Boffa Miskell

T2 Te Awamutu Plan Change

Landscape and Visual Effects Assessment
Prepared for Sanderson Group and Kotare Properties Limited

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Document Quality Assurance

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CONTENTS

1.0	Introduction	3
2.0	Assessment Methodology	3
3.0	The Site and its Landscape Setting	5
4.0	Background Documents & Statutory Context	10
5.0	Proposed T2 Te Awamutu Plan Change	13
6.0	Visual Catchment and Viewing Audiences	16
7.0	Assessment of Landscape and Visual Effects	17
8.0	Recommendations	20
9.0	Conclusions	21

Appendices

Appendix 1: Landscape and Visual Effects Assessment Methodology

Appendix 2: Relevant District Plan Provisions

Appendix 3: T2 Structure Plan Concept Plan

Appendix 4: Visual Simulation

Graphic Supplement (bound separately)

1.0 Introduction

Boffa Miskell Limited ('**BML**') has been engaged by Sanderson Group and Kotare Properties Limited ('**the applicant'**) 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).

The land is currently zoned "Deferred Residential" within the Waipa District Plan (WDP). The growth cell has a total of 41 ha, has been identified for future residential development after 2035 and has a dwelling capacity of approximately 492 dwellings.

The following Landscape and Visual Assessment assesses the landscape and visual effects of the proposed residential development on the immediate and surrounding environment character, recognising that land use change from rural to urban has long been signalled for this locality as part of the future zoning for the Te Awamutu area.

This assessment:

- Briefly describes the site and its landscape setting;
- Provides description around relevant background documents to support the proposed plan change;
- Describes the nature of the plan change and the ways in which landscape attributes and visual amenity are provided for;
- Sets out an assessment of landscape and visual effects in respect of the plan change; and
- Provides design recommendations for resource consent applications to ensure appropriate future development.

The applicant has engaged Boffa Miskell to undertake a master planning exercise for the site, with inputs from Stantec (transport), BBO (planning), Wainui Environmental (stormwater) and Nicklin CE (civil engineering). Nicklin CE led the concept design for Kotare Heights proposed subdivision which has been incorporated into the structure plan concept.

2.0 Assessment Methodology

This assessment has been undertaken with reference to a number of nationally and internationally recognised guidance documents. These include the Quality Planning Landscape Guidance Note[1] with its signposts to examples of best practice (including: the UK guidelines for landscape and visual impact assessment[2]).

A full methodology of this assessment is included as **Appendix 1**. In summary, the assessment of the significance of effects identified within this assessment is based upon a seven-point scale

[1] https://www.qualityplanning.org.nz/node/805

[2] Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013

which includes very low; low; moderate-low; moderate; moderate-high; high; and very high ratings.

The effects covered in this assessment include:

- Landscape character and amenity effects derived from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- Visual effects relating to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

Landscape and visual effects result from natural or induced change in the components, character or quality of a landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape.

The nature of landscape and visual effects generated by any particular project can therefore be:

- positive (beneficial), contributing to the visual character and quality of the environment;
- negative (adverse), detracting from existing character and quality of environment; or
- neutral (benign), with essentially no effect on existing character or quality of environment.

The degree to which landscape and visual effects are generated by a proposal depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways. These changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use.

To determine the level of landscape and visual effects, both the sensitivity of the landscape or viewing audience and level of change resulting from a proposed development are considered. The sensitivities of the viewing audiences to visual change vary, however residential and recreational viewing audiences are generally considered to be more sensitive to change, while

travelling and working viewing audiences are less sensitive. When assessing the potential effects arising from a plan change the assessment should consider the nature of maximised potential future development enabled by the provisions of the plan change. In this respect the present owner of the land is not a consideration as the zoning follows the land independent of ownership and the intentions of a particular landowner.

Prior to conducting the assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the proposal. This information included:

- Waipa District Plan (WDP);
- Proposal Drawings; and
- Aerial photography and existing contours.

The desktop study was also undertaken to determine likely viewing audiences, landscape character types, prominent ridge lines and the planning context of the site and surrounding area. This information collected was used to inform site visits, to the site and the surrounding area, on 27th February and 19th June 2020.

3.0 The Site and its Landscape Setting

The site is located within the Waipa District Council (WDC) and comprises some 41 ha and is located on the western side of Te Awamutu and is currently used for rural and rural residential living. To the east of the site is Te Awamutu township which is extensively developed for residential living. The site is approximately 2.25 km to the west from Te Awamutu CBD. Te Awamutu is the second largest town in the Waipa District behind Cambridge which is located approximately 26 km to the north east from the site.

In the wider context Mount Pirongia and associated Forest Park located 25 km directly west of the site and Mount Kakepuku located approximately 12 km south of the site. These provide a well-defined landscape and visual backdrop to the site.

Other key features of the local area include:

- Specialised Dairy Industrial Area (WDP), including Fonterra Dairy Factory;
- North Island Main Trunk Line;
- Mangapiko Stream is located north of the site flows through Te Awamutu, connecting with the Waipa River at Pirongia. The Mangapiko Stream is subject to a Cultural Landscape Area in the WDP;
- Within the existing residential development, the nearest schools are Te Awamutu Primary and St Patricks Catholic School and Te Awamutu College. Along with a number of childcare and community facilities;
- Two other growth cells are located near the site on the western side of Te Awamutu, including T12 (11 ha residential) and Paterangi Road Industrial (14 ha); and
- Te Awamutu water storage tank is located within the T2 growth cell on Frontier Road.

The T2 growth area is outlined in the Te Awamutu Growth map as illustrated below in *Figure 1*. The Waipa District Plan identifies growth cells adjacent to each of the towns which are appropriate locations to accommodate future growth, taking into account the increasing demand for, particularly, residential and industrial zoned land.

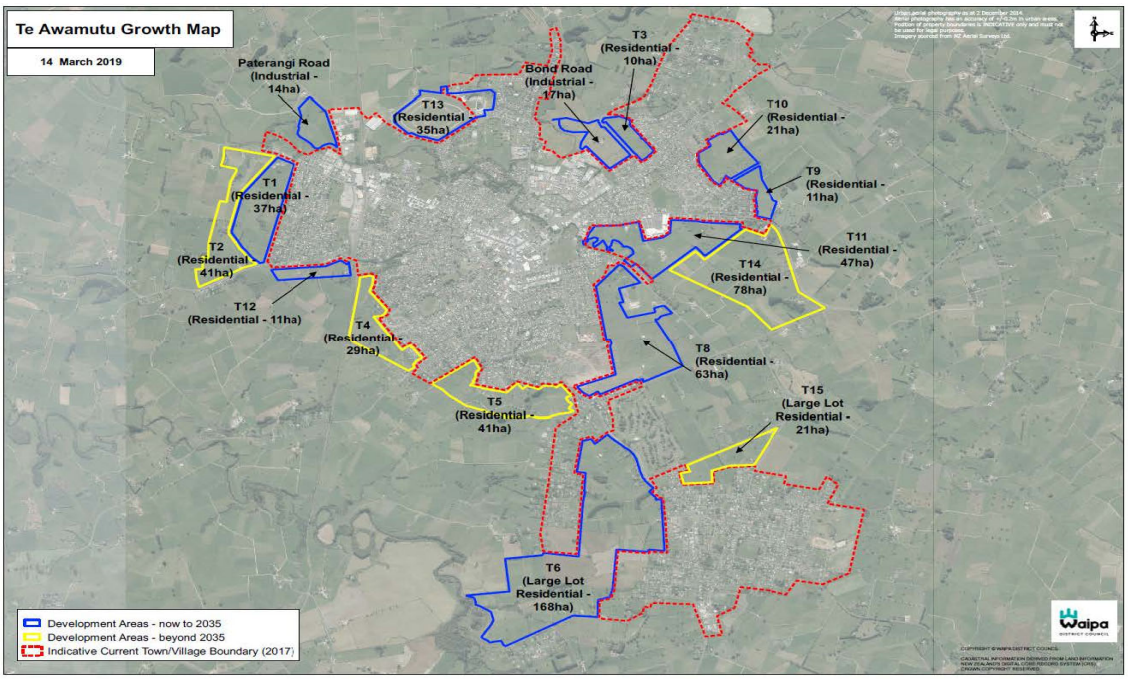

Figure 1: Te Awamutu Growth Map (extracted from Appendix S1 of the Waipa District Plan)

The site sits adjacent to the T1 (Frontier Estate) growth cell that is currently under earthworks construction and is similar in size (39 ha) and includes 309 residential lots including compact and comprehensive housing, recreation and stormwater reserves, shared walking and cycling connections, café and commercial hub. (Refer to *Figure 2* for subdivision layout). The Frontier Estate subdivision provides for three road connections to T2 growth cell.

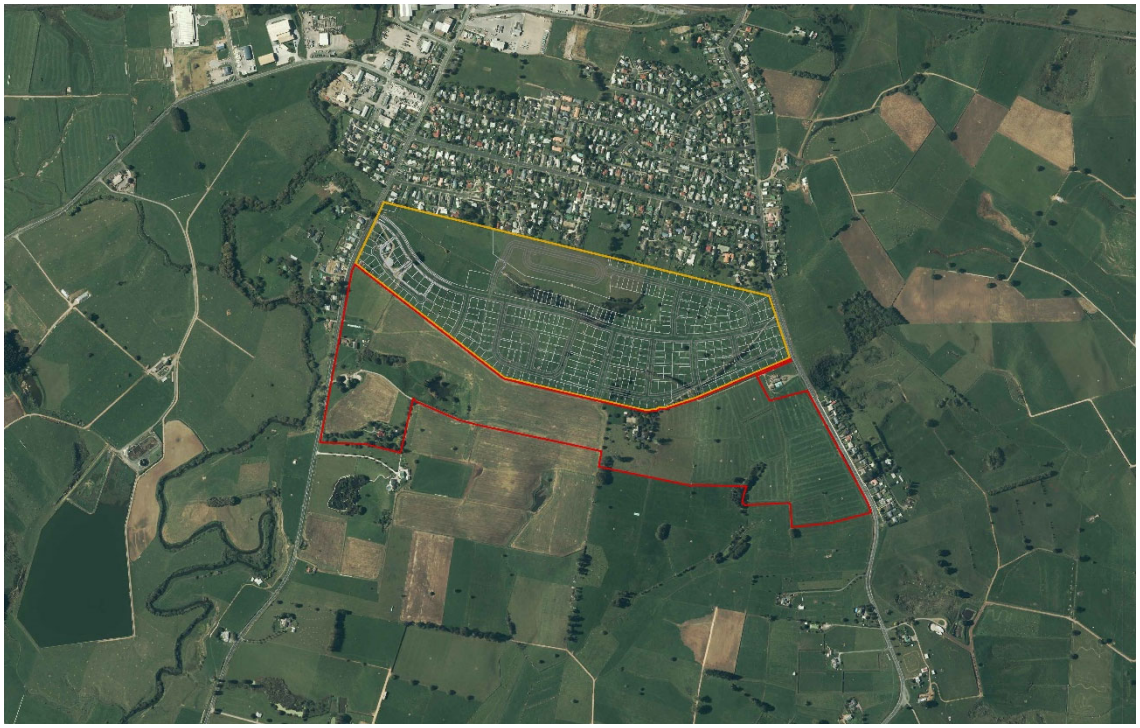

Figure 2: Aerial with site and immediate context 'Frontier Estate' to the immediate north of the site

The overall topography of the site is undulating, with steeper areas associated with the lower parts of the site where there are existing ponds. The highest elevation of the site is 80 RL located mid site adjacent to Frontier Estate and where the existing residential dwelling for 10 Frontier Road is located. This dwelling and garden obtain views of the wider rural landscape including views to the west of Mount Pirongia and Mount Kakepuku (Refer *Figure 4* below). The lowest elevation of the site is 50 RL at the north of the site adjacent to Pirongia Road. There is an existing pond located in this low point. Vegetation of the site reflects its current agricultural land use and predominantly comprises rural grassland with sparsely distributed linear hedges and individual trees. Larger clusters of trees are located near and around existing pond areas and associated residential dwellings.

Vegetation within the wider surrounding landscape broadly reflects the patterns within the site. Within individual placed trees and hedgerows.

Within the site and the immediate context, built form predominantly comprises individual residential dwellings, agricultural storage structures (sheds and barns) and agricultural production buildings.

Directly to the south of the site across Frontier road is a row of 19 residential dwellings. These dwellings are predominantly single storey, set back from Frontier Road, planting and fencing screening the road. To the north the properties obtain rural views and 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.

From Pirongia Road, the properties located directly opposite the site on the northern side of the road obtain rural views of the northern part of the site. Due to the land sloping up from the Road, views are predominantly limited to the northern part of the site of open pasture and the existing residential development within the site. The current earthworks for the adjacent Frontier Development to the east is apparent from these properties.

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. The site does not have any areas considered to be of high landscape values, there is a pond located to the north of the site. 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.

Figure 3: Aerial with site and immediate context 'Frontier Estate' to the immediate north of the site

Figure 4: Site Photo From 10 Frontier Road gardeni looking south toward Mount Kakepuku

Figure 5: Site Photo from within the Site looking west towards Mount Pirongia

Figure 6: From 39 Pirongia Road looking towards gardening looking south toward Mount Kakepuku.

4.0 Background Documents & Statutory Context

The following describes relevant background documents that have influenced the development of the T2 Te Awamutu Plan Change Concept.

In requesting a plan change to move forward the development of this site, a key consideration is whether the proposed zoning is the most appropriate way to achieve the purpose of the RMA (Part 2). One element of that consideration is assessing whether the form of land use makes best practicable use of land whilst avoiding adverse effects particularly on land beyond the site and whether the proposal would deliver on the urban form, which is sought by the Waipa District Plan.

Waipa District Plan

The land is currently zoned "Deferred Residential Zone" within the Waipa District Plan and has been identified for development beyond 2035[3]. 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** and summarised below.

Analysis and Assessment Against Statutory Provisions

The relevant themes of the objectives and policies relating to the current land use at the site include:

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

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:

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

Section 21.1.14 of the Waipa District Plan provides assessment criteria for any application for a 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.

The assessment of landscape effects addresses the landscape character and rural character values attributed to the site and its relationship to the surrounding rural landscape and properties. The assessment of visual effects more specifically addresses visual amenity and visual effects resulting from the proposed structure plan change.

Growth Strategy Waipa 2050

Waipa 2050 provides direction as to how and where an additional 25,000 people will be accommodated in the Waipa District (between 2017 and 2050), whilst retaining the special features of the District.

Te Awamutu and Kihikihi are expected to grow to a total of 18,400 people by 2050, an increase of 5,400 on the 2017 population. This is equivalent to annual growth of 104 households.

[3] 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.

Compact housing such as retirement villages is expected to make up 20% of the growth in Te Awamutu.

The site is within the 'T2' area of the Urban Growth Plan. This a 41ha growth cell identified for future residential development, abutting the T1 residential growth cell currently under construction.

FIGURE 3: WAIPA 2050 DISTRICT MAP

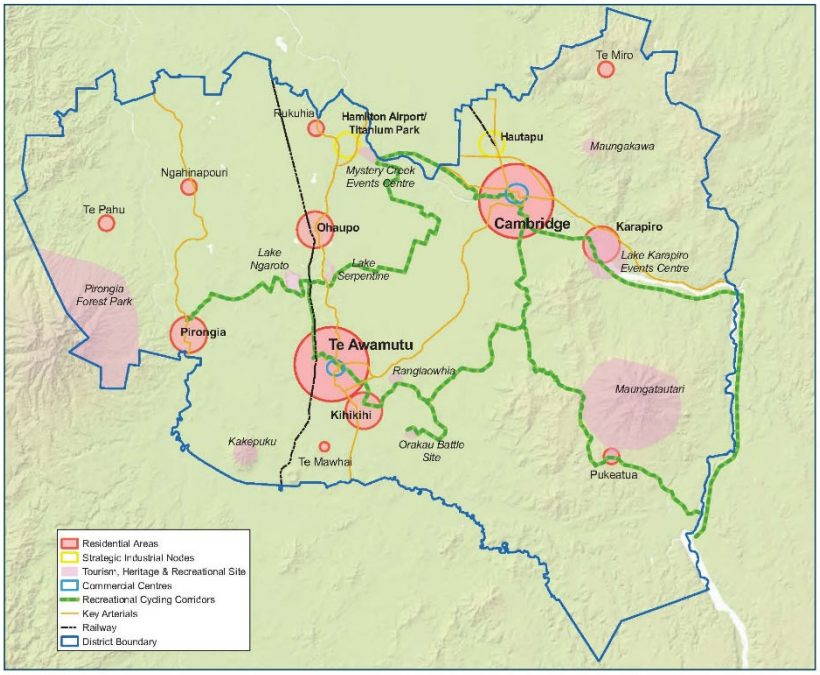

Figure 5: Waipa 2050 Map indicates future residential growth node in Te Awamutu (Source: Waipa 2050 District Plan)

Appendix S1 – Future Growth Cells

The growth cells identified in Waipa 2050 currently do not have the required servicing, including roading and three waters, telecommunications, electricity and gas infrastructure. Therefore, there are infrastructure requirements that must precede land within growth cells being made available for development. Appendix S1 of the District Plan sets out the future growth cells within the Waipa District, these growth cells derive primarily from the Waipa 2050 District Growth Strategy outlined above. By identifying growth cells in the District Plan and staging when development within the growth cells can occur, the Council is able to plan for the required infrastructure and associated costs. The growth cells are split between two separate groups, growth cells which are intended to be opened and developed from now to 2035 and growth cells which are intended to be opened and developed after 2035.

T2 has been identified for residential growth anticipated beyond 2035 and has the capacity of approximately 492 dwellings.

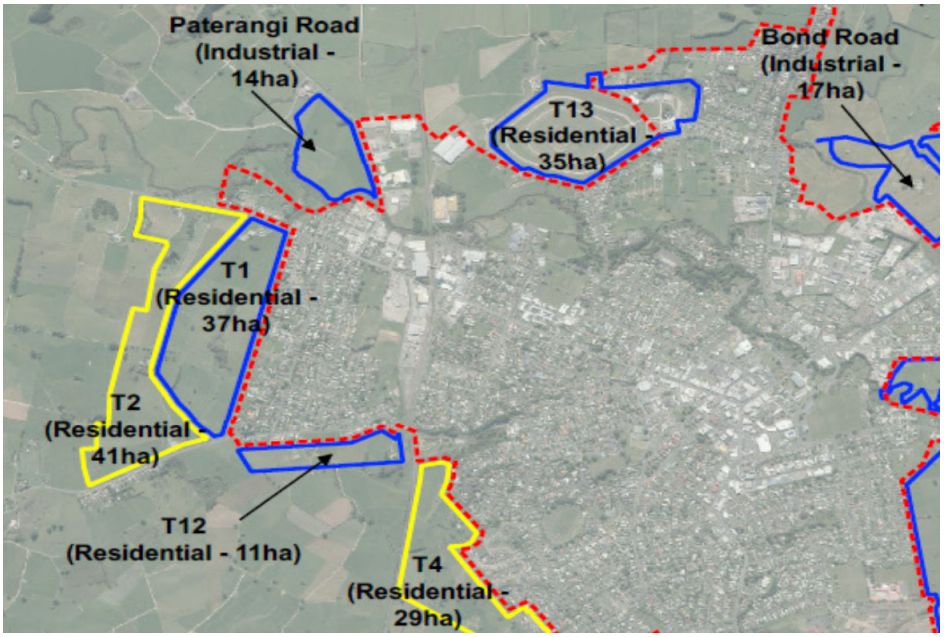

Figure 6: Te Awamutu Growth Map, Site located at T2 (Source: Waipa District Plan Appendix S1)

5.0 Proposed T2 Te Awamutu Plan Change

As outlined above Growth Cell T2 has been identified for development after 2035. Sanderson Group and Kotare Properties propose to bring forward development 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,.

Plan Change 12 proposes residential development within the site based on single houses on residential sections and an Open Space and transport framework, including walking and cycling (Refer *Figure 9* below) and incorporating a retirement village in a central position.

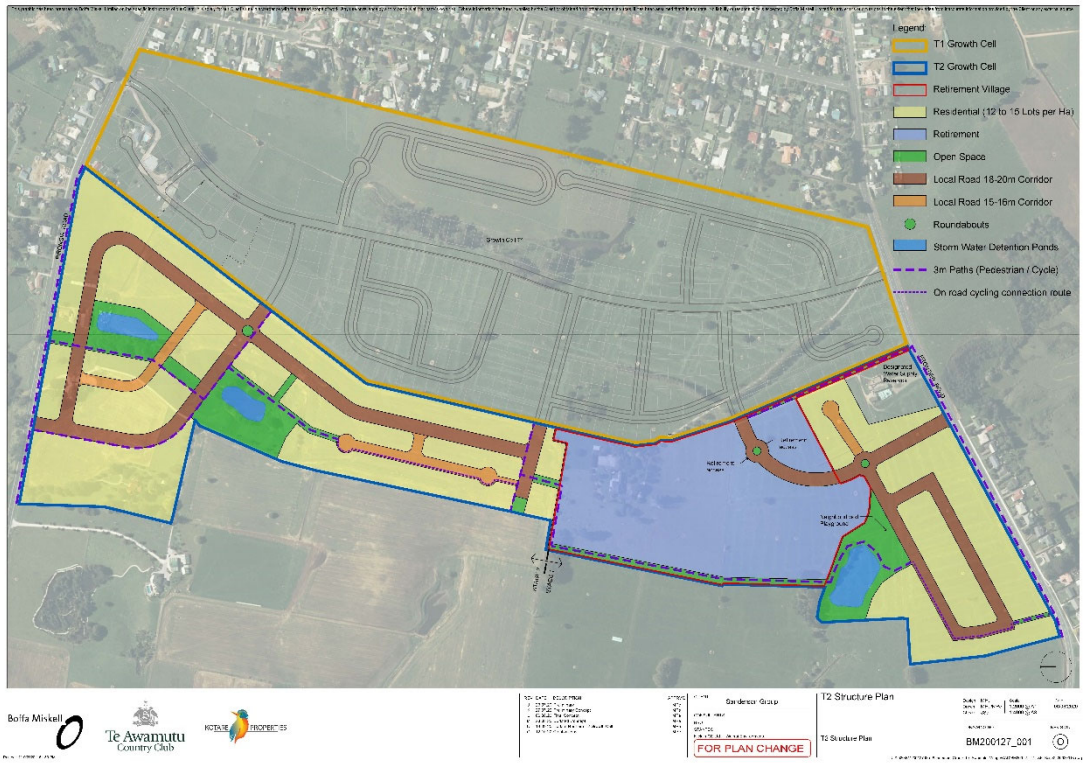

Figure 7: Proposed T2 Structure Plan Concept

The purpose of the plan change is to facilitate residential development within the site, mainly allowing for general residential development as provided for in the Residential zone. The 41ha T2 structure plan has been designed to incorporate the proposed Sanderson Group retirement village within the mid-section of the site, abutting proposed residential development to the north and south. The plan change seeks a density and diversity of development around 12 to 15 lots per ha for the residential areas.

Overall, 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.

A key design driver has been to provide appropriate rural interface to the west (rural farmland) and ensure future development creates a positive relationship with adjacent existing residential development to the east.

In order for the plan change to be successful, a Structure Plan is required to be developed and included in the District Plan. In summary the plan indicates:

- Northern section (Pirongia Road) a 22-ha area proposed for residential development. The concept plan includes residential development, stormwater detention ponds, open space reserve, roading/cycleway and pedestrian network.
- 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). The current concept includes 98 villas, clubhouse facility and age care facility with dementia care. Sanderson Group will lodge

resource consent applications following the plan change application for this development.

- The southern section of the masterplan is proposed for residential development and is 8.65 ha in size. Kotare Properties have engaged Nicklin CE to design the Kotare Heights subdivision concept layout. The subdivision includes 105 residential lots, wetland, reserve area and play space. Kotare Properties will lodge the subdivision consent application following the plan change application.
- To the south of the site is a 0.89ha area that is presently occupied by a District Council water reservoir. This is included in the Structure Plan site.
- The Structure plan provides three local road connections into the adjacent Frontier Estate. A supporting network of local roads, cul-de-sacs and private ROWs providing property access are also outlined; and
- 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.

Summary of Specific Elements:

The design of the proposed structure plan has evolved through a comprehensive and integrated, multidisciplinary design process. Part of the process has been to reflect the rural character of the land around Te Awamutu.

Provision has also been made for continuity of the shared path network by running the 3m path around the periphery of the retirement village. Walking and cycling access is also proposed via a strip of land running along the eastern side of the reservoir. Collectively, these features provide for a connected community with continuous access to a range of local walking and cycling circuits.

Landscape Design and Planting

The current structure plan layout does not include specific landscape and planting design. It is envisioned through the consenting design process that the following landscape design recommendations are incorporated to ensure appropriate amenity landscape framework to enhance the rural interface and existing residential development:

a. Retain existing matures trees around the boundaries of the site (where practical);
b. Appropriate boundary treatments to reflect adjacent land uses;
c. Amenity planting will be integrated throughout the site, including alongside internal accessways, road frontages, and communal spaces incorporating both native and exotic species found in the surrounding landscape;
d. Swales and wetland features;
e. Communal open spaces; and
f. Provide appropriate planting to soften the rural interface.

6.0 Visual Catchment and Viewing Audiences

To assist in determining the visual catchment and potential viewing audiences of future development within the plan change area, two 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.

The site visit included walking within the site, the surrounding footpaths and driving the surrounding roads, complementing a prior desktop survey of aerial mapping, land use and contour information.

The most notable public viewing opportunities currently existing as a result of the site's road frontage with both Frontier Road (south) and Pirongia Road (north), albeit due to the site's orientation and the longer boundaries adjoin to Frontier Estate (east) and rural interface (west).

The primary viewing audiences of the site / potential future development enabled by the plan change have been identified as the following:

Viewing Audiences in the immediate vicinity

- Users[4] of surrounding local roads such as Frontier Road, Pirongia Road, Frontier Estate (T1 Growth area roads);
- 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)
- Frontier Road 8 and Pirongia Road 5 (Frontier Estate)
- 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)
- Properties located directly to the west of Pirongia Road (, 73 Pirongia Road).

Viewing Audiences in the wider context

- Residents located on Burns Road,
- Future residential of Frontier Estate.

As outlined earlier, a range of viewpoints representing the key viewing audiences have been selected **(refer to graphic supplement**) and are referred to in the visual effects assessment. The viewpoints have been selected as it is considered they address the key aspects of the visual catchment for the potential future development.

[4] Including people walking, cycling and traveling in vehicles

7.0 Assessment of Landscape and Visual Effects

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 consequent 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.

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

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.

It is consistent with change that is already occurring on land immediately to the east, where the T1 growth cell is under development.

Whilst substantial landscape change will occur, the proposed structure plan locates proposed stormwater ponds within the location of existing wetland ponds, 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 Mangapiko Stream is located north of the site.

Earthworks across the site, to establish the street network and land suitable for development, will reduce the undulating nature of the topography. The characteristic highpoint to the east of the site will ultimately undergo a level of modification as a result of preparing the land, however this area will still remain as a high point within the site. The arrangement of the open space and wetlands will retain a conceptual relationship with the original topography in relation to the low elevation of the site.

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 ecological value or are mature native trees. The existing vegetation within the site, associated with its rural pastoral landuse, is not considered of sufficient value to justify retention or protection and does not relate to the intended future residential use. Development of the site enabled by the plan change will ultimately provide an enhanced level of soft landscape, including street trees throughout the site, along the western boundaries connecting with the enhancement of stormwater wetlands.

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. This will enable the creation of an integrated development capable of accommodating the increased density, minimise effects and an appropriate interface with the neighbouring rural zone.

In the Northern section the concept layout allows for building setbacks of 5 -10 m and planting to soften the boundaries. The retirement village, due to a lower density, swales and shared pathway boundary treatment the building set back is greater.

In the wider landscape context, the site is backdropped by the Mount Pirongia and associated Forest Park in the far distance (located 25 km away). Potential development of the site has the potential to reduce views towards Mount Pirongia from Frontier Road.

In summary, 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 with the staged landscape change resulting from urban development immediately to the east.

The proposed landscape integration through streetscape design enabled by the plan change will provide an appropriate quality of vegetated streetscapes and pedestrian walkways / cycleways that link together a network of open spaces. This provides a legible and appropriate transition to a residential development and the Te Awamutu Centre.

Visual Amenity Effects

Visual effects relate to the amenity values of a landscape including the “natural and physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”[5].

The specific nature of the visual effects will depend on the future more detailed masterplanning 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. Future resource consents for retirement village, subdivisions, earthworks, the establishment of infrastructure and for residential development will include restricted discretionary status for the retirement village and residential subdivision that include the opportunity for the comprehensive review of proposals.

The level of change is considered in relation to the sensitivity of the viewing audience, when evaluating the significance of any effects. The sensitivity may be influenced by a number of factors, which include but are not limited to: the reason for a viewing audience being at the viewpoint of looking at the view (e.g. if they are residents or motorists); the existing (and likely future) character of the view, the viewing distance and duration.

Judgements made in relation to the potential effects are based upon the information contained within the structure plan concept and infrastructure reports, proposed development and design considerations section above, and the relationship these have with the underlying development of the structure plan. This includes the proposed Te Awamutu Country Club retirement village and Kotare Heights subdivision and future residential development in the north of the site.

Views from the immediate vicinity

Views from the immediate vicinity include the users of surrounding local roads and existing residents along Frontier Road and Pirongia Road. Photographs of these viewpoints are provided in the Graphic Supplement attached to this report. These views need to be considered

against the expectations of the WDP. The WDP provides high level guidance on the zoning of the site, which envisages residential development. Viewing audiences in the immediate vicinity are therefore broadly anticipated to view such zones and interfaces with their outlooks, notwithstanding that this change in land use from rural to residential will ultimately result in a high level of visual change. There will undoubtably 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 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.

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.

Road users and visitors to Te Awamutu are considered to have a lower sensitivity to such landscape change and will observe adverse visual effects at a level of effects up to **low**. This is particularly given the anticipated level of visual change within the locality.

Residential viewing audiences in the immediate context of the site 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. 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

Wider contextual views of the site are defined as views which include the site within the context of the wider area. These views are more obtainable to the west of the site as the highpoint of the site screens views from the east and Te Awamutu.

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 with allow for potential adverse effects on wider views to be up to **moderate-low**.

8.0 Recommendations

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 particularly and the wider connections and interface with the rural zone.

The objective of the following mitigation and design control measures are to ensure that future development within the site occurs in such a way that landscape and visual effects are acceptable.

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.
- Consideration of generous building offset along rural boundary.
- Consideration of shared pathway along rural boundary.

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

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)

9.0 Conclusions

The site is well positioned to accommodate built form. The proposed plan change provides for residential development in this area whilst preserving the landscape qualities of the site.

Whilst the site does not contain features of significant value (such as SNAs or notable trees), the general overall topography will remain reflected in the proposed development, with the proposed layout designed to address this. Open space linkages will be provided through the site that enable accessibility and permeability across the site. Existing pond areas will be re contoured to create.

Views from the local context will observe a change from rural to more urban residential development. In the short term this will introduce new elements and forms into the visual landscape. The proposed development will be able to seamlessly integrate with the proposed and existing development on the western edge of Te Awamutu. The proposed masterplan has included provisions that addresses the rural interface to the west of the development. Including the use of building setback, no build zones and proposed vegetation.

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. It will result in a diverse community that provides a range of residential opportunities that is consistent with the anticipated growth outcomes envisaged by the WDP.

Appendix 1: Landscape and Visual Effects Assessment Methodology

11 February 2019

Introduction

The Boffa Miskell Ltd Landscape and Visual Effects Assessment (LVA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, the existing character of the landscape and the experience of it. In addition, the landscape assessment method may include an iterative design development processes, which includes stakeholder involvement. The outcome of any assessment approach should seek to avoid, remedy or mitigate adverse effects (see **Figure 1**). A separate assessment is required to assess changes in natural character in coastal areas and other waterbodies.

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Quality Planning Landscape Guidance Note**[6] and its signposts to examples of best practice, which include the **UK guidelines for landscape and visual impact assessment**[7] and the **New Zealand Landscape Institute Guidelines for Landscape Assessment**[8].

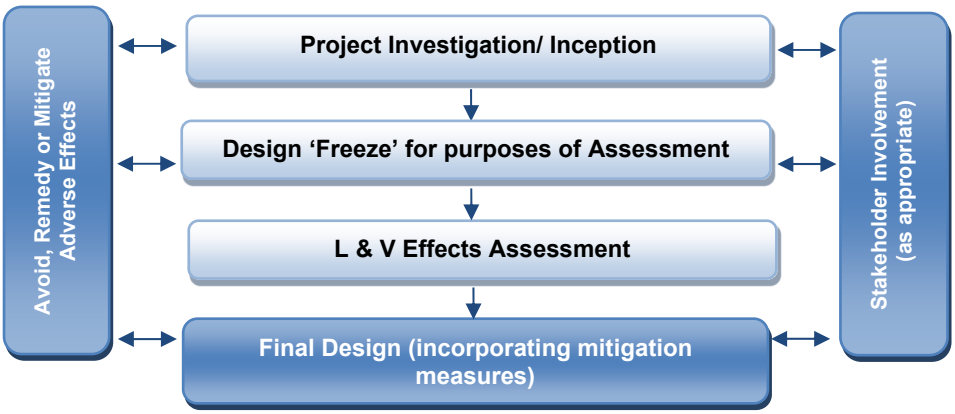

Figure 1: Design feedback loop

When undertaking a LVA, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While landscape and visual effects assessments are closely related, they form separate procedures. The assessment of the potential effect on the landscape forms the first step in this process and is carried out as an effect on landscape elements, features and on landscape character. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Landscape effects: *Change in the physical landscape, which may affect its characteristics or qualities.*

Visual effects: *Change to views which may affect the visual amenity experienced by people.*

[6] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape
[7] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)
[8] Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the landscape must first be **described**, including an understanding of the **key landscape characteristics and qualities**. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important biophysical, sensory/ aesthetic and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any

benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	**Ability to absorb change**	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	**Size or scale**	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of The Site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

The Sensitivity of the viewing audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts

or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA[9].

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 2** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	**Ability to absorb change**	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	**Size or scale**	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture. Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and

[9] Best Practice Guide: Visual Simulations BPG 10.2, NZILA

human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by **Table 3** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 3: Determining the Nature of Effects

Determining the Overall Level of Effects

The landscape and visual effects assessment concludes with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:

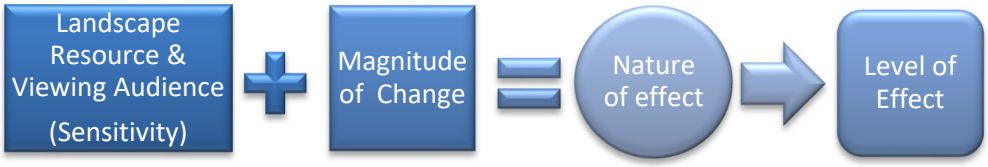

Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 4** below. This table which can be used to guide the level of landscape and visual effects uses an adapted seven-point scale derived from NZILA's Best Practice Note.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition*

	*Low: adjective- **1.** Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 4: Determining the overall level of landscape and visual effects

Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[10] or an adverse effect on the environment is no more than minor[11]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor effects on the wider landscape. In relation to this assessment, moderate-low level effects would generally equate to 'minor'.

The third row highlights the word 'significant' which has particular reference to the NZCPS and Policy 13 and Policy 15 and where on the effects-spectrum 'a significant' effect would be placed.

Less than Minor		**Minor**	**More than Minor**			
Very Low	**Low**	**Moderate – Low**	**Moderate**	**Moderate-High**	**High**	**Very High**
					Significant[12]	

Table 5: Determining minor effects for notification determination and non-complying activities

[10] RMA, Section 95E

[11] RMA Section 95D

[12] To be used only about Policy 13(1)(b) and Policy 15(b) of the New Zealand Coastal Policy Statement (NZCPS), where the test is 'to avoid significant adverse effects'.

Appendix 2: Relevant District Plan Provisions

Objectives and Policies

Rural Zone Objectives and Policies

Objective 4.3.7 Rural character

Rural character and amenity is maintained.

Policy 4.3.7.1 Rural character

Land use activities should be at a density, scale, intensity and location to maintain rural character.

Policy 4.3.7.2 Rural character

Rural character and associated amenity values shall be maintained by ensuring rural land uses predominate in the Rural Zone, and buildings are of an appropriate scale and location.

Objective 4.3.8 Rural amenity: setbacks

To maintain rural character and amenity and avoid reverse sensitivity effects

Policy 4.3.8.2 Internal boundaries

Buildings and activities are set back from rear and side boundaries to maintain rural character and amenity and avoid reverse sensitivity effects.

Residential Zone Objectives and Policies

Objective 2.3.1 Key elements of residential character

To maintain and enhance the existing elements of the Residential Zone that give each town its own character.

Policy 2.3.1.2 Te Awamutu

To maintain and enhance Te Awamutu's character by:

a) *Maintaining a road pattern that follows the natural contour of the landform and which provides for the occasional view to the rural hinterland; and*

b) *Providing for wide grassed road verges that enable sufficient space for mature trees; and*

c) *Providing for development that is of a low density, one to two storeys, and set back from road frontages to enable sufficient open space for the planting of trees and private gardens; and*

d) *Providing linkages to the Mangapiko Stream with development actively facing and providing access to the stream.*

Objective 2.3.2 Neighbourhood amenity and safety

To maintain amenity values and enhance safety in the Residential Zone.

Policy 2.3.2.1 Building setback: road boundary

All buildings shall be designed and setback from roads in a manner which:

a) *Maintains the predominant building setback within the neighbourhood except in relation to compact housing areas and Neighbourhood and Local Centres; and*

b) *Allows sufficient space for the establishment of gardens and mature trees on the site except in compact housing areas; and*

c) *Accentuates the dwelling on the site; and*

d) *Provides for passive surveillance to roads and avoids windowless walls to the street.*

Policy 2.3.2.2 Building setback: character street

To maintain the existing character of character streets by having a consistent building setback.

Policy 2.3.2.3 Building setback: side boundaries

To maintain spaciousness when viewed from the road, provide opportunities for planting, provide a degree of privacy, maintain sunlight and daylight, provide ongoing access to the rear of the site and enable building maintenance from within the site by maintaining a consistent setback between buildings on different sites.

Policy 2.3.2.4 Building setback: side boundaries

A reduced setback from a side boundary may be acceptable where it:

a) *Assists in retaining existing mature trees on the site; or*

b) *Enables the more effective development of the site because of on-site topographic constraints; or*

c) *Is located within a greenfield subdivision, where a reduced or nil setback on one side is offset by an increased setback on the other side.*

Provided that there is no loss of privacy, sunlight or daylight on adjoining properties, and where sufficient area is maintained on site for outdoor living, and the building does not unduly dominate outdoor living areas on adjoining sites.

Policy 2.3.2.5 Height of buildings

The height of new buildings shall not be out of character with the Residential Zone. For developments within the compact housing area identified on the Planning Maps this policy applies at the boundary of the site.

Policy 2.3.2.6 Site coverage and permeable surfaces

To ensure that all sites have sufficient open space to provide for landscaping, outdoor activities, storage, on-site stormwater disposal, parking, and vehicle manoeuvring by maintaining a maximum site coverage requirement for buildings in the Residential Zone.

Policy 2.3.2.7 Policy – Site coverage and permeable surfaces

Maintain a proportion of each site in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable the on-site disposal of stormwater.

Policy 2.3.2.16 Earthworks

To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.

Policy 2.3.2.19 Safety and design

To enhance the safety of residential neighbourhoods through site layouts and building designs that incorporate Crime Prevention through Environmental Design (CPTED) principles.

Policy 2.3.2.20 Safety and design

To ensure that passive surveillance is provided to roads, reserves and walkways.

Objective 2.3.5 Comprehensive design and development

To ensure that developments are comprehensively designed, incorporate urban design and CPTED principles, are co-ordinated with infrastructure provision, and integrated with the transportation network.

Policy 2.3.5.1 Comprehensive design of in-fill housing, compact housing, retirement village accommodation and associated care facilities, rest homes, and visitor accommodation

To ensure that in-fill housing, compact housing, retirement village accommodation and associated care facilities, rest homes and visitor accommodation are comprehensively designed by:

a) *Ensuring that developments effectively relate to the street, existing buildings, and adjoining developments in the neighbourhood; and*

b) *Ensuring that in the Cambridge Residential Character Area new dwellings between existing dwellings on the site and the road shall be avoided; and*

c) *Avoiding long continuous lengths of wall; and*

d) *Maximising the potential for passive solar gain; and*

e) *Providing for sufficient private space for the reasonable recreation, service and storage needs of residents; and*

f) *Retaining existing trees and landscaping within the development where this is practical; and*

g) *Where appropriate provide for multi-modal transport options and provide for links with existing road, pedestrian and cycleways; and*

h) *Incorporating CPTED principles; and*

i) *Addressing reverse sensitivity effects; and*

j) *Mitigating adverse effects related to traffic generation, access, noise, vibration, and light spill; and*

k) *Being appropriately serviced and co-ordinated with infrastructure provision and integrated with the transport network.*

Deferred Zone Objectives and Policies

Objective 14.3.1 Deferred Zoning

Land intended for conversion from its current land use to an alternative land use in order to respond to growth demands is clearly identified, occurs in a planned manner, and its resources are protected for its anticipated future use.

Policy 14.3.1.3 Structure planning

To provide a framework for new growth areas through a comprehensive and integrated structure planning process.

Assessment Criteria

21.1.14 Deferred Zones

The application of the assessment criteria to any application for a structure plan will depend on the anticipated land use, by way of example the infrastructure needs for the Large Lot Residential Zone are different than those for a Residential Zone. The criteria below are therefore a guide to the matters to be considered.

(a) The extent to which the structure plan and/or its staging is consistent with the programmed growth allocation and/or staging in the Waipa District Growth Strategy and the Waikato Regional Policy Statement. If it is not consistent, then the extent to which the criteria for alternative land release has been met.

(b) The extent to which the infrastructure needs for the site have been met and any network and/or capacity constraints have been addressed.

(c) The extent to which the stormwater system for the site has taken into account a catchment management approach and provides for the anticipated level of service. Guidance on stormwater design is provided in the Regional Infrastructure Technical Specifications.

(d) The extent to which the structure plan provides for multimodal transport options, within the area as well as connections to routes, facilities and sites outside of the structure plan area.

(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.

(f) The extent to which the relationship of Māori with their ancestral lands, water sites, wāhi tapu, and other taonga has been recognised and provided for.

(g) The extent to which the structure plan protects indigenous biodiversity of the area and/or heritage sites or features.

(h) The extent to which the structure plan is consistent with the outcomes and principles contained in the relevant Waipa District Town Concept Plan.

(i) The extent to which any risks associated with natural hazards or any geotechnical issues, contaminated sites, and or hazardous substance can be managed.

(j) The extent to which the proposed land use will result in a reverse sensitivity effect and any proposals to mitigate that effect.

Appendix 3: T2 Structure Plan Concept Plan

Legend:

- T1 Growth Cell
- T2 Growth Cell
- Retirement Village
- Residential (12 to 15 Lots per Ha)
- Retirement
- Open Space
- Local Road 18-20m Corridor
- Local Road 15-16m Corridor
- Roundabouts
- Storm Water Detention Ponds
- 3m Paths (Pedestrian / Cycle)
- On road cycling connection route

PIRONGIA ROAD

Growth Cell T1

FRONTIER ROAD

Designated Water Supply Reservoir

Retirement access

Retirement access

Neighbourhood Playground

STAGE 2

STAGE 1

Boffa Miskell

Te Awamutu Country Club

KOTARE PROPERTIES

Printed 12/10/2020 1:51:39 PM

REV	DATE	DESCRIPTION	APPRV'D
J	23.07.20	Preliminary	MPe
K	27.07.20	Preliminary Concept	MPe
L	06.08.20	Final Concept	MPe
M	28.08.20	Updated Concept	MPe
N	18.09.20	Update Northern T2 Growth Cell	MPe
O	12.10.20	Clarifications	MPe

CLIENT

Sanderson Group

CONSULTANTS

BBO

STANTEC

Nicklin CE Ltd Wainui Environmental

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. BM200127_001

REVISION O

U:\2020\BM200127JSo_Sanderson_Group_Te_Awamutu_Village\CAD\BM200127_T2_SP_Base2_20020918.dwg

Appendix 4: Visual Simulation

Boffa Miskell

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0 200 m

1:5,000 @ A3

Data Sources: Sourced from the LINZ Data Service and licensed for re-use under the Creative Commons Attribution 4.0 New Zealand licence

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Site Boundary
- Retirement Village
- Parcel Boundary
- Visual Simulation

TE AWAMUTU VILLAGE

Visual Simulation Locations

Date: 05 August 2020 | Revision: 0

Plan prepared for Sandersen Group by Boffa Miskell Limited

Project Manager: Jo.Soanes@boffamiskell.co.nz | Drawn: ATy | Checked: RGo

Figure X

Existing View

Proposed View

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Viewpoint Details

NZTM Easting	: 1801219.5 mE	Horizontal Field of View	: 90°
NZTM Northing	: 5790047 mN	Vertical Field of View	: 25°
Elevation/Eye Height	: 70.5m / 1.5m m	Projection	: Rectilinear
Date of Photography	: 2:11 PM 20/07/2020 NZST	Image Reading Distance @ A3	: 20 cm

Data sources:

TE AWAMUTU VILLAGE

Western Boundary view from Frontier Road

Date: 5-Aug-20 | Revision: 0

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: jo.soanes@boffamiskell.co.nz | Drawn: RGo | Checked: JMy

VP1

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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