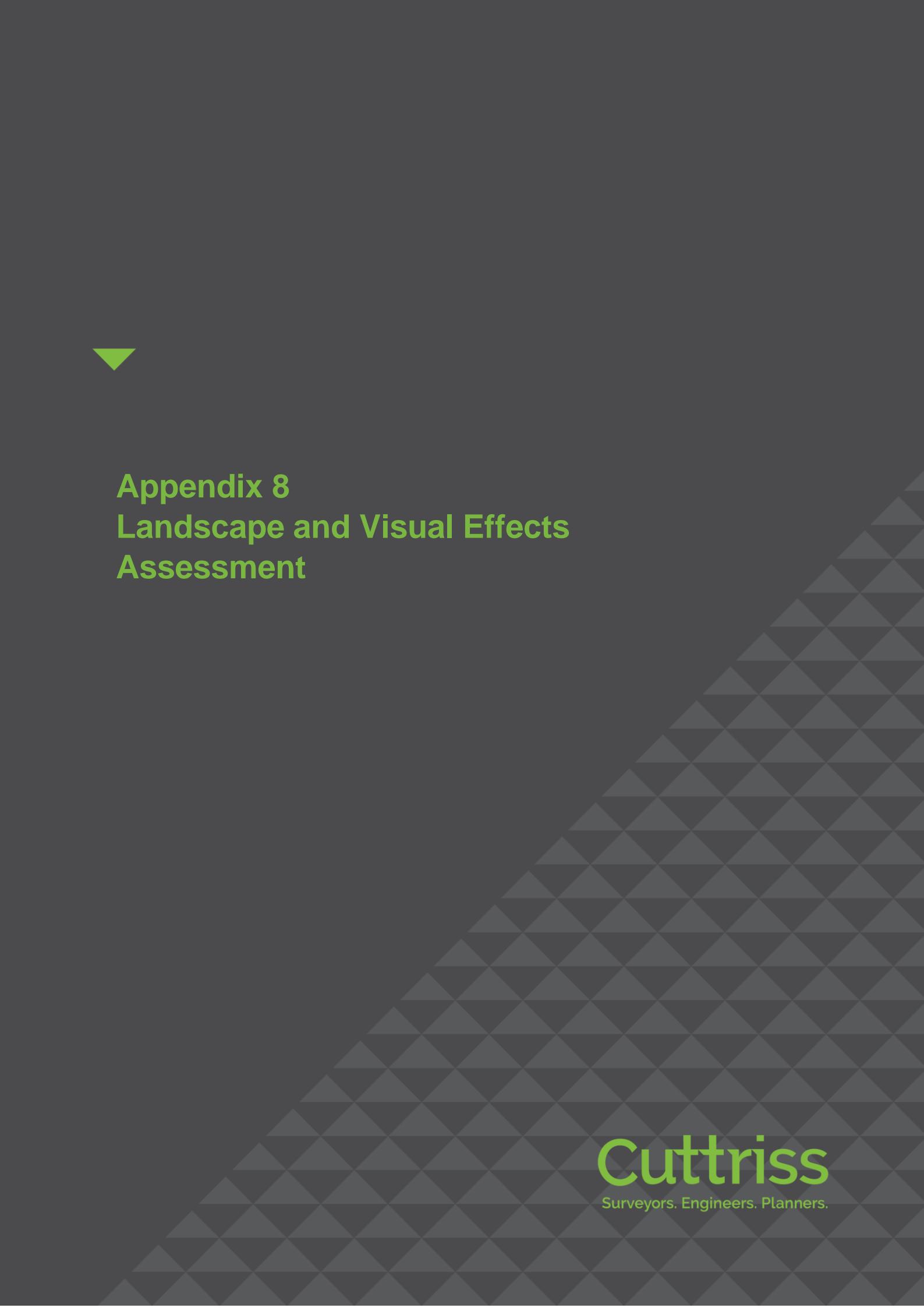




Appendix 8

Landscape and Visual Effects Assessment



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Te Uruhi 'Kāpiti Gateway'

Landscape and Visual Effects Assessment

Prepared for Kāpiti Coast District Council

Prepared by Beca Limited

11 April 2022



Creative people together transforming our world

Contents

1	Introduction	1
1.1	Scope	1
1.2	Methodology	1
1.3	Statutory Context	1
2	Proposal Description	2
2.1	Project Components	2
2.2	Construction	4
3	Existing Environment	5
3.1	Local Setting	5
3.2	The Application Site	5
3.3	Existing Natural Character Values	6
3.4	Existing Landscape Character Values	8
4	Visual Catchment and Viewing Audience	9
4.1	Visual Catchment	9
4.2	Viewing Audience Descriptions	9
	Viewing Audience A: Paraparaumu Beach (north)	9
	Viewing Audience B: Northern residences and coastal reserve strip users	10
	Viewing Audience C: Maclean Park (north)	10
	Viewing Audience D: Kāpiti Road, Manly Street	10
	Viewing Audience E: Northeast residences (Manly Street, Golf Road and Kāpiti Road)	10
	Viewing Audience F: Medium Density residential area (east)	11
	Viewing Audience G: Residential and dining area (south)	12
	Viewing Audience H: Residences Opposite Southern Carpark	12
	Viewing Audience I: Marine Parade	12
	Viewing Audience J: Maclean Park (south)	13
	Viewing Audience K: Paraparaumu Beach (south)	13
5	Landscape and Visual Effects	14
5.1	Landscape Effects	14
5.2	Visual Effects	16
	Public viewing audiences	16
5.3	Localised private residences	17
5.4	Effects Summary	21
6	Statutory Context Evaluation	22
6.1	Outstanding Landscape (OL) - Paraparaumu Beach	22
6.2	Special Amenity Landscape – Maclean Park	22
6.3	Protection from inappropriate development	23
6.4	Public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced	23

6.5	Natural character, natural features, environment, and landscape values (NZCPS)	23
6.6	Statutory Summary	26
7	Conclusion	26
7.1	Recommendations	27

Appendices

Appendix A – Assessment Methodology

Appendix B – Statutory Context

Appendix C – Architecture and Landscape Plans

Appendix D – Viewpoints, Viewing Audiences & Visual Simulations

Revision History

Revision N°	Prepared By	Description	Date
0.1	Rebecca Cray	LVA Draft Revisions	8/11/2022
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Document Acceptance

Action	Name	Signed	Date
Prepared by	Rebecca Cray		11/04/2022
Reviewed by	Nigel Parker		11/04/2022
Approved by			11/04/2022
on behalf of	Beca Limited		

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1 Introduction

This Landscape and Visual Assessment has been prepared by Beca on behalf of Kāpiti Coast District Council to assess the potential landscape and visual effects of the proposed Te Uruhi 'Kāpiti Gateway' building, and new southern carpark extension at 'Zone 6' in Maclean Park, Paraparaumu Beach in Kāpiti.

This project involves the construction of a new visitor information centre and DOC inspection facility for visitors to the region and specifically those travelling onwards to Kāpiti Island. To support this activity, additional carparking will be required to service the development. The project details are outlined further in **Section 2**.

This report focuses on the potential visual impacts of the proposed building and southern carpark within the site and its broader landscape context. It also assesses the impact on natural character, landscape values, amenity, and public experience.

1.1 Scope

The preparation of this assessment has included:

- A desktop review of the relevant background material and Kāpiti Coast District Plan policy considerations, matters of control and assessment criteria.
- Site visit and appraisal of the surrounding environment.
- Assessment of the application site's visibility and the site's relationship with its surrounding environment.
- Compare the landscape, natural character and visual 'shift', and associated effects of the proposal.
- Design and planning discussions with the project team to shape landscape and visual outcomes.
- Visual simulations prepared by U6 Photomontages for three representative viewpoints.
- Integrate with the project design team proposed mitigation and enhancement measures to address early landscape and visual concerns, with a focus on improving amenity.
- An assessment of the appropriateness of the proposal with regards to landscape character.
- Describe the nature and level of residual landscape, natural character, and visual effects.

1.2 Methodology

The methodology for this assessment is based on the New Zealand Institute of Landscape Architects (NZILA), *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2021*. This document is recognized within the landscape architectural profession as providing 'good practice guidance' in the assessment of landscape and visual effects under the Resource Management Act 1991.

This methodology uses a seven – point effects ranking scale further described in **Appendix A**.

1.3 Statutory Context

The proposed development is located on public reserve land known as Maclean Park, Paraparaumu Beach, and is administered by the Kāpiti Coast District Council.

Under the Kāpiti Coast Operative District Plan 2021, the site is zoned Natural Open Space and is subject to Special Amenity Landscape and Coastal Environment overlays. Divided lengthways, the seaward slither of dune land partially included within Maclean Park is recognised as an Area of High Natural Character and corresponds with a coastal 'no build' line which is not exceeded by Te Uruhi or the southern carpark developments.

- Te Uruhi has non – complying activity status due to the commercial nature of the activity which is selling tickets for an off – site activity within a public recreation reserve. The building also encroaches southwards on a triangular piece of the adjoining road reserve, which is an anomaly; zoned Residential. The building is within the permitted building height of 6.0 metres.
- The southern carpark has discretionary activity status due to earthworks volumes being above 50m³.

A map of the relevant zones and overlays is included alongside the relevant objectives and policies for landscape, natural character, and visual matters in **Appendix B**.

2 Proposal Description

A new building ‘Te Uruhi’ is proposed for the northern end of Maclean Park, adjacent to the Tikotu Stream. It will be comprised of two ‘pods’ joined by a canopy roof, with extensive decking connecting to a new pedestrian bridge that leads north over the stream. To the south, pedestrian paths, waiting zones, carparking and landscaping will be added.

Te Uruhi is a modern architecturally designed building vertically clad in light – coloured weatherboards with large viewing windows encasing the western end of the building to provide views out to the surrounding coastline and Kāpiti Island. The building’s design includes large red lettering ‘TE URUHI’ on the south – facing easternmost corner of the building to mark the entrance to both the building and its adjoining carpark. Three fixed advertising banners will sit below this alongside the pedestrian entrance path and will display images advertising the natural attractions of Kāpiti Island. Wraights, Athfields and Kāpiti Coast District Council have been working alongside Ngāti Toarangatira and Te Ātiawa to enhance the cultural narratives and importance of the site. This work has been captured in a whakairo plan which includes ihuwaka, pou, and a waharoa.

The building has been set back from the Tikotu stream and Paraparaumu Beach dune lands. It will occupy the site of an existing carpark and maintain the existing mature pōhutukawa trees which surround it. The intention of this new facility is to provide a gateway to those travelling onwards to Kāpiti Island, including selling tickets to the island, providing visitor information, restrooms, and a secure area from which to undertake mandatory biosecurity screening prior to boarding boats to Kāpiti Island.

To provide for visitors and offset the carparking requirements generated by this new facility, an additional carpark will be constructed approximately 450 metres to the south within Maclean Park, opposite the intersection of Marine Parade and Ocean Road. This is referred to as the southern carpark or Zone 6 carpark.

The architectural and landscape plans for Te Uruhi and the southern carpark are attached in **Appendix C**.

2.1 Project Components

The key project components along with their relative dimensions, height and materiality are described below.

2.1.1 Te Uruhi/ Kāpiti Gateway Building

- 235 square metres of building area.
- FFL of 3.4 metres above median sea level.
- Overall building height of 5.35 metres above existing ground level.
- 75m² iSite Pod and 160m² Bio-security pod with up to 2/3 of each frontage in glass facades and timber panel cladding.
- Glass will be Low Iron Clear Vision, timber will be Abodo Vulcan vertical weatherboards: natural Si00.x finish.

Roof

- Monopitch roof, sloped from the southern edge, down north towards the Tikotu Stream.
- Dark Grey finish.

Decking

- 324m² of wraparound decking, with 29m² of entrance stairs.
- Varies from 0.4m to 0.99m above adjacent ground level.
- Timber decking: Adobo Vulcan decking, natural finish.
- Steel handrails: paint finish – black

Pedestrian Bridge

- 32m² of timber decking.
- Varies from 0.6m to 2.0m above adjacent ground level.
- Timber decking and balustrade: Adobo Vulcan decking, natural finish.
- Steel handrails: paint finish – black.

Enduroplank Boardwalk

- Recycled plastic boardwalk extending from north Tikotu Stream pedestrian landing onto Paraparaumu Beach.
- Ground level.
- Grey grooved finish.

2.1.2 Landscape design

Te Uruhi

Te Uruhi's landscape design is articulated in Wraight and Associates Te Uruhi – Kāpiti Gateway resource Consent document and is described in brief below:

Rain gardens framing the reconfigured car park afford stormwater collection and filtration, whilst new coastal gardens afford visual amenity and habitat for endemic species.

Beyond the car park and building infrastructure, the site is articulated by the reshaping and planting of Tikotu's southern bank. New areas of coastal planting augment existing dune planting, while grassed areas afford space for gathering and recreation. In some instances, gardens are traversed by 'driftwood' paths that offer alternative routes to the main circulation paths grassed areas.

Except for the two pōhutukawa trees proposed to replace existing pōhutukawas that recently have been removed, the planting selection for the new facility harnesses species that are endemic to Kāpiti Coast's ecological region. A reliance on species endemic to Kāpiti's coastal-dune environment presents multiple benefits including:

- *plants that readily tolerate the site's coastal conditions*
- *provision of habitat for native species*
- *offers the opportunity to communicate the site's natural history and the cultural heritage associated with Kāpiti Coast's ecosystems*
- *an outward expression of the new building facilities' biosecurity and cultural interpretation functions.*

The landscape design includes:

- Small sculptural installations, such as the ihuwaka: a sculptural carved timber structure (upright waka prow) at 4 – 5 metres high with finishes, colour, and materiality to be confirmed.

- Informal play opportunities.
- Rain garden, coastal planting, and street trees.
- Retains the existing mature pōhutukawa specimen trees.
- Coastal dune planting will surround the new and existing southern carparks.
- Also includes footpaths, lighting, and street furniture. A lighting plan has not yet been prepared however is expected to be developed during the building consent stage.

Southern Carpark (Zone 6)

A new carpark will extend from an existing small carpark along Marine Parade, 450 metres to the south of Te Uruhi.

The reconfigurations and extensions are proposed to sit at the same elevation as the respective adjacent existing car parks and are constructed in a way to eliminate the need for retaining. Dune areas are proposed to be sloped to meet the existing topography and supplemented with new coastal dune plantings. In the northern car park, two new ramped access paths are proposed connecting the extended north car park across to the existing coastal path, Te Araroa Trail. Along the car parks' eastern edges (the Marine Parade boundary), new riparian planting is proposed to replace the existing mown grass condition. Forming a continuous edge along the Marine Parade boundary, the planting infiltrates to the west into the car park at intervals to embed the car park in its existing coastal context. On the dune side of the car park, supplementary planting of coastal/dune species is proposed to augment the existing dune planting. Refer to Appendix C for a copy of the southern carpark plan, and Wright's 'Marine Parade Carpark Extension' design package for layout and further planting detail.

In subsequent design revisions, an additional approximately 1,100sqm of coastal dune restoration planting has been proposed for existing grassed areas south of the southern carpark to enhance the landscape and natural character values.

Other technical details include:

- Earthworks and batters required to establish flat asphalt carparking surface.
- Establishment of 22 new carpark spaces and associated manoeuvring and access room.
- Cut down to maximum 3.3m above sea level.
- Includes two new pedestrian connections to the existing coastal walkway, and extensive dune restoration planting around all three sides, and connecting to existing carparks to the north and south.
- A separate existing carpark to the south of Zone 6 will be reconfigured to maximise the number of spaces by converting it from a 'single -sided' carpark into a 'double sided' one using the existing asphalt surface footprint. The number of carparks will increase from 16 to 31 and will include new gardens alongside the Marine Parade road edge.

2.2 Construction

Te Uruhi

To create the new building, the existing carpark will be removed and disposed of so that the building formations, new public access connections, carparking and bio swales can be formed. To the south of the proposed building location, the carpark will be reconfigured within available space between pōhutukawas to create pohutukawa thirteen carparks and a bus drop – off point. Arboricultural expertise has been separately sought for the protection of the existing pōhutukawas during the construction period.

Southern Carpark

The carpark will follow typical carpark construction with excess fill disposed of offsite at a location to be confirmed.

3 Existing Environment

The site is located within Maclean Park, a public recreation reserve that sits adjacent to Paraparaumu Beach, 2 kilometres northwest of the M2PP Expressway and 3.5 kilometres northwest of the Paraparaumu train station and town centre. The Te Uruhi site is an existing public carpark with grass edges framed by mature pōhutukawa, with views west across the beach to Kāpiti Island. The additional 'southern carpark' is proposed for a predominantly sloped grassed area in the southern section of Maclean Park, between two existing carparks, opposite the Ocean Road intersection.

3.1 Local Setting

The surrounding landscape is defined by the protruding curve of coastline that is Paraparaumu Beach, with long flat expanses of beige - brown sand. Low – lying foredune and back dune systems delineate the coast from Maclean Park and the Paraparaumu Beach settlement. The dunes are natural forms that have been modified where park and urban development has encroached their eastern (inland) edges and have been largely re – naturalised with mixed vegetative coastal dune species. Maclean Park runs parallel to this coastline and dune system from the Tikotu Stream in the north, to Ocean Road in the south. From here, Maclean Park seamlessly transitions to an esplanade reserve which continues south, narrowing to its end at Wharemauku Road. The park and esplanade strip are characterized by pōhutukawa specimen trees ranging in maturity from juvenile to well – established specimens. These trees frame the edges of the existing northern carpark and provide a visual vegetative connection to the southern parts of Maclean Park. Smaller low – lying plantings undertaken as part of the Maclean Park Refresh are dotted nearby and are comprised of native carex species.

The Tikotu Stream outflow forms the central spine from which access and views to Paraparaumu Beach are aligned. Habitat provision along the stream banks directly connecting into the beach are highly modified. Beyond and heading inland (eastwards) inland, the Paraparaumu Beach township is comprised of low-density residential properties to apartment complexes that cater for a mix of young families, retirees, and holidaymakers. Lining Marine Parade from Howell Road down to Middleton Road is the 'centre' of Paraparaumu Beach township, where properties cover a range of typologies, from original 60's 70s housing, to large modern houses and condominiums and are interspersed within the retail, service, and hospitality businesses. These components form the local setting extent considered within this assessment.

3.2 The Application Site

Te Uruhi

The site is an existing public carpark used to provide access to Maclean Park and Paraparaumu Beach. It is encircled by several mature pōhutukawa trees ranging in height from approximately 7 – 15 metres and rolling grassed areas to the west (connecting into the back dune) and south, with the Marine Parade urban streetscape running along its eastern boundary. The site is low – lying and has intermittent views out to Paraparaumu Beach, Kāpiti Island, and the Tikotu Stream. The site's low contour and proximity to the Tikotu Stream along its northern boundary, and lack of foredune mean that the site is more susceptible to coastal environmental effects such as storm surges, flooding and the effects of sea level rise.

The patterns of vegetation around the edges of the site are largely specimen tree plantings of pōhutukawa trees at various stages of maturity, with large expanses of grass, merging into low ribbons of dune land planting along the western boundary. The vegetative character and contouring of the site are representative of a highly modified European settlement, with pōhutukawa's not being endemic to the region, and the extensive flattening of what would previously have been back dunes. Directly adjoining the south of the subject site this colonial approach has been transformed in recent years under the direction of the Maclean

Park Reserve Management Plan. Implementing these works has seen the first phase of works to the reserve's northern area (just south of Te Uruhi) be implemented, including the infilling of the 'duck pond,' removal of the associated carnival – style tower, addition of new barbecue facilities and upgrade of ornamental plantings to reflect a more appropriate native coastal theme. These recent changes speak to the evolving environmental, social, and cultural context of the site, with Te Uruhi being the next project phase proposed under the Reserve Management Plan.

Zone 6 Southern Carpark

This site is a gently sloped mown grass area running parallel to Marine Parade and its associated shoulder – parking to the east (inland). Towards the coastal side (west) the site includes existing dune vegetation, a mix of grasses, flax, occasional weeds, and *Coprosma repens*. This vegetation pattern extends north to south in a strip running parallel to Paraparaumu Beach and Maclean Park and abuts a long narrowing extent of mown grass included as part of Maclean Park.

3.3 Existing Natural Character Values

Natural Character Values within the district plan include:

Paraparaumu Beach – Coastal Environment as an area of High Natural Character (Area 4a)

Physical: Relatively unmodified landforms on the beach and stream mouths excluding high use vehicle areas (boat launching sites) and minor areas of the immediate foredunes where public access is limited to private residences (north of Paraparaumu). Minor areas of colonising indigenous plant species on less disturbed foredune areas. Vegetation patterns, freshwater values (although impacted by surrounding land use) and wetland and estuarine habitats contribute to important wildlife values at the Waikanae River mouth complemented by protected habitats of the marine reserve.

Perceptual: Qualities enhanced by dynamic qualities of sea and fresh water, exposed climatic conditions along with expansive views of the coastal marine area, Kāpiti Island in closest proximity and the prominent backdrop of Hemi Matenga escarpment. Values enhanced where Open Space areas provide marked contrast with adjacent built environment (Waikanae Estuary) and provide a buffer/obscure views of built development (esplanades) along the beach.

Associative: Values enhanced by community group involvement (Waikanae Estuary care group) and where areas are zoned as Open Space or are recognised as ecosites in the District Plan/Greater Wellington Regional Council 'areas of significant conservation value' / DoC RAP sites and form the context for a wide range of informal 'coastal activities' including the District Cycleway/Walkway/Bridleway network. Important mahinga kai historically with recreational fisheries still supported.¹

In terms of the landscape setting considered, it is noted that the coastal and dynamic processes are the key natural characteristics of the site due to their experiential proximity and visibility from the site's location.

The coastal values of this wider receiving environment, are specifically noted as:

Perceptual:

- Paraparaumu Beach – the shoreline and ocean, sound of waves, changing of the tides, sand patterns and birdlife.
- Paekākāriki Escarpment, towards the south, creates a distinct steep and patchily clad mountain range backdrop and enhances the perception of vastness and wild values of the coast.
- Kāpiti Island – a prominent and unique backdrop of forest – clad mountains.

¹ Isthmus Group. (2012). *Kapiti Coast District Coastal Environment Study - Final Report*. Kapiti: Kapiti Coast District Council.

Physical:

- Physically, this wider receiving coastal environment includes Paraparaumu Beach stretching north and south with its parallel duneland, the ocean extending to Kāpiti Island and the intertidal beachfront between the foredunes and low tide mark.
- The dune land that lines the western boundary of the park which is undulating and of a partially native - revegetated nature. This expresses the transitional edge and dynamic processes between land and sea, providing a more defined transition between Maclean Park and Paraparaumu Beach.
- The coastal pōhutukawa of Maclean Park, while not endemic, provide coastal and park – like qualities to the setting.
- Types of dune vegetation – low scraggly, mixed variety of exotic and native species are characteristic. Low – lying mixed vegetation are characteristic of more pristine or undisturbed dune environments.
- The Tikotu Stream running east to west through the northern end of the park.
- Maclean Park is an undulating coastal strip edge, that tapers and narrows towards the south. It is a highly modified site, particularly at the northern end with remnant connections to coastal processes of dune forms, dune vegetation, and the Tikotu Stream.

Associative:

- The adjoining duneland is recognised as important habitat and an area of conservation administered by the Department of Conservation.
- The area and site have significance to Māori as an area of former settlement and use for mahinga kai.
- The Open Space zoning of Maclean Park and its provision for amenity provides for a range of recreational and coastal activities.

The retention and expression of these processes and values as connected to the coastal environment and area of high natural character mean that Maclean Park provides an important transitional “conduit” between the built environment of Paraparaumu Beach town centre, and Paraparaumu Beach.

Towards the southern portion of Maclean Park, the park width narrows to a slither between Marine Parade and the foredune area of Paraparaumu Beach. The site of the southern carpark site is part of this broader marginal back dune formation, which is maintained in mown grass and peppered with organic lines of sprawling dune land planting and intermittent carparking blocks. These staggered carparking blocks create interruptions to the broader connection of the maintained back dune and have stronger associations with the Marine Parade roading environment as opposed to the coastal environment. The broader mown strip topography may have been modified in parts during formalisation of Marine Parade to today's roading standards, however the remaining undeveloped grass extents still maintain a sense of dune form connection to the vegetated fore dunes and Paraparaumu Beach. This is more a coastal influence and quality, with limited evidence of coastal processes due to its modified and maintained state. The extent of the coastal environment in this location in terms of legible patterns (namely dune forms) is considered to end at the Marine Parade road edge.

Heading south along Maclean Park the evidence and extent of manmade modification lessens and allows an expression of the former duneland environment. Scattered colonising plant species of flaxes, lupins, South African daisies, carex species, are presumably seeded from the beachward foredune environment where vegetation cover is more consistent, although not purely native. In this location, the coastal path creates a divide between more preserved foredune environments, and the predominantly grassed backdune. There are however instances where the duneland vegetation ‘bleeds’ over the coastal path and allow it to be more integrated within the park and coastal environment. In these instances the natural patterns of undulating dune form and vegetation scattering being more dominant in the wider landscape. The coastal path in this area is more open, elevated and exposed in nature, and is further assisted by the lack of large specimen trees within the vicinity. In this way the southern part of the park provides for stronger physical connections with the Paekākāriki escarpment, across (and along) Paraparaumu Beach and out to Kāpiti Island.

3.4 Existing Landscape Character Values

The Te Uruhi subject site is a highly modified landform (carpark) adjoining open flat grassed areas abutting a north to south stretch of remnant undulating dune land. Landform, landcover and land use likely bear little resemblance to its pre – European state. Te Uruhi's proximity to the Tikotu Stream and Paraparaumu Beach are key landform transitions it is connected to.

The southern carpark site is comprised of a rolling dune forms of gradual contour until it abuts the flattened Marine Parade roading environment. Regenerating coastal dune vegetation primarily exists on the foredune, while all the remaining back dune environment is maintained as open mown grass. Given the mown grass extent in proximity to Marine Parade, it is anticipated to have changed or been sculpted when Marine Parade was formally created. The main uses for the existing site are informal or passive recreation, and amenity purposes. The rolling green grass provides open space values and connects to the more natural and wilder vegetated foredune through organic meandering transitions. In connection to the wider landscape, this site and its mix of modified and unmodified dune land contour and vegetation contributes to both Maclean Park's coastal park values and the natural character values of Paraparaumu Beach.

Maclean Park is a highly modified semi – urban coastal park with qualities influenced by mixed exotic and native vegetative fringes and flat or rolling open green areas. Groves of planted pōhutukawa tree specimens give it vertical definition and create an obvious visual and physical difference between the adjoining town centre (east) and Paraparaumu Beach (west). High amenity is generated by the proximity to the coastline and visibility of Paraparaumu Beach, the number of passive and recreational opportunities provided at the park. The open undulating lawns of Maclean Park with scattered specimen trees and intermittent views to the beach give the park its coastal qualities.

Both Te Uruhi and the southern carpark are part of a wider setting including low – lying exposed coastal landscape with low – medium density development. High amenity resulting from the vast expanse of accessible shore and extent of vegetated dune providing a natural backdrop and transition to the inland urban environment.

Maclean Park has cultural, social, and recreational values in addition to the scenic qualities of the coastal landscape, including the importance of feeling connected to the long expanse of Paraparaumu Beach stretching north and south, and to the prominent landscape feature of Kāpiti Island. *The site [Maclean Park] is recognised and valued for its sea front location, its connection to the town and cultural heritage.²* Views towards and of Kāpiti Island create a unique identity and sense of place for residents and those travelling through the district. *To local iwi, the area has associative and cultural values pertaining to the rich history of Ngāti Toarangatira and Te Ātiawa occupying the area (including access to Kāpiti Island and Te Tau Ihu), the flourishing fauna and flora available and Te Uruhi Pā are reflected in the redevelopment of the park.³*

Cultural expression of local iwi values has been integrated into the recent Maclean Park redevelopment, and through the protection of dune land areas through roping/cordoning of these landforms and special habitat in high-traffic areas. The qualitative values of Maclean Park as a special amenity landscape include portions of "wild" areas along the remnant dune land, areas for play and recreation, places to relax and enjoy the scenic vistas, and areas from which to interact or connect with water.

² Council, K. C. (2018). Appeals Version 2018 - Proposed District Plan. Retrieved from Kapiti Coast District Council: <https://www.kapiticoast.govt.nz/your-council/planning/district-plan-review/appeals-version-proposed-district-plan/>

³ Council, K. C. (2017). *Maclean Park Refresh*. Retrieved from Kapiti Coast District Council: <https://www.kapiticoast.govt.nz/our-district/our-community/parks-and-recreation/maclean-park-refresh/>

4 Visual Catchment and Viewing Audience

The key consideration in this assessment is the potential adverse effects of the proposed building and ancillary development from publicly accessible spaces with regard to:

- Scale and height of the proposed gateway building, southern carpark, and ancillary built structures.
- Appropriateness of built form, function, and aesthetic.
- Backdrop and skyline relative to the receiving coastal environment and specifically Kāpiti Island; and
- Colour and Reflectivity.

Visual simulations have been generated by U6 Photomontages for viewpoints 5, 9 and 14 to support this assessment.

4.1 Visual Catchment

The extent of visibility of the Te Uruhi building is limited to views mainly within 100 - 200 metres from the site, with restricted or partial visibility north along Paraparaumu Beach and direct – facing views for residences at 3,5 and 7 Marine Parade. This is due to multiple obstructions created by dune formations, mature trees, and existing vegetation. The public visual catchment and range are predominantly directly west of the site (Paraparaumu Beach), south along Maclean Park, north from the boat club and east to residences lining Marine Parade. The viewing audiences consist of residents, Kāpiti Boating Club Users, private residents, tourists, and visitors, with views potentially obtained as pedestrians, sedentary/seated, cyclists, or from moving vehicles.

For the southern carpark, the extent of visibility is north and south of the site along Marine Parade and Maclean Park, and from the western end of Ocean Road. The sunken nature of the carpark design avoids visibility from the coastline. Residences at 55, 56, 57 and 58 Marine Parade are directly across from the proposed southern carpark extension, with additional adjoining residences facing onto the existing northern and southern carparks that will be reconfigured within their existing footprints to increase their capacity.

Residences which have the potential to be visually affected have been assessed in the viewing audiences below. The nature and extent of the view is also clarified using descriptors such as “truncated,” “glimpsed” or “partial.”

4.2 Viewing Audience Descriptions

Viewing Audience A: Paraparaumu Beach (north)

Viewpoint 1

Distance from proposal: 200 metres

Context

This view is taken from Paraparaumu Beach, facing southeast towards Te Uruhi, midway between the dune environment and the water's edge. In the foreground, the view is characterised by a sandy shoreline environment, fringed by low – lying dune land vegetation and low dune land topography. In the middle ground, a vegetative “belt” of mixed vegetation, mainly flax and pōhutukawa trees frames the dune edge, with mixed density residential buildings staggered behind. The view is framed by a background silhouette of the Tararua Ranges punctuated by the points of Norfolk Pines lining Marine Parade and Kāpiti Road. From this view the low – lying coastal environment including the dune land, and its transition to inland vegetation and urban development are clearly obvious as parallel layers.

Viewing Audience B: Northern residences and coastal reserve strip users

Viewpoint 2

Distance from proposal: 130 metres

Context

Taken from the northern edge of the Kāpiti Boating Club carpark, the foreground includes a large chip seal expanse with various vehicles, tractors, and boats, with the white gabled boating club building in the middle ground. Towards the background of the image, a strip of unmown long with mature pōhutukawa tree canopies invisible against the skyline giving a highly modified coastal edge character.

Viewing Audience C: Maclean Park (north)

Viewpoint 7

Distance from proposal: 40 metres

Context

Mix of rank grass, lupins and flax in foreground, asphalt carpark in middle ground encircled by mature Pōhutukawa and one phoenix palm. Gap in mid centre view aligns with three storey apartment building. Highly modified urban – coastal character.

Viewing Audience D: Kāpiti Road, Manly Street

Viewpoint 8

Distance from proposal: 85 metres

Context

This view is taken from the separated share cycle path looking southwest towards the site. In the foreground, there is a flat expanse of lawn forming the road reserve, lined by Marine Parade. In the middle ground, the Tikou Stream is visible, along with mature specimen trees and the existing carpark. Towards the right rear view, glimpses of the ocean and the centre of Kāpiti Island are visible, framing this view in its urban – coastal park landscape character.

Viewing Audience E: Northeast residences (Manly Street, Golf Road and Kāpiti Road)

Viewpoint 12

Distance from proposal: 120 metres

Viewing Audience

This viewing audience consists of residents and their visitors of properties lining Kāpiti Road, Golf Road and Manly Street. *Note: This viewing audience uses assumptions to extrapolate assumed potential effects based on publicly accessible viewpoints. Access to individual properties was not obtained.*

Context

The foreground and middle ground of this view consists of the roading environment, with a central large, landscaped roundabout and greened berms/road corridor in the foreground and centre of view. Extending to the centre rear of view is the Marine Parade road. Exotic vegetation dominates with larger pōhutukawas visible to the rear of the view forming a clumped form and silhouette against the skyline, under which carparking is visible. Modified riparian bund covered in rank grass and some flax to the right centre of view, with the waterbodies and coastline not visible. Mixed exotic/native urban character.

Viewing Audience F: Medium Density residential area (east)

Viewpoint 14 (on sidewalk in front of properties)

Distance from proposal: 22 metres

Context

This view is taken from the eastern roadside of Marine Parade facing directly west towards the subject site and includes users of the separated shared cycle path. The view is comprised of urban streetscape environment in the foreground, connecting into carparking within the northern end of Maclean Park. In the middle ground is a low – lying run of grass extending tangential to the view, dotted with specimen pōhutukawa trees. To the rear of the view, glimpses of the ocean are seen with Kāpiti Island visible in the background.

No. 1 Marine Parade

Description of residence: Two storey apartment building complex

Distance from proposal: 60 metres + change in elevation to second storey living area and outside deck.

Viewing Audience: Residents of the southernmost apartment at #1 Marine Parade.

Context

The assumed view from the dominant north – west facing outdoor deck on the second storey of the southernmost apartment at #1 Marine Parade is from an elevated position where the audience will have views through and over the tops of mature pōhutukawa species, with the Tikotu Stream, Maclean Park carpark, Paraparaumu Beach and Kāpiti Island visible. A secondary non – dominant view can be obtained facing southwest and looks across to the building at #3 Marine Parade, and beyond along Marine Parade and Maclean Park. This view is also interrupted by the screening and softening of pōhutukawa trees.

No.3 Marine Parade

Description of dwelling: #3 Marine Parade is a two-storey boarding house, with west facing orientation. This is an assumed and extrapolated viewpoint taken from the publicly accessible footpath in front of the property at #3 Marine Parade.

Distance from proposal: 30 metres

Context

The assumed view is comprised of urban streetscape environment in the foreground, connecting into carparking within the northern end of Maclean Park. In the middle ground is a low – lying run of grass extending tangential to the view, dotted with specimen pōhutukawa trees. To the rear of the view, glimpses of the ocean are seen with Kāpiti Island partially visible in the background.

No.5 Marine Parade

Distance from proposal: 22 metres to nearest edge of carpark, approximately 32 metres to proposed Te Uruhi building.

Context

In the view's foreground, a parallel slice of Marine Parade (road) lined with footpath and timber bollards is visible and punctuated by a large phoenix palm (trunk) (since removed) which protrudes up beyond the view. The middle of the view is predominantly a large asphalt carpark, lined with timber bollards and grass berm or lawn areas, and dotted with large pōhutukawa trees. To the right middle ground of the view, the blue bridge over the Tikotu Stream, with low shrubland and grasses visible. To the rear and centre of the view a narrow slice of ocean is visible, with Kāpiti Island forming a mountainous backdrop, silhouetted against the receiving skyline all contributing to a coastal urban park character.

Viewing Audience G: Residential and dining area (south)

Viewpoint 12

Distance from proposal: 120 metres

Viewing Audience

This viewing audience is comprised of residents, visitors, diners, and shoppers, typically pedestrian based or using mobility devices. Those visiting premises lining the eastern side of Marine Parade are more likely to be looking over to Maclean Park and Kāpiti Island/coastal views where the topography and vegetative patterns allow.

Context

The foreground of this view is comprised of road (Marine Parade) and the Maclean Park skatepark, with the middle ground mainly comprised of large specimen trees, and residential development to the right of the view. Maintained coastal urban park character accentuated through dominant pōhutukawa specimen trees.

Viewing Audience H: Residences Opposite Southern Carpark

Viewpoint 13 (representative viewpoint, taken from outside #58 Marine Parade)

Distance from proposal:

Context

Foreground road view and associated intermittent road edge carparking, with open space of Maclean Park primarily identifiable as a thin mown parallel grass strip, the ridge of which is peppered with coastal dune vegetation and rank grasses. To the rear of view Kāpiti Island can be seen silhouetted against the skyline. Modified urban character in foreground transitioning to more natural coastal character.

Viewing Audience I: Marine Parade

Viewpoint 12

Context

Users travelling within vicinity of the site are travelling on a roughly north to south alignment, tangential to the proposed gateway site location. Along the roadside bordering Maclean Park and Marine Parade are

intermittent street tree plantings of pōhutukawa. The photo from viewpoint 12 demonstrates the “enveloping” of the site as viewed from the southeast side of Marine Parade.

In the foreground of the view is the road and adjoining sealed footpath. Within the middle ground are mature specimen pōhutukawa trees, retaining walls, small structures, and grass expanse, comprising Maclean Park.

The section of Marine Parade directly adjacent to the northern end of Maclean Park is subject to a special speed restriction zone of 30 km/hr, reflective of the busy cluster of recreational activities and balancing the visual distractions and reaction times for motorists. Views into the site are partial, at a distance, glimpsed and not centre of view.

Viewing Audience J: Maclean Park (south)

Viewpoint 11

Distance from proposal: 120 metres

Viewing Audience

This viewing audience consists of park users who may be walking, cycling, picnicking, playing, or skating within the park. This audience is of people who will be spending a longer amount of time near the proposed gateway development, and will be observing the site at slower, pedestrian speeds as associated with the various recreational activities.

Context

Maintained lawn can be seen to the foreground with barbecue/picnic facility, extending through ornamental gardens and a central pathway to the rear of the view. The Te Uruhi site is identifiable as an existing carpark with gaps in mature pōhutukawa specimen trees providing glimpses to the Kāpiti Boating Club (left) and no.1 Manly Street residence to the rear centre of view. Overall a mix of exotic and native vegetation are visible and create a high amenity, coastal urban park character.

Viewing Audience K: Paraparaumu Beach (south)

Viewpoint 5

Distance from proposal: 165 metres

Viewing Audience

This viewing audience consists of residents and visitors to the nearby attractions and includes beach users undertaking activities such as walking, running, swimming, fishing, boat - launching and driving on the beach.

Context

The foreground consists of a beige to grey coloured sandy foreshore, with a collection of flotsam accumulation at the toe of low – lying dune land. The low dunes are covered with a mix of rank grass and low – lying grass and shrub species such as *Phormium tenax*. Heading inland the coastal shoreline environment is framed by a revegetated lowland dune system and a relatively continuous cover of pōhutukawa canopy with a range of 3 – 4 story buildings. The tops of these are visible behind, in the middle ground. Towards the rear and middle ground, multi-storey buildings are partially visible, with the 12 – storey apartment complex on Kāpiti Road forming a dominant focal point against the receiving skyline. The rear background of this view is framed by the silhouetted curves of the Tararua Ranges. The view created is one of coastal urban character with mature pōhutukawa trees contributing significantly to the softened separation of urban and coastal environments.

5 Landscape and Visual Effects

Note: The Permitted Baseline criteria has not been investigated as part of this assessment.

5.1 Landscape Effects

1.1.1 Effects on the landscape character of the local setting

The proposed Kāpiti Gateway development has provided for the respectful retention of active and passive recreational use, maintains public connections to the coast and enhances opportunities for recreational activity at Maclean Park. It provides for wider recreational and visual amenity connections to Kāpiti Island. The open coastal park character, dune forms and stream are key parts of the Maclean Park landscape character that will be preserved and enhanced in light of the proposed gateway development.

The proposed development will introduce a building as a replacement to a carpark. This is a permanent change that results in little material loss or change to the underlying existing landform. The ability of the site to visually absorb the building and provide improved amenity through the existing mature pōhutukawas and restoration planting enables the vegetative character of this view to be both preserved and enhanced. The introduction of a new building as a replacement of the existing carpark is in keeping with the highly modified semi – urban nature of the setting.

The development is considered appropriate as it meets the coastal, riparian and building height restrictions for development within this zone and overlays, is architecturally designed with materials and colours that integrate with the coastal environment. It is of a magnitude and scale that is readily absorbed within the receiving environment and partially screened. It is sensitively sited in relation to Paraparaumu Beach and the transitional connections it has with this landscape.

As such, landscape character effects generated by Te Uruhi are **low**.

The Zone 6 carpark will result in permanent changes to the remaining back dune landform in this location and increase the level of hard surfacing. The extent of earthworks has been reduced through use of single – sided carparking, reducing further intrusion into the back dune and coastal walkway. The modification of the back dune has been contoured to ‘mimic’ a steeper dune face, allowing a more naturalised transition between coastal and urban environments. The open grassland contributes open space values and its conversion into carparking will detract from the site’s landscape character by reducing permeable surfacing and perceived natural space. The proposed improvements to coastal vegetative character, through extensive dune restoration planting, will provide some mitigation of this effect. Integrating this area with existing foredune vegetation cover and “converting” the previously open grass aesthetic along this strip of Maclean Park into a portion of the park that is more obviously coastal. The amenity and integrity of the landscape will be enhanced through the extensive planting, and in combination with the offset mitigation planting generate a positive influence on landscape character values within this area.

In consideration of the permanence of this carparking the proposed topographical changes could be considered ‘reversible.’ This is to the extent that if the carparking was to be removed in future, excess fill placed, and contouring could readily be returned to the current form. However, in the context of the likelihood of this occurring, as well as the remaining dune integrity being modified from its current state, the effects on landscape character are **moderate - low**.

1.1.2 Effects on Natural Character of the Coastal Environment

Te Uruhi

The coastal and dynamic processes are the key natural characteristics of the setting due to their experiential proximity and visibility from the site's location. The actual baseline natural character of the proposed development site, being a carpark and heavily modified environment is low, however its connection and proximity to Paraparaumu Beach and Tikotu Stream are key aspects of the wider setting's natural character requiring consideration.

The proposed development will enable the Paraparaumu Beach foreshore, sand patterns and coastal processes to function and be experienced in their existing state, as illustrated in **viewpoint 5** and the corresponding **visual simulation**. The dune land that separates the beach from Maclean Park will not be disturbed by the development and construction of the gateway building and ancillary infrastructure. The Tikotu Stream riparian edges will be improved and restored with suitable endemic native plantings. The wider perceptual characteristics of the setting are maintained. Views out to Kāpiti Island and the coast are provided for in the building's design. The span and duration of these visual connections is however, reduced from inland of Maclean Park when compared to the site's existing openness.

The coastal environment of Paraparaumu Beach, the dune land and the Tikotu Stream mouth are within the Area of High Natural Character. They are important coastal features and are part of natural processes that have a high sensitivity to change. The proposed Te Uruhi building and ancillary development preserves the natural character of the Paraparaumu Beach coastline through its recessive and low siting and through the extent to which it provides for the retention, expression, and enhancement of the site's native coastal character. Sympathetically designed gardens, and the restoration of habitat along the riparian margins of the Tikotu Stream are evidence of this. The design is well – considered and has been respectfully integrated into the site and allows the existing dynamic coastal processes to occur and be observed.

The proposal is of a magnitude, scale and prominence that can be easily accommodated within the receiving landscape without affecting the intent and character of the adjacent Area of High Natural Character. It will result in a slight loss of the visual/perceptual connection to Kāpiti Island for inland users, while the enhancement through restoration planting of Tikotu Stream will create a positive contribution to the natural character values of the considered setting. Overall effects on natural character are **low**.

Southern Carpark

In the context of the zone 6 southern carpark site, the baseline natural character is also modified with regenerating foredune coastal vegetation and a back dune of mown grass, with small patches of mixed vegetation. As a narrow strip of land between Marine Parade residential area and Paraparaumu Beach this grass strip is of importance for the transition between urban and coastal environments that it provides. While the grass area is not specifically of high natural character it offers a softer green transition to the foredune and a degree of 'natural' or open space separation to the adjoining Area of High Natural Character. It is complementary to the foredunes and enables regenerating dune land vegetation to be visible, reinforcing connections to the wider coastal environment. The carpark will alter the currently organic meandering 'edge' patterns that the dune vegetation has with the mown slope, creating a more formal straight carpark edge within this environment.

The change in land use and landform to establish a carpark will compromise the integrity of the back dune and its current identity as a marginal dune strip between the coast and inland urban development. This extends urban elements, predominantly asphalt, closer to the Area of High Natural Character. It is acknowledged that these changes are very localised and that the proposed works represent a considered carpark treatment, particularly once all planting has established. The introduction of extensive dune restoration planting will improve the quality of the remaining dunes and their contribution to natural

character values. The impacts of backdune modification in close proximity to the coast is a dominant aspect of the works required to establish the carpark, and as such the effects are considered to be **moderate**.

Recommendations to enhance the responsiveness of the carpark design at detailed design stage are made in section 7.1, however these are unlikely to result in any corresponding drop in effects ranking.

Wider Environment

In the context of this wider receiving environment, the changes required to create the southern carpark are more easily absorbed, with the continuity of the duneland, and especially the foredune, being expressed as a continual line. As such the relationship between the coastal environment and Marine Parade will undergo a localised change that would have little repercussion for the wider coastal processes and patterns that have been identified. The duneland planting proposed as part of the southern carpark will further enhance the natural character values surrounding this localised area of effect. In light of this acknowledgement, offset mitigation in the form of further dune restoration of the site seems a prudent measure. A map indicating the location and extent of offset mitigation proposed is attached in **Appendix C**. This will further restore the former duneland vegetative character, provide habitat, and strengthen the backdune's relationship and connection to the foredune and wider Paraparaumu Beach environment in this location. Overall the restoration of southern Maclean Park and esplanade reserve land will contribute positively to the broader setting and is considered to achieve 'no net loss' to the natural character values of the wider coastal environment. Overall effects are considered to be **moderate – low**.

5.2 Visual Effects

Public viewing audiences

Paraparaumu Beach

The visual simulation of viewpoint 5 demonstrates the most direct or 'face on' potential view of the proposed development from Paraparaumu Beach. From this viewpoint a portion of the Te Uruhi building is visible through a gap in the pōhutukawa tree canopies, as is the tip and base of the ihuwaka statue (actual make, finish, and colour to be confirmed). The addition of renewed timber retaining, replacement pedestrian bridge, and restoration planting along the southern bank of the Tikotu Stream are additional subtle changes to the view.

The Te Uruhi building will appear well nestled within the receiving landscape, and contiguous with the multi-storey residential buildings behind it. The building will sit low in the receiving view when compared to other built forms and will not impede views of the skyline or Tararua Ranges. The ihuwaka, at 4 – 5 metres high, will form a minor punctuation of the skyline, sitting below the top of the adjacent pōhutukawa tree.

The changes to this view are minor and well nestled within the receiving landscape. The extent of effect is further aided by the coastal tones of Te Uruhi's cladding which provides a visual connection to the coastal environment. The height and size of the proposed ihuwaka is such that this structure will not dominate the coastal – urban park environment. As a vertical element it repeats flagpole, light and mast structures to the left of view associated with the boating club activities and will be visible but not dominant in this view. The majority of the ihuwaka is screened by the existing mature pohutukawa trees. The additional riparian restoration planting along the Tikotu Stream will improve the local vegetative character and provide enhanced visual context to the development behind. The proposed development will complement and add to the existing landscape values and nature of the view as visible from Paraparaumu Beach. Visual effects are therefore considered to be **very low**.

Roads, Retail, Restaurants

The proposal is barely discernible, with a small amount of building likely visible to the middle – rear of view. The building will not impede views of the skyline as its height is below that of the existing trees. Only lower portions of the eastern side of the building will be visible beneath the tree canopies. The proposal will be barely discernible, will sit at a distance and low within with the view. It will provide a highly integrated building and recreation attraction that complements the adjoining retail and restaurants. Visual effects are **very low**.

Maclean Park Users

From the south the proposed gateway building will be visible through central gaps in pōhutukawa canopy cover and will form a visual barrier to the northern end of Maclean Park, impeding views of the two-storey residential building beyond the site. There will be less vegetative character of Maclean Park visible due to the buildings location and siting to face the main entrance towards this assessed view. The building will sit low against the receiving vegetative backdrop and appears well nestled within the specimen trees forward of the building. Views of the skyline are not impeded from this view. The ihuwaka structure will be barely visible within this view, being received by a vegetative backdrop (within the park) and against a Norfolk Pine in the distance (off – site). The materiality and colour of the building enable the timber to naturally weather and blend in with the raw materials of the coastal landscape, in keeping with the coastal landscape character. The mature pōhutukawa trees are proposed for retention and have enabled thorough integration of the building into the receiving landscape. Visual effects are therefore **moderate - low**.

5.3 Localised private residences

Residences – Manly Street, Kāpiti Road and Golf Road

The proposed gateway building, and bridge will be partially visible in the rear of the view and will be mostly obscured by intervening vegetation and topography associated with the Tikotu Stream. A small gap in the pōhutukawa cover will reveal the proposed building within the centre of the view. The introduction of the building here, and its visibility between pōhutukawa canopies, means that existing views of the skyline through and beyond the site will no longer be obtained for some of these residences. Streamside riparian planting on the southern stream bank will also be visible providing foreground natural softening to the development. The addition riparian margin restoration of Tikotu Stream will provide a restored endemic vegetative character that visually improves the foreground amenity of the assessed view. Visual effects will be **moderate – low**.

Residences – Marine Parade (Te Uruhi)

A representative visual simulation of Viewpoint 9 has been produced to represent the view outside the residential property at number 5 Marine Parade (refer **Appendix D**). The residences and their assumed view of the Te Uruhi development is summarised in the table below:

Location	Address	Assumed View
	1 Marine Parade UNIT L AUL1 DP 88830 ON LOT 2 DP 85009	Views are indirect and above the building's roof height. Dominant aspect is northwest and at an elevation much higher than Te Uruhi's roof.

	3 Marine Parade LOT 1 DP 85009	Full, ground level and second storey views of and over the top of Te Uruhi. Some screening/softening by existing and proposed vegetation. For second storey users their direct lines of sight to Kāpiti Island and Tikotu Stream will likely be partially interrupted by the proposed building.
	5 Marine Parade LOT 1 DP 32807 CT 9C/486	Full, almost ground level views of the building and carpark. Reduced visibility of coastal elements; Kāpiti Island, Tikotu Stream and northern duneland.

Effects on Residential Views:

Positives:

- Enhanced coastal character values through increased native vegetation and addition of cabbage trees and Pōhutukawa which further aid in integrating Te Uruhi with the site.
- Reduction in dominance and visibility of hard asphalt carparking expanse and more 'nestled' appearance of cars when the carpark is in use.
- The impacts on these residences have been considered, with additional trees and vegetation being added through the design development phase to reduce the dominance of the front face of the building from their viewing angles.

Negatives:

- Increase in verticality/vertical elements, massing and built form.
- Reduction in visual connection to the coastal environment – primarily represented by visibility to and of Kāpiti Island, and in the middle ground, the Tikotu stream and dune lands (construction temporarily screening) and the associated sense of distance and openness this creates.

Summary

The building is sympathetically designed to reflect coastal tones and is well integrated within the receiving site through existing and proposed vegetation. The development of Te Uruhi, reduction of visible carparking, and increase in native vegetation cover consistent with the coastal park values presents an acceptable outcome for residents with views to and over the development, however the loss of visual connections to Kāpiti Island, Tikotu Stream and the dune lands cannot be mitigated.

This impacts the three identified residences in different way as follows:

No.1 Marine Parade

Connection to the coast is maintained. Indirect views of park and Te Uruhi's roof will be blended through use of existing pōhutukawa canopies and proposed vegetation and roof will primarily 'substitute' existing carpark extent. Coastal park values are enhanced as is visual amenity, therefore visual effects are considered to be **very low**.

No. 3 Marine Parade:

This property has connections to coastal values represented by views to Kāpiti Island, Tikotu Stream, and the dune lands. These visual connections, as well as the sense of openness and coastal character generated by connection to these will be partially to fully lost, specifically for ground floor residents. Some maintenance of views/visibility to Kāpiti Island and Paraparaumu Beach from the second storey is assumed due to the relatively low pitch of Te Uruhi's roof.

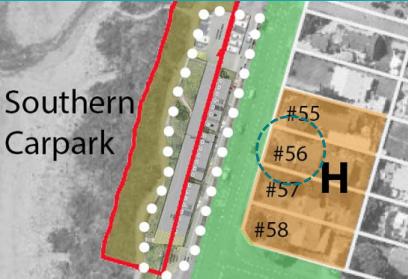
The change in form from an existing carpark to an architecturally designed building provides higher visual amenity than the existing situation, however the connectivity to the wider coastal landscape values is compromised. The visual effects for this audience are extrapolated and are therefore anticipated to be **moderate**.

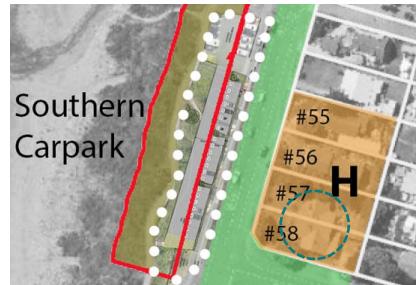
No. 5 Marine Parade

Overall, quality and amenity of the coastal park character values are significantly enhanced, however connection to wider coastal features are mostly severed with only small glimpses of the wider coastal environment being obtained between the ihuwaka and centre of the main building. For this residence, the change in view will be permanent in nature, with full views into the site. Reduction in 'open space' has been mitigated with appropriate landscaping that will enhance the natural coastal character values of the area. However, the building will mostly block wider coastal views. It is a key change to their perceived visual amenity and therefore the visual effects for this audience are **moderate**.

Residences – Marine Parade (Zone 6, Southern Carpark)

Residences at 55,56 and 57/58 Marine Parade sit directly opposite the proposed new Zone 6 carpark extension and have been described in the table below.

Location	Address	Assumed View
	55 Marine Parade LOT 4 DP 6238 TOWN OF PRM BCH EXTN NO 1 CT 312/216	Single storey views, however, these are from a raised decking platform out across to Kāpiti Island and ocean, with Marine Parade road and new carpark visible in lower foreground.
	56 Marine Parade Lot 3 DP 6238	Elevated views from second storey only (garage below), view as described above.



57 & 58 Marine Parade, being one house over two parcels.
LOTS 1 2 DP 6238
TOWN OF PRM BCH
EX NO 1 CT 313/32

Views from first and second storeys.
Ground floor storey predominantly viewing Marine Parade, new capark and dune form against skyline. Upper storey with views out towards Kāpiti Island and ocean.

Visual Changes

Negatives:

- Change in foreground to more developed and utilitarian man made elements corresponding with a change in natural values.
- Visual amenity improved through use of native vegetation but countered by addition of carparking.
- Landform changes to backdune and further earthworks/modification required to implement.
- Perceived 'encroachment' of urban development.

Positives:

- Carpark sits low within the view and is visually softened and integrated into Maclean Park through separating vegetation along Marine Parade and use of planting on backdune and along carpark edges.
- Addition of restoring native vegetation enhances coastal and natural character values.
- Views out to Kāpiti Island and skyline maintained and not obstructed by carpark and additional vegetation.

Contextual Items for consideration:

- Cars already parallel park along Marine Parade within their view. These parks will be removed, and new carparks partially screened by road edge rain garden strip.
- Existing views include the road (Marine Parade) in the foreground.
- The carparking will represent a negative change to the lower foreground of the identified residents' views, however the mitigation planting will improve the vegetative character and natural landscape values of the remaining dune land.

Visual Effects

No.55 Marine Parade

Change to foreground views and increased perception of extension of Marine Parade roading activity, however this is viewed in the context of extensive restoration and dune planting. Sense of uninterrupted 'open space' at Maclean Park changed to a more characteristic vegetative space with 'balance' of open space now carparking.

No. 56 Marine Parade

Changes are as described for no.55; however, these differences will be lower within the view for this residence, not dominant.

No. 57 Marine Parade

Ground floor views change from grassed open space to mix of native vegetation and hard surfacing. Second storey view as per no.56.

Summary

The carpark and landform changes to the dune form represent a partial loss or modification to the pre – development visual amenity. While carparking is not uncharacteristic within the view, it is uncharacteristic in the open space within the foreground of these residents' views. The native restoration planting is extensive appropriate and will enhance the integration of the carpark into Maclean Park, however it is not able to fully

screen parked vehicles and associated landform changes due to sightline, overhanging, safety and maintenance reasons. Residential viewing audiences are more sensitive to permanent changes in their views, and while the proposed changes are well designed and sit lower (assumption) within their views the residual visual effect for these residences is still considered to be **moderate**.

It is acknowledged that the visual simulation for viewpoint 13 shows wiwi and oioi as the main rain garden species. It also shows vehicles which are acknowledged as the activity being provided for, however this use is of a temporary and transient nature. Since issuing earlier report versions, additional planting species have been added to the Wraights Landscape Plan set to provide a variety of species and planting heights along here to screen and soften the asphalt and cars further. This will visually tie the rain garden planting into the background dune mitigation planting and create vegetation patterns that reinforce more natural patterns rather than accentuating the straighter back lines of the carpark. Further planting variety to give additional planting height (a range between 1 – 1.5metres in height) can be added to the rain garden strip at the detailed design stage to create a more undulating planting effect that screens and softens the extent of asphalt surfacing and cars visible. Depending on what can be developed according to traffic sight line constraints, operational and technical requirements, this additional planting detail will visually reduce the effects on the identified private residences to **moderate - low**. As the visual amenity of the receiving environment will be improved, and the new carpark and development footprint will be mostly concealed and integrated within the wider coastal planting.

The degree to which these changes may be discernible are limited in the context of viewing audiences to within 100 metres of the carpark. This is demonstrated by comparing viewpoint photo 14 (adjacent to proposed carpark) and viewpoint 15 (aprox 150 metres away). To mitigate the visual effects to the residential audiences identified, additional planting that will provide height undulation and further screen and soften the straight edges of the carpark has been proposed, as detailed in the revised Wraights drawing set attached in Appendix C.

5.4 Effects Summary

Location	Visual Effects
Public viewpoints and locations	Very Low to Moderate - Low
Localised private residences	
Manly Street, Kāpiti Road and Golf Road	Moderate - Low
1 Marine Parade	Very Low
3 Marine Parade	Moderate
5 Marine Parade	Moderate
55,56,57 and 58 Marine Parade	Moderate - Low
Wider landscape and environs	Moderate - Low

Location	Landscape & Natural Character
Effects on landscape character	
Te Uruhi	Low
Southern Carpark, Zone 6	Moderate - Low
Effects on natural character	
Te Uruhi	Low
Southern Carpark, Zone 6 (localised)	Moderate
Southern Carpark, Zone 6 (wider environment)	Moderate - Low

6 Statutory Context Evaluation

The proposal has been assessed against the relevant policies and objectives and is summarised in the sections below.

6.1 Outstanding Landscape (OL) - Paraparaumu Beach

The development does not encroach on the outstanding landscape overlay; however potential effects have been considered for viewing audiences on Paraparaumu Beach (from within the OL) looking east towards the site, as demonstrated by the visual simulation of viewpoint 5. By maintaining the existing vegetation and dune landforms, along with additional planting the coastal vegetative character of the dune lands has been allowed to prevail. The proposal maintains and preserves the qualities of the Paraparaumu Beach as an outstanding landscape by being visually recessive, low – lying and of a materials palette that is consistent with the coastal environment. Additionally, the offset mitigation planting proposed, in addition to the southern carpark mitigation planting, will positively contribute and connect to the coastal qualities of this identified Outstanding Landscape.

6.2 Special Amenity Landscape – Maclean Park

The qualitative values of Maclean Park as a special amenity landscape include portions of “wild” areas along the remnant dune land, large open areas for play and recreation, spots to relax and enjoy the scenic vistas, and areas from which to interact or visually connect with water. Maclean Park is a highly modified urban landscape, with evidence of two natural processes most obvious within the reserve being the re-naturalised and revegetated foredune area, and the Tikotu Stream channel connecting out to the ocean. The amenity values of the park are further derived from its ability to provide a transition between the coastal and urban landscape, and ability to combine experiences of these two distinct areas within the “natural” intermediary landscape of Maclean Park.

The proposed gateway building and landscape interventions propose to protect, enhance, and preserve these natural processes by employing native riparian planting along the Tikotu Stream margin. This will enhance biodiversity, habitat and amenity values while improving water quality. The coastal back dune will be protected by the building’s siting, which is outside the coastal no – build line and does not disturb or encroach on the identified dune system.

The Zone 6 carpark will encroach on existing modified back dune forms associated with the narrowing of Maclean Park in this location. The addition of more carparking within Maclean Park will extend urban development along the park, however this will be done in a way that revegetates and enhances the coastal character of remaining surrounding dune forms. Amenity improvements for park visitors and users will overall increase, with additional carparking options, path connections and planting improvements.

The proposed gateway building and new Zone 6 carpark will continue to provide amenity to park users, locals, and visitors by providing a destination within the park, information on cultural and environmental heritage, cultural expression, and connections to the local landscape. The proposal will not interrupt the transition between urban and coastal environments, as physical connections to the coastline will be protected and maintained in light of the proposed building and parking. In the surrounding outdoor landscape improved amenity will be further provided using bio – swales, dune land, and riparian restoration planting which seeks to maintain and enhance the coastal park character. The amenity potential of Maclean Park will be further expressed with the transition of the southern portion into a more restored vegetative character, with picnic amenities and waling connections to be more programmed and provide for a more authentic expression of Maclean Park’s place within the wider landscape.

6.3 Protection from inappropriate development

The proposed Te Uruhi development is considered appropriate because:

- It sits low within the receiving coastal park environment and is of a scale and size that is visually nestled within the mature pōhutukawa.
- It uses natural timber cladding and decking that provides a continuity of coastal character.
- There are no adverse visual or landscape effects generated by the proposal.
- The roof is a recessive dark grey colour.
- The new access bridge is in keeping with the urban – coastal landscape character and is visually integrated into the site; and
- Extensive native landscaping is proposed to enhance the foredune, dune, stream and coastal park qualities identified as part of the proposed building surrounds. This visually mitigates, integrates, and improves the sites physical, vegetative and biodiversity values and provides connection to the identified iwi values of kaitiakitanga and mauri.

The proposed Zone 6 carpark will avoid the coastal no – build line however it will require earthworks within the back dune to achieve a flattened carparking surface. This extension of development will contribute to the further loss and modification of Maclean Park's remaining dune land, comprising part of Kāpiti's coastal environment. The Zone 6 carpark therefore does not represent the most 'appropriate' use of the portion of Maclean Park. The effects of this are partially mitigated through extensive dune restoration planting and the additional active and passive public access connections created.

It is understood that all other options to offset the carparking requirements of Te Uruhi within vicinity of the development have been exhausted. As such, a 'no net loss' approach has been taken and further offset mitigation planting proposed, which will overall generate positive effects on the site's natural character values and improve its connection and expressiveness of coastal landscape values. This is further detailed under Policy 13, 14 and 15 below.

6.4 Public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced.

Active and passive recreational access to the coast from Te Uruhi is encouraged through the provision of offshore recreational, scenic, and educational opportunities in Kāpiti Island, visible from shore, and the more immediate paths to/from Paraparaumu Beach. This includes the new Tikotu Stream pedestrian bridge replacement which will maintain north to south connections to both Maclean Park and the coastal environment.

The Zone 6 carpark will increase active uses of the park by promoting additional walking connections to the coast. Passive uses could be further enhanced through additional seating along the existing walkway that provides views out across and to the coastal environment in proximity to this location. Additional informal pathways through proposed planting have been provided to maintain existing desire lines to Paraparaumu Beach from the southern carparks and Marine Parade.

6.5 Natural character, natural features, environment, and landscape values (NZCPS)

An explicit assessment against Policies 13, 14, 15 & 18 is provided below:

Policy 13: Preservation of Natural Character

As per 13.1.c of the Kāpiti Coast District Plan, the Paraparaumu Beach dune land (adjoining the subject site) along the western boundary is identified as an Area of High Natural Character. The proposed activity will not encroach into this area and is specifically inland of the associated coastal 'no build' line.

The proposed Te Uruhi building allows the preservation of Paraparaumu Beach's natural character through avoidance of the dune system and its existing vegetation, as well as the retention of mature pohutukawa, specimens. In combination with the subtle nestled form of the building that has been achieved through the use of setbacks, low overall building height, and the low siting of the building relative to existing dune contour and park vegetation.

The riparian enhancement of the site's edge with the Tikotu Stream will provide for restoration and enhancement (refer Policy 14 response) and provides for the natural movement of water and sediment.

The Te Uruhi building and ancillary development avoids adverse effects of its activities on the Coastal Environment by being well offset from the dunes and stream (natural processes and natural landforms) and is well integrated within the landscape and surrounding vegetation. The proposal will allow and provide for further enjoyment of the beach's high natural character through decking with views towards the beach and Kāpiti Island, maintaining visual connections to these broader landscape features.

The Zone 6 carpark extension will change the old back dune from a rolling grassed contour, to a steeper contour with adjoining flattened carparking area. The natural character values are compromised by this landform change within the coastal environment. In the context of the receiving environment's land cover, the extensive coastal dune planting proposed will positively contribute to the area's natural character and redefine this area of the park as still highly modified, but more coastal in character.

The offset mitigation proposed for the southern part of Maclean Park (refer Wraights Plans **Drawing 101, Appendix C**) will contribute an extensive area of approximately 1,000sqm of native dune planting surrounding and adjoining the proposed southern carpark and upgrade works. This additional planting will positively contribute to the preservation of the identified natural character values within these modified remnant backdune areas by maintaining their landform, reinforcing their physical and visual connections to the vegetated foredune. This will improve the natural character values of the wider coastal environment by repeating the undulating duneland forms, land form cover, connection to foredune conservation land and associated biodiversity values. Will also set a backdrop to Paraparaumu Beach and strengthens the wider landscape connection to Paekākāriki escarpment, as a more natural and wider landscape feature. This will increase its legibility and expressiveness as part of the wider dune system, in connection to the wider coastal processes and patterns of Paraparaumu Beach.

Policy 14: Restoration of Natural Character

As per items and ci, iii, iv, v of Policy 14, landscape areas have been identified for restoration and rehabilitation within the proposal, and notably include the restoration of the riparian margin along both sides of the Tikotu Stream. Appropriate native species have been specified for this planting, which seeks to improve water quality, provide amenity and habitat for native birds and aquatic biota. All native species will be eco-sourced.

This new planting will positively contribute to the natural values of the stream and enhance its connection to the coastal landscape. The planting will further provide stability and reduce susceptibility to flooding and storm surge events. Similarly, the back dune and surrounds planting proposed for the Zone 6 carpark will restore the natural character of this area, particularly when compared to its current mown grass aesthetic.

The execution of this restoration planting at both sites will provide a noticeable improvement to the natural character through its connection with the wider coastal environment.

Both sites also include stormwater treatment bioswales with native planting. These additional native gardens provide connection to native coastal vegetative character and links to the dune land vegetative character as well as improving the overall amenity and stormwater treatment of both Te Uruhi and the Southerncarpark site.

The southern site is an ideal area for restoration and rehabilitation. It promotes the restoration of a currently degraded backdune area of the coastal environment and will help restore indigenous habitats and ecosystems. The proposed planting will use local genetic stock and rehabilitates the dunes, and will also be supported by a weed management regime. The provision of offset mitigation planting south of the southern carpark provides a 'no net loss' approach and will generate net positive effects with regard to the restoration of natural character. It achieves this by visually and physically accentuating the foredune connection and characteristics of a pre – development ecosystem and habitat diversity within the wider coastal environment. In this manner, the integrity

and the origins of this modified coastal landscape will be expressed and gain prominence as values of this southern area of Maclean Park.

Policy 15: Natural Features and Natural Landscapes

The adjoining Paraparaumu Beach dune land is classed as an Area of High Natural Character, with both the beach and subject site being within the Coastal Environment overlay. The Tikotu Stream, dune landforms and the beach are key natural features requiring protection with respect to the site and development proposed.

The Te Uruhi development is on the inland side of the coastal “no build line” and has a riparian offset of a minimum of 5 metres from the Tikotu Stream. The recessed siting of the building and cladding respectively reflects the colours of the coastal environment, and compliance with the maximum building height limit. These followed design restrictions ensure that the building does not dominate the site and wider natural landscape and is sited in a manner which does not materially affect the enjoyment of Paraparaumu Beach when viewed from the coast.

The building's placement will enable and enhance the ecological and dynamic functions of the Tikotu Stream as a water body in proximity to the site and will enable the dynamic processes of the dune land forms to continue in their legibility and expressiveness. The proposed building design and features reflect a sensitivity to the wider natural features of Kāpiti Island and maintain connections to the Paraparaumu Beach natural landscape.

Similarly, the Zone 6 southern carpark is well nestled behind the vegetated back dune, the new planting of which will contribute positively as part of the wider Paraparaumu Beach coastal environment. The coastal dune planting on the new cut slopes and carpark surrounds will increase the legibility and expressiveness of the interconnected back dune environment. In these ways the new planting will provide a positive contribution to the wild and scenic qualities of the coastal landscape.

Policy 18: Public Open Space

The proposal will effectively see the conversion of an existing public carpark into the Kāpiti Gateway Building, and redevelopment of the surrounds to provide carparking, decking, gardens, informal play, and sculpture.

The location and treatment of Maclean Park is compatible with the site's existing character in that the Te Uruhi development will provide further opportunities for recreation and passive enjoyment of the park.

Proposed activities, extensive publicly accessible decking, pedestrian bridge facilities and the gap in the building all continue to promote public use and enjoyment of the site, as well as promote connections to Kāpiti Island and the wider coastal landscape. Physical pedestrian connections to the coastal amenity of the beach and Tikotu Stream are also provided for within the proposed development.

Walking access linkages to the coastal environment will become more legible as part of the wider site development and enhanced with the Zone 6 carpark connection to the existing coastal trail connection within Maclean Park.

Coastal processes and climate change have been used to inform the building's design and finished floor levels to ensure this proposed facility is resilient to environmental factors. The proposed development will not negatively impact or increase the impact that storm surge events or sea level associated with climate change could potentially have. The proposed development is therefore considered to not materially affect public access to this public space within the coastal environment in light of future coastal edge predictions.

The function of Maclean Park plays an important role in providing recreational connections and amenity to those transitioning between the coastal and urban environments that the site abuts on either side. Maclean Park provides open space for visitors and the local community. The proposed development does not restrict the amount of open space provided in Maclean Park as it utilises and reconfigures an existing carpark at Te Uruhi and extends an existing carpark at Zone 6. The creation of this additional carparking will provide an

additional point for gathering, connection, and passive recreation as well as an area where the coastal environment can be expressed through planting use of materials.

Maclean Park Reserve Management Plan

The reserve management plan is statutorily non – binding in the context of this assessment.

In general terms, the proposed Te Uruhi building and southern (Zone 6) carpark aligns strongly with the community directives, values and outcomes sought in the Maclean Park Management Plan. The additional offset mitigation proposed will further deliver on the vision for restored and enhanced environmental outcomes in this area. The proposal is therefore an accurate reflection of the location and desired amenity sought for this community asset, including the provision for additional carparking to the south of Maclean Park.

6.6 Statutory Summary

Overall, the Te Uruhi proposal generates a high degree of compliance with the relevant statutory assessment matters and specifically provides for the protection, enhancement, and restoration of the area's natural character.

The Zone 6 Southern carpark does not have the same degree of compliance with relevant statutory considerations. However, the changes to back dune forms are mitigated by the extensive proposed dune planting, and the additional proposed offset mitigation planting areas. This achieves a 'no net loss' approach to the preservation and enhancement of natural character values across the wider receiving coastal environment.

7 Conclusion

The proposed new Te Uruhi building with associated decking, carparking, landscaping and a new timber bridge will see the introduction of several man-made elements constructed across an existing carpark and grassed open space area in Maclean Park. This new complex will provide a destination point for locals and visitors to the Kāpiti region and provide formality and opportunity to Kāpiti's current eco – tourism offerings.

The architectural concept designed by Athfields has provided for a carefully considered structure that is oriented to maintain visual and physical connections to the adjacent coastal and stream environments and appears contiguous with neighbouring built development along Marine Parade. The built structures are integrated with the proposed landscape plans produced by Wraight and Associates. These provide amenity, improved landscape values and connections to native plant typologies that contribute positively to the site's context and character. The integration of the whakairo plan which includes ihuwaka, pou, and a waharoa will further enhance the cultural narrative and importance of the site to Ngāti Toarangatira and Te Ātiawa. Public visual effects rankings are all within an acceptable range. There will be **very low to moderate** visual effects for private properties at #1, 3 and 5 Marine Parade, opposite Te Uruhi. These effects rankings reflect the severance to the coastline and loss of visibility to the key features of Kāpiti Island, Paraparaumu Beach, and the Tikotu Stream for this viewing audience. It is acknowledged that these effects are permanent and not an ideal outcome for these residences. There are no mitigation options available to offset this loss of views.

This assessment acknowledges the Te Uruhi site context as highly – modified, and the sensitivity of the wider setting considered, which includes the dune land forms, Tikotu Stream and Paraparaumu Beach. Overall, the assessment found that the proposed Te Uruhi development is of a magnitude and scale that is readily absorbed within the receiving environment and is sensitively sited in relation to Paraparaumu Beach

and the transitional connections it has with this coastal landscape. From a broader perspective, the Te Uruhi proposal demonstrates a sensitivity to, and careful consideration of the coastal landscape and stream environments, and seeks to maintain, protect, and preserve these natural processes. Effects on natural character generated by the Te Uruhi building are **low**. The site is a highly modified existing setting. The proposal would result in little material change to landform and will improve vegetative cover and amenity. Overall effects on landscape character were regarded as being **low**.

Southern Carpark

To the south of Maclean Park, the southern carpark extension has been designed to consider the existing walkway, no – build line and foredune system. It utilises sloped batters and extensive dune restoration to integrate the carpark into the site and provide mitigation. As such the overall effects on landscape character are **moderate – low**.

The carpark and associated planting represent a high – quality outcome. This design has demonstrated a sensitivity to the receiving environment and will improve native coastal vegetation representation and dune land expression once complete. The provision of these new amenities will create additional access to Maclean Park, Paraparaumu Beach and Te Uruhi, supporting public connections, as well as passive and active recreational opportunities for residents and visitors to Kāpiti. The context of this site as a remnant dune form means that the level of landform modification required will result in localised **moderate** natural character effects. The ability for the wider receiving environment to absorb this change is acknowledged and further offset mitigation planting has been provided to achieve a ‘no net loss’ result for the area’s wider identified natural character values. Overall the natural character effects on the wider environment will be **moderate – low**.

7.1 Recommendations

The following points are recommended to support the findings of this landscape and visual effects assessment:

Detailed Design

- That a detailed planting plan be produced for all planting areas.
- That plants be pre – ordered well ahead of time to secure availability and good – sized stock.
- That ecosourced species be used as far as practically possible, and specifically for dune and offset mitigation planting around the southern carpark site.
- Strongly recommend consideration of permeable carparking surfaces or mixed surface combination which would allow lessen its sense of permanence and allow the site to be more easily reinstated as a back dune area in future.
- That further detail and methodology for the ihuwaka structure, materiality and finishes be submitted to Council in due course.
- That a lighting plan for the Te Uruhi building and associated outdoor carpark and new landscaping be developed in sympathy to the coastal urban park context and with consideration to residential neighbours.
- That at detailed design stage the potential passive recreational uses in association with the Zone 6 carpark be further enhanced through additional seating along the existing walkway that provides views out across and to the coastal environment in proximity to this location. Similarly that the back (dune abutting) edge be softened from straight to ‘uneven’ to lightly mimic dune slope undulation. Replace or relocate/integrate picnic tables in closer proximity to the carparks and coastal paths.

Construction Management

- That the important screening and softening capabilities offered by the pōhutukawa trees surrounding the site be acknowledged and these attributes protected. A condition should be provided to protect the existing pōhutukawa trees during construction and should be developed with arboricultural input from the Council Parks Team. Such a condition should include (but not be limited to): cordoning - off of trees, permitted

proximity of excavations and earthworks, restrictions in level changes to trunk soil heights and limitations on pruning for machinery and vehicle access.

- That protection of existing dune land outside of the construction area at both sites be integrated into the Construction Management Plans for both sites.

Implementation

- That the landscape plans prepared by Wraight and Associates be implemented as part of the proposed development.
- That ground preparations commence as soon as practically required so that the offset mitigation detailed on Drawing 101 of **Appendix C** can be implemented in the first planting season May – September following consent.
- That all planting be undertaken in the first planting season (May – September) following or during the construction process, with the exception of irrigated amenity gardens around Te Uruhi which may requiring finishing following construction completion.
- All planting is to be maintained for the first five years, or until 90% cover is achieved and prevalent weed species eradicated.

A

Appendix A – Assessment Methodology

Assessment Methodology

Degree of Effect

The seven-point assessment scale below combines the guidance provided in the NZILA and NZTA documents referenced above and have been applied in assessing the degree of landscape and visual effects that have been identified. The scale is used to determine negative effects of the proposal. Positive effects of the proposal, where they occur, are simply described as positive effects.

Very Low	Low	Low – Moderate	Moderate	High – Moderate	High	Very High
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'Minor' Test

For the purposes of notification determination, an adverse effects rating of Moderate - Low corresponds to a 'minor' adverse effects rating.

An adverse effects rating of 'Low' or 'Very Low' corresponds to a 'less than minor' adverse effects rating.

B

Appendix B – Statutory Context

The relevant objectives and policies for landscape, natural character and visual matters are included below.

Resource Management Act

Part 2 of the Resource Management Act provides for the sustainable management of natural and physical resources and pertains to landscape considerations.

The proposal is required to be considered under Section 6: Matters of National Importance “*all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;

Significant Amenity Features and Landscapes are considered under Part 2 of the Act, under Section 7: Other Matters and requires consideration under 7(c):

(c) The maintenance and enhancement of amenity values.

Reserves Act

The Reserves Act is designed to protect public land, identify, and protect natural and cultural values and ensure, as far as possible, the preservation of access for the public. Maclean Park is classified as a Recreation Reserve under Section 17 of the Reserves Act and as such, Section 17 items (1) and 2(c) must be considered:

1. It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.

2(c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved.

New Zealand Coastal Policy Statement

The proposed site is within the “Coastal Environment” as defined in the Proposed District Plan. The proposal is therefore required to be assessed against the NZCPS Policy 6 “Activities in the Coastal Environment” with reference to the following policies:

- Policy 13: Preservation of Natural Character
- Policy 14: Restoration of Natural Character
- Policy 15: Natural Features and Natural Landscapes
- Policy 18: Public Open Space

Greater Wellington Operative Regional Policy Statement

Policies 25 and 26 of the Operative Regional Policy Statement for the Wellington Region (Regional Policy Statement) require the District Plan to identify outstanding natural features and landscapes (after undertaking a landscape evaluation process in accordance with criteria set out in Policy 25) and include

policies, rules and/or methods that protect outstanding natural features and landscapes values from inappropriate subdivision, use and development.

The site has a Special Amenity Landscape overlay formed under Policy 27. Policy 28 of the Regional Policy Statement also specifies that, where special amenity landscapes have been identified the District Plan must include policies, and methods (which may include rules) for managing these landscapes in order to maintain or enhance their landscape values.

Kāpiti Coast District Council - Operative District Plan 2021

Objective 2.4 – Coastal Environment

To have a coastal environment where:

- a. Areas of outstanding natural character and high natural character, outstanding natural features and landscape, areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified and protected;
- b. Areas of outstanding natural character and high natural character are restored where degraded;
- c. The effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
- d. Public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
- e. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

2.9 Landscapes, Features and Landforms

Kāpiti Coast landscapes are an important local identifier for sense of place and are particularly defined by natural landscape features such as the coastal edge, swift flowing rivers, bush clad Tararua Ranges, coastal plains, bush remnants, wetlands, coastal escarpments and coastal hills. The District's identity is closely associated with the coastal and escarpment landscapes which form the backdrop to the string of distinct low density urban townships and coastal plains. Many Kāpiti Coast residents place a high value on the view of Kāpiti Island from public places including when entering the District from the south along State Highway One for its scenic value, and it is a key identifier that you have arrived in the Kāpiti Coast District.

Objective 2.9

To protect the District's identified outstanding natural features and landscapes from inappropriate subdivision, use and development; and a) maintain or enhance the landscape values of special amenity landscapes and identified significant landforms; and b) avoid, remedy or mitigate adverse effects of earthworks on natural features and landforms.

3.3 Landscape and Earthworks

3.3.1 Policies

Policy 3.12 – Protecting Outstanding Natural Features and Landscapes

Outstanding natural features and landscapes will be protected from inappropriate subdivision, use and development which has the potential to adversely affect and erode the values of features and landscapes identified in Natural Environment Schedule 3.4 of this Plan.

Policy 3.13 – Special Amenity Landscapes

Subdivision, use and development in special amenity landscapes will be located, designed and of scale and character that maintains or enhances the values of the landscape areas identified in Schedule 3.5 of this Plan and take into account existing land uses including primary production.

As the activity is non – complying it will be assessed under Policy 3.13 as there are no specific rules for non – complying activities under this policy.

Maclean Park Management Plan

Reserve Management Plans have statutory standing under Section 41 of the Reserves Management Act. In 2017, the Reserve Management Plan for Maclean Park was revised, consulted on, and refreshed. The proposed gateway location was earmarked for Project Area A within the Maclean Park Development Plan and is supported by the following objectives:

1.3.1 Work collaboratively with the community and local Iwi to achieve the aspirations of the Plan.

1.3.3 To provide leases, licenses and concessions which enhance Maclean Park and promote the use of the reserve, including connections to Kāpiti Island.

8.4.1 The open space natural character of the reserve is conserved and enhanced through appropriate landscape development.

8.5.1 Vegetation management will conserve and enhance natural character and amenity values and will consider the balance of aspirations and needs of the reserve environment and the reserve users.

8.6.1 The activities at Maclean Park will be managed to reduce and/or avoid adverse effects on the stream and dune system, between the adjacent roadway (Marine Parade) and the western boundary of the Park.

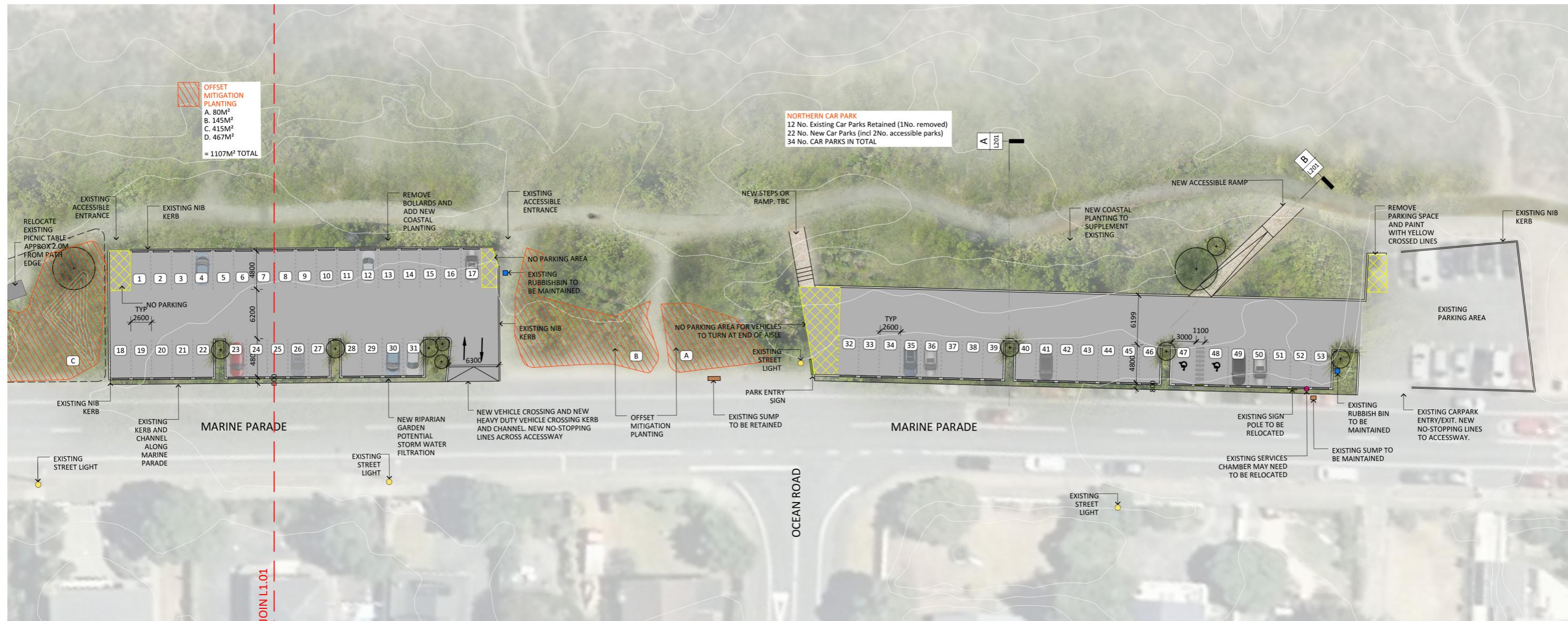
C

Appendix C – Architecture and Landscape Plans



LANDSCAPE SITE PLAN

MACLEAN PARK LANDSCAPE



This landscape proposal relates to the reconfiguration of two existing car parks on the seaward side of Marine Parade between Middleton and Ocean Roads at Paraparaumu Beach. The northern-most of the two car parks is proposed to be extended southwards, offering 22no. additional car parks – inclusive of 2no. new accessible carparks. The southern-most car park is reconfigured to accommodate parking at both beach and road sides of the existing asphalted space, increasing the total car parks from an existing 1no. to a total of 31no.

The existing car parks sit in close proximity to the levels on Marine Parade, the topography of the surrounding land on the seaward side of the car park is also relatively low and therefore views are

afforded from the road across the car park out to Kāpiti Island and the Cook Strait. The land on which the car parks are proposed to be built are a relatively flat, framed by Marine Parade on the eastern flank and an undulating planted edge on the west. Further to the west Te Araroa Trail shared pedestrian cycle path extends north and south between 15 to 26m west of Marine Parade.

The reconfigurations and extensions are proposed to sit at the same elevation as the respective adjacent existing car parks and are constructed in a way to eliminate the need for retaining. Dune areas are proposed to be sloped to meet the existing topography and supplemented with new coastal dune plantings. In the northern car park, two new ramped access paths across are proposed

connecting the extended north car park to the existing coastal path, Te Araroa Trail. Along the car parks' eastern edges (the Marine Parade boundary), new riparian planting is proposed to replace the existing mown grass condition. Forming a continuous edge along the Marine Parade boundary, the planting infiltrates to the west into the car park at intervals to embed the car park in its existing coastal context. Offset-mitigation planting is proposed within the southern sector of the site area, a total area of 1,040m² of additional planting is proposed. Excavated material is proposed to be reused (subject to assessment as being fit for purpose) for planted mounds reflective of the dune-coastal environment to the southern offset-planting mitigation areas. On the dune side of

March 2022

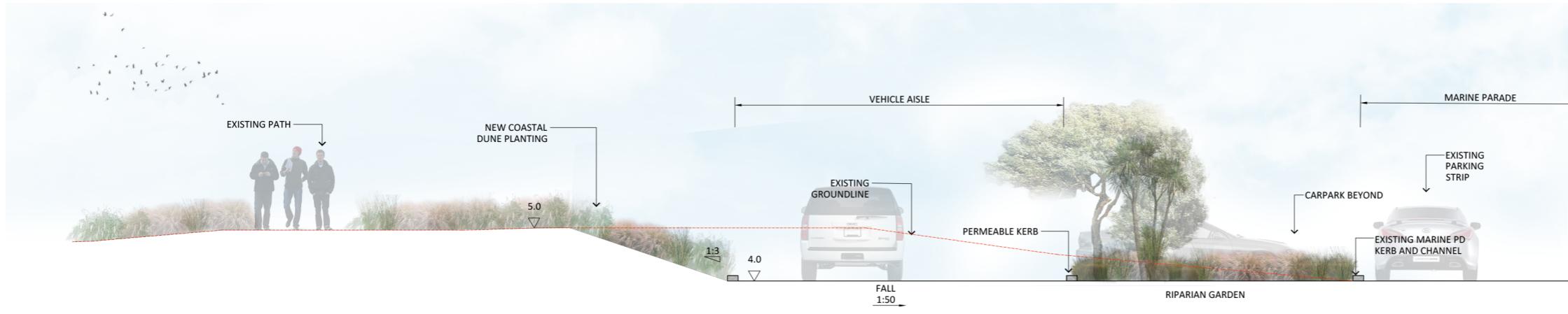
MACLEAN PARK LANDSCAPE



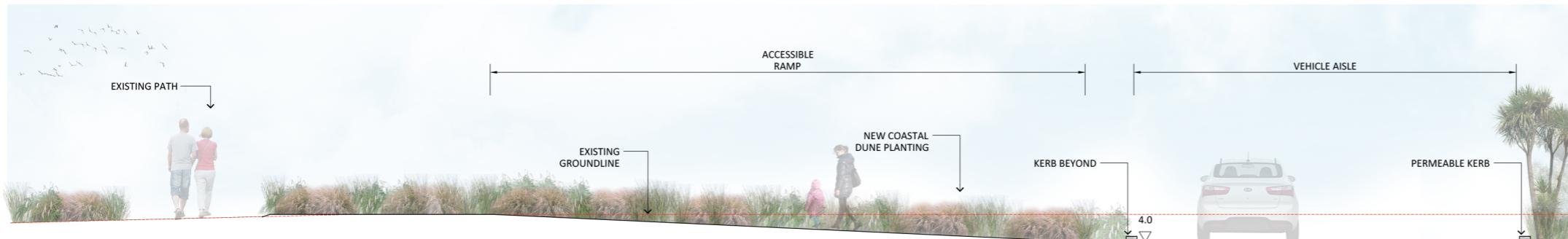
March 2022

INDICATIVE SECTIONS

ADJACENT EDGES TO EXISTING FOOTPATH



A CARPARK SECTION
scale 1:50 @ A1 | 1:100 @ A3



B RAMP SECTION
scale 1:50 @ A1 | 1:100 @ A3

PLANTING LIST

TIKOTU AWA AND RAIN GARDENS (DUNE LANDS STREAMS DS)

RIPARIAN EDGE PLANTING - RE



OIOI
Apodasmia similis



WIWI
Ficinia nodosa



KIOIO
Blechnum novae-zelandiae



DWARF MĀNUKA
Leptospermum wiri susan



FOREST SEDGE
Carex solandri



SWAMP SEDGE
Carex virgata



SHORE FUCHSIA
Fuchsia procumbens



TĪ KŌUKA
Cordyline australis



DWARF FLAX
Phormium cookianum
'Green Dwarf'



MINIATURE TOETOE
Chionochloa flavicans

COASTAL GARDEN DUNE - CGD



PANAHI
Calystegia soldanella



HOROKAHA
Disphyma australe



PĪNGAO
Ficinia spiralis



SPINIFEX
Spinifex sericus



KOKOHI (NZ SPINACH)
Tetragonia tetragonoides



TĀTARAHEKE
Coprosma acerosa



CAREX
Carex flagellifera



SAND SEDGE
Carex Pumila



SAND TUSSOCK
Poa billardierei



RED BIDIBID
Acaena novae-zelandiae



POHUEHUE
Muehlenbeckia complexa



AUTETARANGA
Pimelia villosa



REMUREMU
Selliera radicans



SHORE FUCHSIA
Fuchsia procumbens



TAUHINU
Cassinia leptophylla



COASTAL TREE DAISY
Olearia solandri



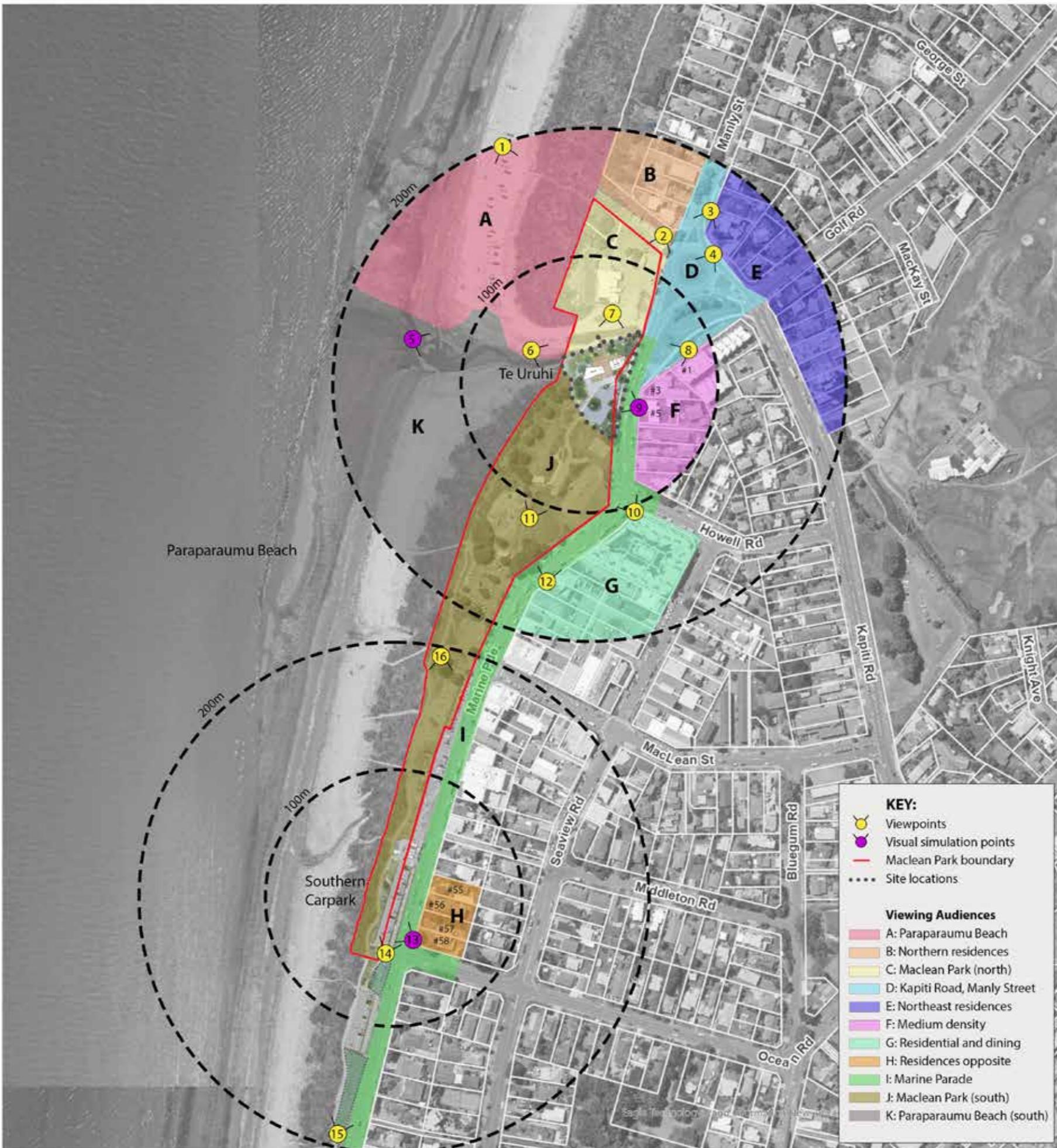
TAUPATA
Coprosma repens



MINGIMINGI
Coprosma propinqua



Appendix D – Viewpoints, Viewing Audiences & Visual Simulations





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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.979222 -40.89005

Appendix D – Viewpoint 1
View south east - dunes screen site.
Te Uruhi

Date: 1st October 2020
Job No: 4671287
Issued: 2nd April 2022

Beca



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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.978803 -40.89123

Appendix D – Viewpoint 2
View south from northern edge of Boating Club carpark
Te Uruhi

Date: 1st October 2020
Job No: 4671287
Issued: 2nd April 2022

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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.978803 -40.89123

Appendix D – Viewpoint 3
View south from corner of Manly Street
Te Uruhi

Date: 1st October 2020
Job No: 4671287
Issued: 2nd April 2022

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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.981762 -40.891187

Appendix D – Viewpoint 4
View south west along from Kapiti Road roundabout
Te Uruhi

Date: 1st October 2020
Job No: 4671287
Issued: 2nd April 2022

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2 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.97856 -40.891538

Appendix D – Viewpoint 5
From Paraparaumu Beach looking east
Te Uruhi

Date: 1st October 2020
Job No: 4671287
Issued: 2nd April 2022

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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.979583 -40.891633

Appendix D – Viewpoint 6
From Tikotu Stream facing east.
Te Uruhi

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2 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.980548 -40.891237

Appendix D – Viewpoint 7
On grass berm at Boating Club carpark, facing south
Te Uruhi

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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.981335 -40.891455

Appendix D – Viewpoint 8
View south west from shared path
Te Uruhi

Date: 1st October 2020
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Issued: 2nd April 2022

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2 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.981085 -40.890663

Appendix D – Viewpoint 9
From northern end of Maclean Park/Boating Club
carpark
Te Uruhi

Date: 1st October 2020
Job No: 4671287
Issued: 2nd April 2022

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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.979808 -40.893898

Appendix D – Viewpoint 10
Corner Marine Parade and Howell Road
Te Uruhi

Date: 1st October 2020
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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.979735 -40.892993

Appendix D – Viewpoint 11
From Maclean Park facing north.
Te Uruhi

Date: 1st October 2020
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3 photographs taken with 50mm lens camera on 25/03/2020
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: 174.980053 -40.893168

Appendix D – Viewpoint 12
Marine Parade view north
Te Uruhi

Date: 1st October 2020
Job No: 4671287
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PHOTO VIEWPOINT 13

EXISTING SITUATION



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Photos taken by U6 using 35mm lens on 17/12/2021
Location: (Geodetic Datum 2000, Wanganui Circuit) 727259.636
mN / 357086.369 mE
Elevation: (Wellington Vertical Datum 1953) 4.091m /
Field of view: Approximately 124 deg horiz FoV, 50 deg vert FoV

Appendix D – Viewpoint 13
Proposed southern carpark location
Te Uruhi southern carpark extension, Zone 6

Job No: 4671287
Issued: 2nd April 2022

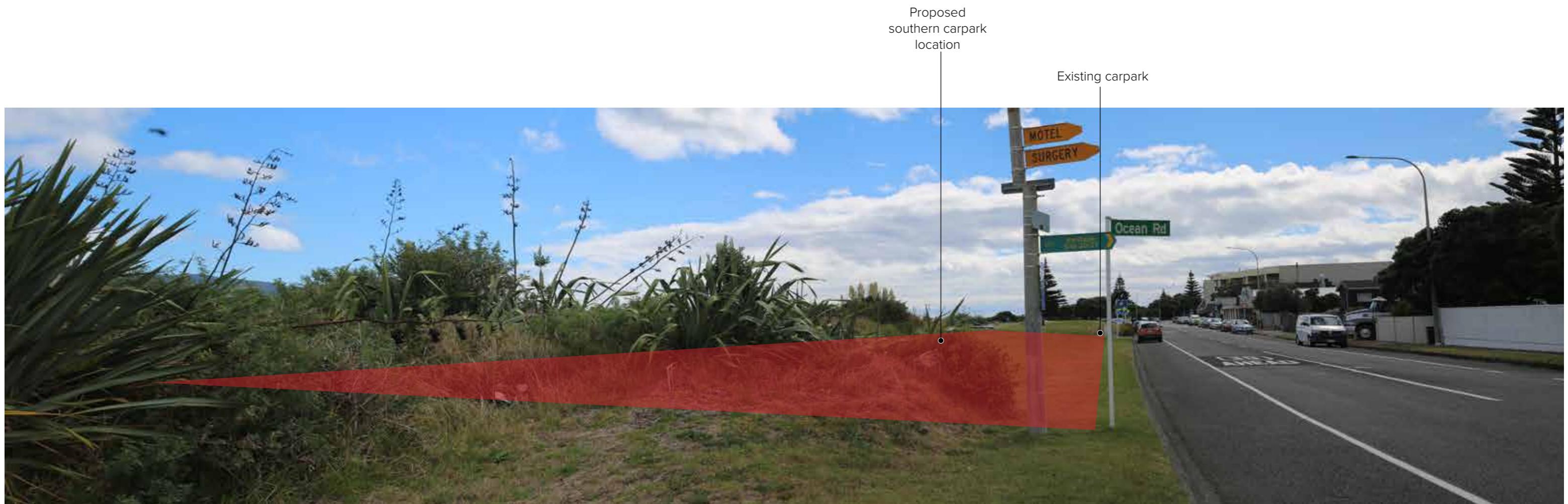


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3 photographs taken with 50mm lens camera on 16/03/2022
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: -40.89600760194067, 174.97853027914243

Appendix D – Viewpoint 14
Proposed southern carpark location
Te Uruhi southern carpark extension, Zone 6

Date: 16th March 2022
Job No: 4671287
Issued: 2nd April 2022



Proposed southern carpark location

Existing carpark



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3 photographs taken with 50mm lens camera on 16/03/2022
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: -40.89747259298545, 174.97809204518913

Appendix D – Viewpoint 15
View south along esplanade strip/Maclean Park
Te Uruhi southern carpark extension, Zone 6

Date: 16th March 2022
Job No: 4671287
Issued: 2nd April 2022



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3 photographs taken with 50mm lens camera on 16/03/2022
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: -40.89747259298545, 174.97809204518913

Appendix D – Viewpoint 14
View south along esplanade strip/Maclean Park
Te Uruhi southern carpark extension, Zone 6

Date: 16th March 2022
Job No: 4671287
Issued: 2nd April 2022



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3 photographs taken with 50mm lens camera on 16/03/2022
and stitched using Photoshop photomerge tool
Approx. optimum viewing distance at A3: 550mm
Photo location: -40.893838624387826, 174.9789355876527

Appendix D – Viewpoint 16
View south from mid Maclean Park
Te Uruhi southern carpark extension, Zone 6

Date: 16th March 2022
Job No: 4671287
Issued: 2nd April 2022

TE URUHI/KAPITI GATEWAY PROJECT AND MACLEAN PARK ZONE C6 CAR PARK DEVELOPMENT

U6

PHOTOMONTAGES FOR LANDSCAPE AND VISUAL ASSESSMENT

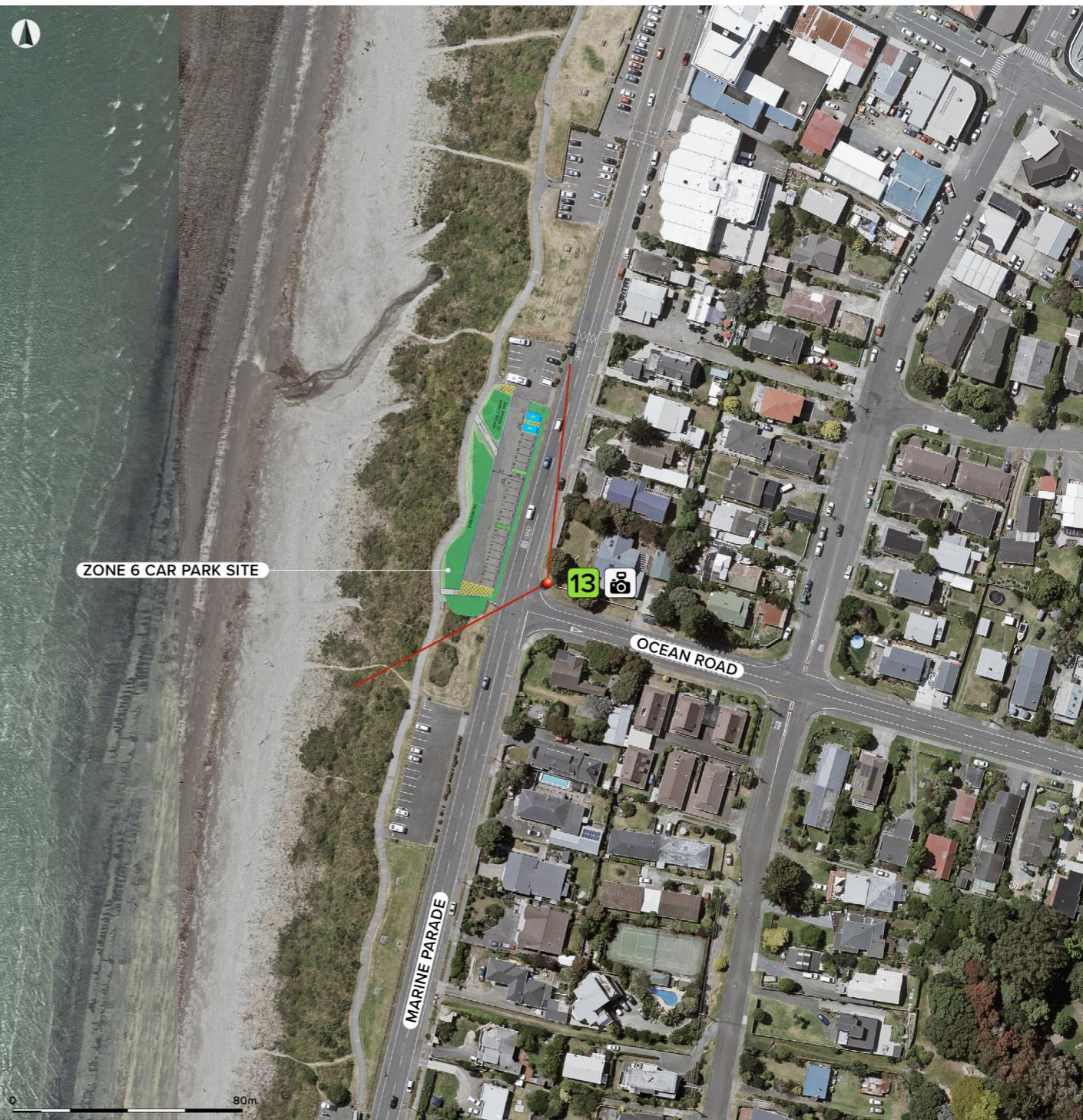
Date of issue: 10 February 2022 | Resource consent issue | Revision: -

All photograph locations and photomontage control points have been accurately surveyed by Cuttriss Surveyors

Data source: 3D model of Te Uruhi/Kapiti Gateway development by Athfield Architects Ltd

In reality photographs and photomontages can not convey a view exactly as it would be seen by the human eye

All images should be assessed in the field from the same location from where the photograph was taken



Viewpoint 5
Shooting date: 17 December 2021 14:40 p.m.
Location: (Geodetic Datum 2000, Wanganui Circuit) 727741.97 mN / 357095.306 mE
Elevation: (Wellington Vertical Datum 1953) 1.284m / Viewfinder: 1.65m above GND LVL
Camera: Canon EOS 5D Mark III FFDSLR / 50mm lens
Field of view: Approximately 93 deg horiz FoV, 28 deg vert FoV



Viewpoint 9
Shooting date: 17 December 2021 12:58 p.m.
Location: (Geodetic Datum 2000, Wanganui Circuit) 727692.634 mN / 357256.291 mE
Elevation: (Wellington Vertical Datum 1953) 2.466m / Viewfinder: 1.65m above GND LVL
Camera: Canon EOS 5D Mark III FFDSLR / 35mm lens
Field of view: Approximately 124 deg horiz FoV, 50 deg vert FoV



Viewpoint 13
Shooting date: 17 December 2021 12:00 p.m.
Location: (Geodetic Datum 2000, Wanganui Circuit) 727259.636 mN / 357086.369 mE
Elevation: (Wellington Vertical Datum 1953) 4.091m / Viewfinder: 1.65m above GND LVL
Camera: Canon EOS 5D Mark III FFDSLR / 35mm lens
Field of view: Approximately 124 deg horiz FoV, 50 deg vert FoV

PROPOSED TE URUHI/KAPITI GATEWAY PROJECT AND MACLEAN PARK ZONE C6 CAR PARK DEVELOPMENT VIEWPOINT LOCATION MAPS AND IMAGE DATA

Date of issue: 10 February 2022

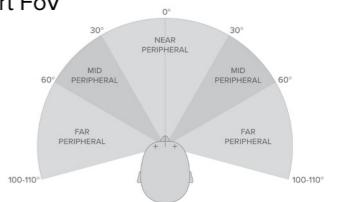


PHOTO VIEWPOINT 5

EXISTING SITUATION



PROPOSED DEVELOPMENT



PROPOSED TE URUHI/KAPITI GATEWAY PROJECT VIEW FROM PARAPARAUMU BEACH

Date of issue: 10 February 2022

Page 2



Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 200mm

PHOTO VIEWPOINT 9

EXISTING SITUATION



PROPOSED DEVELOPMENT



PROPOSED TE URUHI/KAPITI GATEWAY PROJECT VIEW FROM OUTSIDE No. 5 MARINE PARADE

Date of issue: 10 February 2022

Page 3

0 1 50mm

Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 110mm

PHOTO VIEWPOINT 13

EXISTING SITUATION



PROPOSED DEVELOPMENT



PROPOSED MACLEAN PARK ZONE C6 CAR PARK DEVELOPMENT VIEW FROM OCEAN ROAD/MARINE PARADE INTERSECTION

Date of issue: 10 February 2022

Page 4

0 1 50mm

Optimum viewing distance of image printed at scale 1:1 (100%) on an A3 size sheet is 110mm

