

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF proposed private Plan Change 12 to the
Waipā District Plan by Sanderson Group
Limited and Kotare Properties Limited for
the rezoning of Growth Cell T2 from
'deferred residential zone' to 'residential'

STATEMENT OF EVIDENCE OF JOANNA LOUISE SOANES

LANDSCAPE

15 MARCH 2021

Introduction

1. My full name is Joanna Louise Soanes.
2. I am a Principal Landscape Architect at Boffa Miskell Limited, a position I have held since April 2018. Previously to that, I worked at WSP Opus for nine years.
3. I have a Bachelor of Landscape Architecture with Honours from Lincoln University. I am a Registered Landscape Architect and full member of the New Zealand Institute of Landscape Architects. I have 16 years' experience working with landscape and visual issues.
4. I have a broad skills base with experience spanning landscape planning, assessment and design for a diverse range of projects in both urban and rural contexts. I have practised as a Landscape Architect in Auckland, Hamilton, Wellington and Christchurch, undertaking work for a wide range of clients, from local and regional councils, central government, educational institutions to private companies and developers.
5. I have previous experience in providing expert evidence on landscape and visual effects at council hearings for resource consent applications and notices of requirement.

Code of Conduct for Expert Witnesses

6. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Consolidated Practice Note 2014) and although I note this is a Council hearing, I agree to comply with this code. The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

Scope of evidence

7. My evidence will cover:
 - (a) The existing environment;
 - (b) Background documents and statutory context;
 - (c) Proposed T2 Te Awamutu Plan Change;
 - (d) Visual catchment and viewing audiences;
 - (e) Landscape effects on rural amenity;
 - (f) Visual effects;
 - (g) Design recommendations for resource consent applications to ensure appropriate future development;
 - (h) Comments on the Officer's Report;
 - (i) Proposed conditions; and
 - (j) Response to submissions.

8. My evidence will provide a focus on issues raised within the submissions including:
 - (a) Design interface and connectivity between T2 and T1;
 - (b) Boundary treatments including fencing, building setback, entry and landscaping;

- (c) Considerations of rural setting and views; and
 - (d) Retention of the Isla Bank curtilage.
9. Boffa Miskell was commissioned by Sanderson Group and Kotare Properties Limited in March 2020 to undertake a Landscape and Visual Effects Assessment ('LVA') and Concept Design for the proposed Growth Cell T2 Residential Plan Change (Plan Change 12), located in Te Awamutu (otherwise referred to as 'the site' in this report).
10. Kotare Properties Limited led the Concept Design for Kotare Heights proposed subdivision which has been incorporated into the Structure Plan concept.
11. The land is currently zoned "Deferred Residential" within the Waipa District Plan (WDP) and has been identified for future residential development after 2035. In this statement of evidence, I do not repeat the description of the plan or plan change and refer to the summary of the application in the evidence of Mr John Olliver, Planner.
12. Preparation of my evidence has also included the collection of baseline information through desktop studies and coordination with other disciplines.
13. The following landscape supporting documents have been prepared:
- (a) T2 Structure Plan Concept Plan attached as **Appendix 1** of this evidence;
 - (b) Kotare Heights Landscape Concept Design attached as **Appendix 2** of this evidence and includes Frontier Road artist renders of the road frontage design intent;

- (c) Design Guidelines attached as **Appendix 3** of this evidence; and
 - (d) Graphic supplement as part of the Landscape and Visual Effects Assessment and is included in **Appendix 2** of the LVA.
14. I have reviewed the Section 42A Officer's Report prepared by Hannah Palmer (Consultant Planner, Place Group).
15. I respond to the submissions as relevant to landscape and visual effects in my evidence below.

Existing environment

16. The key characteristics and features of the immediately surrounding landscape can be summarised as:
- (a) Significant growth, both residential, industrial and for business occurring and expected to occur within the wider landscape surrounding the site over the coming years. The site sits adjacent to the T1 (Frontier Estate) growth cell that is currently under earthworks construction;
 - (b) Directly to the south of the site across Frontier Road is a row of 19 residential dwellings;
 - (c) Te Awamutu water storage tank is located within the T2 growth cell on Frontier Road; and
 - (d) On Pirongia Road, there are several properties located directly opposite the site on the northern side of the road.
17. The key characteristics and features of value within the wider landscape can be summarised as:

- (a) Mt Pirongia is an important visual backdrop to the site;
- (b) Mangapiko Stream is located north of the site and flows through Te Awamutu; and
- (c) There are no outstanding natural landscapes ("ONL"), features ("ONF") or areas of high / outstanding natural character ("ONC") within the site or the wider area.

18. The following summarises the key characteristics and features of the site:

- (a) Vegetation of the site reflects its current agricultural land use and predominantly comprises rural grassland with sparsely distributed linear hedges and individual trees;
- (b) The overall topography of the site is undulating, with steeper areas associated with the lower parts of the site where there are existing ponds; and
- (c) Within the site and the immediate context, built form predominantly comprises individual residential dwellings, agricultural storage structures (sheds and barns) and agricultural production buildings.

19. In summary, the site is characterised by its gently undulating landform, and high point to the east of the site and its generally open rural land use. There is a pond located to the north of the site. The site does not have any areas considered to be of high landscape values. Within the wider landscape context, the site is relatively unremarkable, with a number of qualities and attributes that are commonly found in the wider rural landscape.

Background documents and statutory context

20. The land is currently zoned “Deferred Residential Zone” within the Waipa District Plan and has been identified for development beyond 2035¹. Deferred Zones have an objective, policy and rule framework which generally reflects existing land use and zoning (in this case, rural), but recognises that the area is intended to evolve over time. The relevant objectives, policies and assessment criteria are included in **Appendix 2** of the LVA and summarised below:

- (a) Development occurs at an appropriate scale and location that maintains rural character; and
- (b) Amenity values are maintained, and reverse sensitivity effects are avoided.

21. As the proposed use of the site is intended to be residential, the relevant Residential Zone objectives and policies are more important and have been taken into consideration and include:

- (a) Development of land occurs in a planned and integrated manner;
- (b) The maintenance and enhancement of residential character and Te Awamutu’s character;
- (c) The maintenance of neighbourhood amenity values and safety;
- (d) Height, bulk and location of buildings; and
- (e) Provision of open space, landscaping and stormwater disposal.

¹ The District Plan identifies broad timing for each growth cell and is based on growth projections within the Waipa 2050 District Growth Strategy and calculation of available land supply.

22. Section 21.1.14 of the Waipa District Plan provides assessment criteria for any application for a plan change or structure plan. Of particular relevance to this assessment is 21.1.14.1(e): The extent to which the structure plan provides for the key elements of character of the area in which it is located and provides for the valued characteristics of the area.
23. Other relevant documents that have been described in Section 4 of the LVA include:
 - (a) Growth Strategy Waipa 2050; and
 - (b) Appendix S1 – Future Growth Cells.

Proposed T2 Te Awamutu Plan Change

24. As outlined above, Growth Cell T2 has been identified for development after 2035. Sanderson Group and Kotare Properties propose to bring forward development Stage 1 (the southern 18ha) of this land via a plan change (namely Plan Change 12) to rezone the growth cell to residential (ultimately lifting the deferred status off the land to allow for residential development to occur now) and insert a structure plan into the District Plan which outlines at a high level what development on the site may look like.
25. The Structure Plan has been designed to have a clear and legible structure, with pedestrian and cycle connections through the site connecting with Pirongia and Frontier Roads and the Frontier Estate development to the east. The Structure Plan is included in **Attachment 1** of this evidence.
26. Key design drivers have been to reflect the rural character of the land around Te Awamutu and provide an appropriate rural interface to the west (rural farmland) and ensure future development creates a positive relationship with adjacent existing residential developments including Frontier Estate.

27. As part of the Kotare Heights Concept Design, artist renders² have been prepared which in my opinion respond to the proposed mitigation recommendations outlined in the LVA by providing a quality design response for the proposed Frontier Road development. The artist renders reflect the character of the proposed development that responds to the adjacent properties along Frontier Road, by activating the street with the properties fronting the street, providing for quality landscape treatment and consistent fencing height.
28. In summary the Structure Plan includes:
- (a) The northern section (Pirongia Road) is a 22-ha area proposed for residential development after 2035. The plan for this area includes residential development, stormwater detention ponds, open space reserve, roading/cycleway pedestrian network and retention of Isla Bank heritage features and curtilage.
 - (b) The mid-section of the Structure Plan is the proposed Sanderson Group retirement village site and is 9.56 ha. The retirement village will obtain access from Frontier Road and the T1 development (Frontier Estate).
 - (c) The southern section of the masterplan is proposed for residential development and is 8.65 ha in size. Kotare Properties have designed the Kotare Heights subdivision concept layout. The subdivision includes 101 residential lots, wetland, reserve area and play space.
 - (d) To the south of the site is a 0.89ha area that is presently occupied by a District Council water reservoir.

² Prepared by PixInk on behalf of Kotare Properties.

- (e) The Structure plan provides three local road connections into the adjacent Frontier Estate.
 - (f) A supporting network of on and off-road cycle and pedestrian paths throughout the Structure Plan area connecting to both road frontages and the T1 Growth Cell at multiple points.
29. The current Structure Plan layout does not include specific landscape and planting design. It is envisioned through the subsequent consenting design process that landscape design recommendations are incorporated to ensure appropriate amenity landscape framework to enhance the rural interface and existing residential development. Design recommendations are included in **Attachment 3** of this evidence and include boundary interfaces, fencing, entry and landscape treatments.

Visual catchment and viewing audiences

30. To assist in determining the visual catchment and potential viewing audiences of future development within the plan change area, site visits were undertaken – noting that over time, the makeup of these viewing audiences will change as the wider Te Awamutu context evolves in line with the proposed outcomes of the WDP anticipated growth.
31. The most notable public viewing opportunities currently existing are the site’s road frontage with both Frontier Road (south) and Pirongia Road (north), despite the site’s orientation and the longer boundaries adjoining Frontier Estate (east) and rural interface (west).
32. The key public viewing audiences are users³ of surrounding local roads such as Frontier Road, Pirongia Road and Frontier Estate (T1 Growth area roads).

³ Including people walking, cycling and traveling in vehicles.

33. The key private viewings audiences are:
- (a) Residents located at the properties to the immediately south of Frontier Road (Including 67, 65, 63, 61, 59, 57, 55, 51, 49, 47, 45, 43, 41, 39, 37, 35, 33, 31, and 29 Frontier Road);
 - (b) 8 Frontier Road and 5 Pirongia Road (Frontier Estate);
 - (c) Pirongia Road (north) properties located along the opposite, northern side of Pirongia road (including 68, 36, 32, 30, 28, 26, 24, 22, 20, and 18 Pirongia Road);
 - (d) Properties located directly to the west of Pirongia Road (73 Pirongia Road); and
 - (e) Future residents of Frontier Estate.

Assessment of Landscape and Visual Effects

34. Landscape and visual impacts result from natural or induced change in the components, character or quality of landscape. When plan changes are proposed the inevitable consequence is a transition of the landscape to a new form of land use with its consequently changed character and amenity. In this case, a change has long been signalled and foreshadowed by being identified in Waipa 2050 as a future growth cell and through the deferred zoning in the WDP.
35. When assessing the potential effects arising from a plan change the assessment should consider the nature of the maximised potential future development enabled by the provisions of the plan change.

Landscape effects

36. Development which could occur as a result of the proposed plan change is assessed to generate the below potential landscape effects.
37. The conversion of the 41ha site from rural use to residential (urban form) development will lead to a change in the character of the landscape. A change from rural landscape to urbanised is however signalled in the WDP and largely anticipated.
38. The proposed Structure Plan is consistent with change that is already occurring on land immediately to the east, where the T1 growth cell is under development.
39. Landscape change will occur across the site through earthworks to establish the street network and land suitable for development, reducing the undulating nature of the topography. However, while the characteristic highpoint to the east of the site will ultimately undergo a level of modification to tie in with the adjacent Frontier Estate development, this area will still remain as a high point within the site.
40. The proposed Structure Plan locates proposed stormwater ponds within the location of existing wetland ponds and low points, providing possible restoration and enhancement of the identified water bodies on the site. The proposed stormwater ponds provide for integrated open space and recreational opportunities for the future residential development. The space also provides public viewing locations within the site towards Pirongia Mountain and the wider rural landscape.
41. The extensive nature of the proposed earthworks will result in very little vegetation within the site being retained other than around the site boundary. However, the site includes very little existing vegetation. Importantly there is

no vegetation identified to be significant in terms of its national or regional threat status or mature native trees.

42. Development of the site enabled by the plan change will ultimately provide an enhanced level of soft amenity landscape, including street trees throughout the site, along the western boundaries connecting with the stormwater wetlands.
43. The site includes a western boundary to the rural environment. While the house density is obviously greater than the existing rural environment, design and planning of this proposed interface includes a range of proposed building setbacks and proposed planting for the proposed residential development. This will enable the creation of an integrated development capable of accommodating the increased density, minimise effects and ensure an appropriate interface with the neighbouring rural zone.
44. In relation to the retirement village, due to a lower density, the provision of swales and shared pathway boundary treatment on the western boundary and the building set back will be greater allowing a generous building setback along the western rural interface.
45. In summary, as with any urbanisation, a substantial change will be introduced over time. The site will retain a response to the natural landscape and environmental features and connect future residents and users to the natural environment. The potential development outcomes are considered to be in line with the expectations of the WDP. They are consistent and a natural extension with the staged landscape change resulting from urban development immediately to the east and have the potential to create a **moderate – low** landscape effect.

Visual amenity effects

46. Development which could occur as a result of the plan change is assessed to generate the below visual effects.
47. The specific nature of the visual effects will depend on the future more detailed master planning and design of specific development proposals. Each proposal will require resource consent and be subject to a range of assessment criteria, including those which address visual amenity and interface outcomes.

Views from road users

48. Views from users of surrounding local roads, including Frontier and Pirongia Roads, will experience views towards the site from certain locations along the road, with a likelihood of increased visibility towards the residential development within the site's eastern limits. The effect of these changes, upon their views and visual amenity, will be **low adverse**.

Views from the immediate vicinity

49. Regarding views from existing residents along Frontier Road, Pirongia Road and Frontier Development, viewing audiences in the immediate vicinity are broadly anticipated to view such zones and interfaces with their outlooks. There will undoubtedly be a high level of visual change resulting from the transition from a generally open, rural to a more urbanised residential landscape as envisaged by the WDP. The effect of these changes, upon their views and visual amenity, will be appropriately mitigated.
50. The increase in density is considered to be an appropriate response to Frontier and Pirongia Roads in that residential dwellings will address the street and enhance the 'entrance gateway' to Te Awamutu.

51. Increased density (compared to the rural environment) is proposed to the western edge of the site. Viewing audiences in the immediate vicinity with views across the site will observe the proposed one to two level buildings as part of the middle to background of their view. It is recommended that setbacks and mitigation planting be provided to this boundary interface to reinforce the visual relationship with the neighbouring rural zone.
52. For residential properties located along Frontier Road their views will change for their immediate rural outlook towards the north and west. These dwellings are predominantly single storey, set back from Frontier Road and have planting and fencing screening the road. The properties obtain rural views, to the west towards Mount Pirongia and Mount Kakepuku to the south. The living areas for these properties appear to be towards the south away from the road and the site. Due to the nature of the land sloping away from the road and towards the west, combined with recommendations to restrict building heights to five metres along Frontier Road, in my opinion there is potential for longer rural views including Mount Pirongia to be retained.
53. Residential viewing audiences, particularly for those located within Frontier Estate along the interface with T2, will have a higher sensitivity to change and there will ultimately be a loss of rural outlook for these residents. The proposed land use change is however anticipated within the WDP.
54. It is therefore considered that the potential adverse effects on established residential viewing audiences in the immediate vicinity of the site will be up to **moderate-low**.

Wider context views

55. The increase in development will result in a change from the rural to more built development when viewed from the wider landscape. The potential adverse effects for the wider area will be dependent on the design of future

development including; density, building setbacks and landscape boundary treatment with the rural interface to ensure the wider rural views are appropriately considered. The proposed Structure Plan has allowed for a varied boundary treatment including shared pathways and open spaces associated with stormwater ponds. Locating these features along the western boundary along with appropriate building offsets will allow for potential adverse effects on wider views to be up to **moderate-low**.

Recommendations

56. The overall design for the proposed development incorporates rural characteristics, albeit in the context of higher density. These are in relation to provision of open space, stormwater ponds and the wider connections and interface with the residential and rural zones. The recommendations include boundary and landscape treatments for the Structure Plan and outlined in **Attachment 3** of this evidence. The recommendations have been incorporated in the rules proposed as part of the plan change.
57. I consider the recommended mitigation measures are appropriate controls to ensure future development within the site occurs in such a way that landscape and visual effects are acceptable.

Officer's Report

58. I confirm that I have read through the Officer's Report and have no disagreement or comments to make.

Submissions

59. In this section, I address the key landscape and visual effects issues raised in submissions.

60. I provide the following initial comments (grouped under issue headings), acknowledging that further details regarding each submission may emerge during the submitters' preparation of evidence for the Council hearing process.

Te Awamutu Town Centre

61. One submission opposes the proposed plan change as the proposal is inconsistent with the Te Awamutu Town Concept Plan 2021, Waipā 2010. I have reviewed the Concept Plan document and make the following comments.
62. The site is located within Residential West (5), which has been characterised by established and recent residential activities with rural land to the west earmarked for residential development (T1/T2).
63. Section 5.35 of the Concept Plan document outlines the urban framework for future development, including providing east-west vistas within proposed layout of roads, providing for strong links back to Alexandra and Rewi Street and provision made for appropriate streetscaping.
64. In my opinion the Structure Plan is consistent with the Concept Plan, prepared in 2010 and reflects the design intent, character and urban framework. As part of any resource consent process, further design development will need to ensure the Concept Plan 2021 is taken into account.

Consideration of viewshafts, vistas and rural backdrop

65. Several submitters raised concerns that the proposed Structure Plan does not consider maintaining viewshafts, vistas or visual experiences practically from within T2 and in an east – west direction.
66. As the Growth Cell T2 has been identified for development after 2035, the Plan Change proposes to bring forward the development and allow for residential

development to occur now rather than after 2035. The change from rural to residential and associated change to views and rural backdrop is therefore anticipated.

67. I acknowledge from within the site there are currently views towards the rural landscape and wider views towards Mount Pirongia. It is worth noting that the planning framework in the WDP does not provide requirements for protections of these views nor does it implement them as part of the plan change process. Some properties within T2 will have views, depending on their position and elevation; they will not all be lost.
68. The inclusion of wetland reserve on the western boundary of the site allows for retention of the views from public places. Additionally, the roads will provide view corridors to the wider landscape.

T1/T2 Design Interface

69. Earthworks will be required to provide suitable levels for the development and to tie T1 and T2. There will be some changes to the finished contour to ensure the site is accessible for building platforms and a marrying of levels with adjacent Frontier Estate.
70. The internal road network includes vehicular access from the proposed local road connecting Frontier Estate and Kotare Heights. The Structure Plan allows for three road connections between T1 and T2 along with pedestrian and cycle connections providing connectivity between the developments.
71. Fencing treatment interface between the T1 and T2 is proposed to be 1.8m high solid black or similar stained fence (treatment to be confirmed with Frontier Estate fencing proposal). Overall, it is considered the design response is appropriate.

Fencing and landscape boundary treatments

72. Fencing and landscape boundary treatment have been an important consideration in the design of the Structure Plan and recommendations. The fencing and landscape boundary treatments are outlined in the Design Recommendations at **Attachment 2** of this evidence.

Isla Bank

73. I agree with Heritage New Zealand (S14) that the Isla Bank curtilage, including entrance, tree lined driveway, surrounding garden and existing paddocks to the east provide important heritage and landscape context and therefore should be retained within one lot. The Structure Plan concept plan makes provision for the above submission from Heritage New Zealand, by not locating any infrastructure on the Isla Bank lot.

Conclusion

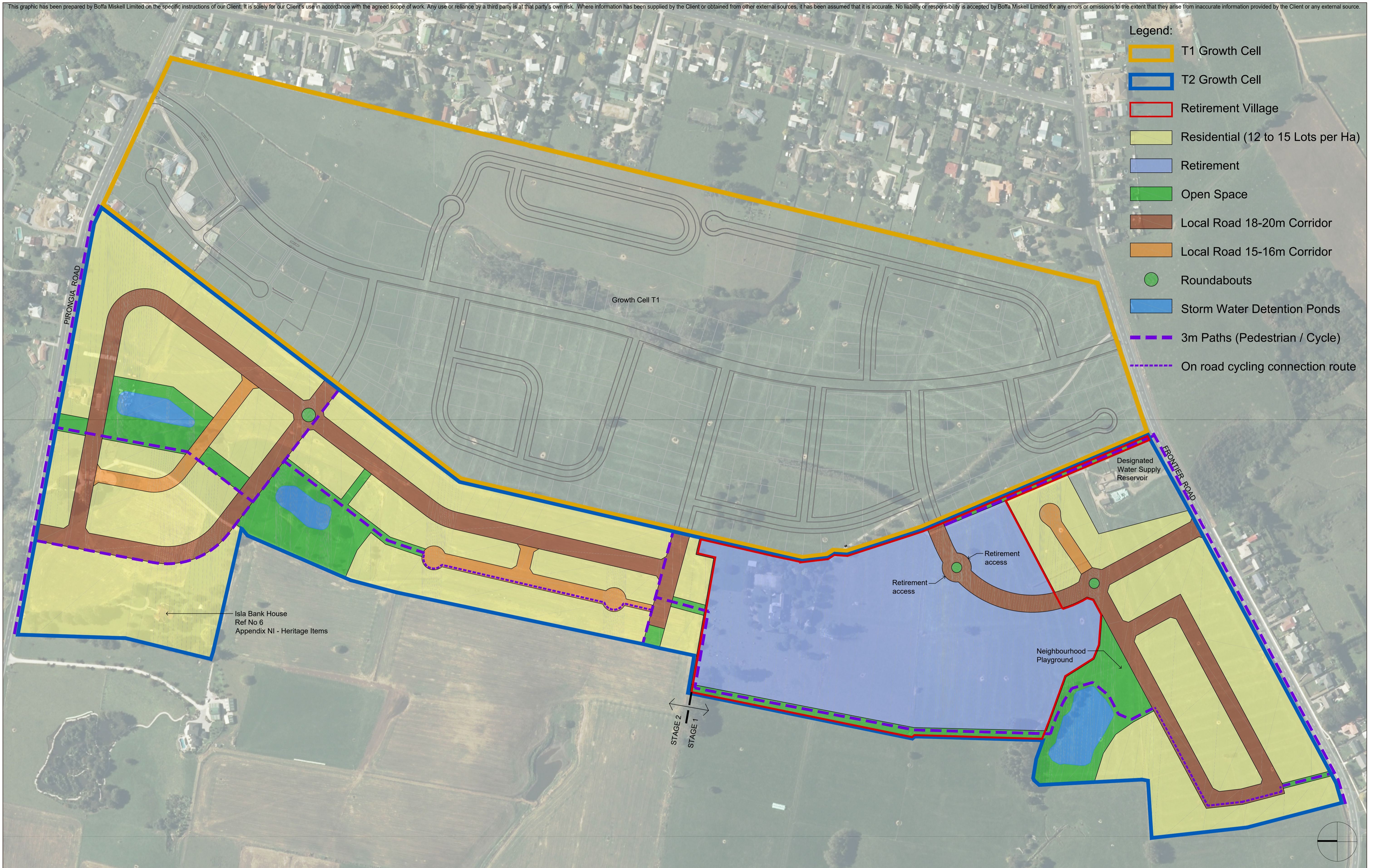
74. In conclusion it is considered that the future residential built form of the development will respond to and maintain a connection to natural landscape attributes of the site and wider Te Awamutu context. It is consistent with current urban development immediately to the east.
75. It is my opinion that the proposed plan change will achieve long term enhancement of the landscape character and qualities of the site resulting in the enhancement of T2 and the wider surrounding area.

Jo Soanes

15 March 2021

Appendix 1
Structure Plan

This graphic has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



REV	DATE	DESCRIPTION
J	23.07.20	Preliminary
K	27.07.20	Preliminary Concept
L	06.08.20	Final Concept
M	28.08.20	Updated Concept
N	18.09.20	Update Northern T2 Growth Cell
O	12.10.20	Clarifications
P	10.03.21	Isla House Note

APPRVD	CLIENT
MPe	Sanderson Group
MPe	
MPe	
MPe	
MPe	
MPe	
MPe	
MPe	
MPe	

FOR PLAN CHANGE

T2 Structure Plan

T2 Structure Plan

Design	MHu	Scale	Date
Drawn	MHu/MPe	1:2000 @ A1	06/08/2020
Check	JSo	1:4000 @ A3	

DRAWING NO.	REVISION
BM200127_001	(P)

KOTARE HEIGHTS

LANDSCAPE DESIGN FOR RESOURCE CONSENT



MARCH 2021



DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2021. *Te Awamutu Village Landscape Design For Resource Consent*. Report by Boffa Miskell Limited for Kotare Properties.

PREPARED BY:	Natalie Buhler Landscape Architect Boffa Miskell Ltd	Insert signature here 
REVIEWED BY:	Jo Soanes Principal Boffa Miskell Ltd	Insert signature here 
STATUS: [DRAFT]	Revision / version: A	Issue date: March, 2021

File ref: BM200127D_landscape_design_document

Cover photograph: Artist Impression, Frontier Road

CONTENTS

MASTERPLAN	1
WETLAND RESERVE LANDSCAPE PLAN	2
BOUNDARY ENTRY TREATMENTS	3
ARTIST RENDERS	4
TYPICAL ROAD CROSS-SECTIONS	5

MASTERPLAN



MASTERPLAN - SCALE 1:2500

This Masterplan strategy aims to work with the existing context with the future surrounding residential development and open space network.

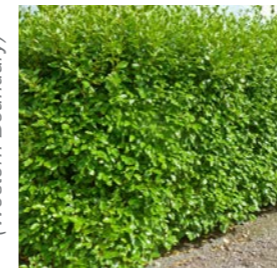
KEY

- | | |
|-----------------------------|---|
| ① Frontier Road Entrance | ⑤ Wetland Reserve Walkway |
| ② Walkway to Frontier Road | ⑥ Playground Location |
| ③ Wetland Reserve | ⑦ Planting Strip |
| ④ Riprap Swale Inlet/outlet | ⑧ Connection to Te Awamutu Country Club |

PLANTING PALLETTE

Indicative only and subject to change

Planting Strip (Western Boundary)



Griselinia littoralis
Broadleaf



Pittosporum eugenioides
Lemonwood

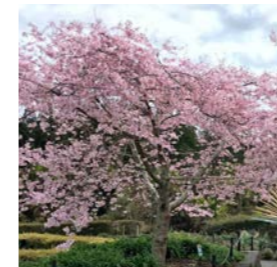


Sophora tetraptera
Kowhai



Phormium tenax
NZ Flax

Roundabout Planting

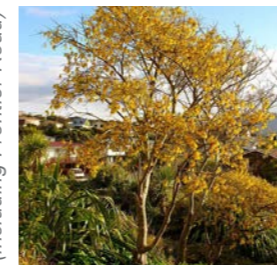


Prunus yedoensis 'Awanui'
Flowering Cherry

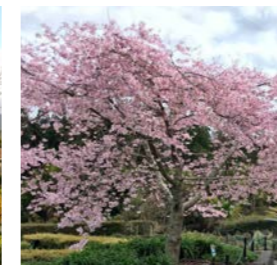


Libertia grandiflora
NZ Iris

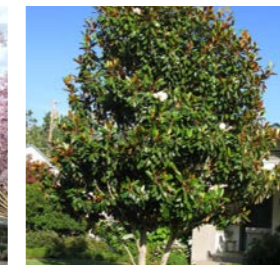
Street Tree Planting (including Frontier Road)



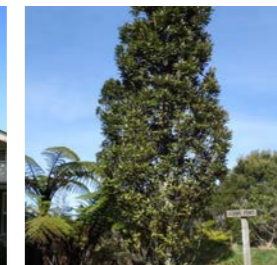
Sophora tetraptera
Kowhai



Prunus yedoensis 'Awanui'
Flowering Cherry



Magnolia grandiflora 'Little Gem'
Magnolia



Knightia excelsa
Rewa Rewa

WETLAND RESERVE LANDSCAPE PLAN



The wetland reserve will provide residents with active lifestyle choices in a vibrant rural landscape setting. The wetland reserve will include a walkway circuit through a mix of native shrubs and native trees. The reserve also has the potential to include a playground and seating

WETLAND PLANT PALETTE

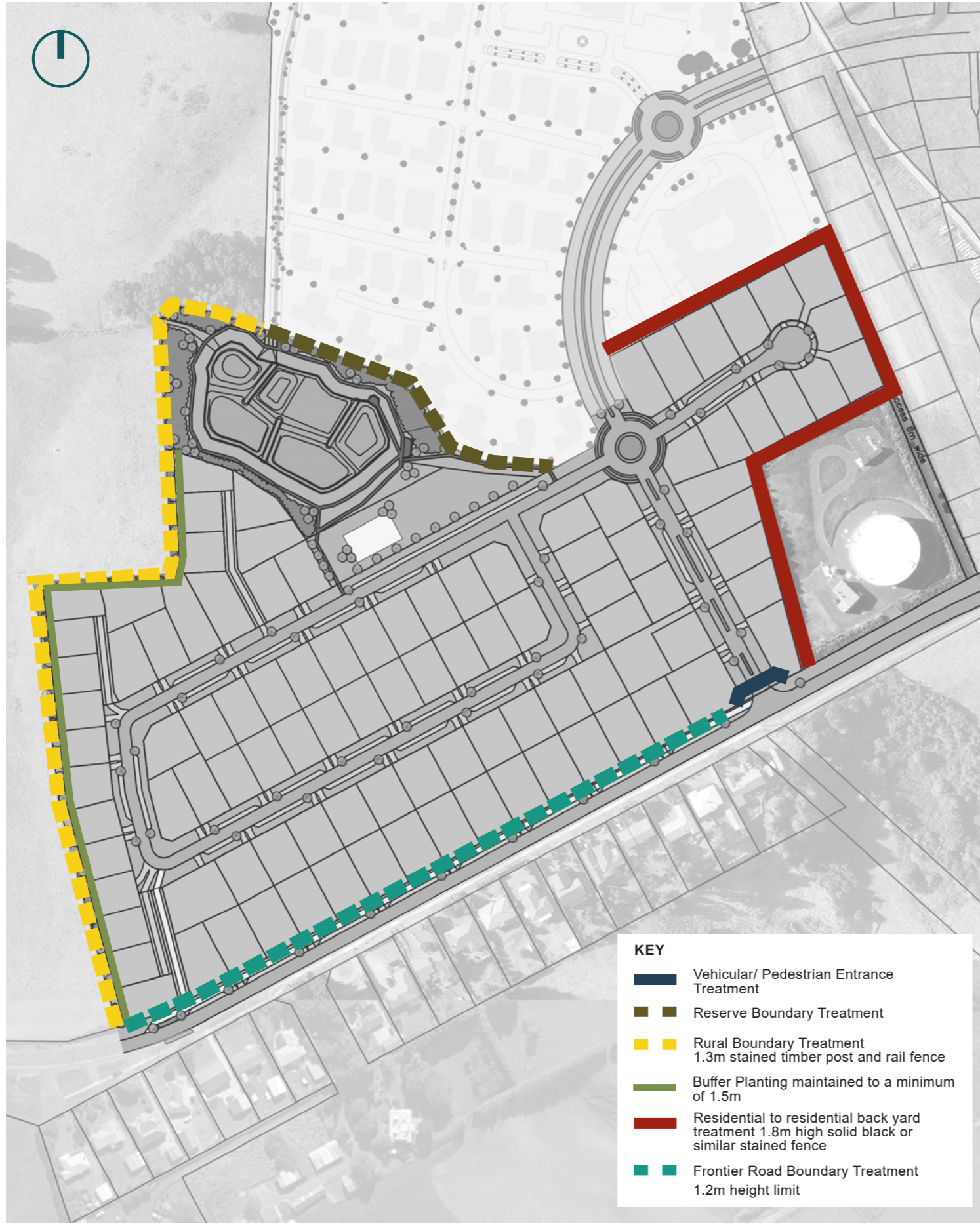


PLAYGROUND PRECEDENT IMAGES



WETLAND RESERVE LANDSCAPE PLAN - SCALE 1:750

BOUNDARY AND ENTRY TREATMENTS



The periphery of the subdivision will have a combination of fencing treatments in response to the edge context - main entrance, public roads, rural, reserve and common residential boundaries.

BOUNDARY TREATMENT EXAMPLES



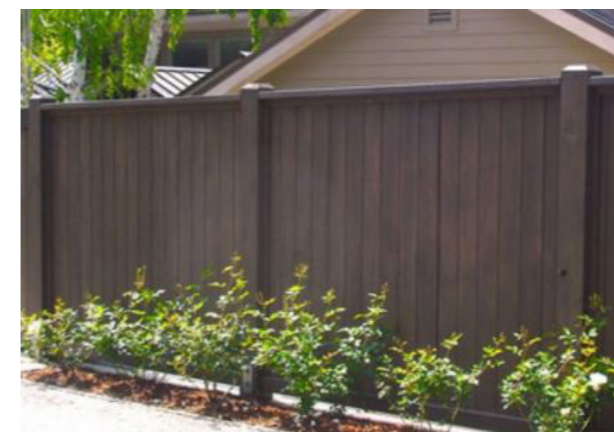
ENTRANCE TREATMENT EXAMPLE



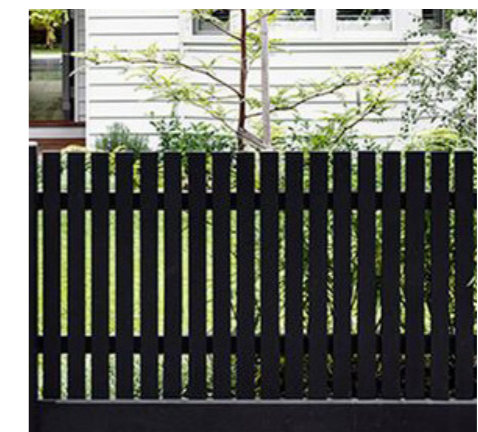
RESERVE BOUNDARY EXAMPLE



WESTERN RURAL BOUNDARY TREATMENT EXAMPLE



EASTERN BACKYARD BOUNDARY TREATMENT EXAMPLE



FRONTIER ROAD BOUNDARY TREATMENT EXAMPLE

ARTIST RENDERS

Artist renders were not produced by Boffa Miskell Limited.

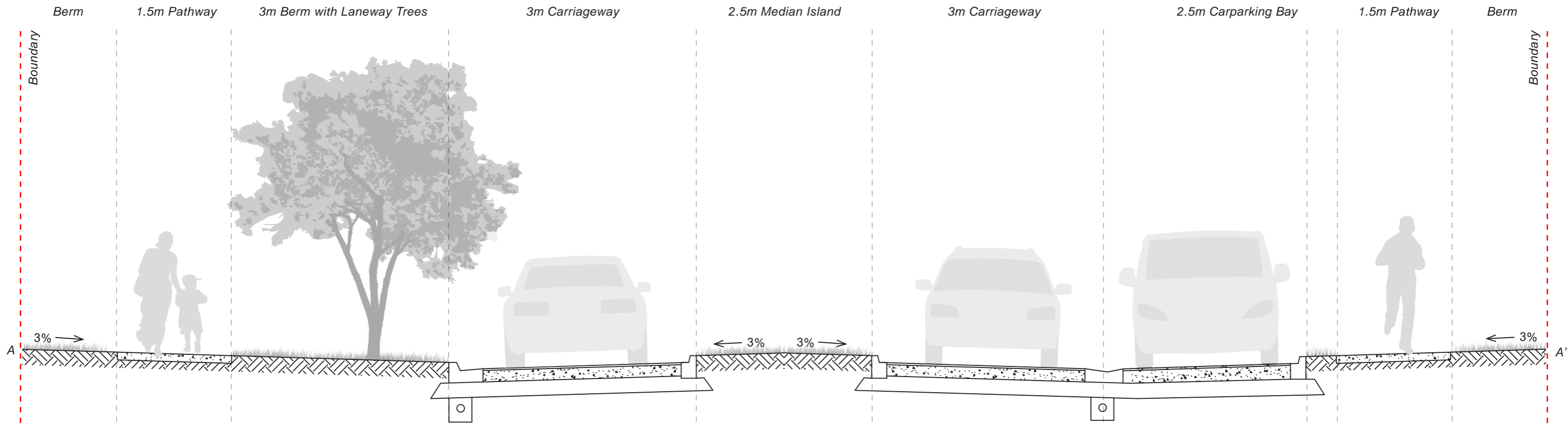
1 . ENTRANCE TO KOTARE HEIGHTS FROM FRONTIER ROAD



2 . WESTERN BOUNDARY ALONG FRONTIER ROAD

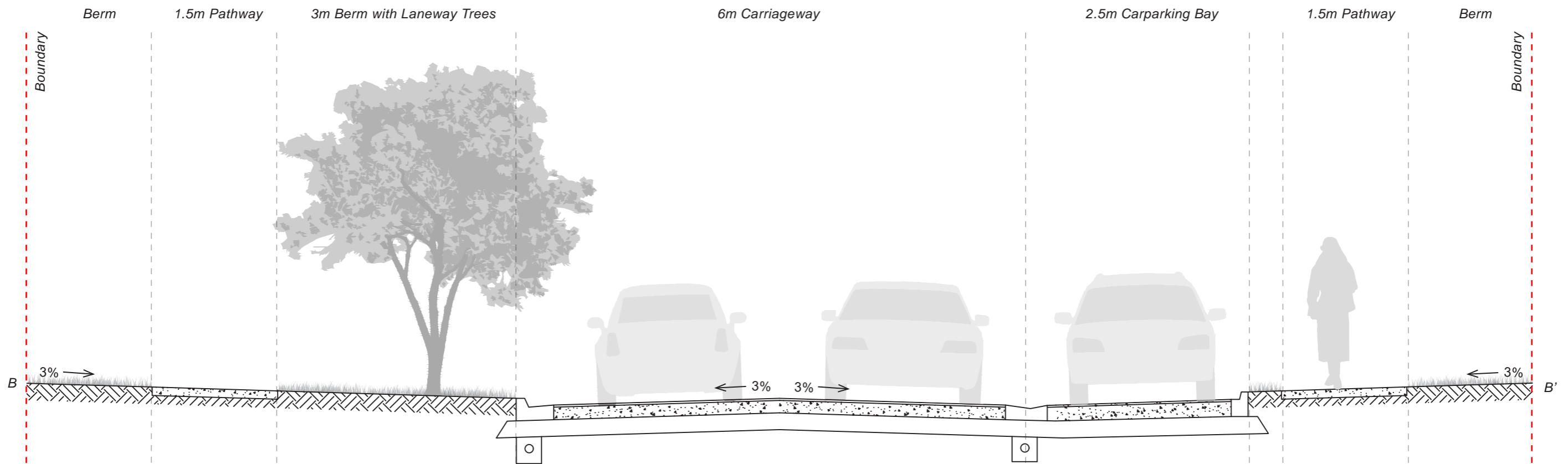


TYPICAL ROAD CROSS SECTIONS



SECTION A A' - SCALE 1:50

Reference to section line A A', see Masterplan, pg 1



SECTION B B' - SCALE 1:50

Reference to section line B B', see Masterplan, pg 1

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 366 8891	03 441 1670	03 470 0460

Attachment 3

Mitigation and Design Control Measures

Western Boundary

- Buffer planting zone maintained to a minimum height of 1.5 m. Planting to be a native mix of shrubs and small trees. Specimen trees planted between buildings to soften the built form adjacent to rural interface. Buffer planting not required for Retirement Village area.
- 4 m building offset along rural boundary.
- Within the retirement village site, a 3m wide public shared pathway along western boundary providing connection with proposed Kotare Heights subdivision and future T2 development to the north.
- 1.3m high visually permeable post and rail perimeter fence on rural boundaries.

T1 / T2 Boundary Interface

- Recontour land to tie in with T1 boundary and avoid need to retaining walls.
- T2 Residential to T1 residential back yard treatment 1.8m high solid black or similar stained fence (treatment to be confirmed with Frontier Estate fencing proposal).

Frontier Road Boundary

- Consideration of single-story buildings (maximum building height of 5 m).
- Fencing requirement limit height to 1.2 m along road frontage.
- Specimen tree planting requirement along road frontage.

Pirongia Road Boundary

- Consideration of single-story buildings (maximum building height of 5 m).
- Fencing and hedge planting requirements limit height to 1.2 m along road frontage.
- Specimen tree planting requirement along road frontage.
- Design integration of boundary treatment with the retention of entrance gate associated heritage item property (Isla Bank villa).

Landscape Plan

1. It is recommended that concept landscape plans are provided as part of the resource consenting process, including the following:
 - Design approach
 - Street tree and amenity planting
 - Boundary treatments including planting and fencing
 - Integrated wetland and reserve planting
 - Reserve and play space (natural play)
 - Cycleway and pedestrian network
 - Entrance and light features (retirement village)
 - Communal facilities (retirement village)