

BEFORE THE WAIKATO DISTRICT COUNCIL INDEPENDENT HEARING PANEL

IN THE MATTER of Proposed Variation 3, under clause 16A of Schedule 1 of the Resource Management Act 1991, to the Proposed District Plan Change

AND
IN THE MATTER of submissions by Greig Developments No 2 Limited and Harrisville Twenty Three Limited, Tuakau.

**To: The Hearings Co-ordinator
Waikato District Council**

**PRIMARY LANDSCAPE ARCHITECTURE EVIDENCE OF SALLY PEAKE FOR
HARRISVILLE TWENTY THREE LTD**

4 July 2023

Counsel Instructed

Peter Fuller
LLB, MPlan, DipEnvMgt, BHortSc.
Barrister
Quay Chambers
Level 7, 2 Commerce Street
PO Box 106215
Auckland 1143
021 635 682
peter.fuller@quaychambers.co.nz

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MAY IT PLEASE THE PANEL

1. Introduction

1.1 My full name is Sally Barbara Peake.

1.2 I am a landscape architect and urban designer in private practice, and principal at Peake Design Ltd. I have over 40 years' experience in design, assessment, and implementation of development projects. I have qualifications in landscape architecture (Diploma in Landscape Architecture from Leeds, UK) and urban design (Diploma in Urban Design from Oxford, UK), and a Master of Architecture degree from Unitec, NZ.

1.3 I am a landscape architect and urban designer in private practice, and principal at Peake Design Ltd. I have over 40 years' experience in design, assessment, and implementation of development projects. I have qualifications in landscape architecture (Diploma in Landscape Architecture from Leeds, UK) and urban design (Diploma in Urban Design from Oxford, UK), and a Master of Architecture degree from Unitec, NZ.

1.4 I am a Fellow and Registered landscape architect of the Tuia Pita Ora New Zealand Institute of Landscape Architects (NZILA), and am a past President of the Institute. I have been a NZILA representative on Auckland's Urban Design Panel and Governance Panel and am a member of the Urban Design Forum (Auckland).

1.5 I have undertaken the MfE commissioner training, Making Better Decisions, and am a guest lecturer and examiner on Unitec's Landscape Architecture BLA and Landscape Masters by project programmes.

1.6 I have practiced as a landscape architect since 1970, and have been principal in my own practice, Peake Design Ltd. since 2002. The practice provides services in Landscape Architecture, Landscape Planning, and Urban Design, working in both the commercial and public sectors, primarily in Auckland but also nationally.

1.7 I confirm that I have read the 'Expert Witnesses Code of Conduct' contained in the Environment Court of New Zealand Practice Note 2023. My evidence has been prepared in compliance with that Code in the same way as I would if giving evidence in the Environment Court. In particular, unless I state otherwise, this evidence is within my sphere of expertise and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

2. Scope of Evidence

2.1 This evidence is provided in support of the submission made by Greig Developments and Harrisville Twenty Three Limited on Variation 3 of the Proposed Waikato District Plan (**PWDP**). My evidence specifically addresses rezoning of land at 23A Harrisville Road to Medium Density Residential 2 Zone (**MDRZ 2**) through Variation 3 from a landscape perspective.

2.2 My evidence addresses whether rezoning the subject land to increase the density to incorporate MDRZ 2 zoning can be supported from a landscape perspective.

2.3 Previous specialist reporting has been prepared specifically in relation to a proposed subdivision consent at 23 and 23A Harrisville Road, Tuakau for the development of the site to create fourteen (14) residential lots. My previous specialist report is enclosed as **Appendix A** and is titled **Landscape and Visual Assessment** for 23 & 23A Harrisville Road, Tuakau. This report is relevant to this evidence for rezoning the subject land with further statements included below based on the Concept Plan of Lots 9 & 10 DP 136581 - # 23 & 23A Harrisville Road Tuakau, dated June 2023, ref: J1257 Concept Plan 3-A, and as per the Planning Evidence of Ms Addy.

2.4 The lot yield change based on a zone change would increase from seven (7) lots (current Rural-Residential/Large Lot Zoning) to approximately

twenty-five (25) developable platforms (MDRS 2 zoning), being 18 additional lots/developable platforms. This is based on ultimate lot sizes of 350m² - 450m² as well as some larger lots, and only utilising an area of land that does not present unfavourable contours.

2.5 I note that the difference in lot yield between the current proposed subdivision consent layout for fourteen (14) lots and the potential yield under MDRS 2 zoning potentially generating twenty-five (25) developable platforms is eleven (11) additional lots/developable platforms.

2.6 By way of an addendum to my original assessment for the fourteen (14) lot subdivision, I am able to support additional lots generated by a rezoning on the subject site for the following reasons:

- a) The proposal forms a natural extension of the adjacent proposed Medium Density Residential 2 Zone.
- b) The adjacent stream corridor forms a clear geographic boundary and buffer between the proposed urban and rural areas.
- c) The broad landscape character and natural features of the area are protected.
- d) The proposal is consistent with the Tuakau Study Area Assessment of Landscape Visual and Amenity Effects as described in my earlier specialist report.
- e) The additional lots will be clustered on the lower and flatter areas of the site, ensuring effects of intensification are physically and visually contained.

3. Conclusion

- 3.1 I conclude that the Harrisville MDRS submission relief is supportable from a landscape character and amenity perspective. Rezoning the subject site to MDRZ 2 zone will provide additional residential choice consistent with the proposed adjacent medium density residential development.

Sally Peake

4 July 2023

APPENDIX A – Landscape and Visual Assessment



LANDSCAPE ARCHITECTURE ■ URBAN DESIGN ■ PROJECT MANAGEMENT

Landscape and Visual Assessment For 23 & 23A Harrisville Road, Tuakau

Prepared for:
Duncan McNaughton
c/o The Surveying Company
PO Box 466
Pukekohe 2340

Prepared by:
Sally Peake
Principal, Peake Design Ltd
Registered NZILA Landscape Architect

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1. INTRODUCTION

Peake Design Ltd was requested by The Surveying Company, on behalf of Duncan McNaughton, to undertake an evaluation of the potential landscape and visual effects of a proposed subdivision at 23 & 23A Harrisville Road, Tuakau.

In order to undertake the evaluation a site visit was made to the site and surrounding context on 12th December 2022. The assessment is based on the Scheme Plan prepared by The Surveying Company ref. J1257 dated February 2023.

The purpose of the landscape and visual assessment is to gain an understanding of the existing landscape and how the proposed subdivision and subsequent development will potentially affect that landscape, its character and also the visual amenity of local communities.

The report describes the outcomes of the evaluation of landscape and visual effects, with reference to the objectives and policies of the Waikato District Plan.

2. EXISTING LANDSCAPE CHARACTER AND CONTEXT

The site is located to the north of the township, at the edge of the Structure Plan Area (2014). It occupies a residential property as part of a row of established houses on Harrisville Road and an area of sloping pasture behind (Figures 1 & 2).

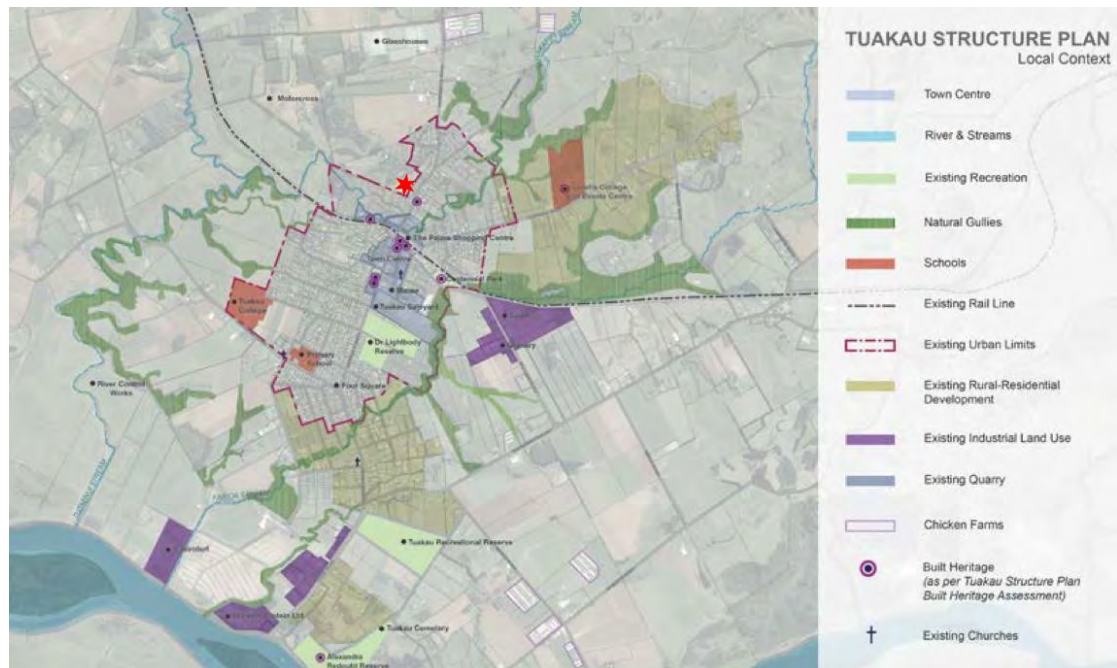


Figure 1 – Site context (Structure Plan)



Figure 2 Site context (aerial photo)

The site context images show that the site is bounded on the south and east by residential development and a stream corridor (tributary of the Tutaenui Stream) to the north and west. Rural land lies beyond the vegetated stream corridors to the north as part of the rich agricultural land and Auckland Volcanic Field around Pukekohe.

The Tuakau Study Area Assessment of Landscape, Visual and Amenity Effects¹ describes how Tuakau lies within a local depression enclosed by a tuff-ring to the east, north, far west, and far south (opposite side of the Waikato River with the steep tuff-ring hill country enclosing the town and study area in a distinctive circular formation.

The rural land use surrounding the area is described as follows:

Pastoral grazing market gardening and horticulture are the predominant land uses and impart the wider landscape with a largely open spatial character. A degree of compartmentalisation is provided by Hedgerows, (e.g. Hawthorne) and exotic shelter planting, (e.g. Poplar, and Willow) on property and paddock boundaries, which enclose views to the broader landscape from some locations. It is noted that a number of the shelter trees in the surrounding landscape are deciduous. As such, during the winter

¹ Prepared for Waikato District Council by Mansergh Graham Landscape Architects, May 2014
02.02.2023
PEAKE DESIGN LTD

months, the landscape within the Tuakau Study Area has a more open character than when the trees are in leaf.

The study identifies the key landscape features that influence perceptions of the character of the area together with those elements (land use, land management and development patterns) that influence those features.

Broad landscape character areas are defined that locates the site within a large area defined as “Flat – Gently Rolling” with further breakdown into a number of smaller geographic areas, including “North”:

The northern boundary of urban development in Tuakau is located, just north of Percy Graham Drive; along Harrisville Road. The subtle shift in character from rural to rural-residential at this point along Harrisville Road creates a natural threshold which is strengthened by the visual connection with Tuakau Township ceasing further north, beyond this natural threshold. Built development north of the commercial town centre is concentrated along Harrisville Road, where residential lots abut rural and rural-residential landscape to the east and west. The landform rises relatively quickly along Harrisville Road towards the north. To the north of the urban fringe, the landscape is characterised by a varied mix of land uses which create marked juxtapositions, as residential development abuts market gardens, horticultural land use sits adjacent to agricultural land use, commercial-scale glass houses (along Geraghty Maber Road and Harrisville Road), interspersed with screen hedging, patches of indigenous vegetation, lifestyle blocks, equestrian land use and poultry farms (concentrated around Harrisville Village). Relatively steep sided gully systems dissect the landscape in generally an east-west direction, guiding residential development into clusters on gentler slopes.

The site was identified as having moderate suitability for growth with constraints arising “Towards the north and northeast of the township, where pockets of high natural character (indigenous vegetation) and increased visibility from surrounding roads make these locations less suitable for development.”

The Urban Design Assessment² showed the site as having potential for new residential development (Figure 3 below), although this was refined to become rural-residential development in the structure plan (Figure 4) and current operative plan.

² Preliminary Urban Design Assessment, draft 30 may 2014
02.02.2023
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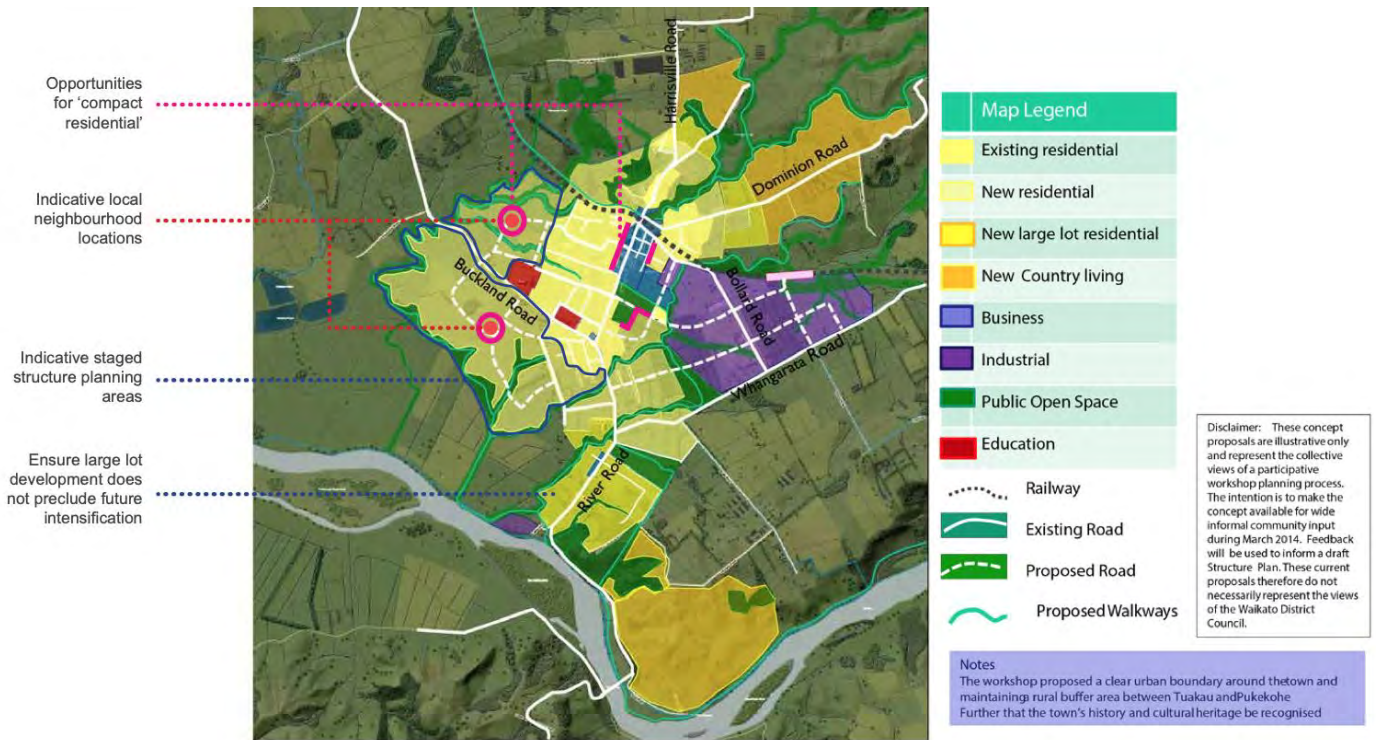


Figure 3. Draft Tuakau Structure Plan, 2014, illustrating indicative structure plan areas, neighbourhood centres and compact residential

Figure 3 Draft Tuakau Structure Plan

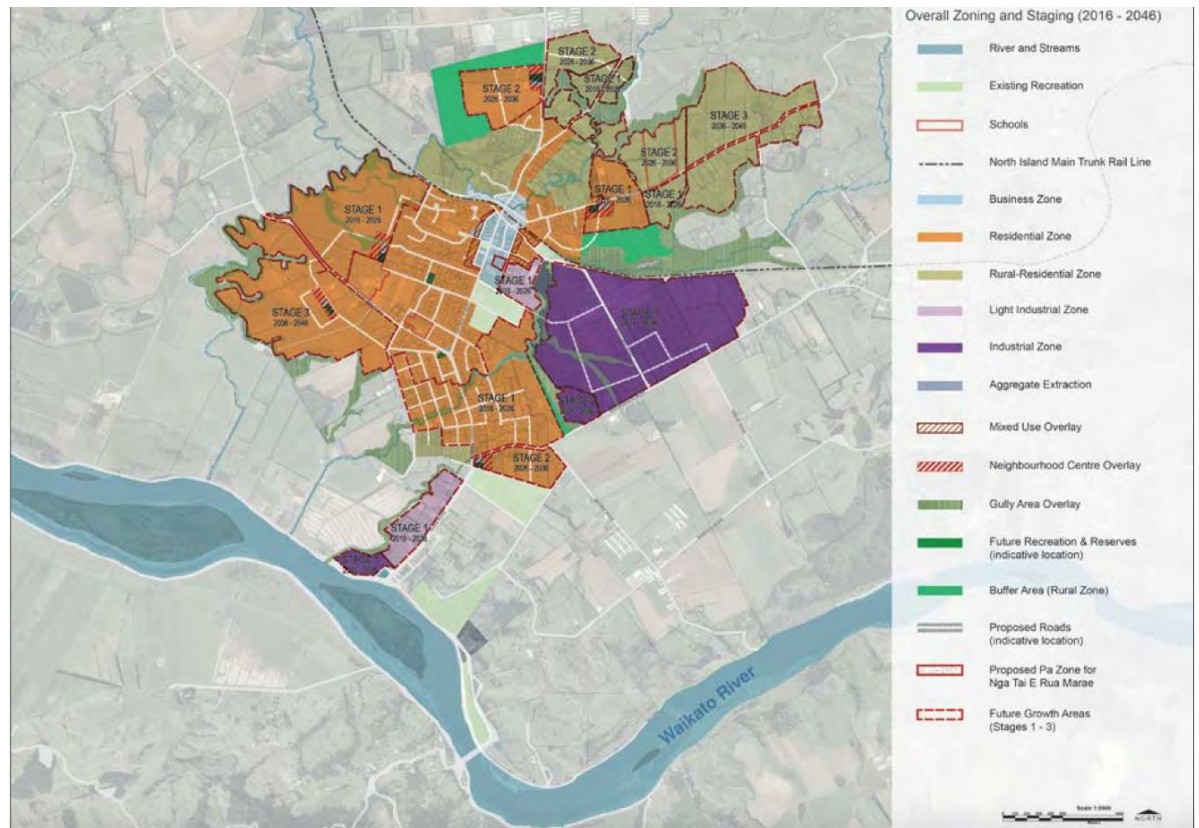


Figure 4 Tuakau Structure plan

As described above, there is built development north of the commercial town centre along Harrisville Road, where residential lots abut rural and rural-residential landscape to the east and west. The lots on the west side, including 23 Harrisville Road, follow the ridgeline, sloping towards the stream and gully to the west. A flatter area is located in the southeast corner where the road access is proposed to access the site (Figure 5).

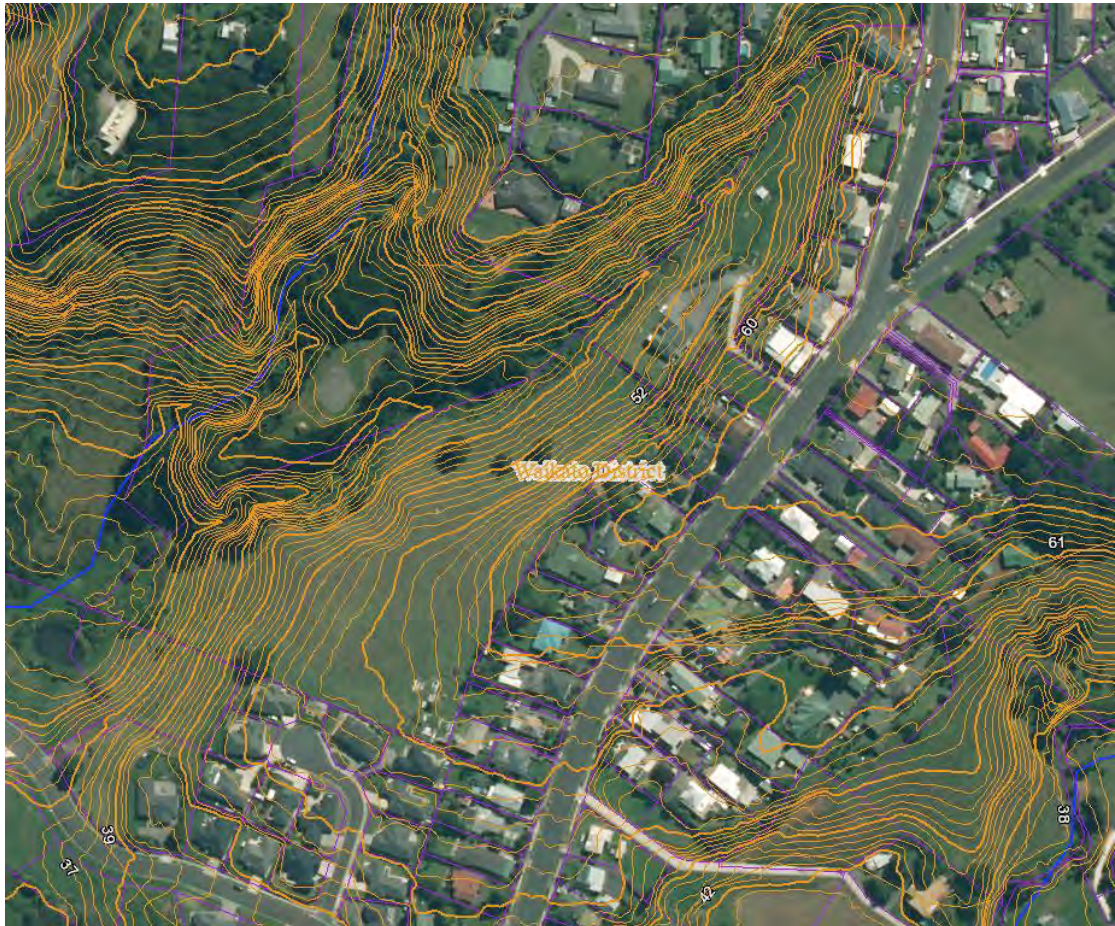


Figure 5 Site contours and vegetation

The site is largely devoid of vegetation apart from a few individual specimen trees (Totara and Pine). A pine plantation borders the site to the west. Images of the site are provided in the attachment to this report.

3. STATUTORY FRAMEWORK

The landscape planning objectives and policies applicable to the site are outlined in the Application Report prepared by The Surveying Company. The following provides a summary of the planning provisions in the Waikato District Plan that are relevant to the assessment of landscape and visual effects.

The Plan sets out the management and planning framework for the site, which is zoned Rural Residential (Operative Franklin) and Large Lot Zone (PWDP:DV). The Operative Franklin Plan requires rural residential lots to be 2500m² to 8000m² with an average of no less than 3000m² and restricted to one dwelling per lot. The PWDP:DV requires a minimum lot size of 2500m² and allows for a dwelling and a minor dwelling (70m²) on sites greater than 1000m².

The application is therefore a discretionary activity.

Generally, under both plans, growth management is to be provided within or as an extension to existing and planned towns and villages in a structured manner that supports nodal growth (ODP Franklin, Part 3D.3).

Objective 19.3.2 and Policies 19.3.2 of the ODP Franklin Section are identified as relevant to this application, as follows:

19.3.2 Objective - Rural Residential Character

To safeguard the overall character of rural residential areas.

19.3.2 Policies

That the plan's subdivision and building standards ensure that a larger lot size and a more open appearance is maintained within the Rural Residential Zone relative to the Residential Zone.

That the Council generally permits or provides, as appropriate to the locality and the wishes of the affected community, less than full urban standards of roading, neighbourhood reserves land, water supply and stormwater servicing in areas zoned Rural Residential.

That the Council gives favourable consideration to the closer subdivision of land within the Rural Residential Zone that is suited to more conventional development due to such factors as:

- proximity to the Residential Zone;*
- the ready availability or efficient means of utilising full urban services;*
- easier terrain;*
- physical isolation from the main part of the zone; or*
- other factors which in combination justify a closer development pattern,*
- and where the character of other Rural Residential areas will not be lost.*

The zone purpose for the large lot residential zone in the PDPAV explains that it covers areas on the outskirts of Tuakau, Pokeno, and Te Kowhai that have a history of large lot residential development and that are used predominantly for residential activities and buildings, such as detached houses on lots larger than those of the GRZ – General residential zone. These areas have an existing spacious character and are generally subject to other constraints (primarily infrastructure provision) to more intensive development. (In this case, due to the opportunity for the site to be reticulated, smaller lots are proposed.)

Objectives are focused on a low density residential character, built form and amenity. Policies include maintaining an open street character and views between buildings from a road. In addition, policies are applied for building scale and height and residential amenity, including:

LLRZ-P8 Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from the amenity of the area.

LLRZ-P9 Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.

Relevant subdivision policies include:

SUB-P1(1) Ensure subdivision, is located and designed to:

- (a) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment;*
- (b) Establish boundaries that minimises, to the extent practicable, buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;*
 - (i) Arrange allotments to promote view sharing*
 - (ii) Promote safe communities through quality urban design;*
 - (iii) Accommodate safe and stable building platforms and vehicle accesses;
and*
 - (iv) Promote consistent grid layout.*

SUB-P3(1) Minimum lot size and dimension of lots enable the achievement of the character and density outcomes of each zone; and

- (2) Prevent undersized lots in the SETZ – Settlement zone and LLRZ – Large lot residential zone.*

Relevant matters of discretion are: (b) Shape, location and orientation of proposed lots.

4. THE PROPOSAL

The proposal is for a 14-lot subdivision. Access will be through 23 Harrisville Road and the existing house will be removed. Full details of the application are contained in the Application/AEE.

The lots vary in size, with larger lots to the west of the proposed ROW (2570m²-3500m²) and smaller lots (min.1000m²) to the south and east. A large area to the west is proposed to be planted and act as a buffer to the stream boundary as well as contain the area of residential development.

Nominal building platforms are shown, which would enable two-storey houses to be excavated into the slope on the eastern side of the ROW. A retaining wall approximately

2m high is proposed on the west side of the ROW, enabling access to potential two-storey houses on the west side (with some earthworks).

Restricted building heights are proposed for Lots 5 & 6 and it is understood a number of other private covenants are also proposed.

The existing specimen trees will be retained as part of the subdivision.

Details of the proposal are described in the application and shown on the Scheme Plan. Photographs of the site are also shown in the attachment to this report.

5. LANDSCAPE AND VISUAL ASSESSMENT

5.1 Introduction

The assessment of landscape effects for this project is focussed on effects on landscape values that encompass landscape/planned character and amenity.

The methodology used for this assessment considers three main factors that can generally be attributed to the setting. These are:

1. the degree of builtness or naturalness of the surrounding landscape, i.e. the degree of modification in terms of development and buildings
2. the landscape vulnerability or fragility of the environment to absorb development or change, and
3. the nature of the development itself

The first two define the “fitness” of the landscape to accept the new development, and allow decisions to be made regarding the impact of a development on the receiving environment, while the third defines how well equipped the design of the development is to “fit” the landscape, taking account of physical and cultural values as well as from an aesthetic point of view. The landscape character and nature of the landform and vegetation also determines the available views of the development, depending on the exact location and disposition of elements.

In this situation, the site is located on the fringe of the developed area of the town where future residential development is anticipated, albeit at a lower density than the proposal. As a result, the type of development (residential development and buildings) is provided for in the Plan, with the nature of development to be low density and consistent with the existing spacious character.

The location and nature of the site to absorb development or change is also determined by the zone provisions and rules, while the location of the stream and topography of the site also influence the layout and suitability of proposed development.

5.2 Methodology

The assessment methodology is based on experience and professional practice, using a methodology that conforms with Tuia Pita Ora (NZILA) guidelines.

The methodology consists of three stages. Firstly, the existing landscape values are defined and the attributes underpinning those values are described (refer to section 2 and above). The magnitude and nature of the impacts arising from the proposal in relation to the values are then evaluated and the significance of the impact is assessed. Impacts may be positive or negative, direct or indirect and may be short, medium or long-term in duration. The long-term or residual impacts likely to result from the proposals (those that remain after the establishment of the mitigation measures) form the final results of the assessment. A 7-point scale is used to determine the degree of effect.

This assessment considers landscape and visual matters as separate issues, where landscape impacts relate to physical, associative and perceptual dimensions of the landscape, and visual impacts relate to the consequences of change on landscape values as experienced in views.

Visual amenity is a component of the overall amenity of a place and therefore contributes to peoples' appreciation of the pleasantness and aesthetic coherence of the environment. This aspect considers the visual effects on landscape values for the viewing audience.

Contributing factors that affect the relative sensitivity of receptors/viewers and the magnitude of effects include:

- ▶ Physical catchment and character that would be exposed to visual change
- ▶ Nature of the audience who would experience that change
- ▶ Type/size of view (orientation; elevation; peripheral/central)
- ▶ Scale, type and intensity of change

Visual impacts result from natural or induced change in the components, character or quality of landscape. Usually these are the result of vegetation or landform modification or the introduction of new structures, activities or facilities in to the landscape.

The scale used to determine landscape and visual effects is set out in the table below.

Effect rating	Factors
Very high	Total loss of unique elements or elements in pristine condition that contribute to outstanding quality or regional character. This may include nationally important landscape features. Proposal dominates/

	modifies views for a sensitive/large viewing audience with very high adverse effects on landscape values.
High	A major change to elements in very good condition and/or with particularly distinctive or positive contribution to a high quality local or regional character. Proposal is prominent and a focus of views for a very large viewing audience or within close proximity of sensitive receptors (e.g. residents within 100m) and with high adverse effects on landscape values.
High - moderate	A moderate change to elements in good or above average condition and/or that make strongly positive contribution to landscape character. May include locally or regionally important landscape features. Proposal will be a major element of view for a large number of people and/or be a focus of view from key locations, with moderate- high adverse effects on landscape values.
Moderate	A moderate change to elements in reasonably good condition and/or that make an average contribution to the local character, which may include locally important landscape features. Proposal will form a visible and recognisable new element within the overall scene and/or key viewpoints, with moderate adverse effects on landscape values.
Low - moderate	A moderate change to elements in slightly below average condition and/or that are not particularly distinctive local features. Proposal will be a limited component of a wider scene and/or make a small difference to the overall scene, with moderate-low effects on landscape values.
Low	A small change to elements in below average condition and/or that make a low contribution to the local character. Proposal will be a limited component of a wider scene and/or make little difference to the overall scene (i.e. may be missed by casual observer) and with low effects on landscape values.
Very low	A very low or no perceived change to elements in poor condition and/or that make a low or no contribution to the local character. Proposal will form a very limited component of the wider scene and/or be viewed from a considerable distance, with very low effects on landscape values.

The overall effects are based on an overall judgment that has regard to the site context and its planned environment as expressed in the planning documents.

5.3 Landscape effects

As noted in Section 2, the site is a discrete piece of land between existing residential development and a more natural landscape character defined by the stream corridor (although it is noted that this has the same zone as the subject site). As a result, the site is a rear lot with limited/no opportunity for current/future road connectivity, which is compounded by the topography of the area (refer Figure 5).

Landscape values on the site are considered to be low, with the main attributes/characteristics being the sloping land and adjacent stream corridor.

The layout takes advantage of the attributes of the site by concentrating development towards the east, and using the topography to integrate buildings into the landform and enable a westerly aspect towards the existing natural landscape of the stream corridor.

Although Lots 1-9 are smaller than the minimum lot size of 2500m², they replicate the adjacent lots along Harrisville Road and enable an efficient use of the land. As a result, while they will not be consistent with the planned density and character for this part of the site, the built development will have a similar pattern and character as the existing residential development and, as a consequence, be integrated into the environment.

Lots 10-14 will retain the open spacious character anticipated for the zone, with lots 12-14 being larger, and partially mitigating the more compact density to the east. Buildings at the southern end of the site (lots 1-4 and 12-14) will be located on flatter land, thereby minimising earthworks and retaining, while extensive riparian planting on lots 11-14 will also integrate development into the landscape as well as providing a buffer to the stream.

It is acknowledged that future development is likely to incur earthworks, including the proposed retaining wall along the ROW, and that excavations for some houses could be substantial (particularly on the eastern side of the ROW). However, it is also considered that excavation into the land is preferable to houses sitting above ground level and will better integrate buildings into the landform/landscape. In order to ensure this is appropriately managed, and in order to retain spaciousness and separation between buildings, some controls are recommended (refer to proposed mitigation below). These include a no-build area between along the side yards where retaining structures would not be permitted.

5.4 Visual effects

Due to the discrete location and nature of the site, there are very few views into the site from public places. As a result of the falling land and developed nature of the Harrisville Road (as well as planting in gardens) views from the street between houses are also very limited.

A playground on Bovill Way is the only public place offering views from the south. Topography and trees prevent views into the site from the west, while views from the north are similarly limited by topography, vegetation and buildings. (refer to images in the attachment to this report).

As a result, visual effects and effects of development on landscape values from public places are rated very low.

It is noted that the difference between a complying subdivision and the proposed subdivision will result in increased development (a greater number of dwellings), but effects on neighbours will be limited. For residents of Bovill Way, the proposal will have similar amenity and visual effects as their existing neighbourhood, and effects of the increased density are considered low (noting that effects for each of the neighbours could be similar from a complying development).

For the majority of residents on Harrisville Road, views are limited by the set back of dwellings from the boundary and intervening vegetation and structures. In addition the sloping land means that buildings on lots will be at a lower elevation. Notwithstanding this, it is proposed to limit the height of houses on Lots 5 & 6 in order to maintain outlook for neighbours and avoid effects of visual dominance or shading.

The only neighbours on Harrisville Road that are considered to be potentially adversely affected are 31 and 43 Harrisville Road. The dwelling on 31 Harrisville Road is close to the site boundary. However, limiting the height of proposed buildings will reduce adverse effects as described above, and an additional no-build zone is proposed on the adjacent lots. 43 Harrisville Road is adjacent to the northern boundary and at a lower elevation. There are existing trees along this boundary adjacent to the dwelling that will partially screen views of Lot 9. These, together with a boundary fence, will assist in limiting views. However, in order to mitigate views of houses within the subdivision being visible behind each other on rising ground, it is recommended that an additional hedge be planted along the lot boundary. Despite this, adverse effects are not expected to be greater than a complying development, and over time it is anticipated that on-site planting will partially screen buildings.

Landscape and visual effects for residents are therefore rated low, subject to the recommended controls.

6. URBAN DESIGN

The s92 letter from Council raises several matters related to urban design as well as landscape.

In response to the question on whether the proposed development will achieve the low density residential character and open space outcomes sought by the PDPAV zoning, it is considered that this assessment shows that, provided the recommended controls are implemented, a spacious residential character will be achieved, similar to existing development and consistent with the overall outcomes of the site sought by the PDPAV zoning. While the increased density does not prevent undersized lots (less than 2500m²), the assessment shows that the increased density will be integrated into the landscape and environment so that any landscape and visual effects will be low. In addition, the ODP Franklin Section accommodates 'more conventional development' where appropriate, including close to similar residential development, urban services, and other factors where the character of other Rural Residential areas will not be lost. In this case, it is considered that the proximity of the undersized lots to the adjacent residential development, the varied lot sizes of the subdivision, and the proposed planting and buffer mean that the proposal is consistent with the objective and policy, and effects compared with a permitted baseline are similar.

With regards to the establishment of a residential unit, minor residential unit and retaining wall structures on the undersized lots, controls are proposed to restrict the location of buildings and structures in order to maintain a spacious low density landscape, contain development, and minimise adverse amenity effects.

These measures are also considered to enable the development and subdivision to meet CPTED principles. As described in the assessment, the discrete location of the site results in a creation of rear lots with poor connectivity, but this is not considered to result in major CPTED issues. Clear sightlines will be retained along the access and ROW, and the discrete nature of the subdivision is likely to result in a close community with shared security and safety values. It is not considered that the subdivision is any different in this respect from adjacent residential neighbourhoods on Bovill Way and Percy Graham Drive.

6. CONCLUSION

This report describes the existing landscape and site character and values together with the site context in relation surrounding land use and potential for development. It is noted that the site was identified as having potential for new residential development in the Tuakau Study Area and Structure Plan although this was refined to become rural-residential development in the structure plan and current operative plan (and large lot residential in the PDPAV).

The proposed layout is derived from the landscape features attributes of the site and its surroundings and the assessment of effects describes how the proposal retains an overall low density and spacious residential character and will be integrated into the landscape. The assessment acknowledges that some lots are smaller than the permitted lot size and will not therefore be consistent with the planned density and character of that part of the site, but will nevertheless have a similar pattern and character as the existing adjacent residential development and be integrated into the environment. Controls are proposed to mitigate adverse landscape effects arising from the increased density.

Visual effects from public places are rated very low and effects for neighbours are also rated low. Two potentially adversely affected neighbours are identified at 31 and 43 Harrisville Road, but the controls to mitigate adverse landscape effects will also mitigate effects together with proposed controls on building height for some lots. Additional mitigation is proposed to reduce potential visual effects of the increased density of development for these neighbours.

The assessment also addresses the urban design matters raised in the s92 request for information and it is concluded that the proposal is consistent with good urban design and CPTED outcomes (subject to mitigation measures).

The following mitigation measures are proposed.

Building height

For lots 5 & 6, the roof height of any future dwellings/buildings shall be restricted to maximum RL 64.5m (Auckland Vertical datum 1946), being 1.5m above the eastern boundary of these lots.

Planting

A hedge shall be planted along the boundary of Lot 9 as shown on the scheme plan, to reach a minimum height of 3m (and be maintained at a minimum height of 3m). Planting shall be carried during the first appropriate planting season following construction of the ROW.

No Build Areas

In addition to the height limit, no buildings or ancillary structures shall be permitted in the area shown on Lots 5-7, and no buildings, ancillary structures or retaining walls shall be permitted within 2.5m of the side boundary where shown on Lots 3-9.

Other

All buildings shall be located within the nominated building platform. Sheds maximum 10m² may be located outside the building platform (and no build area) provided they meet the height restriction.

Retaining walls and structures between the building platform and access road/ROW shall have a maximum height of 1.0m above the level of the ROW and maintain clear visibility between the road/Row and dwelling. Any retaining wall taller than 1.0m shall be either integrated into the building or screened with planting (in the first season following occupation).

Sally Peake

Registered FNZILA Landscape Architect





Viewpoint location



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11