environment, associative meanings, and perceptual experiences associated with places.

Figure 1 (below) illustrates the integration of three dimensions of landscape—physical, associative, and perceptual—along with maatauranga. This understanding forms the basis of landscape assessment work

according to the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines.

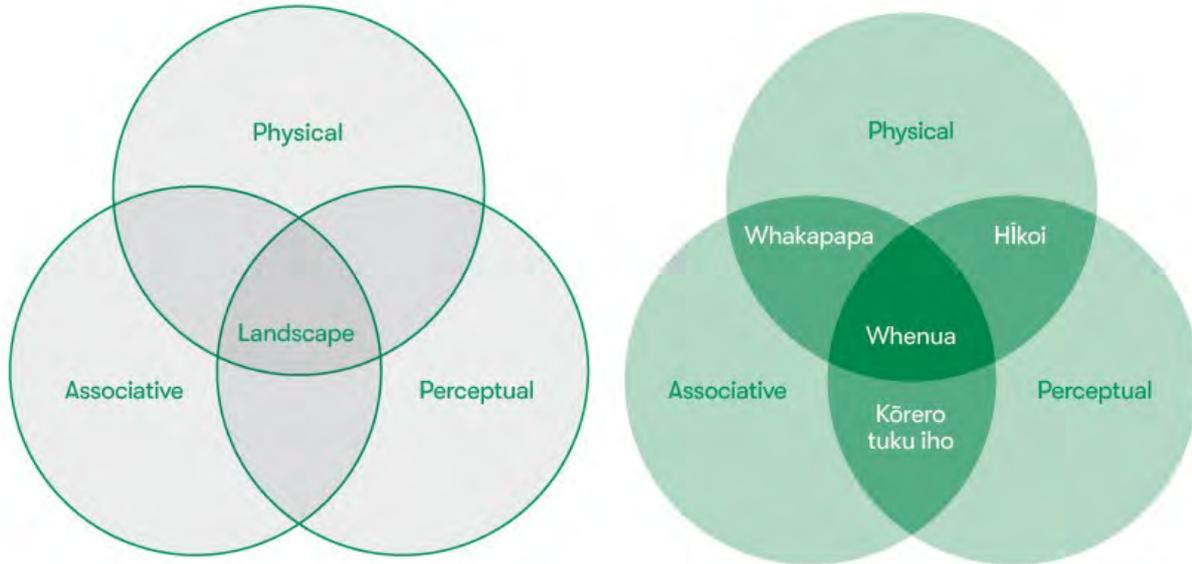


Figure 1 The integration of three dimensions of landscape—physical, associative, and perceptual—along with maatauranga

To date, the assessment work has been undertaken from a landscape architectural perspective and is consistent with the current best practice recommendations set out in the *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*.

While the assessment work does not encompass an in-depth cultural perspective and how that might affect any changes or losses of these views, it acknowledges the various concepts and relationships between people and the landscape that contribute to its values.

To understand the impact of Variation 3 (and the submission from Kaainga Ora) on views from Tuurangawaewae, it is necessary to compare existing views to the permitted baseline and analyse how different planning scenarios may affect them.

Utilizing up-to-date data sets, including Lidar and Mesh data, an analytical model of Ngaruawahia has been developed. A 3D model has been used to demonstrate the relative visibility of proposed changes at the identified view locations within Tuurangawaewae (Figures 4-11).

To determine the current and potential visibility of the Haakarimata Range/Taupiri Maunga, a Zone of Theoretical Visibility analysis has been conducted from 35 location points within the marae. Visibility assessments were carried out using both a Digital Elevation Model (DEM) and a Digital Surface Model (DSM), which considers features such as trees and buildings.

Figures 2 and 3 (below) show the extent of the Haakarimata Range visible from Tuurangawaewae (with and without screening from surrounding buildings and vegetation).

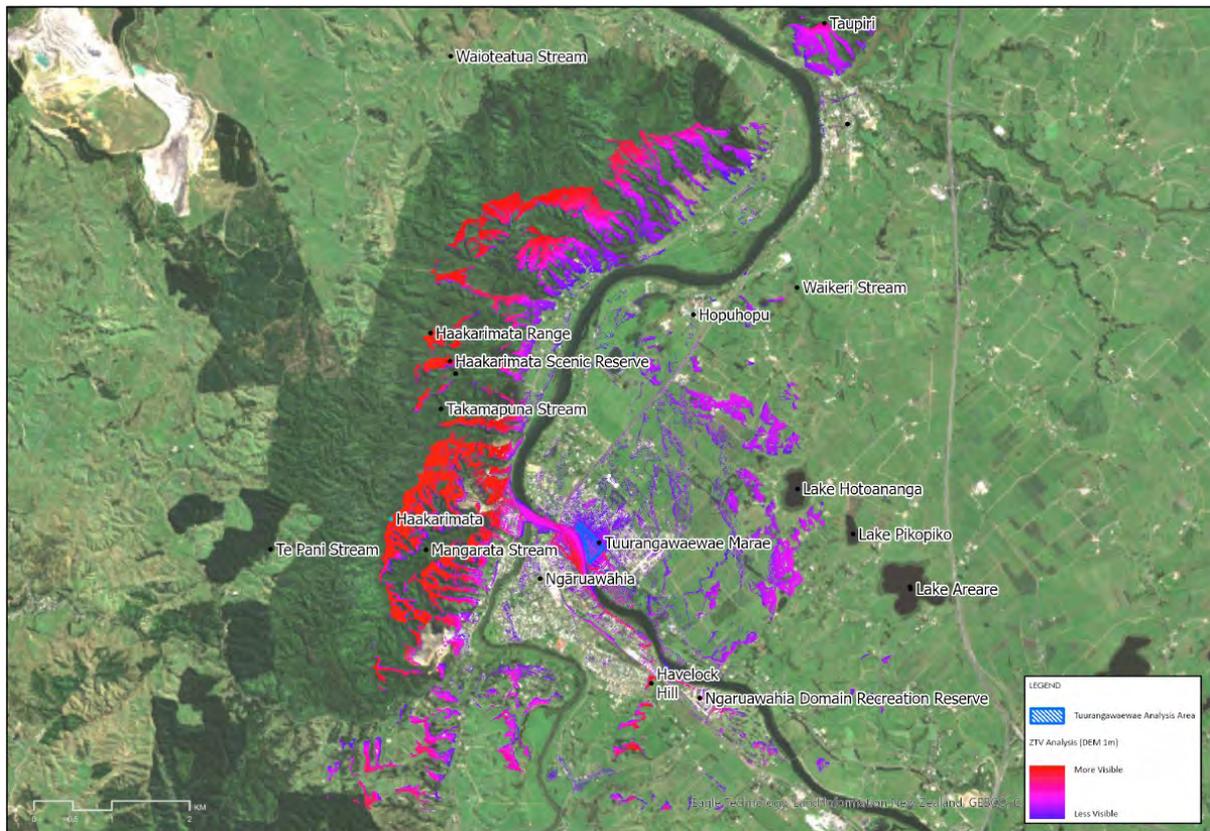


Figure 2 Zone of Theoretical Visibility from Tuurangawaewae (Without surrounding screening)

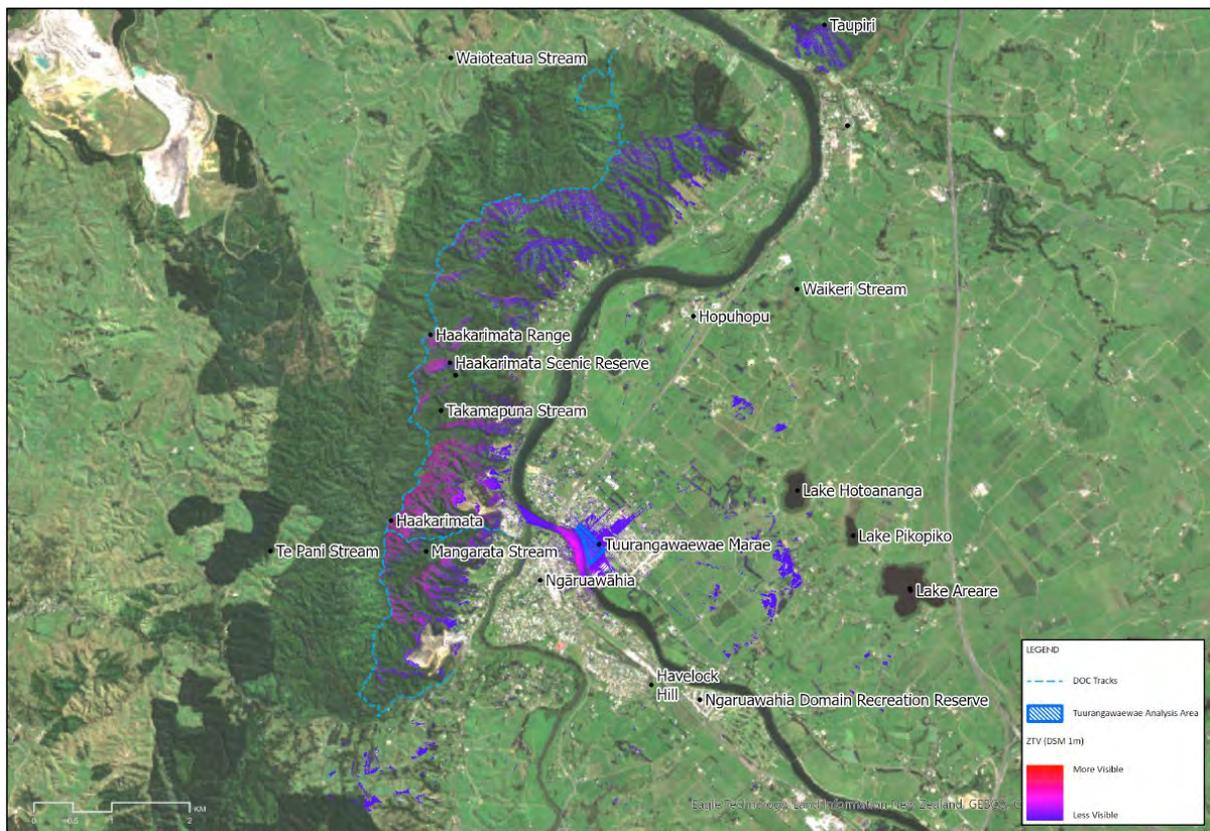


Figure 3 Zone of Theoretical Visibility from Tuurangawaewae (With surrounding screening)

Preliminary skyline analysis has been undertaken to enable the calculation of the height at which an object would encroach into the existing views (the environment as it currently exists) and those resulting from the application of the permitted baseline development parameters for both the operative and proposed (decision version) district plans.

The cross-section shown in Figure 4 (below) illustrates, in simple terms, how foreground features (the near skyline) can act to screen views of the Haakarimata Range (the distant skyline) beyond.

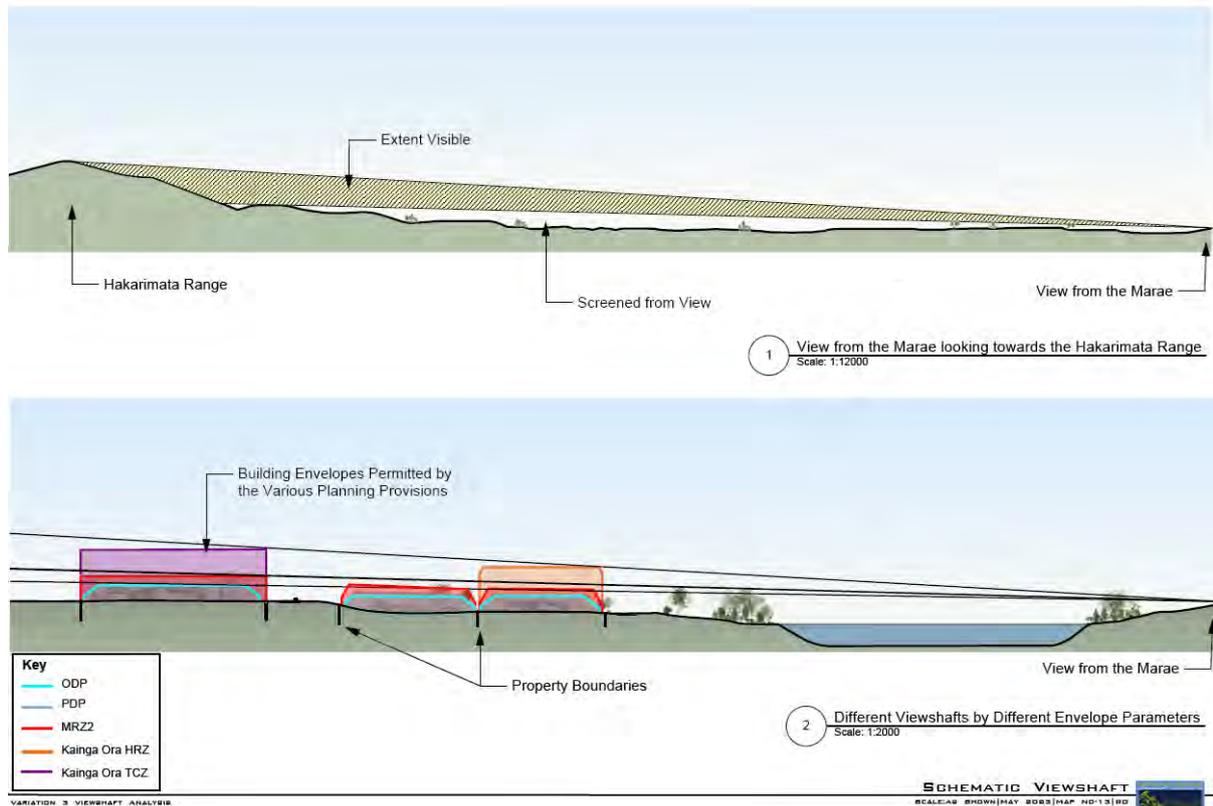


Figure 4 Schematic Viewshaft between Tuurangawaewae and the Haakarimata Range

Figure 5 (below) indicates the extent of the near skyline and indicates how high a building would need to be before it intrudes into the existing physical skyline. Figure 6 shows the effect of the permitted building envelope under the Proposed District Plan (Decisions version). Similar work is currently being undertaken to identify the height before becoming visible above the near skyline, potentially impacting the view of the hill country beyond. These findings indicate properties that may influence the views under MDRZ2.



Figure 5 Cumulative Near Skyline Analysis - Existing Environment

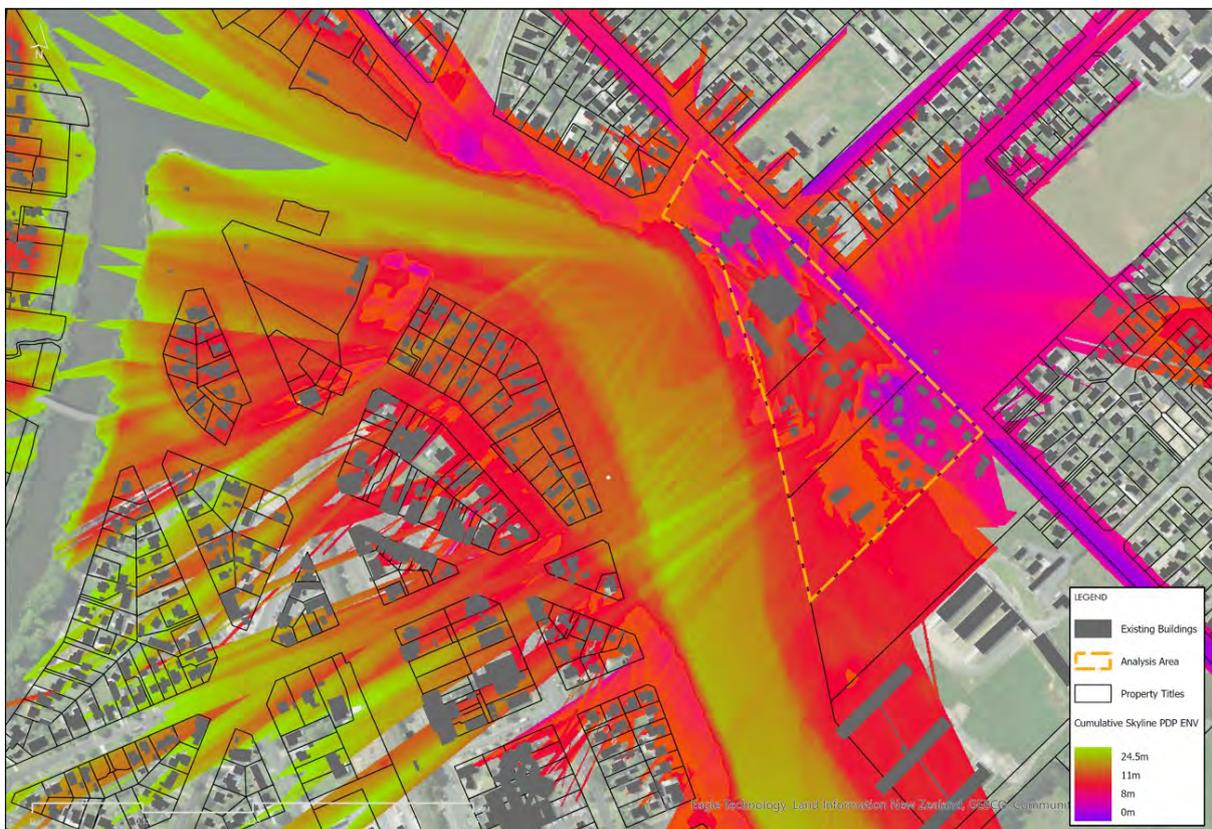
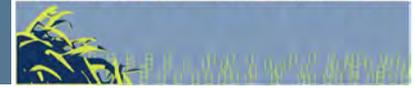


Figure 6 Intrusion Heights - Proposed District Plan Zoning Permitted Development Envelope (Decisions Version)



Building envelopes and the building mass models have been generated to demonstrate the extent to which development under each planning scenario might intrude into views of the Haakarimata Ranges and towards Taupiri Maunga from seven representative view location points within Tuurangawaewae and at the Regent Street and River Road entrances to the marae.

These models indicate how much development enabled under each planning scenario may intrude into the valued view shafts, and potentially change in urban character around the marae.

The potential effects of the following planning scenarios have been considered:

PLANNING SCENARIO	ZONE NAME	ZONE CODE	PERMITTED ENVELOPE PARAMETERS				ENVELOPE COLOUR ⁺
			Base Height	Max Height	Recession Angle	Max Coverage	
ODP	Living Zone	LZ	2.5m	7.5m	37 ⁰	40%	
	New Residential Zone	NRZ	2.5m	7.5m	37 ⁰	40%	
	Light Industrial Zone	LIZ	2.5m	10	45 ⁰	70%	
	Business Zone	BZ	2.5m	10	37 ⁰	80%	
PDP	General Residential Zone	GRZ	2.5m	8m	45 ⁰	40%	
	Medium-Density Residential Zone	MRZ	3m	11m	45 ⁰	45%	
	Town Centre Zone	TCZ	2.5m*	12m	45 ⁰	100%	
	Commercial Zone	COMZ	2.5m*	12m	45 ⁰	100%	
	General Industrial Zone	GIZ	2.5m	10m	45 ⁰	70%	
VARIATION 3	General Residential Zone	GRZ	2.5m	8m	45 ⁰	40%	
	Medium Density Residential Zone 2	MRZ2	4m	11m	60 ⁰	50%	
	Town Centre Zone	TCZ	2.5m*	12m	45 ⁰	100%	
	Commercial Zone	COMZ	2.5m*	12m	45 ⁰	100%	
KĀINGA ORA	Town Centre Zone	TCZ*	2.5m	24.5m	45 ⁰	100%	
	Commercial Zone	COMZ*	2.5m	24.5m	45 ⁰	100%	
	High-Density Residential Zone	HDRZ	19m	22m	60 ⁰	70%	

*Additional/Diff set back requirements where adjoin different zone.

+ Colours used for the Envelopes contained in the model correspond to the Zone colours shown on the district planning maps (*IntraMaps* Version)

The representative view location points are shown in the following figure (Figure 7).



Figure 7 Representative View Locations

SUMMARY OF PRELIMINARY FINDINGS

The preliminary findings from the analysis of landscape and visual effects are summarised below:

- a) The Haakarimata Ranges and Taupiri maunga are landscapes of significant value to local iwi. This value is identified by the PDP and associated s32 analysis as contributing to the ONF status of the landscape feature.
- b) The maintenance of a visual and metaphysical link between the Haakarimata Ranges and Tuurangawaewae marae is of high importance to the marae for cultural reasons.
- c) Key views of the Haakarimata Range are attainable to the north and west of the marae.
- d) Views from the marae to the west are mainly comprised of vistas of the Waikato River, riverside vegetation and the Haakarimata Range beyond and are largely natural in character. Existing vegetation in surrounding properties and along the esplanade reserve screen much of Ngaruawahia from view from within the marae, with only some buildings visible between the trees.
- e) Taupiri maunga is mostly screened from view but can be seen from some locations along River Road between the existing buildings to the west.
- f) Development, which will intrude into the existing views of the Haakarimata Range is less likely to occur within land owned by the marae, the rugby league ground to the east and within reserve land on either side of the Waikato River.



- g) Views of the base of the Haakarimata ranges are mostly obscured by the existing vegetation and buildings surrounding the marae (including along Great South Road).
- h) Views to the west are less obstructed than views to the north due, in part to the presence of the Waikato River.
- i) The extent to which the existing development within the neighbouring blocks to the north (Regent Street) and the east (River Road) already encroaches into the views of the Haakarimata Range is influenced by the planning scenario under which the development occurred.
- j) The closer a development is to Tuarangawaewae, the greater the potential that it will intrude into the existing views of the Haakarimata Ranges.
- k) The taller a development is, the greater the potential that it will intrude into the existing views of the Haakarimata Ranges.
- l) The greater the site coverage, the greater the potential existing views of the Haakarimata Ranges between buildings will be lost.
- m) Development to the building envelope limits permitted by the ODP, PDP, Variation 3 planning scenarios, and that proposed by the Kaainga Ora submission would encroach to various degrees into the existing views of the Haakarimata Range.
- n) A change in the ratio of built elements to natural elements will change the characteristics of the view towards the Haakarimata Range and Taupiri maunga.
- o) Effects on existing views of the Haakarimata Range are most likely to result from development within the blocks immediately adjacent to the marae, and in the case of the relief sought in the Kaainga Ora submission, development within the blocks bounded by Lower Waikato Esplanade, Great South Road, and Ellery Street East (Refer *Recommended Zoning– Map 14*).
- p) Permitted levels of development beyond 500m from the marae are unlikely to have a discernible effect on existing views of the Haakarimata Range due to a combination of viewing angle, existing screening (including potential screening by future development) and topographical variance.
- q) The development of buildings to permitted levels under Variation 3 will affect the existing open spatial characteristics and urban character around Tuarangawaewae, potentially resulting in a more enclosed experience.

PRELIMINARY RECOMMENDATIONS

To address the potential loss of views of the Haakarimata Ranges and potential effects on the Haakarimata Outstanding natural Feature and cultural landscape values in the neighbourhood immediately adjoining Tuurangawaewae (as raised in the submission from Tuurangawaewae Marae) it is recommended that the zoning parameters identified in the following map (*Recommended Zoning– Map 14*) are adopted. Images from the 3D for the recommended planning scenario, from each view location (except VL 1) are also included.

The recommended changes are limited to the blocks identified within the potential effects area (indicated as a blue dashed line on Map 14). Changes in the zoning outside this area are not likely to affect the existing views of the Haakarimata Range and/or will have less effect on the urban character of the streetscapes surrounding the Marae. Limitations of “Scope”, identified in the Waikanae Decision [Decision No. [2023] NZEnvC 056] mean that development envelope parameters cannot be reduced to below that of the underlying PDP zoning. This has been taken into consideration in the following zoning recommendation. It should be noted that the recommendations for blocks “D” (refer below) do not fully address the issues raised in the Tuurangawaewae Marae submission. This would require a reduction in the height, coverage and recession parameter which is outside of the scope of Variation 3.

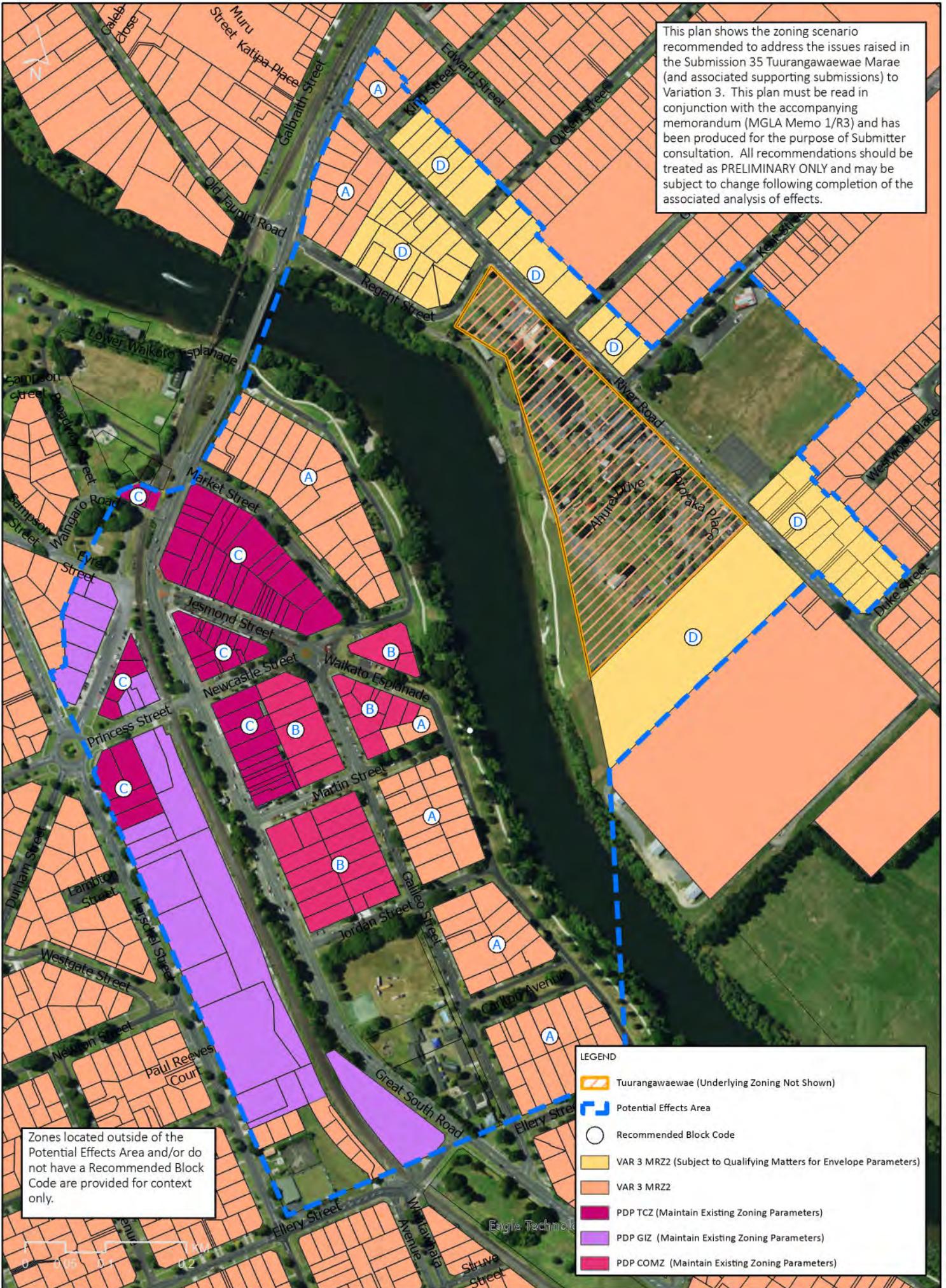
It is recommended that:

- a) Development within the blocks identified as “A”, “B”, “C” and/or “D” on *Recommended Zoning– Map 14* should not exceed the following qualifying matter envelope parameters:

BLOCK CODE	PLAN	RECOMMENDED ZONE	CODE	QUALIFYING MATTER ENVELOPE PARAMETERS			
				Base Height	Max Height	Recession Angle	Max Coverage
A	Var 3	Medium Density Residential Zone 2	MRZ2	4m	11m	60°	50%
B	PDP	Commercial Zone	COMZ	2.5m	12m	45°	100%
C	PDP	Town Centre Zone	TCZ	2.5m	12m	45°	100%
D	Var 3	Medium Density Residential Zone 2 with QM envelope parameters applied.	MRZ2	3m	11m	45°	45%

Note: The General Industrial Zone is shown on Map 14 for context only.

This plan shows the zoning scenario recommended to address the issues raised in the Submission 35 Tuarangawaewae Marae (and associated supporting submissions) to Variation 3. This plan must be read in conjunction with the accompanying memorandum (MGLA Memo 1/R3) and has been produced for the purpose of Submitter consultation. All recommendations should be treated as PRELIMINARY ONLY and may be subject to change following completion of the associated analysis of effects.

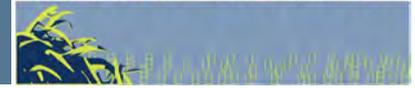


Zones located outside of the Potential Effects Area and/or do not have a Recommended Block Code are provided for context only.

LEGEND

- Tuarangawaewae (Underlying Zoning Not Shown)
- Potential Effects Area
- Recommended Block Code
- VAR 3 MR22 (Subject to Qualifying Matters for Envelope Parameters)
- VAR 3 MR22
- PDP TCZ (Maintain Existing Zoning Parameters)
- PDP GIZ (Maintain Existing Zoning Parameters)
- PDP COMZ (Maintain Existing Zoning Parameters)

RECOMMENDED ZONING



ATTACHMENTS

The following pages (Attachment) contain a 50mm photograph from each view location and the corresponding images taken from the 3D model showing the extent of the permitted development envelope visible from each view location for the ODP, PDP, Variation 3 and Kainga Ora Submission planning scenarios.

The model from which these images have been derived will be shown at the submitter conferencing. Any party wishing to view the model in advance can meet with Dave Mansergh by arrangement.



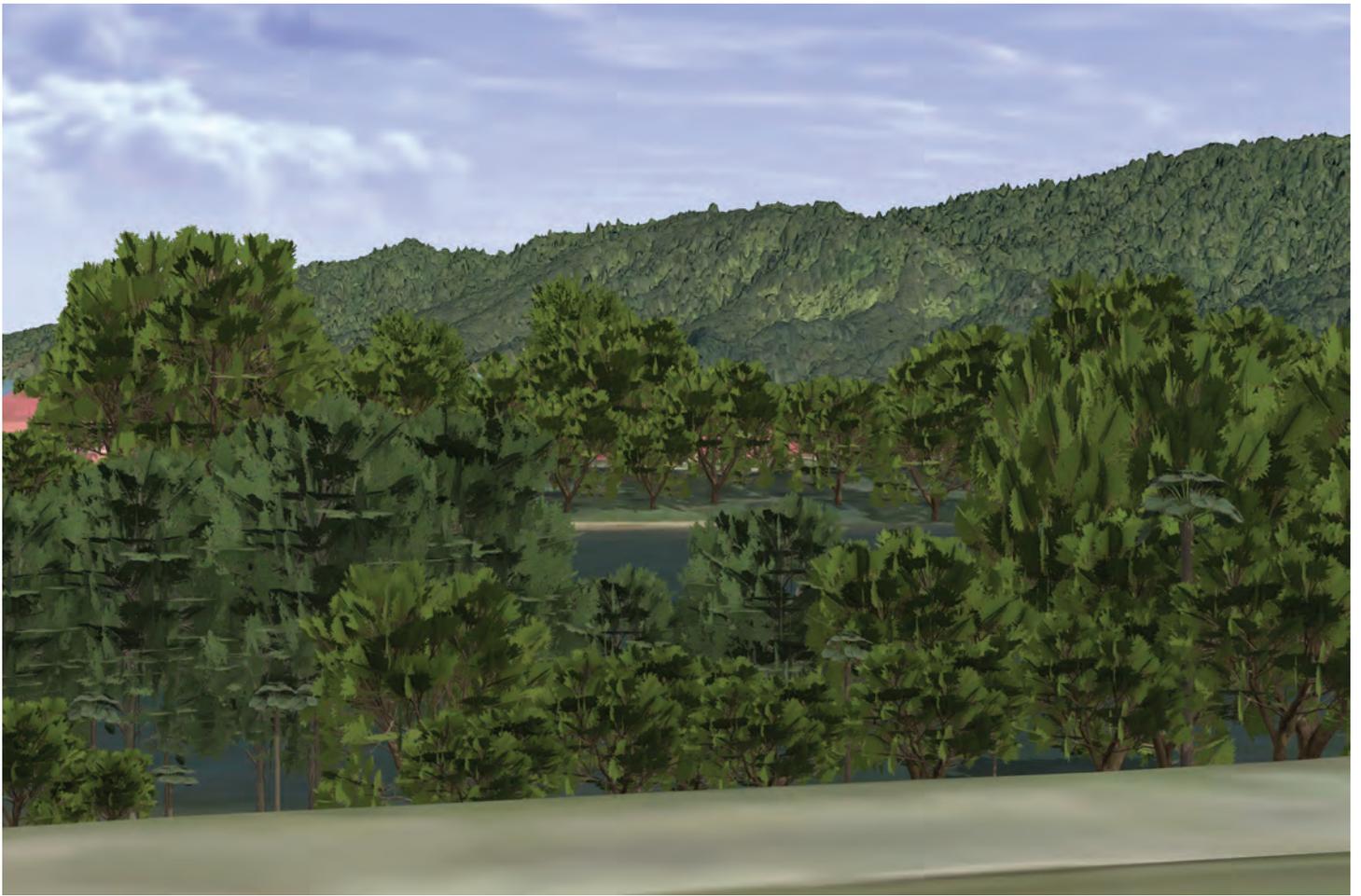
Existing View



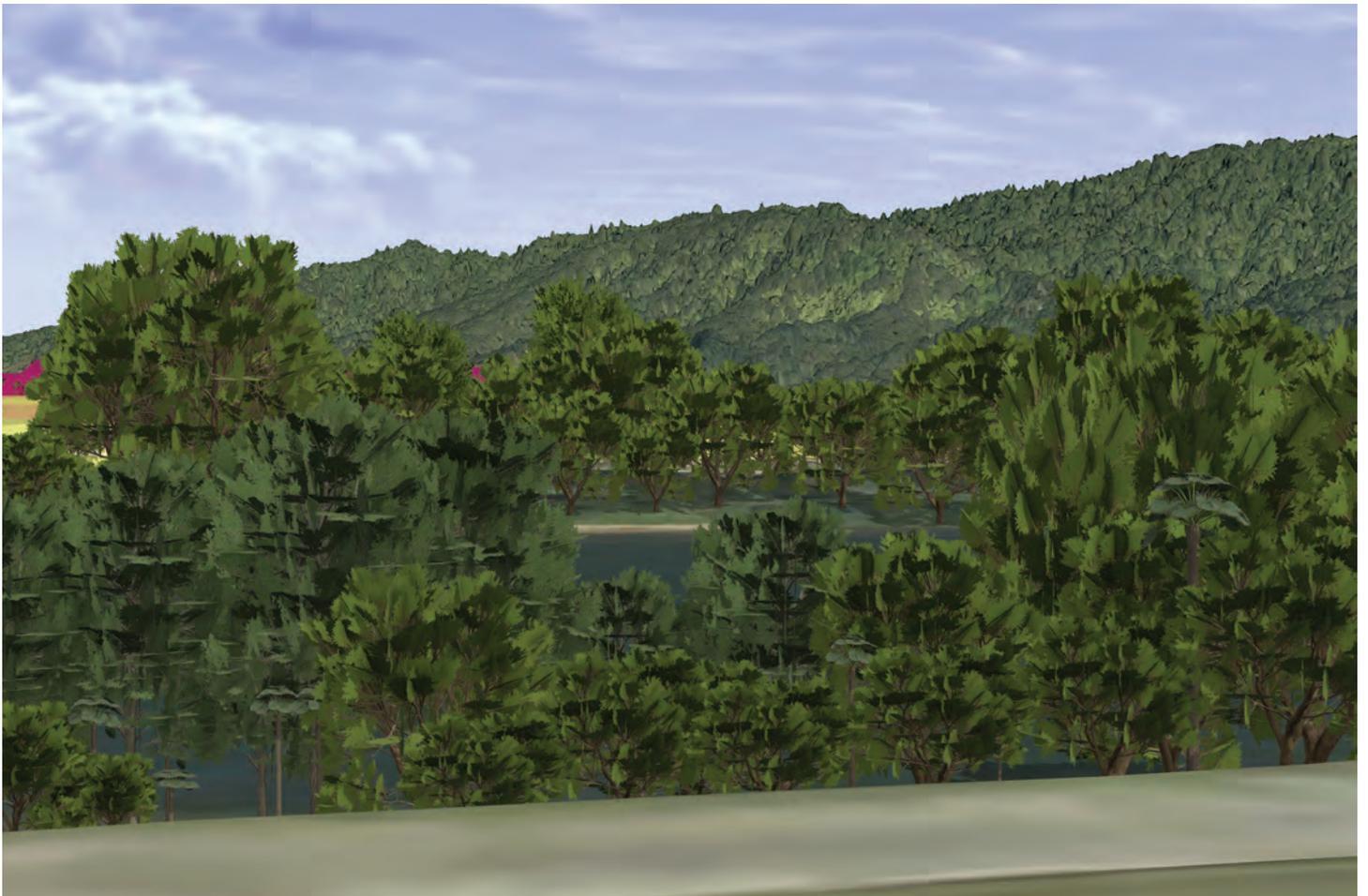
Existing View



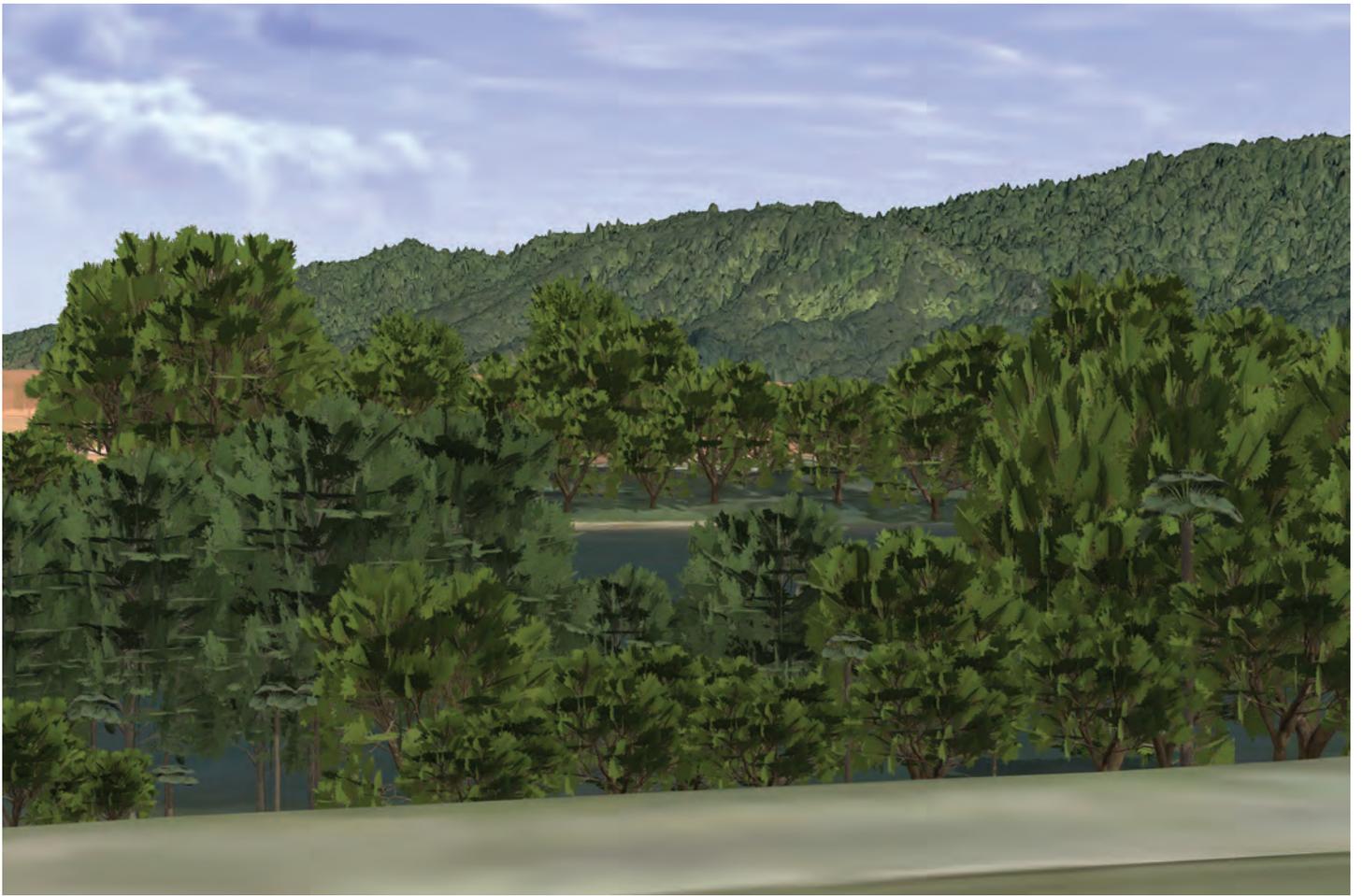
Model Showing the Existing View



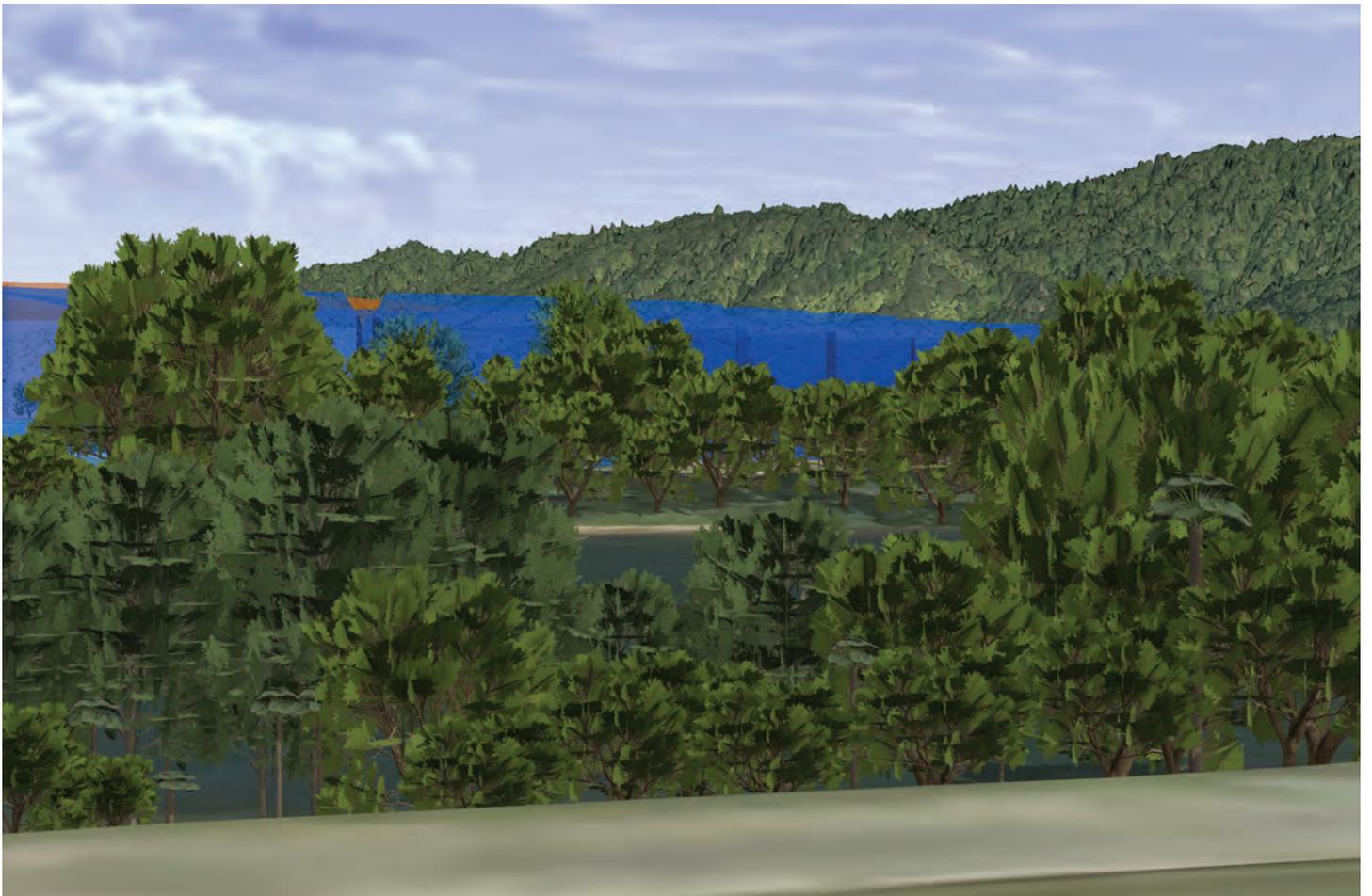
Model Showing the Potential Visibility of the ODP Permitted Development Envelope



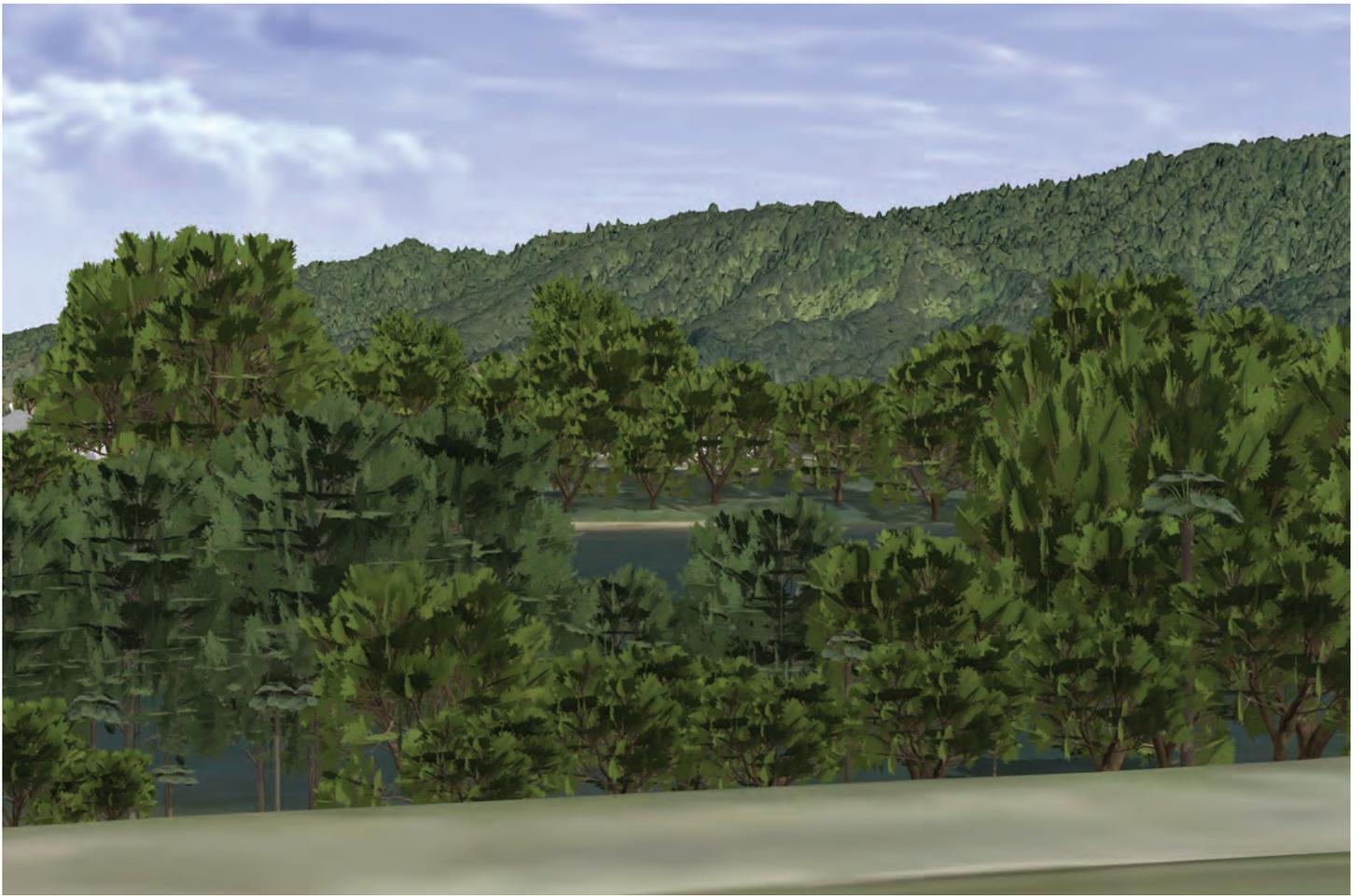
Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Development Envelope



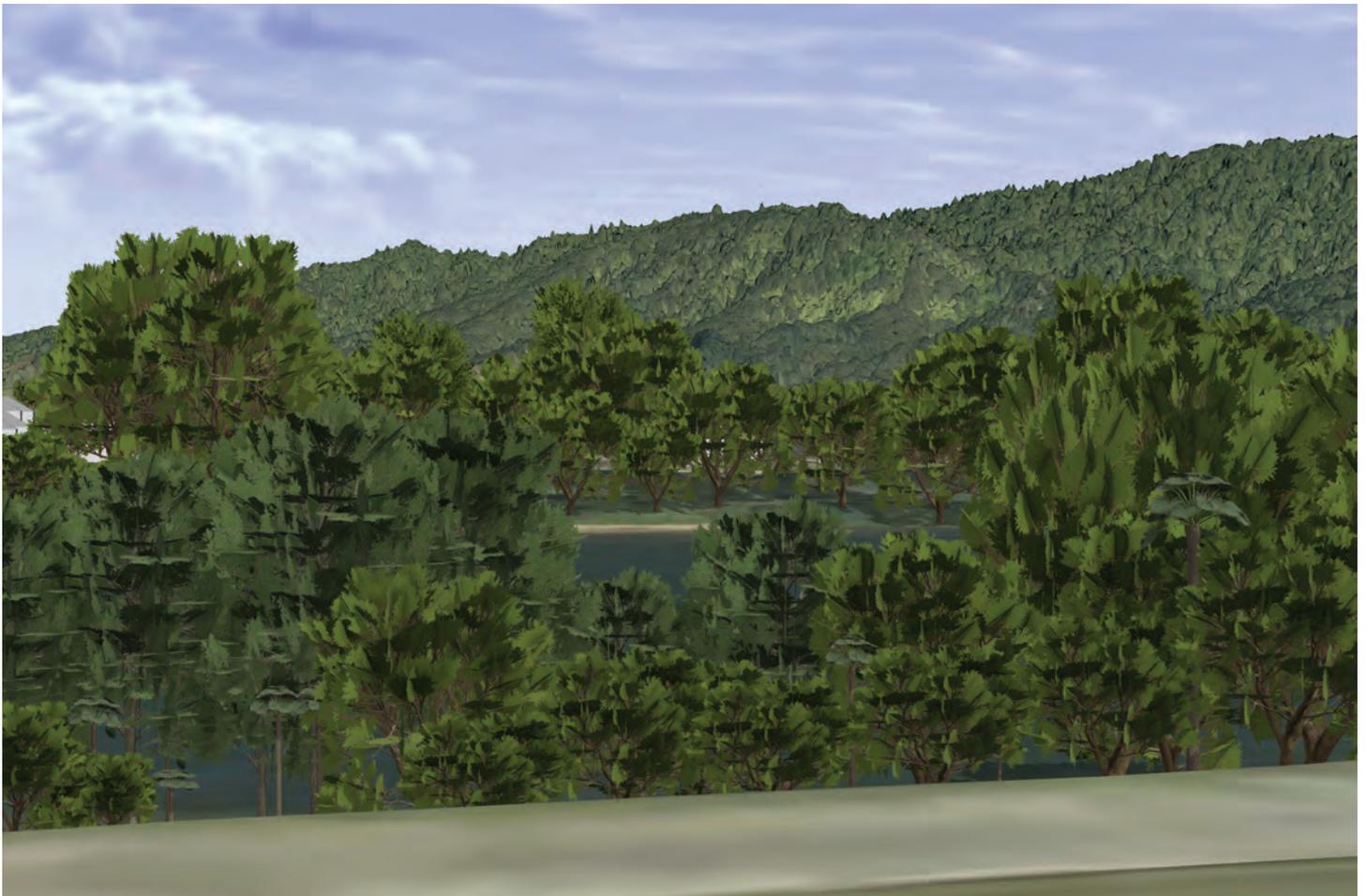
Model Showing the Potential Visibility of the Variation 3 Permitted Development Envelope



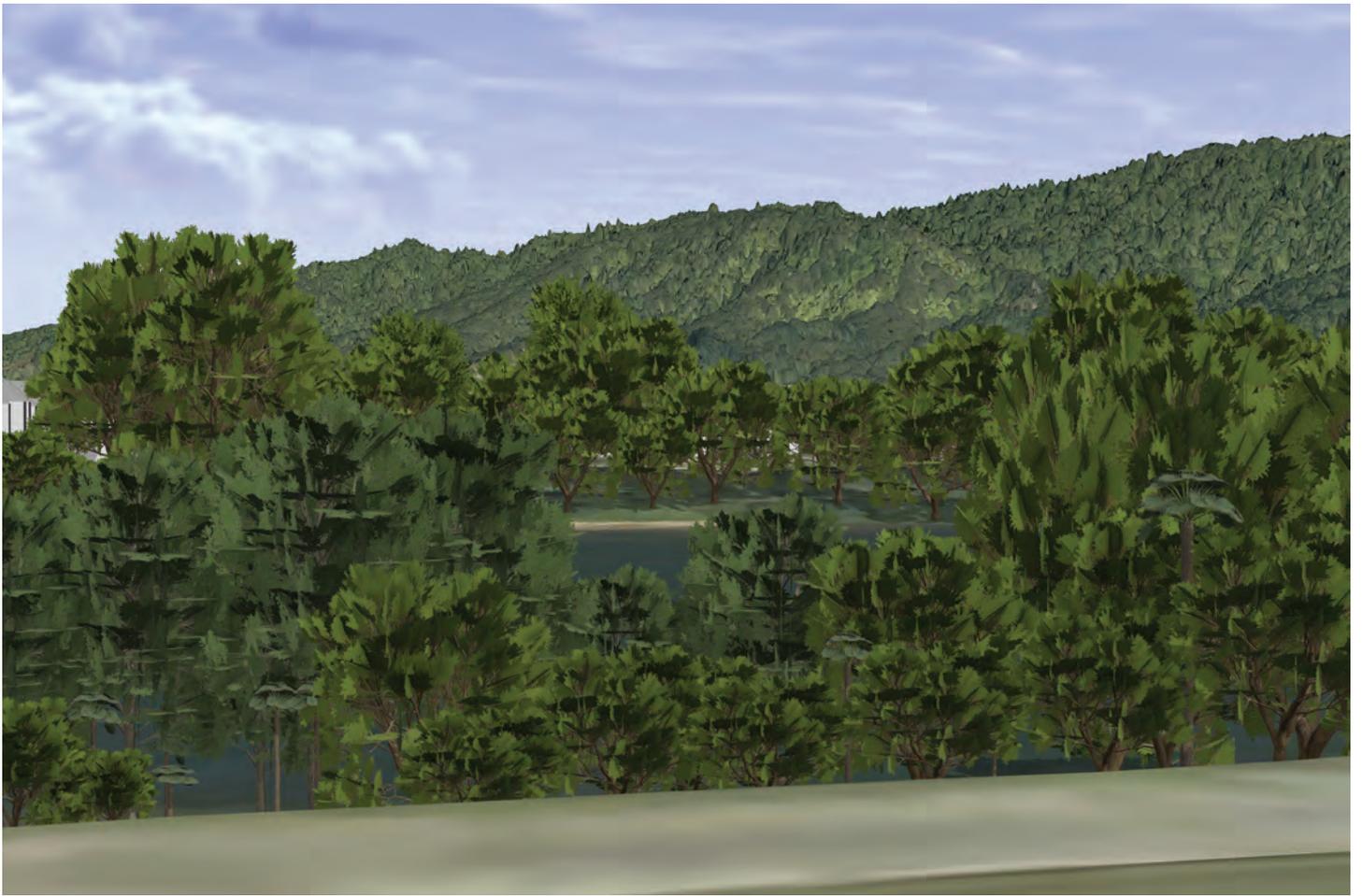
Model Showing the Potential Visibility of the Kainga Ora Permitted Development Envelope



Model Showing the Potential Visibility of the ODP Permitted Building Mass



Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Building Mass



Model Showing the Potential Visibility of the Variation 3 Permitted Building Mass



Model Showing the Potential Visibility of the Kainga Ora Permitted Building Mass



Existing View



Model Showing the Existing View



Model Showing the Potential Visibility of the ODP Permitted Development Envelope



Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Development Envelope



Model Showing the Potential Visibility of the Variation 3 Permitted Development Envelope



Model Showing the Potential Visibility of the Kainga Ora Permitted Development Envelope



Model Showing the Potential Visibility of the ODP Permitted Building Mass



Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Building Mass



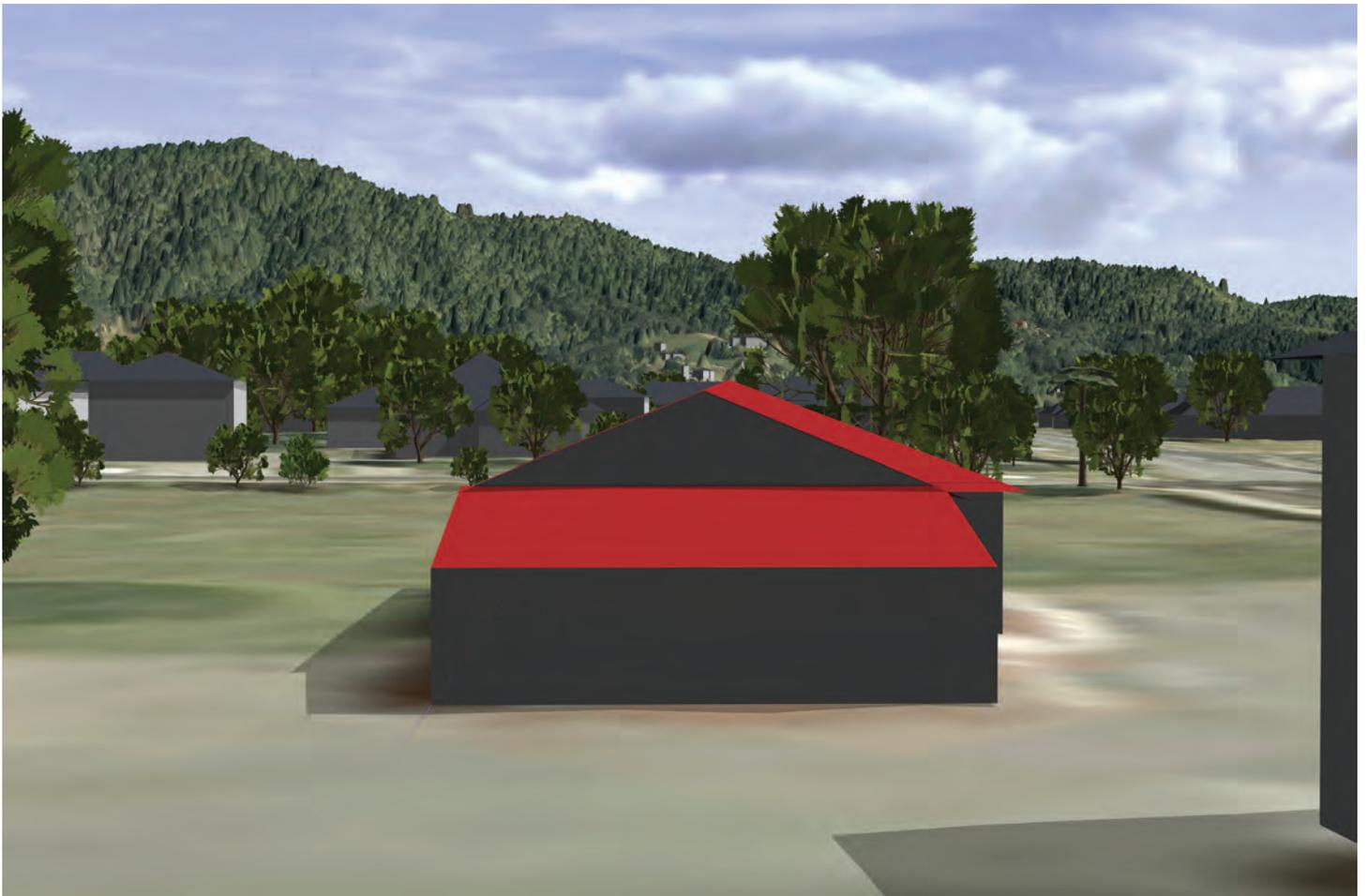
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Model Showing the Potential Visibility of the Kainga Ora Permitted Building Mass



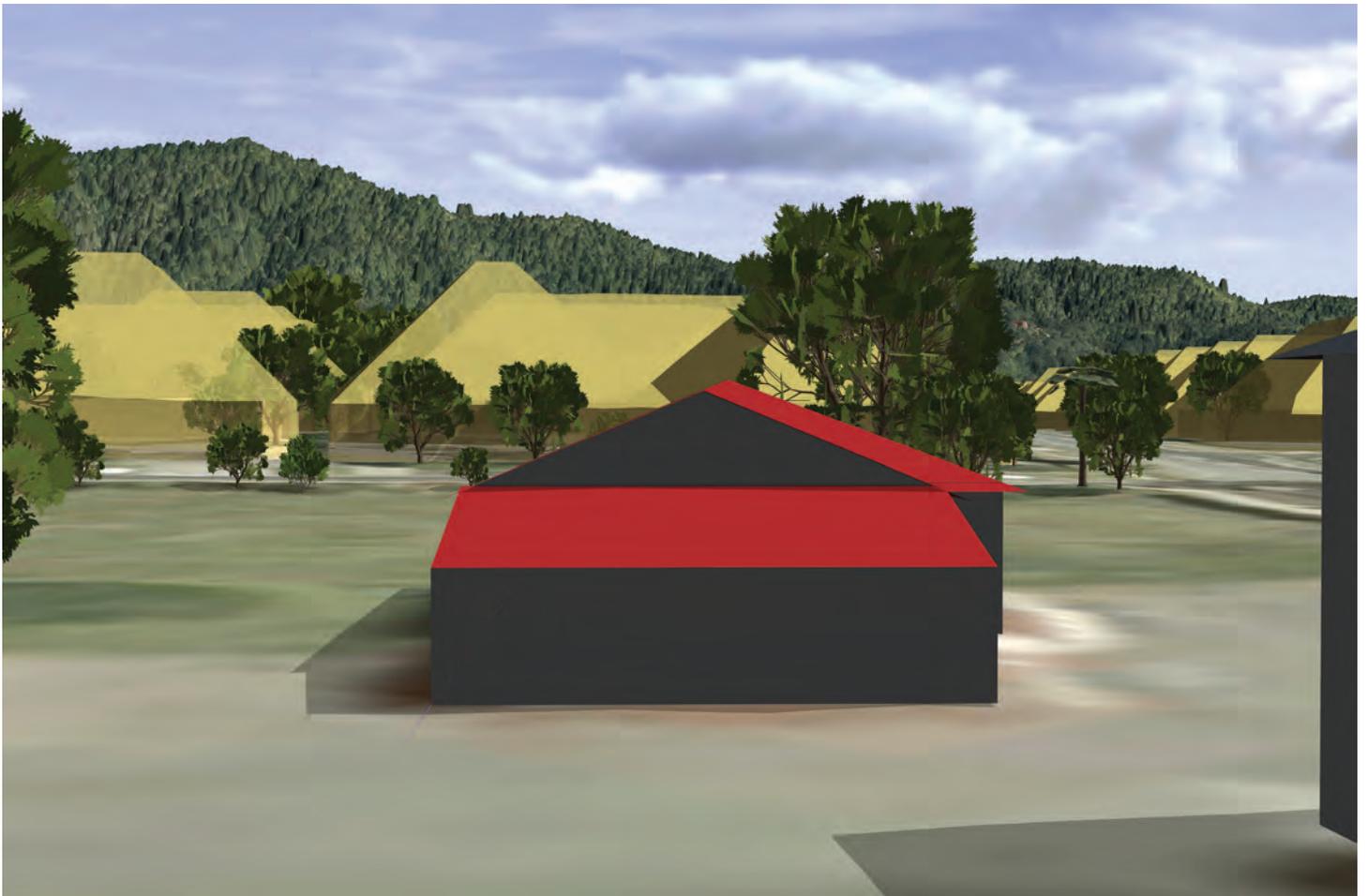
Existing View



Model Showing the Existing View



Model Showing the Potential Visibility of the ODP Permitted Development Envelope



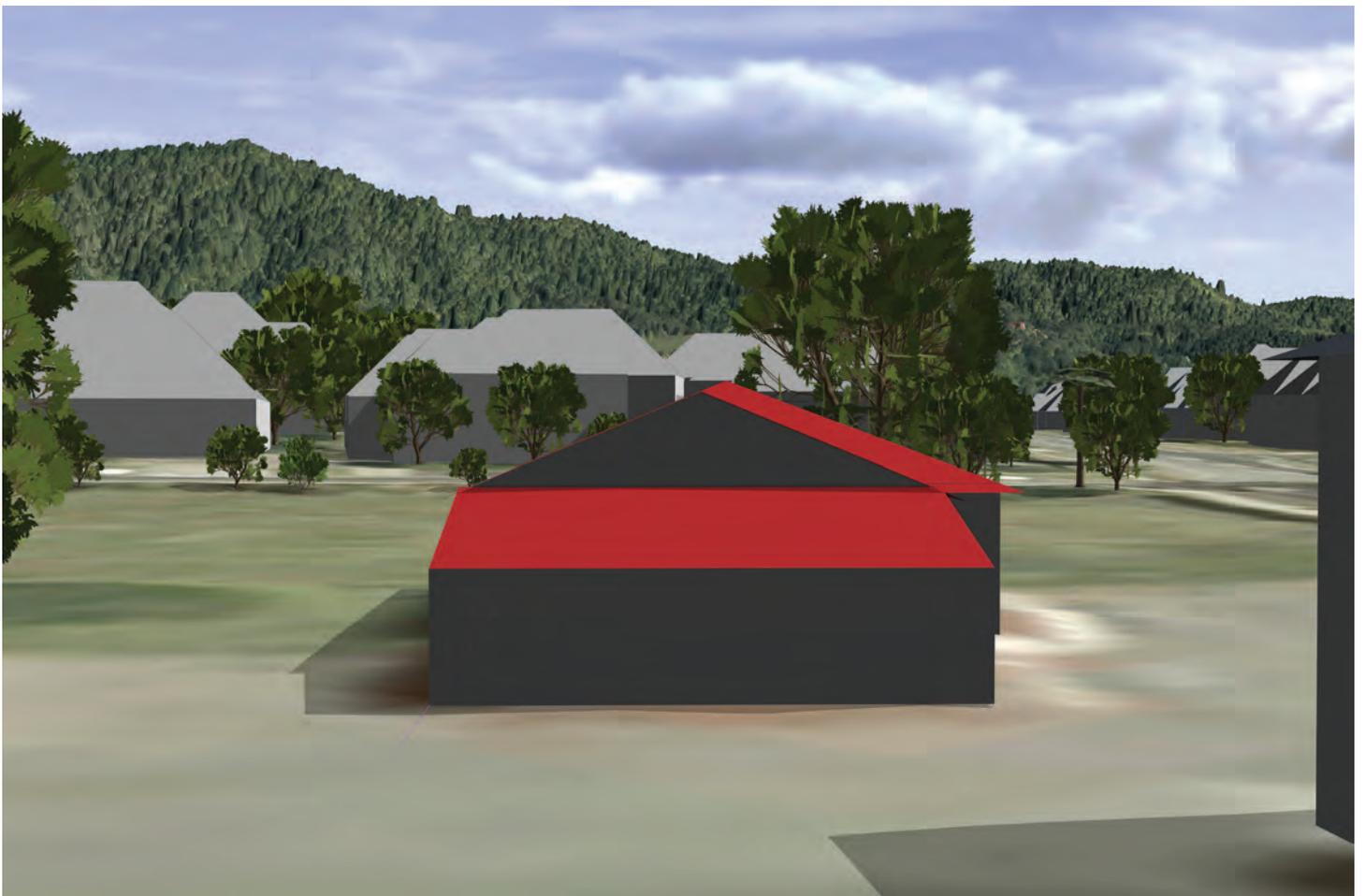
Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Development Envelope



Model Showing the Potential Visibility of the Variation 3 Permitted Development Envelope



Model Showing the Potential Visibility of the ODP Permitted Building Mass



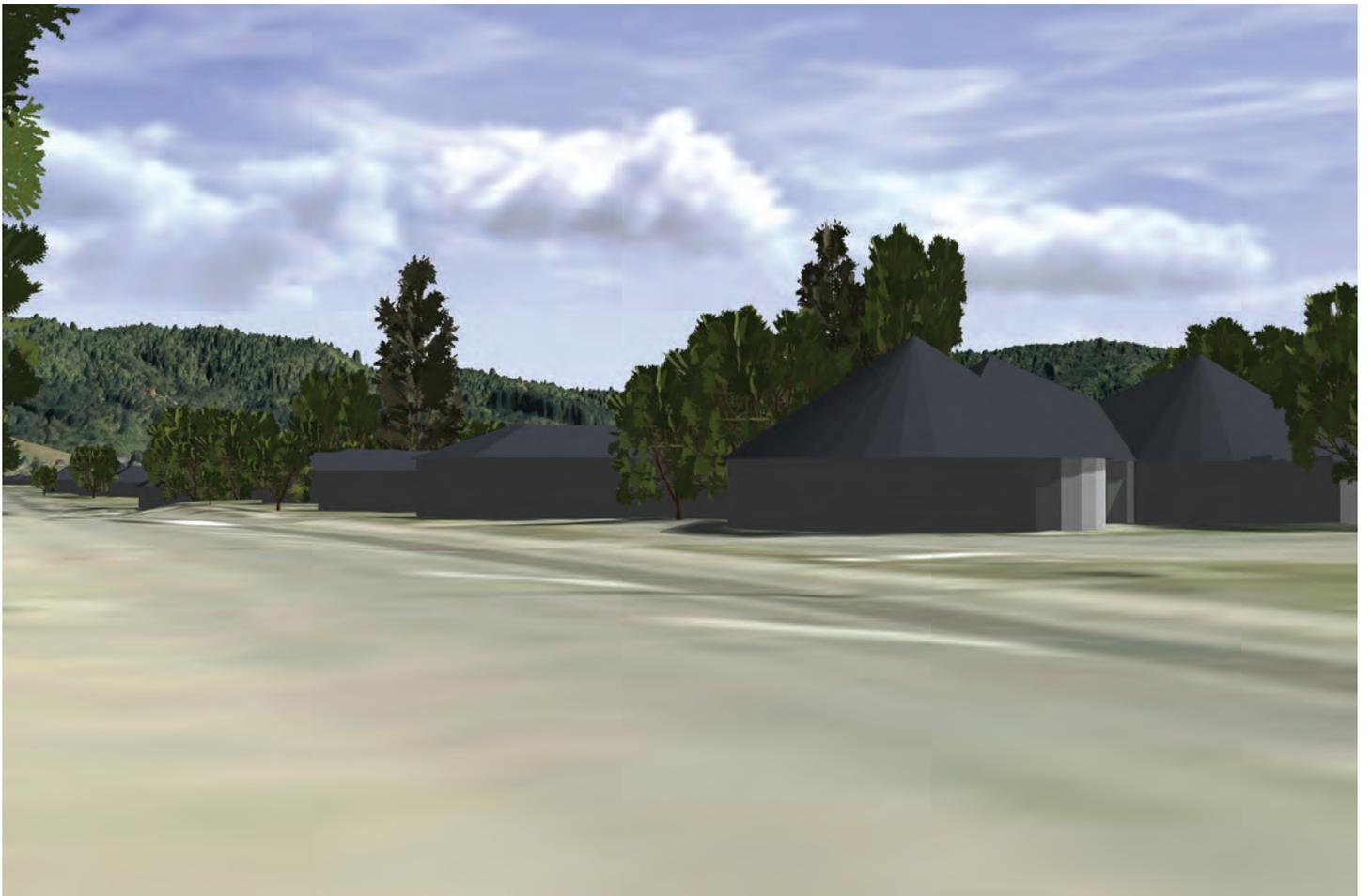
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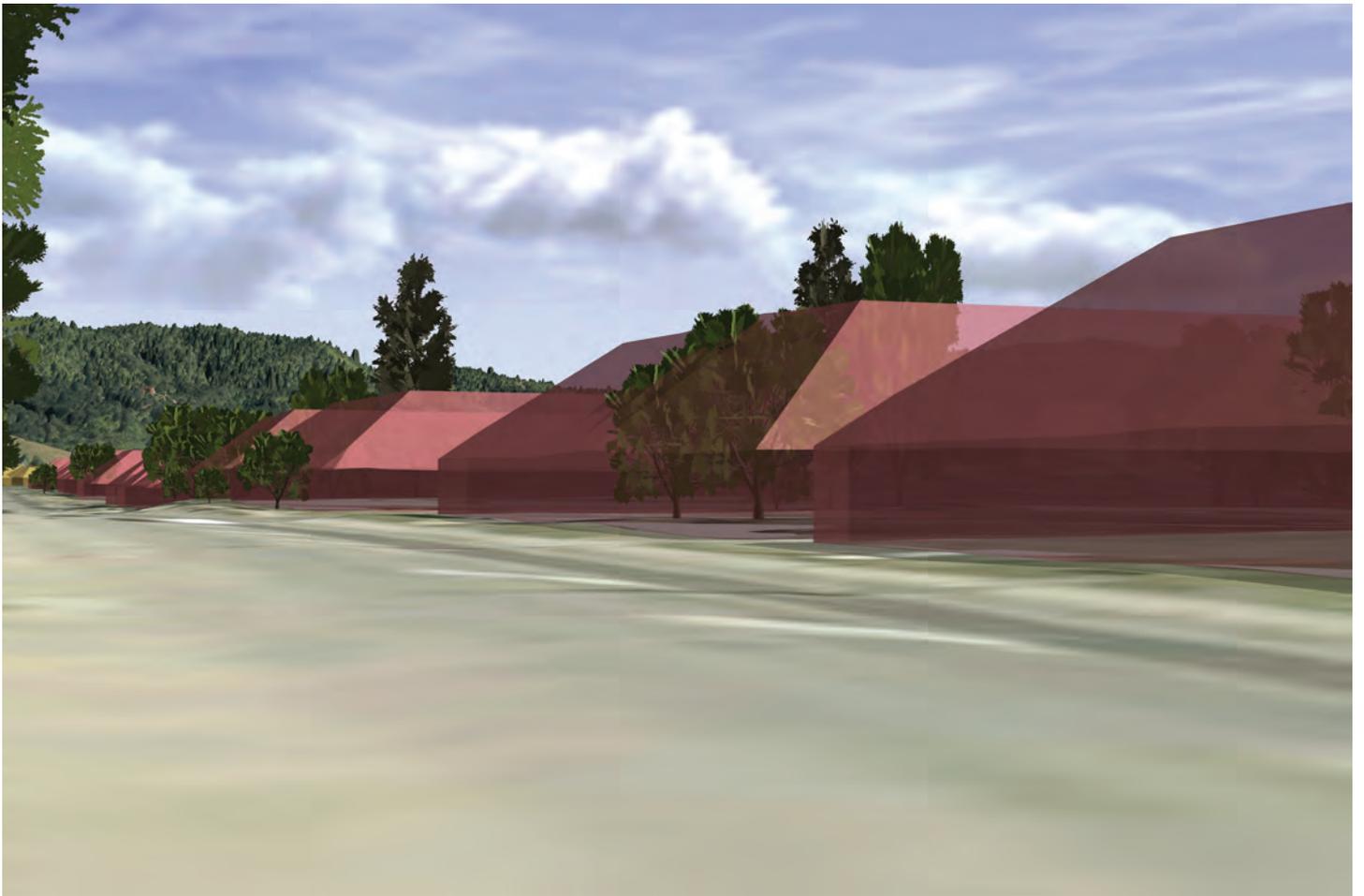
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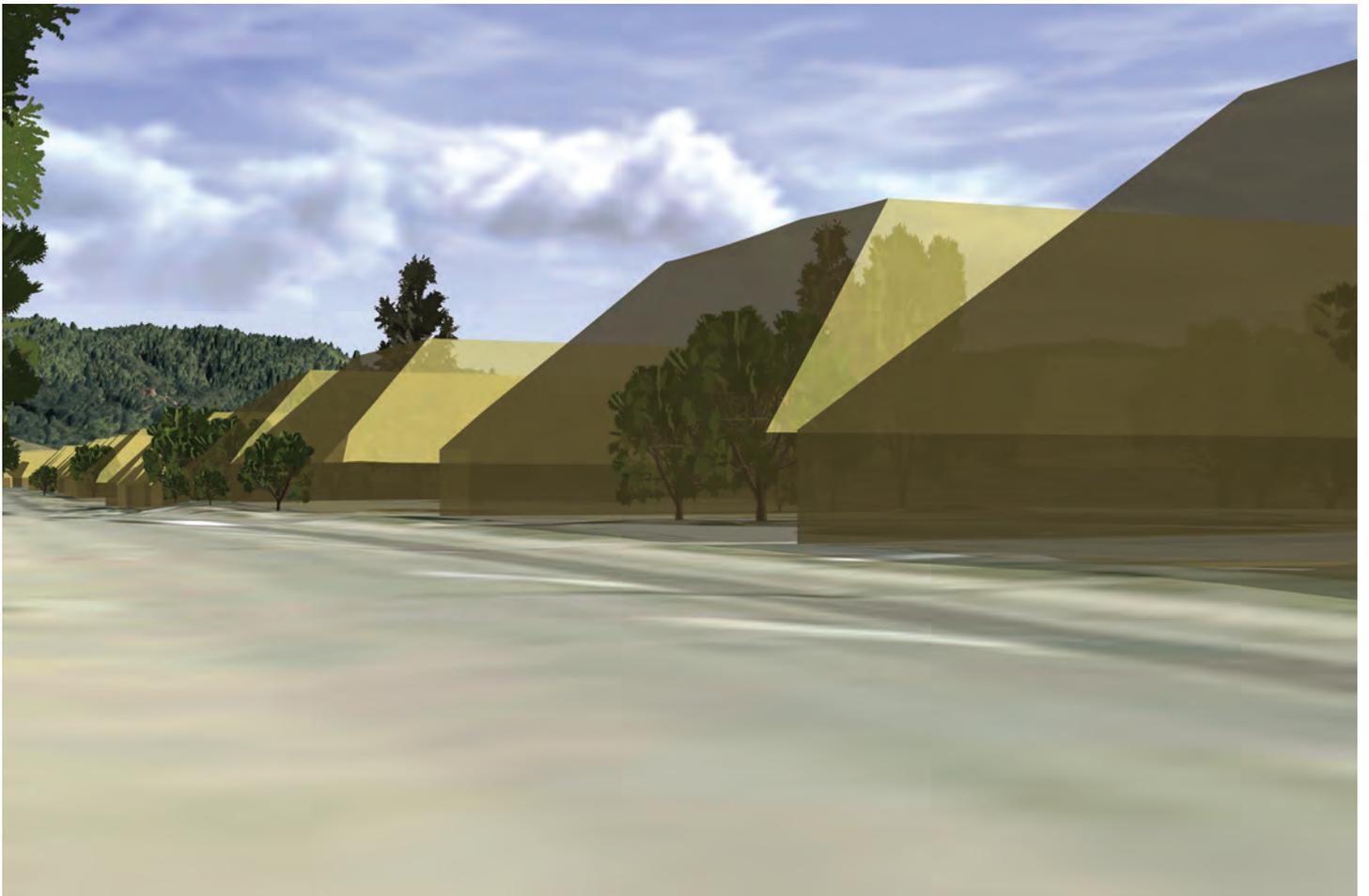
Existing View



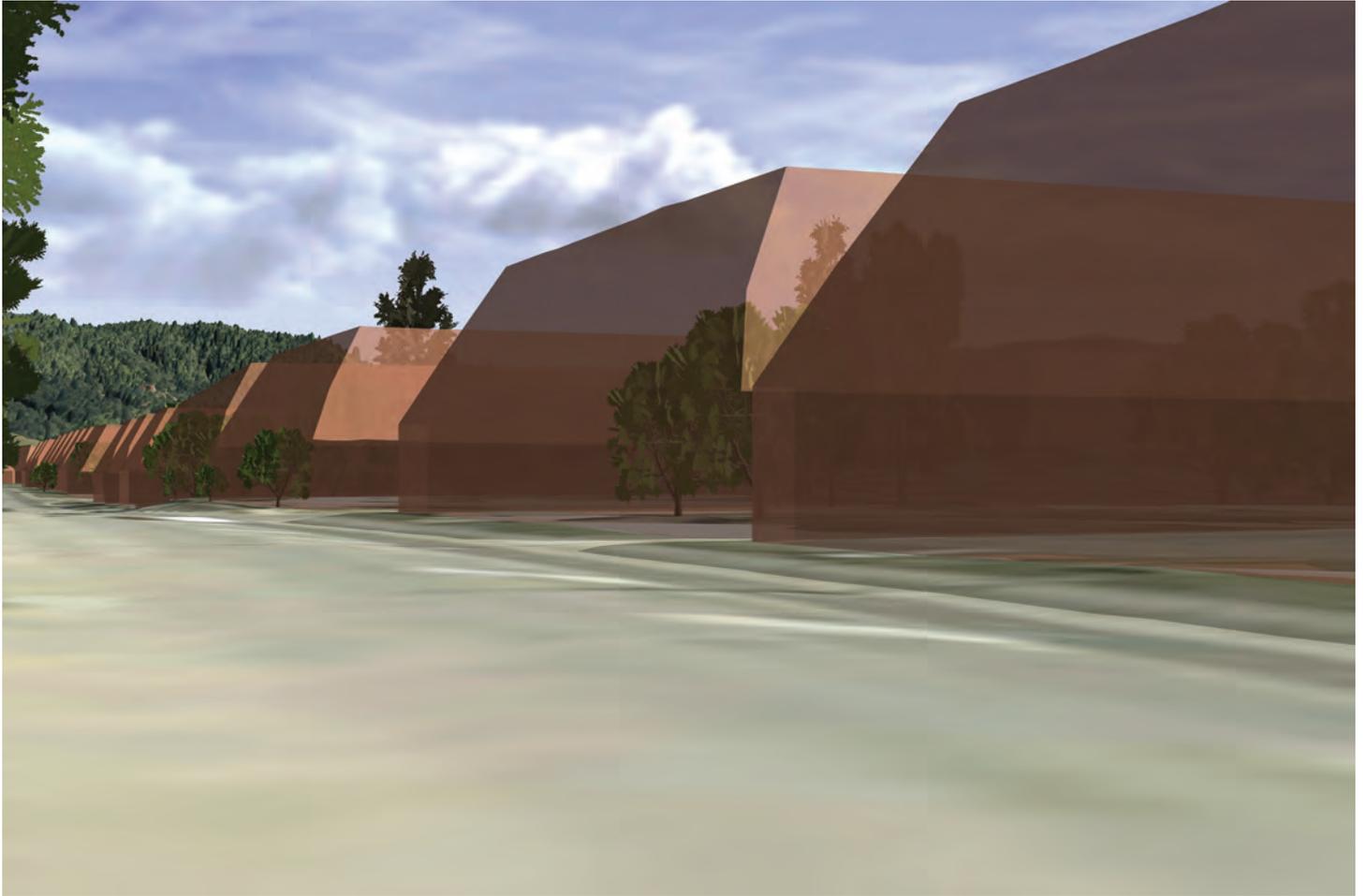
Model Showing the Existing View



Model Showing the Potential Visibility of the ODP Permitted Development Envelope

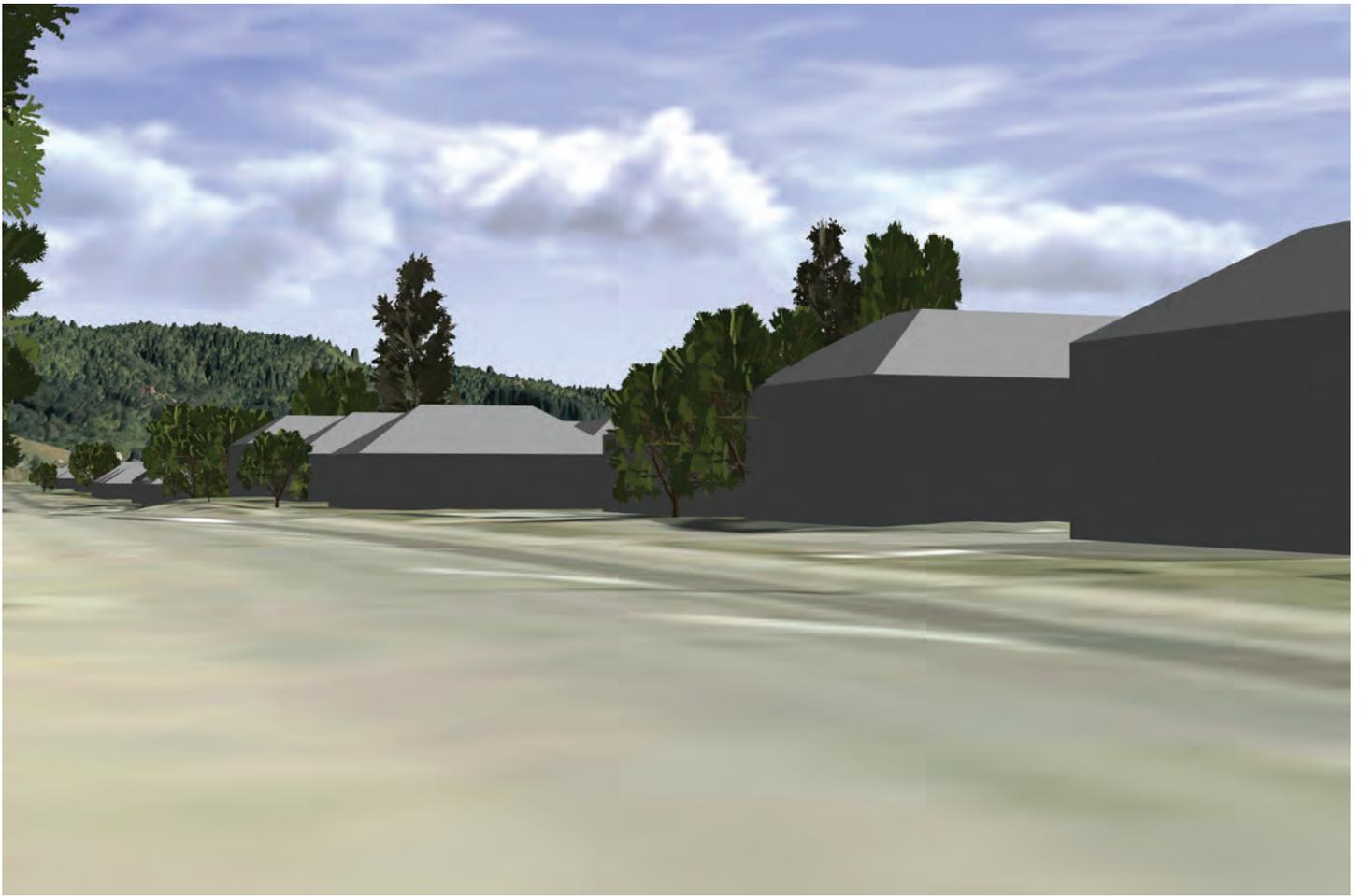


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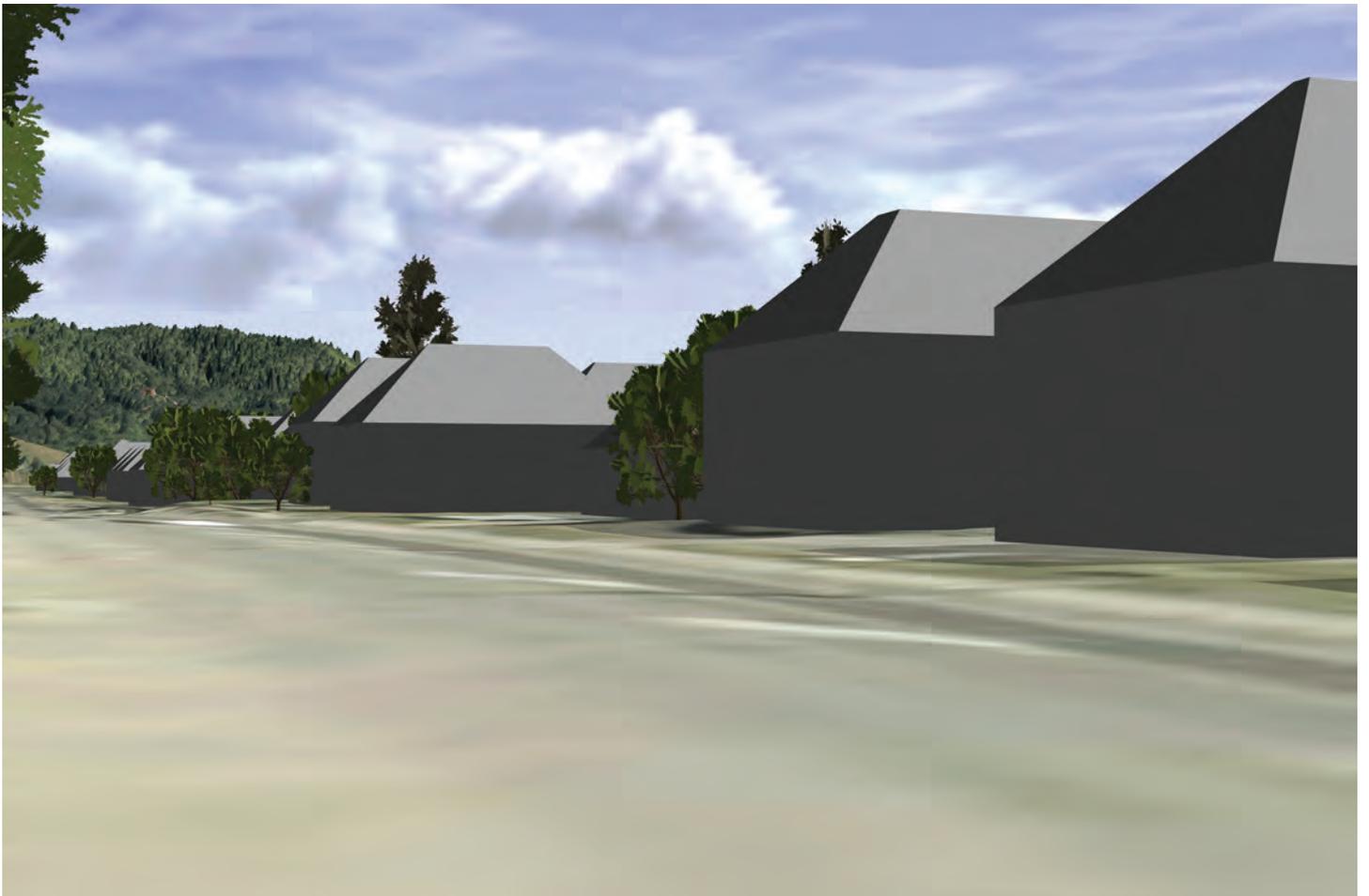


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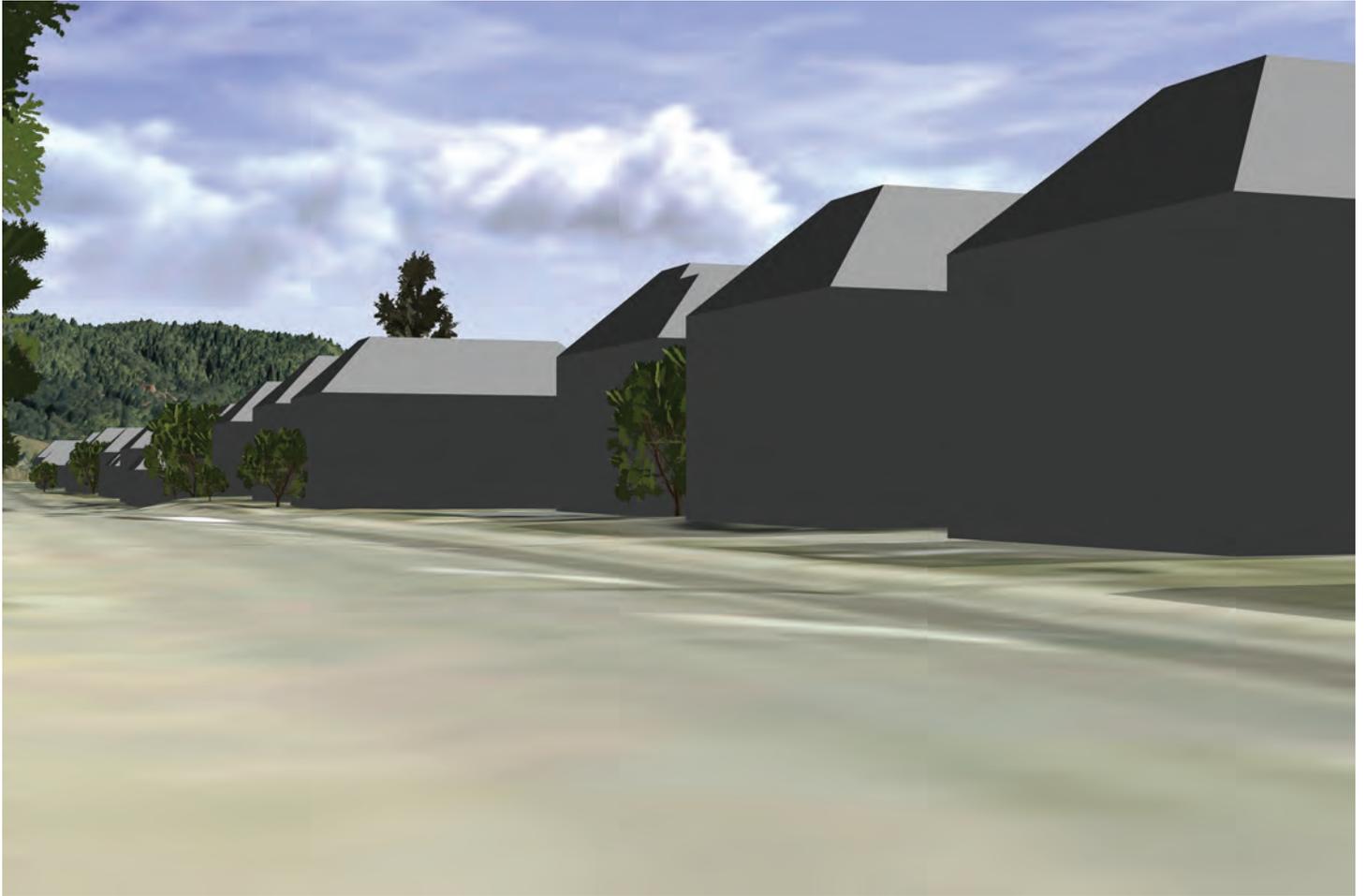
Model Showing the Potential Visibility of the Kainga Ora Permitted Development Envelope



Model Showing the Potential Visibility of the ODP Permitted Building Mass



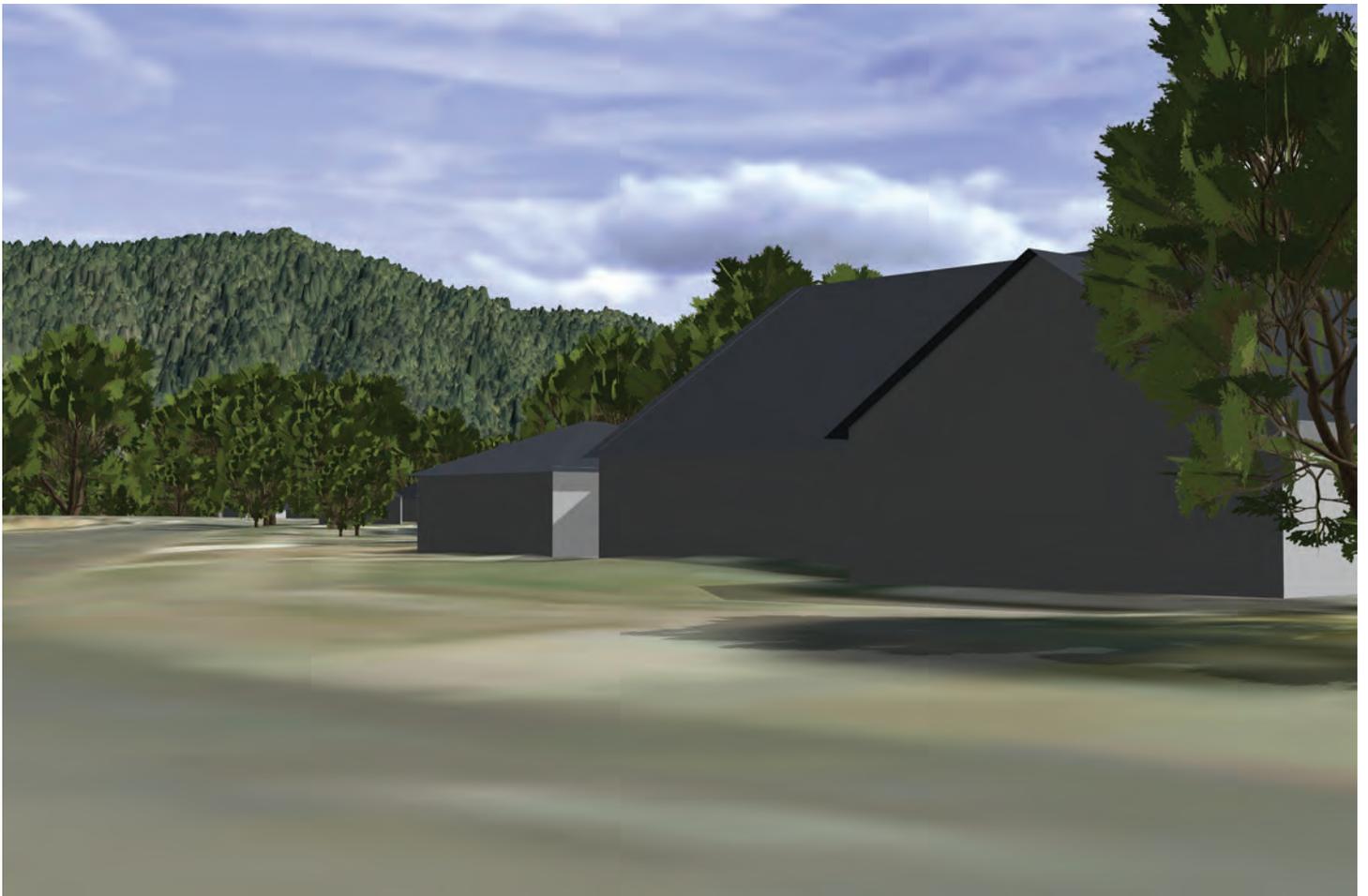
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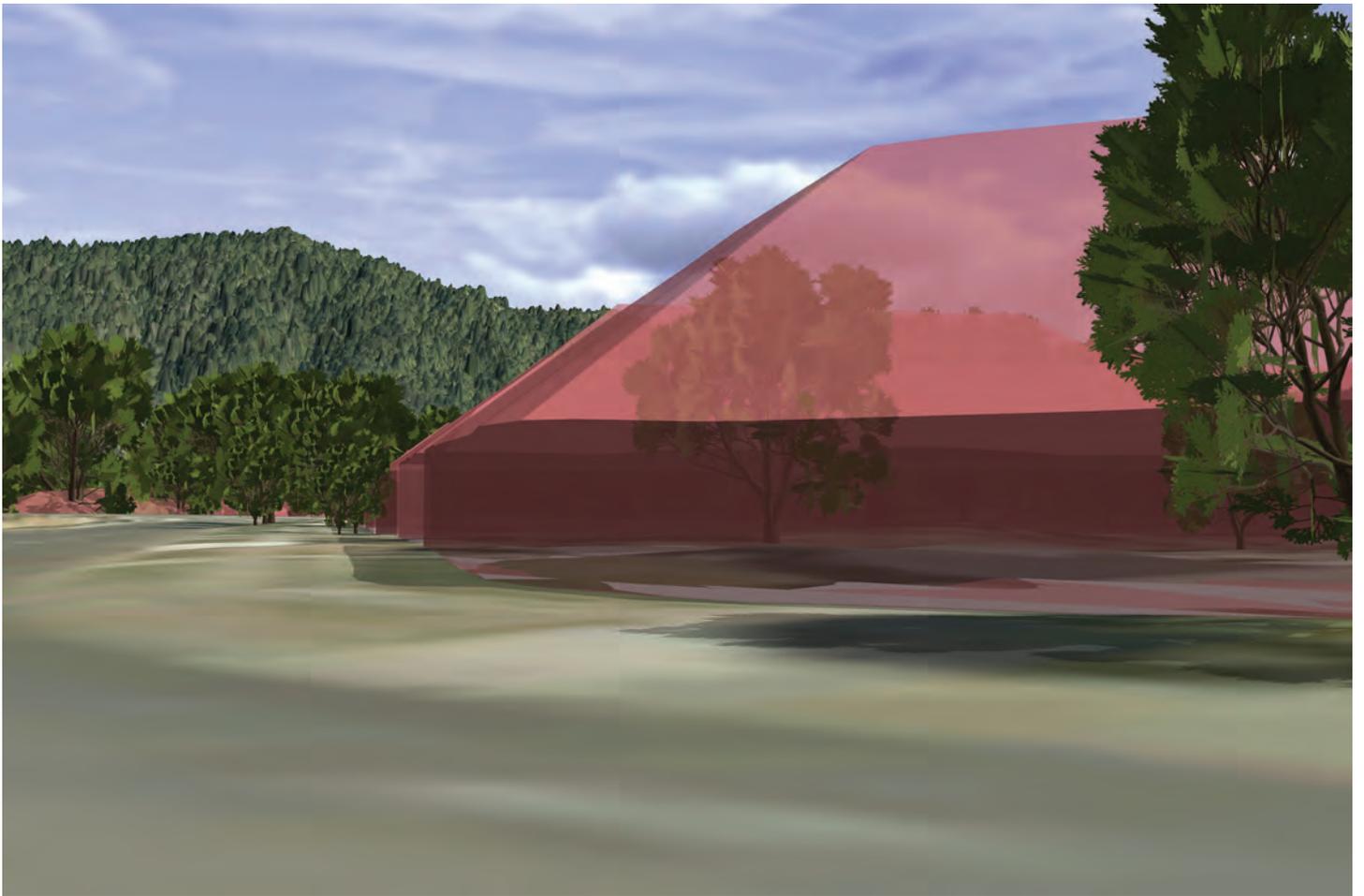
Model Showing the Potential Visibility of the Variation 3 Permitted Building Mass



Existing View



Model Showing the Existing View



Model Showing the Potential Visibility of the ODP Permitted Development Envelope



Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Development Envelope



Model Showing the Potential Visibility of the Variation 3 Permitted Development Envelope



Model Showing the Potential Visibility of the ODP Permitted Building Mass



Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Building Mass



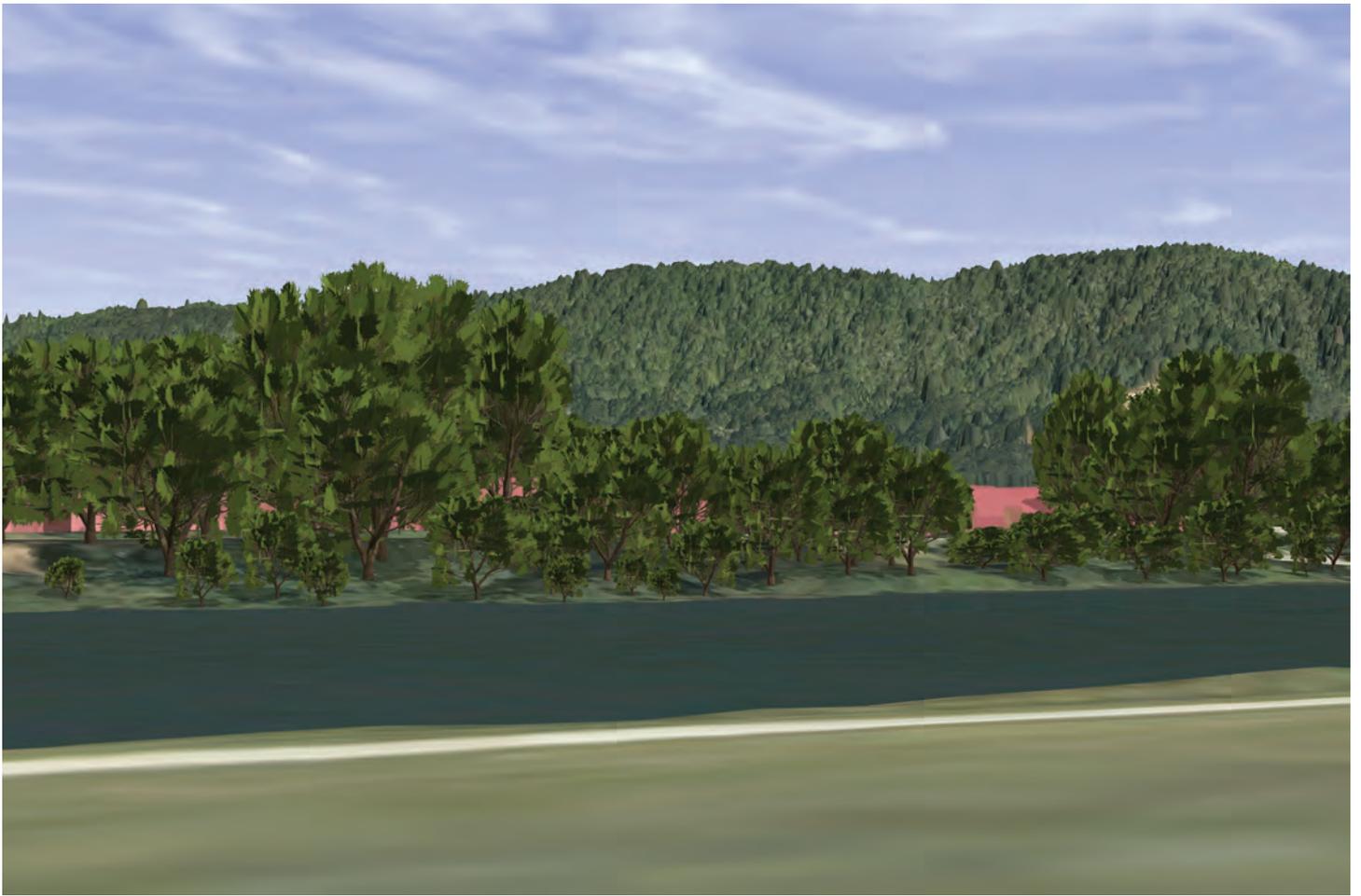
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Existing View



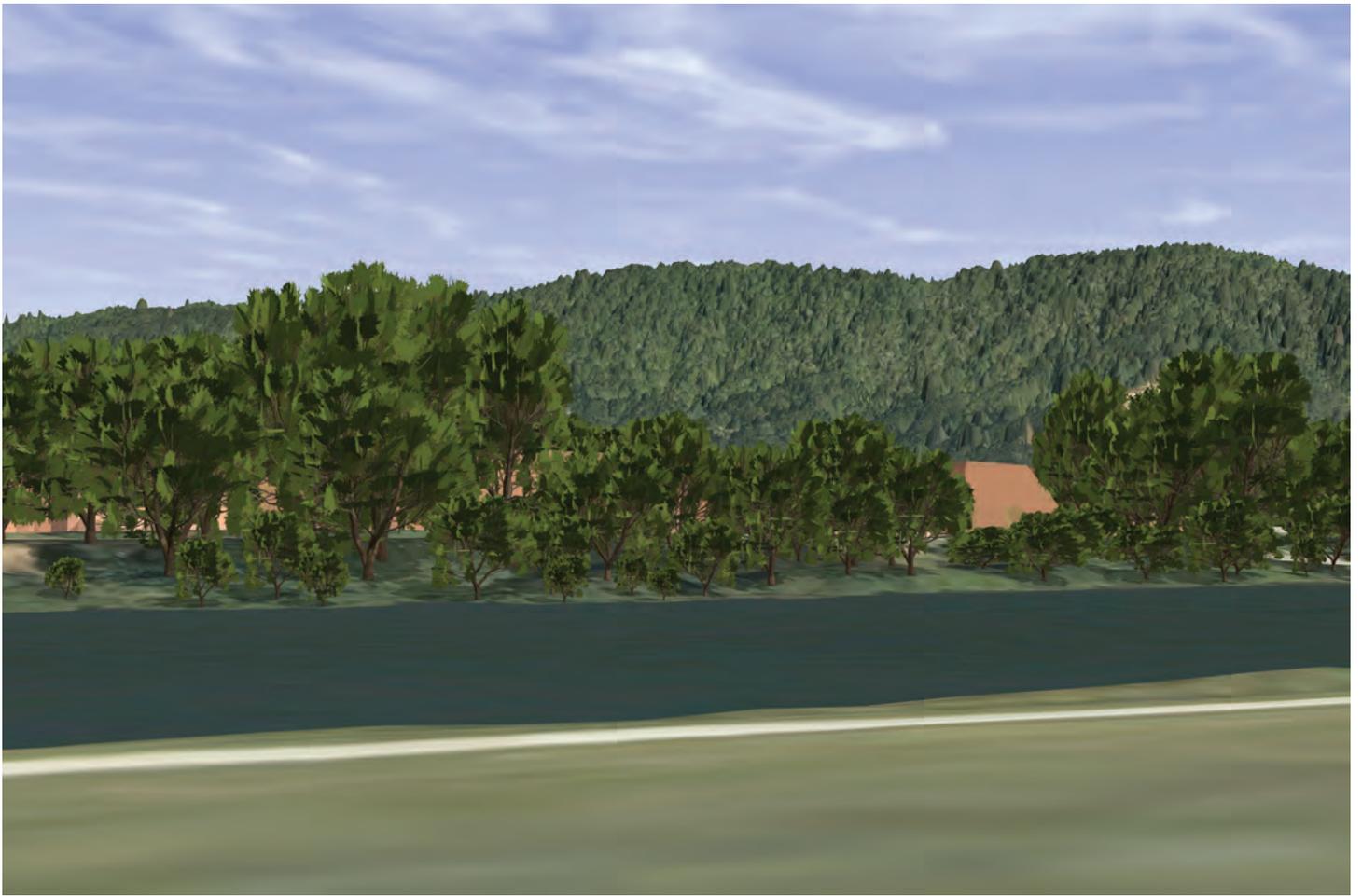
Model Showing the Existing View



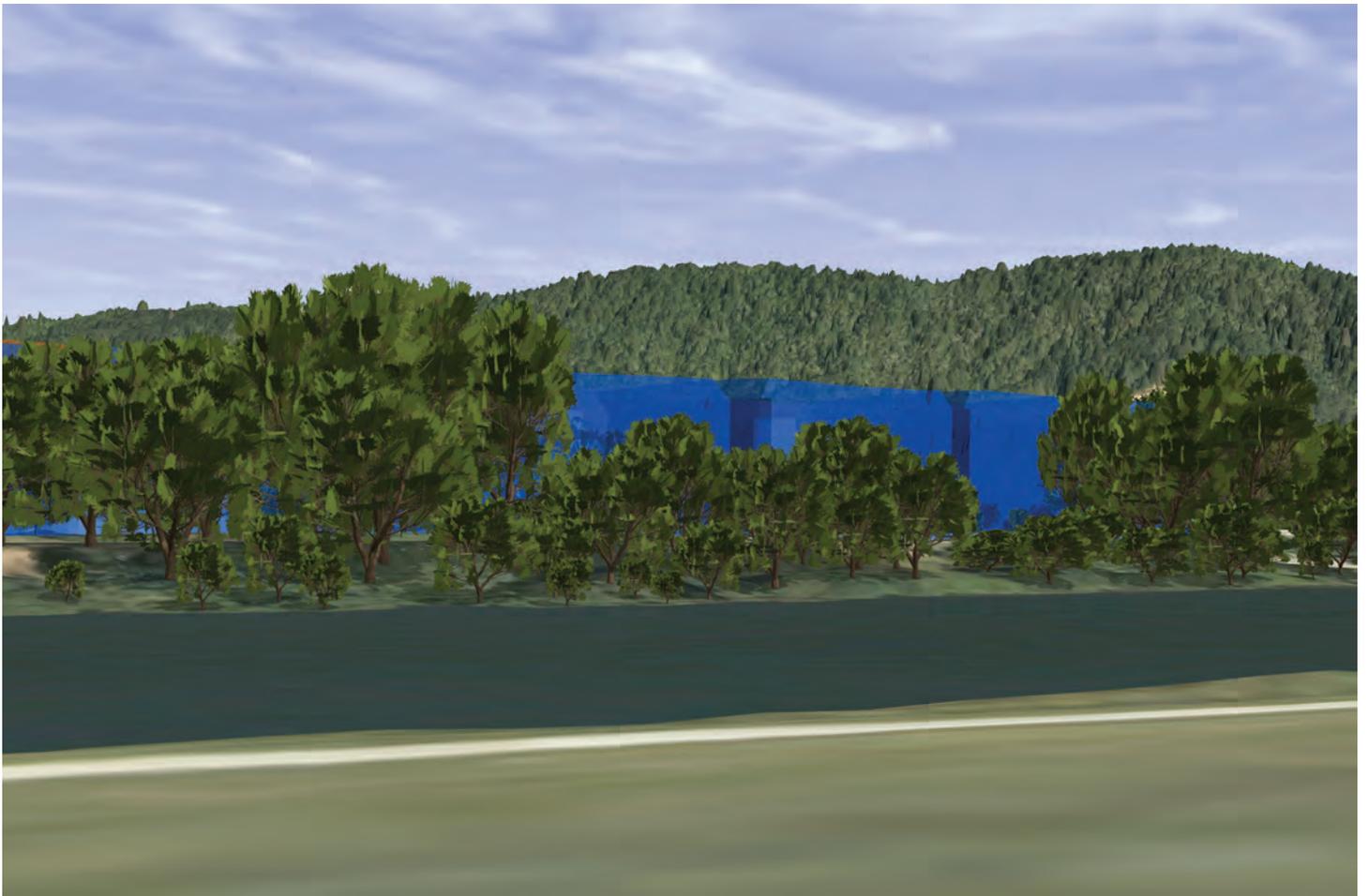
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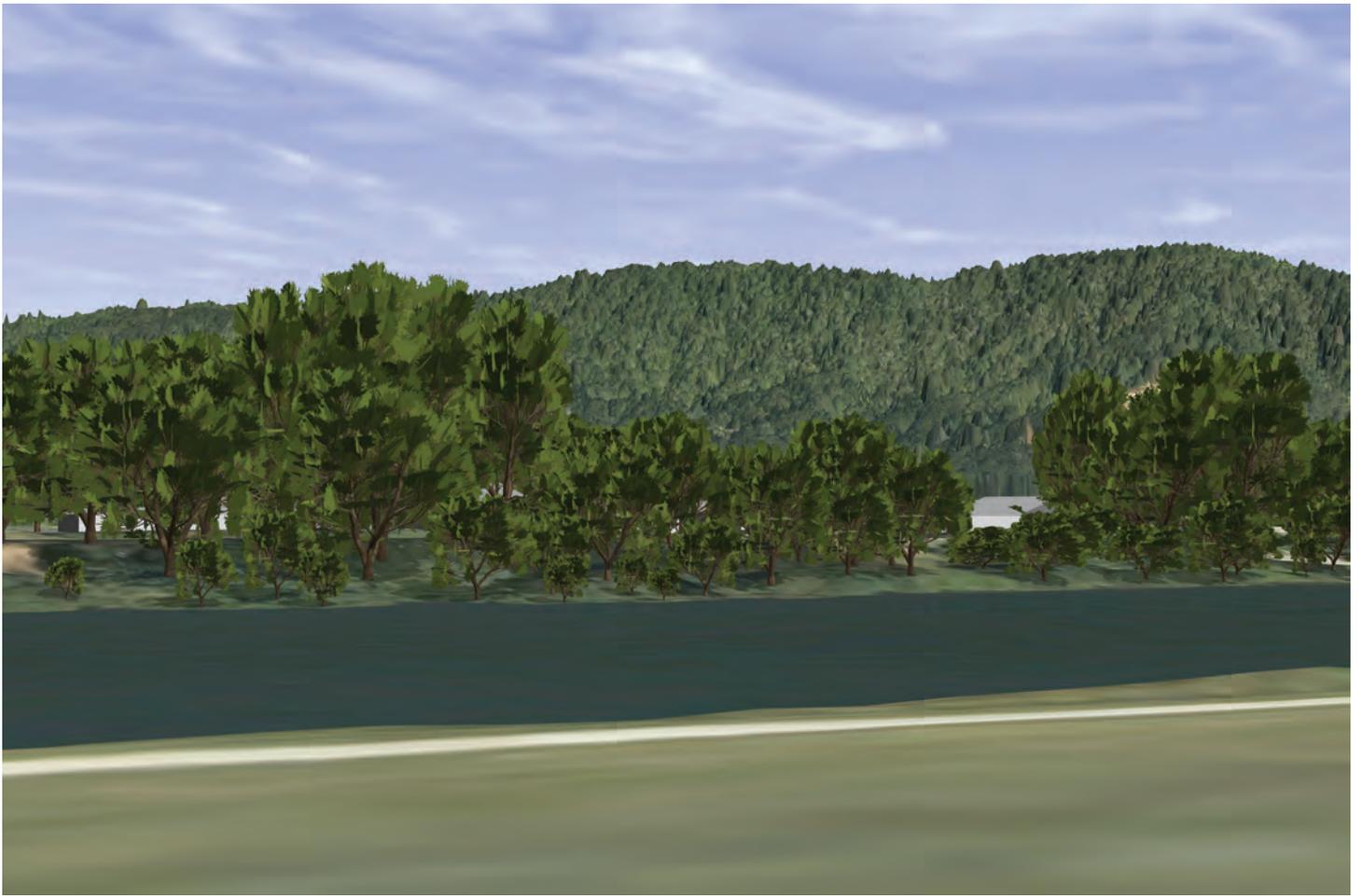
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Model Showing the Potential Visibility of the Variation 3 Permitted Development Envelope



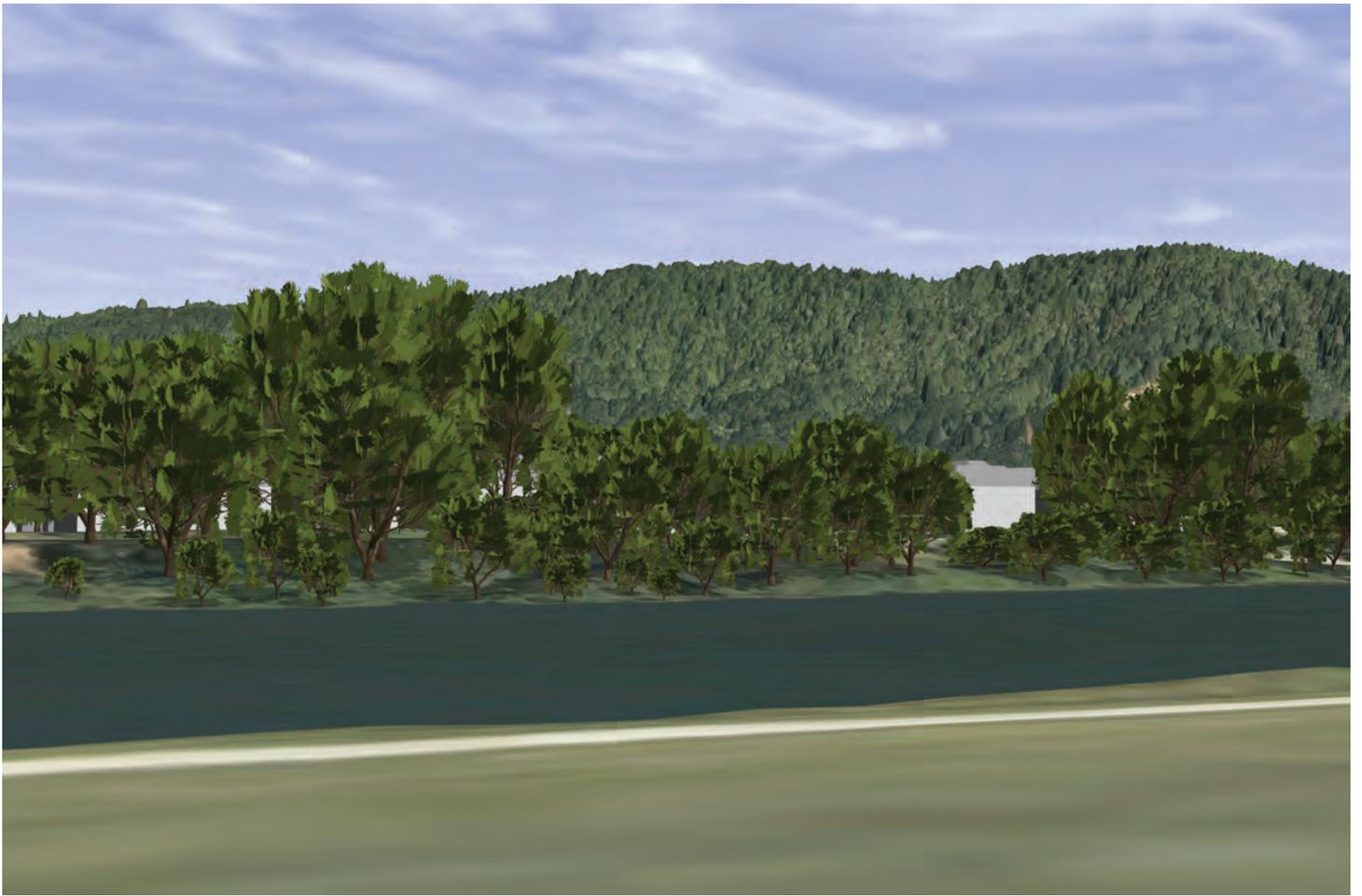
Model Showing the Potential Visibility of the Kainga Ora Permitted Development Envelope



Model Showing the Potential Visibility of the ODP Permitted Building Mass



Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Building Mass



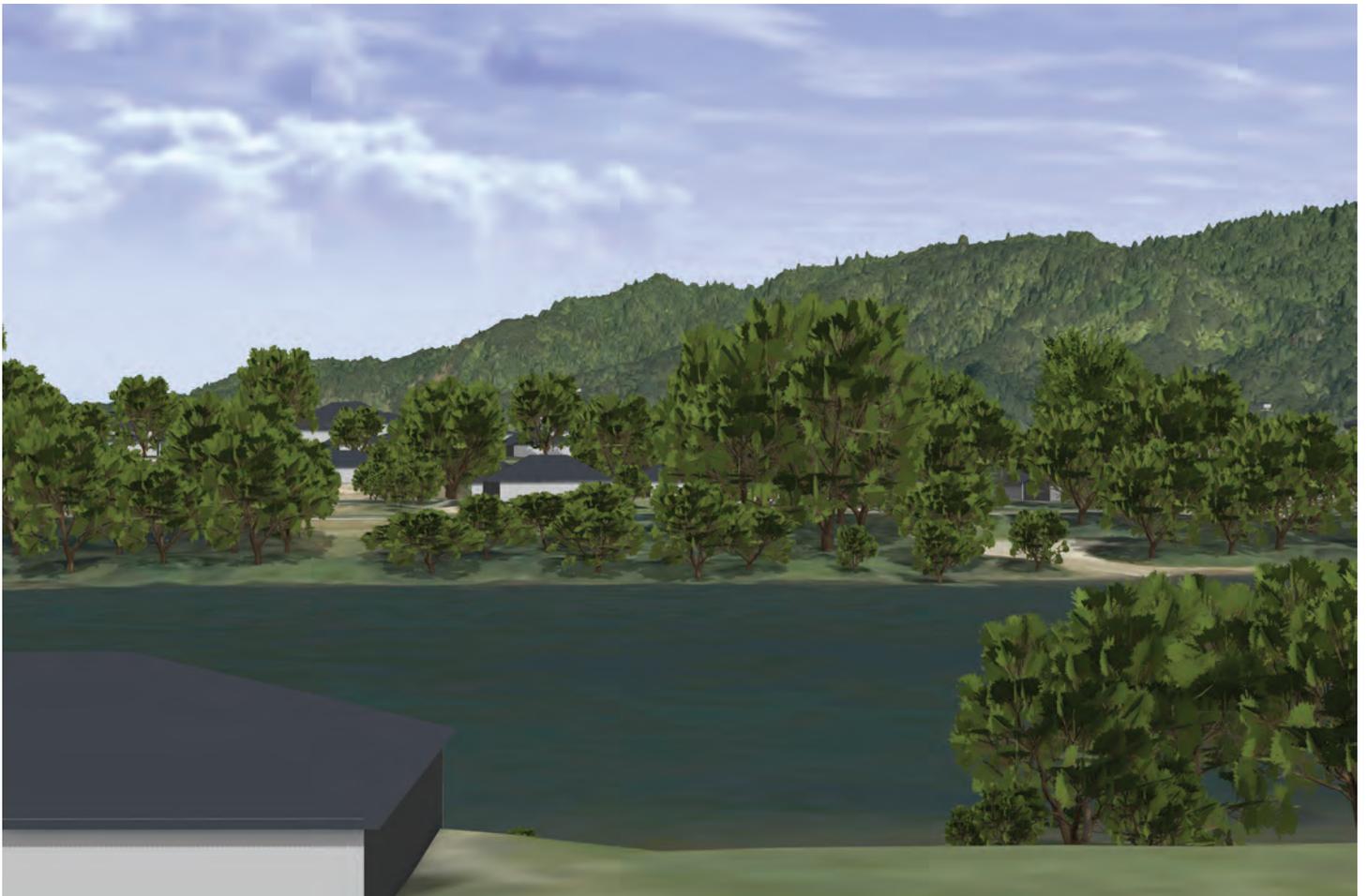
Model Showing the Potential Visibility of the Variation 3 Permitted Building Mass



Model Showing the Potential Visibility of the Kainga Ora Permitted Building Mass



Existing View



Model Showing



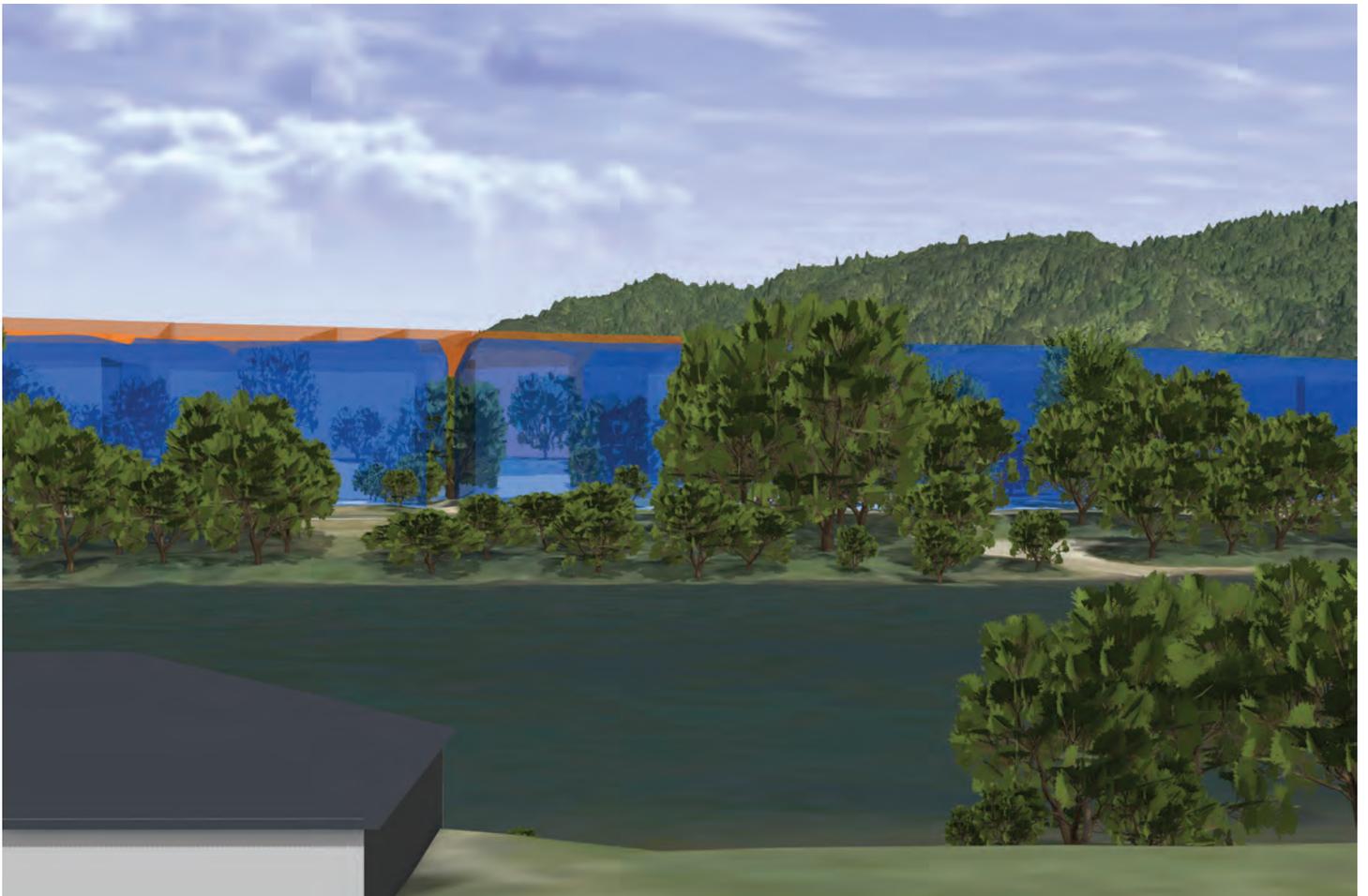
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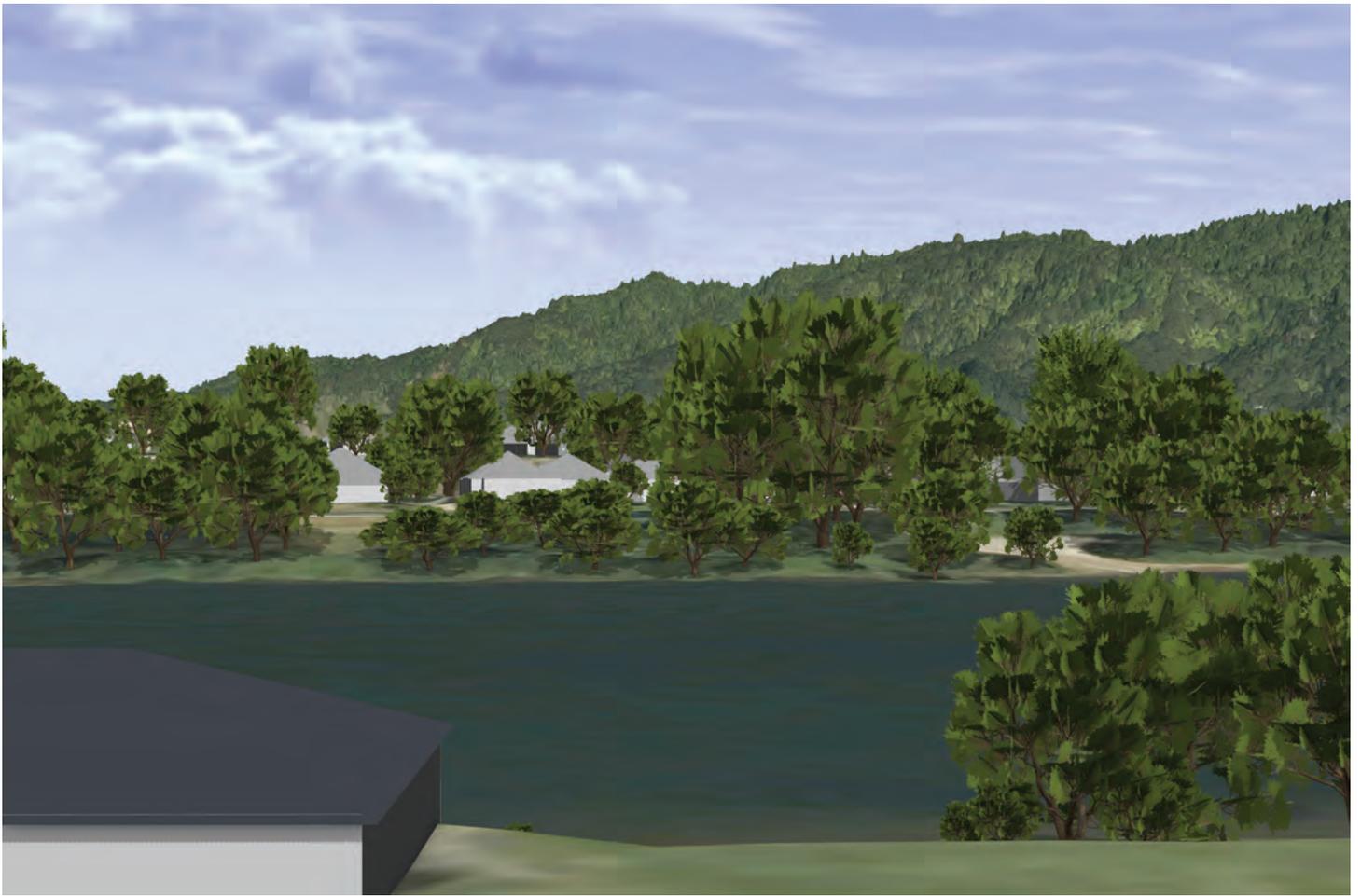
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Model Showing the Potential Visibility of the Variation 3 Permitted Development Envelope



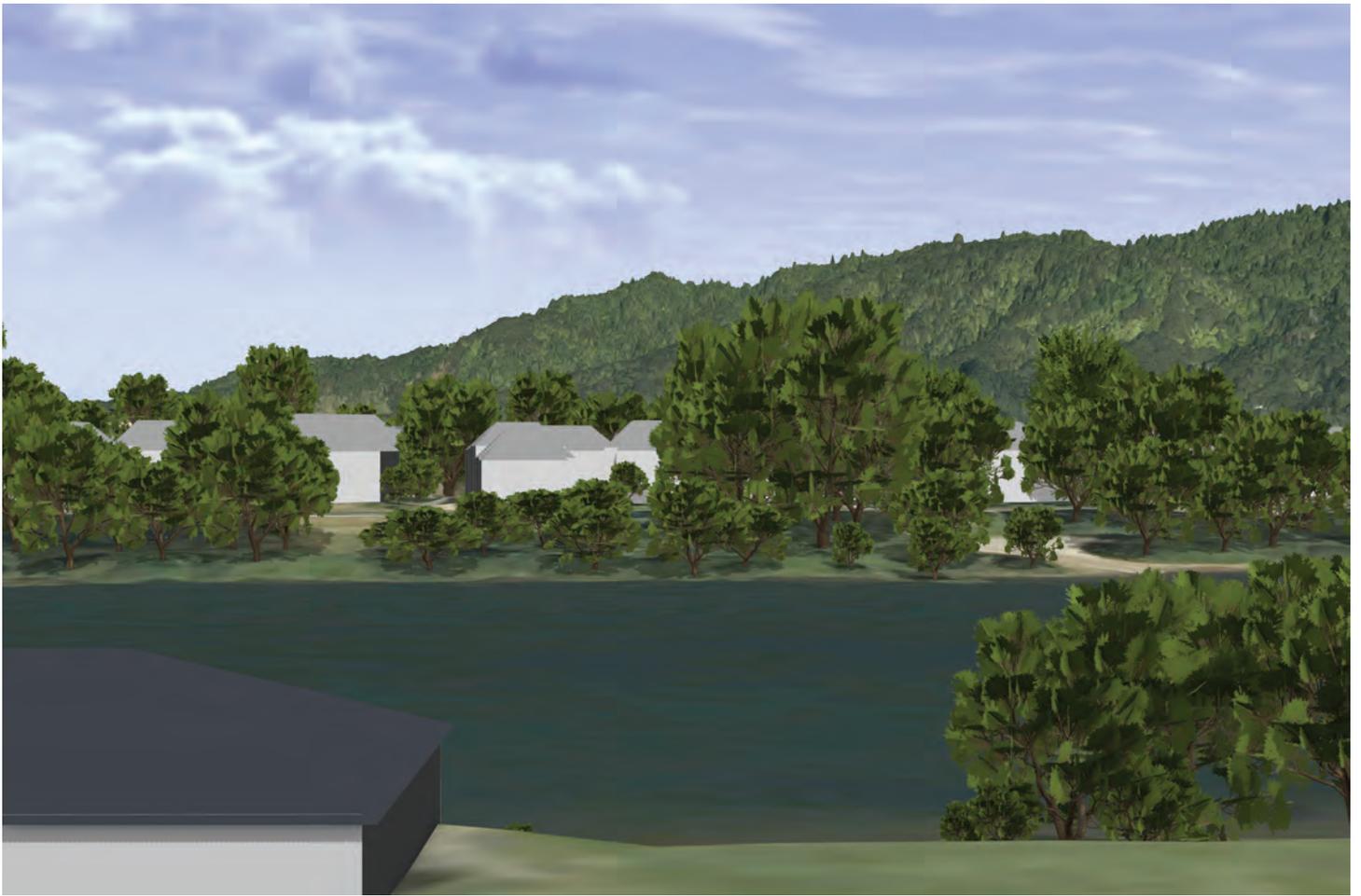
Model Showing the Potential Visibility of the Kainga Ora Permitted Development Envelope



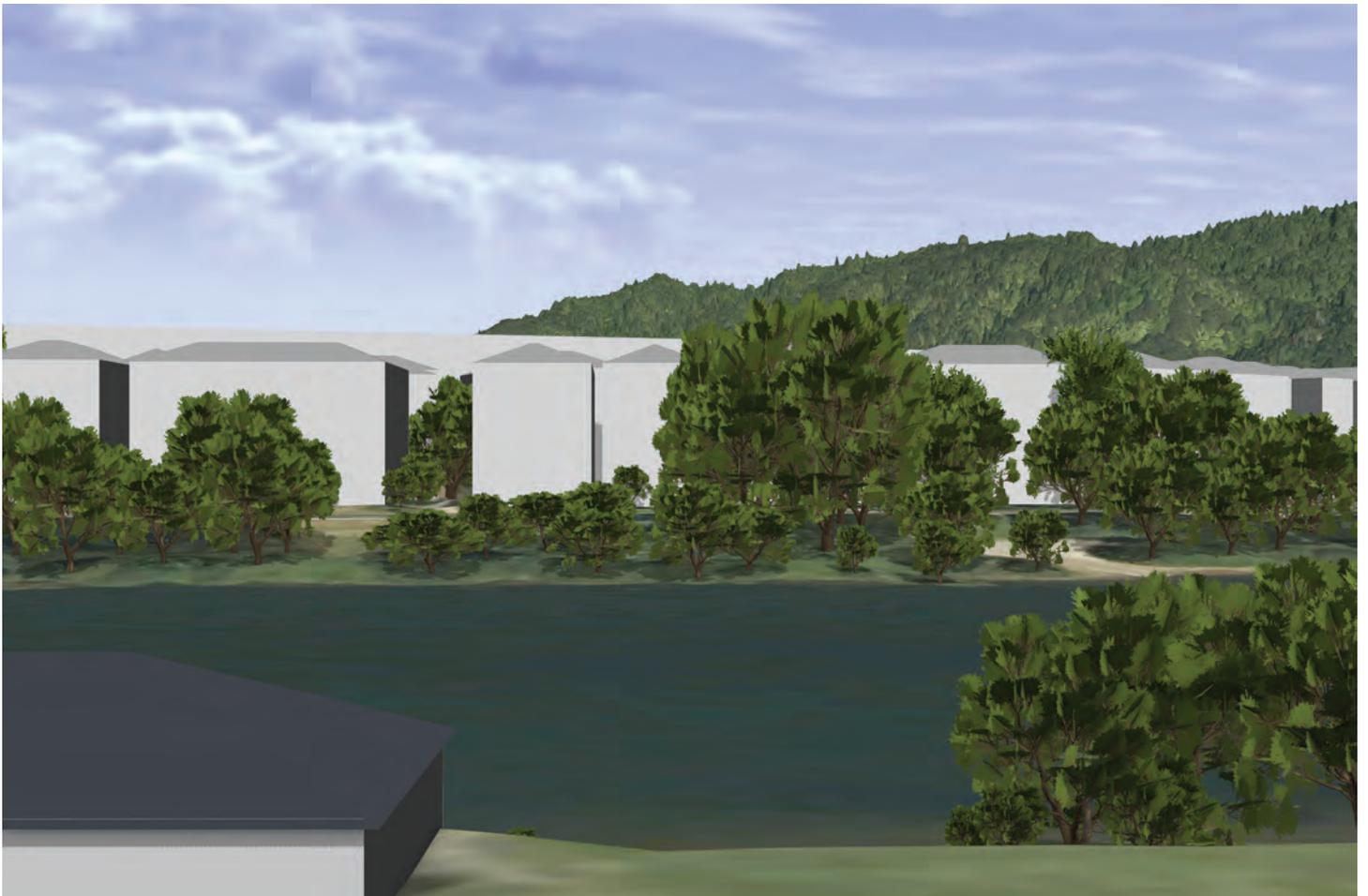
Model Showing the Potential Visibility of the ODP Permitted Building Mass



Model Showing the Potential Visibility of the PDP (Decisions Version) Permitted Building Mass



Model Showing the Potential Visibility of the Variation 3 Permitted Building Mass



Model Showing the Potential Visibility of the Kainga Ora Permitted Building Mass



Model Showing the Potential Visibility of the Recommended Development Envelope



Model Showing the Potential Visibility of the Permitted Building Mass



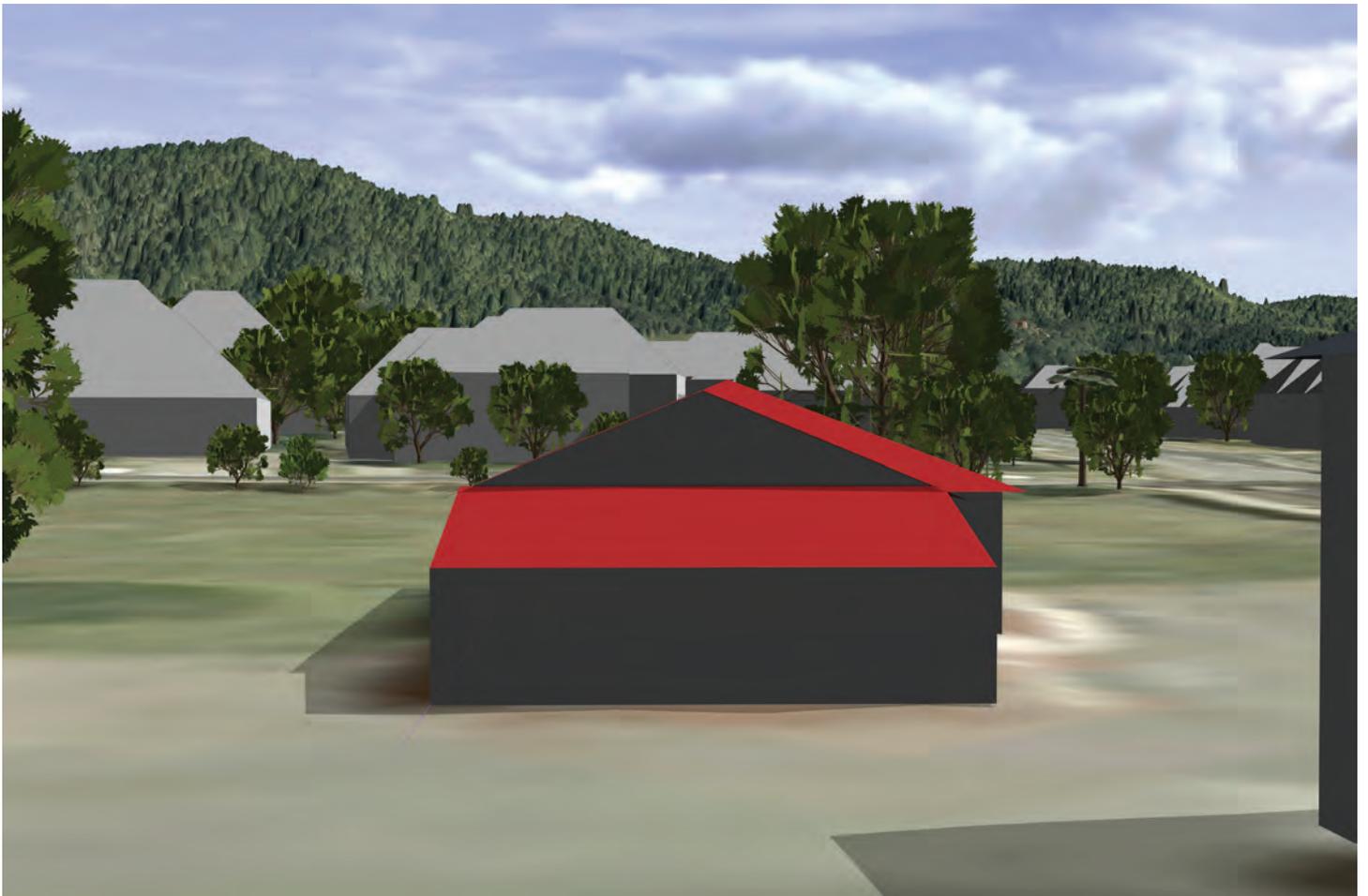
Model Showing the Potential Visibility of the Recommended Development Envelope



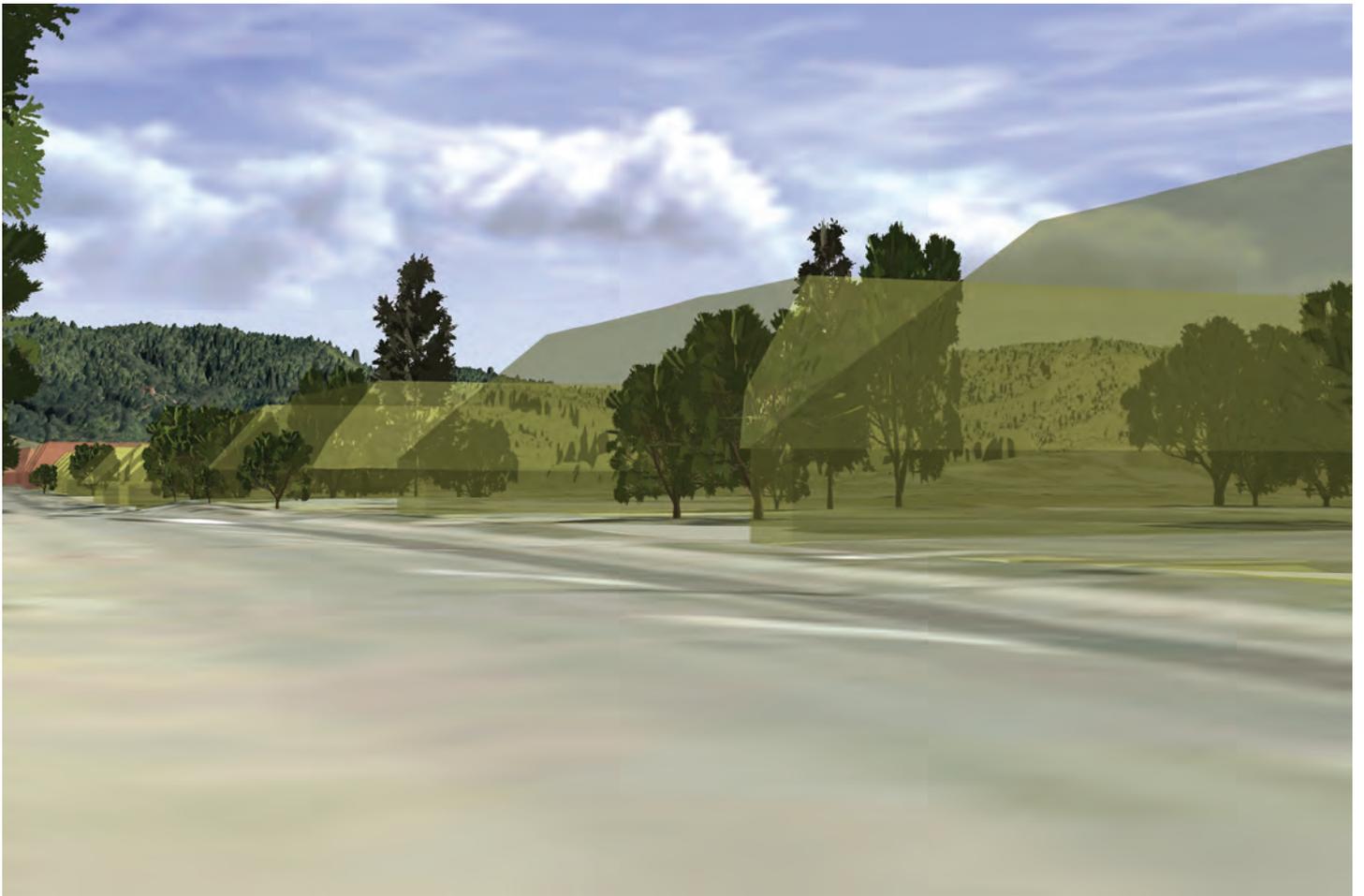
Model Showing the Potential Visibility of the Permitted Building Mass



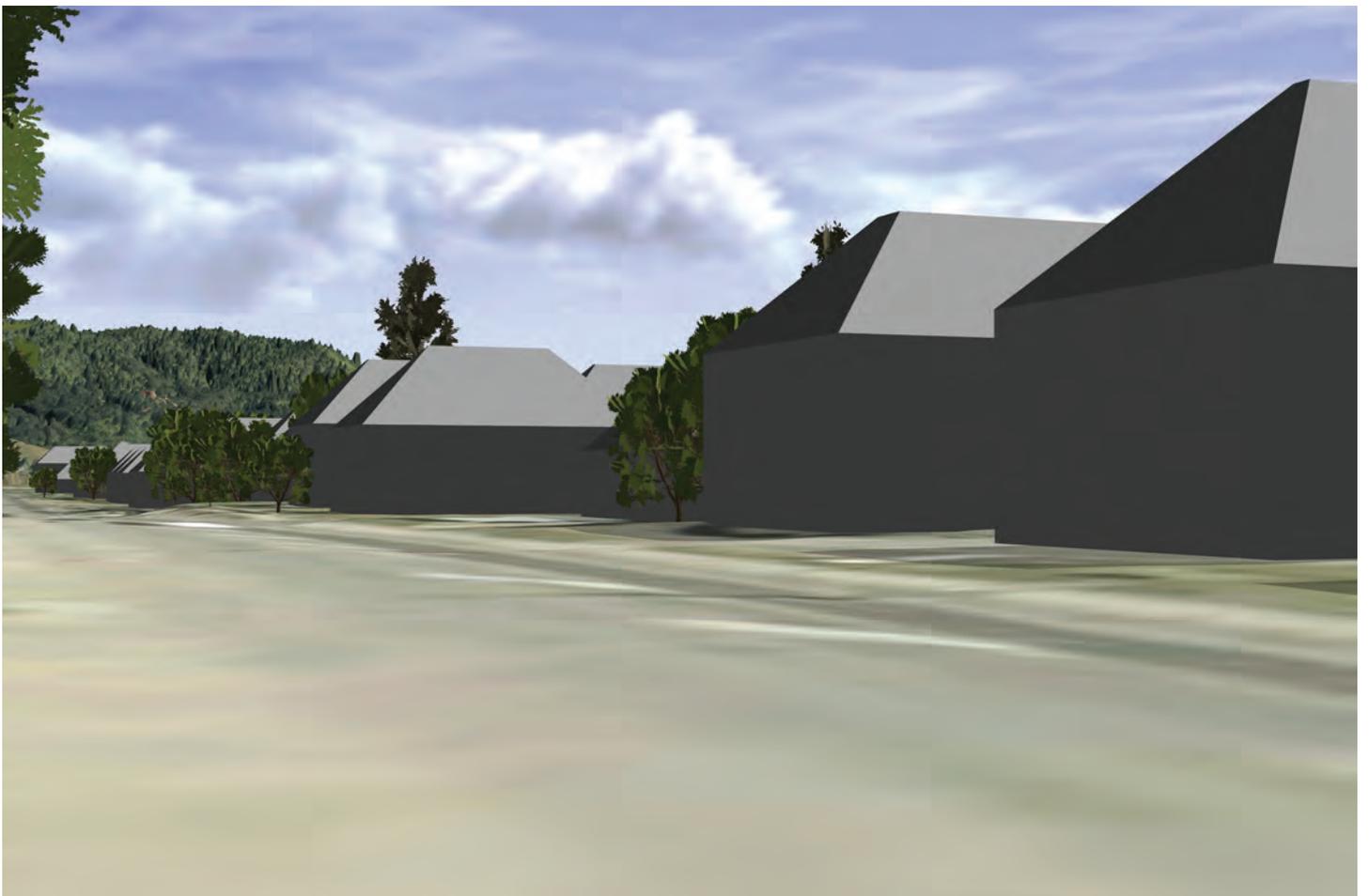
Model Showing the Potential Visibility of the Recommended Development Envelope



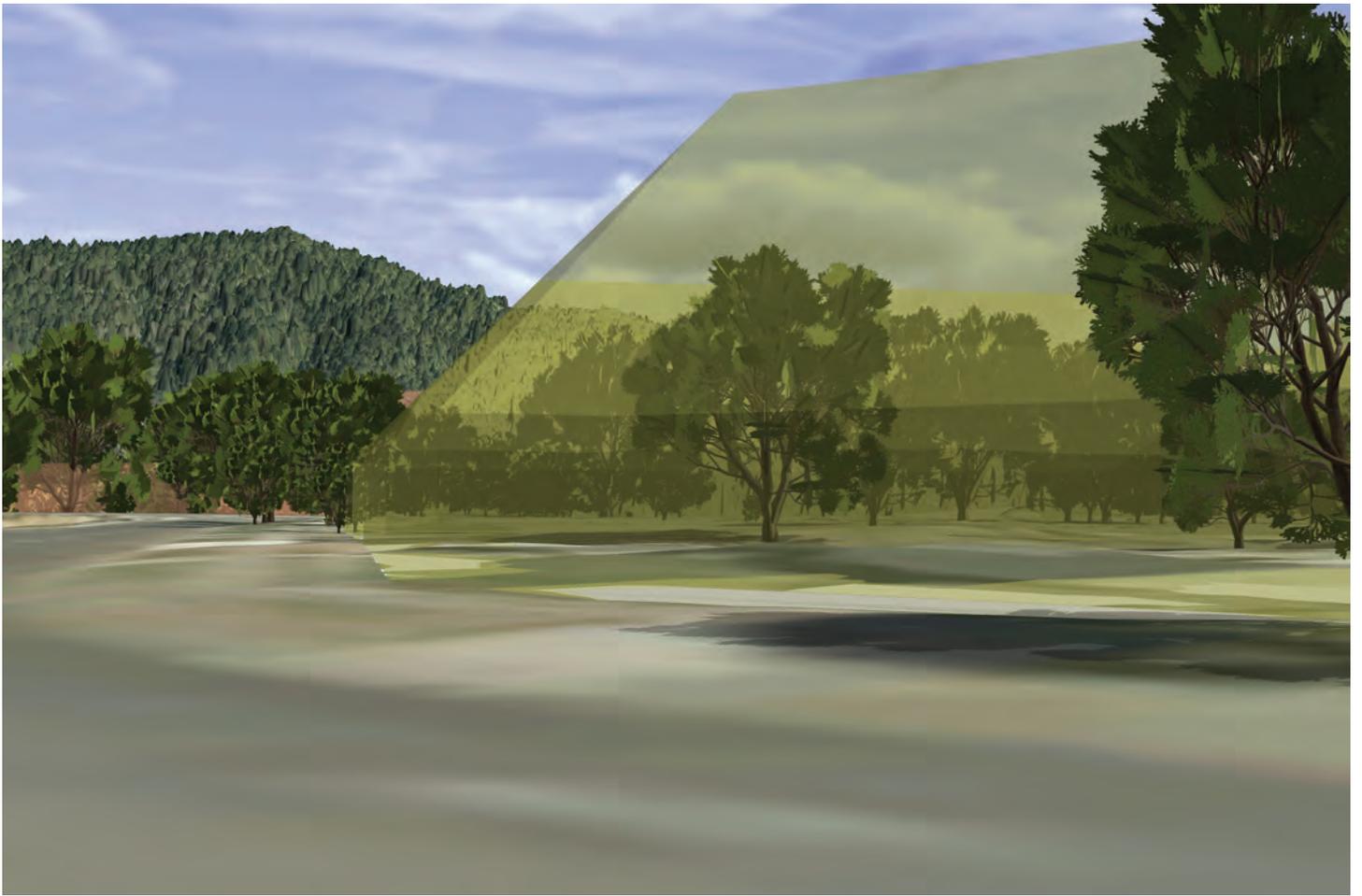
Model Showing the Potential Visibility of the Permitted Building Mass



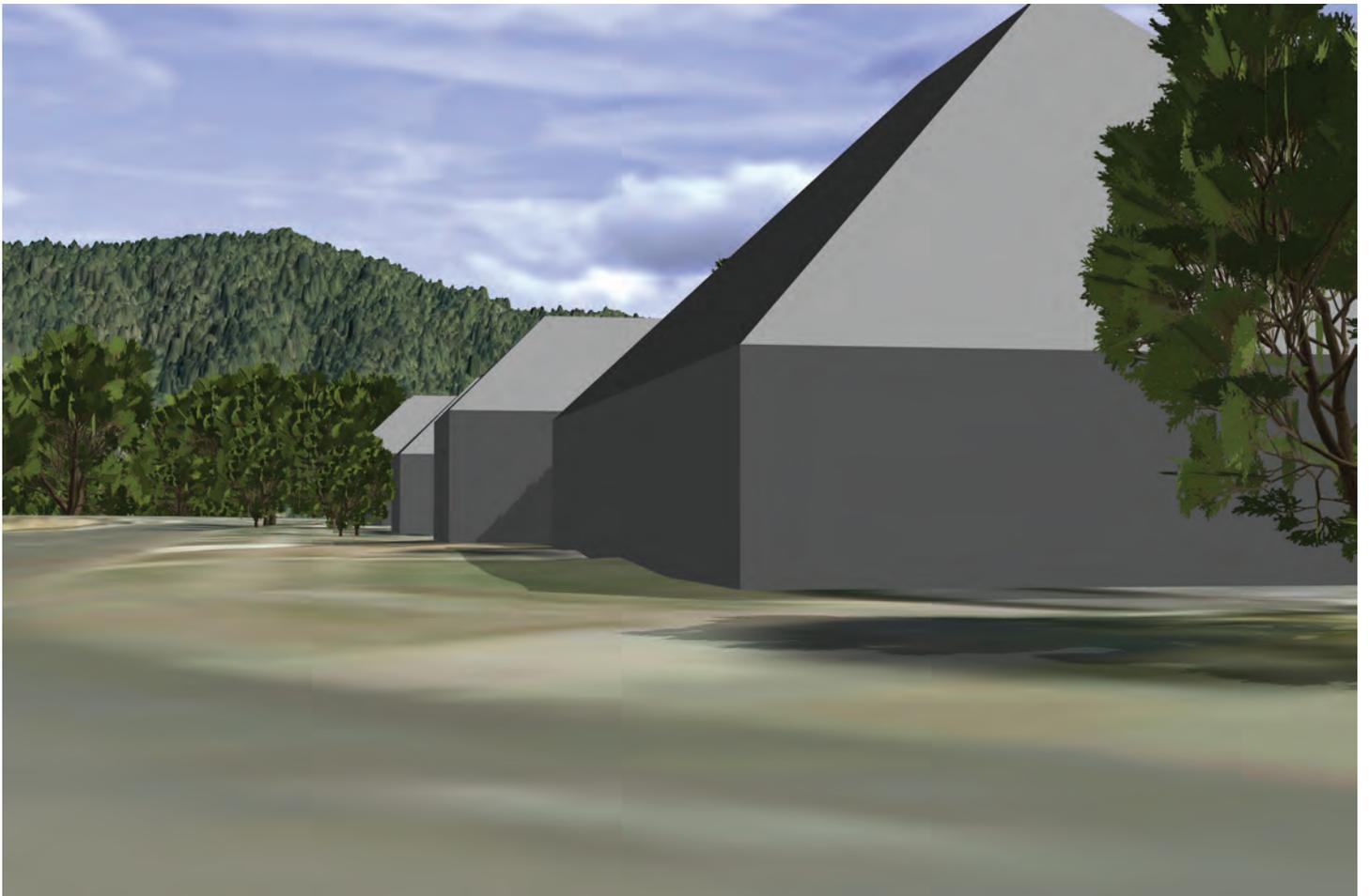
Model Showing the Potential Visibility of the Recommended Development Envelope



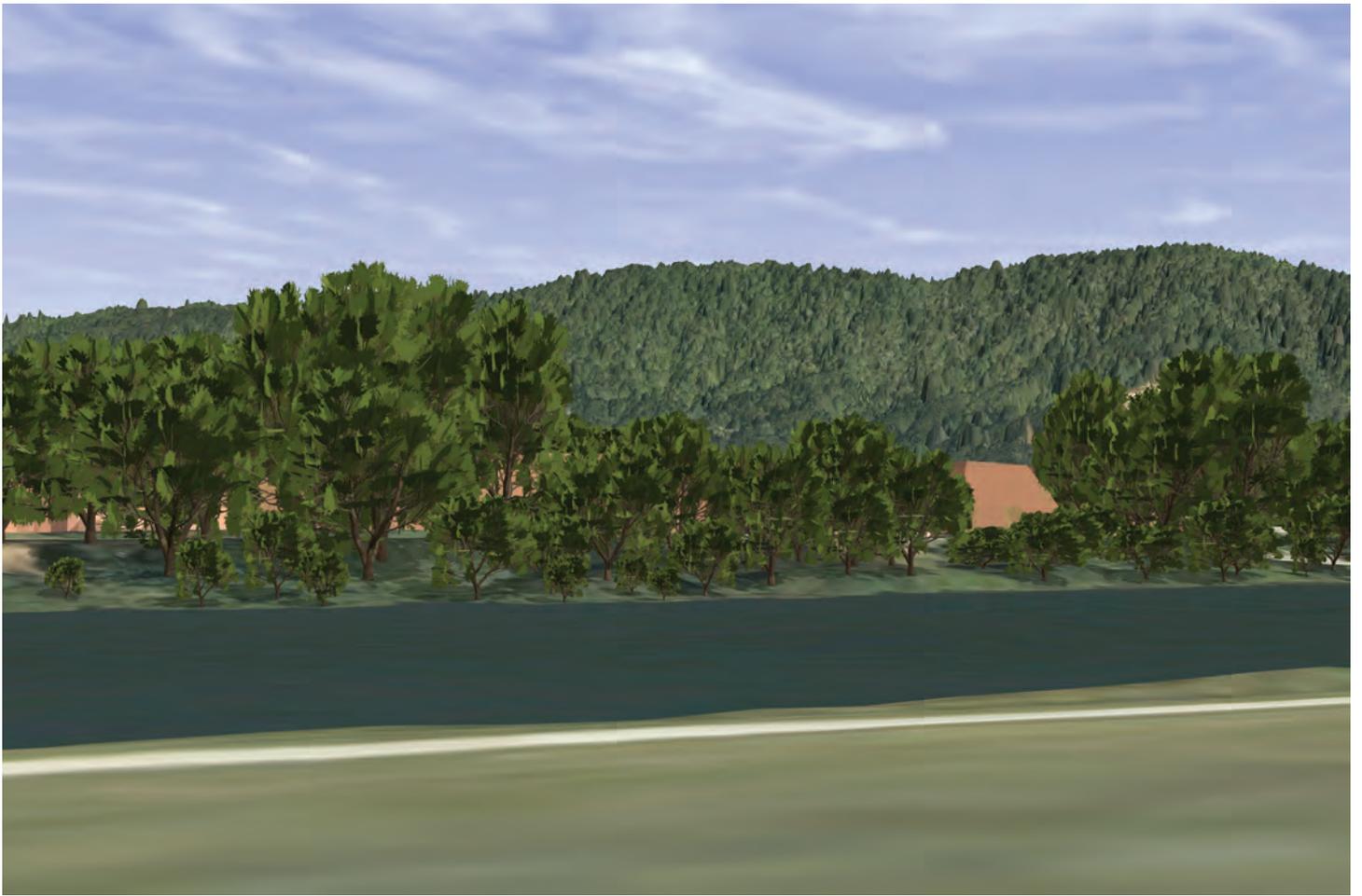
Model Showing the Potential Visibility of the Permitted Building Mass



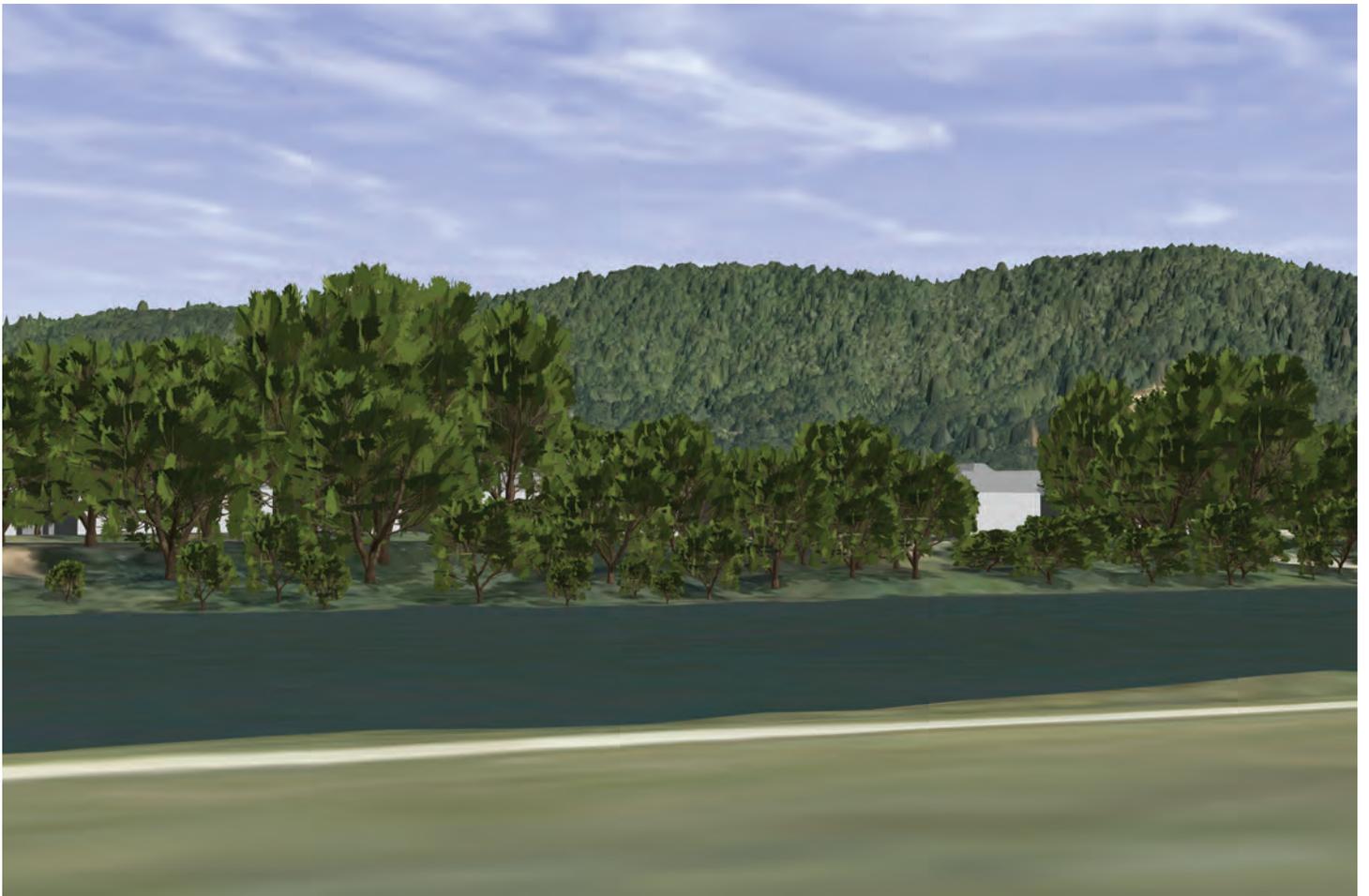
Model Showing the Potential Visibility of the Recommended Development Envelope



Model Showing the Potential Visibility of the Permitted Building Mass



Model Showing the Potential Visibility of the Recommended Development Envelope



Model Showing the Potential Visibility of the Permitted Building Mass



Model Showing the Potential Visibility of the Recommended Development Envelope



Model Showing the Potential Visibility of the Permitted Building Mass