IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER **Kapiti Coast District Council** Proposed Plan Change 2: Intensification (PPC2) to the Kapiti Coast District Plan.

STATEMENT OF EVIDENCE OF DAVID JOHN COMPTON-MOEN ON BEHALF OF THE MANSELL FAMILY SUBMITTER No. #S023

1. INTRODUCTION

Qualifications

1.1 My full name is David Compton-Moen. My qualifications are a Master of Urban Design (Hons) from the University of Auckland, a Bachelor of Landscape Architecture (Hons) and a Bachelor of Resource Studies (Planning and Economics), both obtained from Lincoln University. I have been a Registered Landscape Architect of the New Zealand Institute of Landscape Architects ('NZILA') since 2001, a full member of the New Zealand Planning Institute, since 2007, and a member of the Urban Design Forum since 2012.

Experience

1.2 I am a Director at DCM Urban Design Limited, which is a private independent consultancy that provides Landscape and Urban Design services related advice to local authorities and private clients, established in 2016. I have worked in the landscape assessment and design, urban design, and planning fields for approximately 25 years, here in New Zealand and in Hong Kong. During this time, I have worked for both local authorities and private consultancies, providing expert evidence for urban design, landscape and visual impact assessments on a wide range of major infrastructure and development proposals, including the following relevant projects:

(a) 2021 – Working for Waimakariri District Council, I prepared

Urban Design evidence to assist with Private Plan Change 30 – Ravenswood Key Activity Area (KAC) which sought to rezone parts of an existing ODP to increase the amount of Business 1 land and remove a portion of Residential 6A land.

(b) 2020-21 – Working with Waimakariri District Council to assist with developing structure plans for Kaiapoi, Rangiora Northeast, Rangiora Southeast and Rangiora West.

(c) 2020-21 – Working for Mike Greer Homes, I have worked on the master planning, urban design and landscape design for the following Medium Density Residential and Mixed Use Developments:

(i) Madras Square – a mixed use development on the previously known 'Breathe' site (+90 homes);

(ii) 476 Madras Street – a 98-unit residential development on the old Orion Site;

(iii) 258 Armagh Street – a 33-unit residential development in the inner city;

(iv) 33 Harewood Road – a 31-unit development adjacent to St James Park in Papanui.

(d) 2020-21 – Working with Waimakariri District Council, I have assisted with the development of four structure plans for future urban growth in Rangiora and Kaiapoi.

(e) 2020-22 – Working for several different consortiums, I have provided urban design and landscape advice for the following recent private plan changes in the Selwyn District:

(i) Lincoln South, Lincoln

(ii) Southeast Rolleston, Rolleston

(iii) Birchs Village, Prebbleton

(iv) Extension to Falcons Landing, Rolleston

(v) Rolleston Southeast

(vi) Holmes and Skellerup Block, Rolleston

(vii) South Skellerup Block, Rolleston

(viii) Two Chains Road Block (B1 zone plan change),

Rolleston

(f) Acland Park Subdivision – master planning and landscape design for a 1,000-lot development in Rolleston (2017-current) immediately adjoining the plan change site.

(g) Plan Change 57 by GW Wilfield Ltd to rezone existing Living 2 and Living 2A land at West Melton to Living (West Melton South) Zone, south of State Highway 73 at West Melton. Urban design advice to the Residential Chapter of the Selwyn District Plan Review (2017).

(h) Graphic material for the Selwyn Area Maps (2016).

(i) Stage 3 Proposed District Plan Design Guides – Residential (High, Medium and Lower Density and Business Mixed Use Zones) for Queenstown Lakes District(2018-2020).

(j) Hutt City Council providing urban design evidence for Plan Change 43. The Plan Change proposed two new zones including a Suburban Mixed-use and Medium Density Residential as well as providing the ability for Comprehensive Residential Developments on lots larger than 2,000m^2 (2017-2019). The Medium Density Design Guide was a New Zealand Planning Institute Award winner in 2020.

2. CODE OF CONDUCT

2.1 Although not necessary in respect of council hearings, I can confirm I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2014. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving oral evidence before the hearing committee. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

3.0 BACKGROUND

2.2 As part of Proposed Plan Change 2 (PPC2) the Mansell Family have made a request to re-zone their land at Otaihanga as part of their submission. This includes a request to rezone the site from Rural

Lifestyle to General Residential and amend plans and any relevant provisions.

2.3 I confirm that I have previously provided advice and undertaken assessment in support of the Mansell's subdivision of that site in 46 residential lots (RM210147) was a non-complying resource consent application. That application was publicly notified and went through a hearing process. It is described in more detail in the evidence of the submitters planning expert Mr Hansen. The Mansell family obtained subdivision consent with conditions from Kapiti Coast District Council dated 2nd November 2022, which has been appealed by a submitter to the Environment Court.

2.4 The Mansell family also obtained non-notified non-complying consents from Greater Wellington Regional Council in October 2021 and an Archaeological Authorisation for earthworks from Heritage New Zealand in January 2020 and has applied for lizard relocation permits from the Department of Conservation under the Wildlife Act.

2.5 I was involved in providing urban design, landscape and visual amenity advice on those consents. Specifically, this has involved:

(a) Assistance with shaping and development of the proposal;

(b) Testing/ assessment of the proposal against Landscape Values and Visual amenity aspects

(c) Authored the Landscape and Visual Impact Assessment, as to the effects of the application;

(d) Participated in meetings with KCDC's consultant Landscape Architect

(e) Assisted the Applicant to respond to Further information Requests by Council in regard to urban form and landscape mitigation measures along Otaihanga Road.

(f) Attended the resource consent hearing and gave evidence on behalf of the Mansell Family.

2.6 As a result of my very recent prior involvement in the resource consent project, I have a very good understanding of the site and surrounds and the site and potential effects of residential development in this location.

2.7 These are covered in detail in my assessment report which I authored for the resource consent application. A copy of this is attached at **Appendix 1.** My evidence will cross refer to that document.

2.8 In preparation for my evidence on PPC2 I have read:

(a) The Officers Report.

(b) NPS-UD May 2022 Update.

(c) KCDC proposed Plan Change 2 – Intensification and the accompanying s.32 Evaluation Report and appendices.

(d) Further submissions.

Description of the site

2.9 A full description of the site is contained within my Landscape and Visual Impact Assessment report prepared for the Otiahanga Estates resource subdivision consent, appended to this evidence an **Annexure 1.**

2.10 The landscape character of the area is in a typical New Zealand rural-residential / residential edge setting with a mixture of natural and modified hills close to existing urban areas, consisting of large, heavily undulating grazing paddocks, small farmlets with large houses and plantation plantings. The area is recognised as being part of the coastal environment in the District Plan and is listed as part of the Foxton Ecological District being described as 'low-lying sand country of a geologically recent composition'. The majority of trees and vegetation are set back from the road and are not of a natural form, with the majority forming shelter belts and screening for privacy. Some of the gullies at the base of the hills act as small catchments, and the majority of plants grow in these areas. The underlying typology of the area is a major element of the receiving environment, with the remnant dune form creating a relatively unique character to the that has been modified significantly by the Kapiti Expressway project (Expressway). Earthworks including the removal of dunes, cut slopes and retaining walls are now part of the receiving environment. The topography is described below in further detail.

2.11 Otaihanga Estates is 2km from the coastal edge, 1.2km from the Waikanae River, and considered to form part of the Otaihanga residential area due to the resource consent for 46 lots and its proximity to the edge

of the General Residential zone, with the expressway creating an 'edge' or barrier to residential development to the east at present. Waikanae River forms a physical barrier to development to the north, and a natural edge to Paraparaumu Beach/Otaihanga and Waikanae Beach. Pedestrian access is possible via the Otaihanga Bridge. Teiko St, Pitoitoi St and Ruru St. All of the streets in Otaihanga are somewhat disjointed in this respect with limited connectivity. This is largely due to the underlying remnant dune landform and this is no different with the proposed rezoning.

2.12 Photographs of the current site are appended in Appendix 2 of **Annexure 1**.

2.13 A key aspect on my description is that the area is in a period of transition, being on the edge of the current urban development, from rural-residential to residential, which is has become more so, with the consented 46 lot subdivision.

3. EXECUTIVE SUMMARY

3.1 The proposed plan change to General Residential is considered to be a natural, in sequence extension of residential development in Tieko and Potoitoi Streets as part of the existing urban settlement of Otaihanga. In assessing the plan change, I have assessed it against to two scenarios, being:

(a) Enabled development: an upper limit of approximately 240 residential allotments is enabled, based on the 40Hh/ha density outlined in the Boffa Miskell Kāpiti Coast Urban Development Greenfield Assessment Report in the Otaihanga Priority Group 2A area (OH-01). The proposed MDRS rules enables up to three residential units per site (as a permitted activity), which if the application site were developed to the full potential of the zoning, could equate to approximately 720 residential units. These estimates, while enabled by the proposed zoning, are considered fanciful and highly unlikely to occur in the short, medium or even long term due to underlying site constraints.

(b) Realistic development: a realistic yield of 124 allotments (each with one residential unit) which equates to an average allotment

size of 450 m^2. It is feasible to consider that there could be up to three residential units per site (as a permitted activity), which could equate to 372 residential units. The resultant density under the realistic scenario is approximately 20.6 households per hectare, informed by our detailed understanding of what is achievable with the environmental constraints of the site, acknowledging that large proportions of the site are constrained by wetlands and/or dunes.

3.2 Any future development of the site will need to factor in and enhancement of natural wetlands (4 natural wetlands have been identified on site by Wildlands which meet the NPS_FM criteria), protection of native vegetation, limiting of earthworks, imposition of fencing controls, and the protection of key topographical features.

3.3 I consider that the rezoning of Otaihanga Estates is consistent with both NPS:UD and KCDC's Proposed Plan Change 2 to accommodate more residents, businesses and community services in Kāpiti noting my findings below in regard to Connectivity to existing urban areas, changes to the landscape character currently occurring and those consented for and any adverse effects on visual amenity.

3.4 I consider that the site can readily absorb 372 dwellings, noting that the character of the area will change but the change will be viewed as a natural, in-sequence extension of existing urban areas. The site's high connectivity to existing amenities and urban areas will allow it to serve as a well-functioning urban environment.

3.5 I consider that 372 dwellings is a realistic development yield for the site noting constraints due to wetlands, native vegetation and key topographical aspects while also recognising that the site is not considered to be an ONL or VAL. I also acknowledge that 46 residential dwellings are consented for the site (under appeal) but that the change in density is a positive move, aligning with PC2 and current thinking on urban growth and intensification.

4. SCOPE AND STRUCTURE OF EVIDENCE

4.1 I have structured my evidence as follows:

(a) Summary of my report.

(b) Response to matters raised by submitters.

(c) Response to Officers' Report; and

(d) Conclusion.

5. SUMMARY OF MY REPORT

5.1 The key aspects of my report are summarised below and are:

(a) Realistic Development Yield

(b) Connectivity and Urban Form

(c) Landscape Character

(d) Landscape Values, and

(e) Visual Amenity Effects

REALISTIC DEVELOPMENT YIELD

5.2 The Mansell Land is in proximity to existing urban areas and is considered to be a natural in-sequence of existing residential development. In developing a 'Realistic Development Yield' several constrains (wetlands, native vegetation and dune forms) identified in the obtaining of Resource Consent for 46 residential dwellings were accounted for. Unlike the Boffa Miskell Kapiti Coast Urban Development Greenfield Assessment (2021) which projected a density of around 40Hh/ha for the medium-low residential development, I consider, and have tested, that a realistic development yield of 372 dwellings is highly plausible. This equates to a density of approximately 20.6 households per hectare.

5.3 The 372 dwellings is achieved while accounting for the site's constraints identified in the Resource Consent process for the approved 46 dwelling development.

5.4 I have produced a hypothetical scheme plan for the site, illustrating one way in which the site could be developed to achieve this yield, if the rezoning request were successful. As part of this I have ensured that the

design takes into account known constraints – for example the wetlands, necessary buffers, retains key remnant dunes, provides sufficient lizard habitat, and protects existing stands of Kanuka. This plan is attached as **Appendix 2** of my evidence. I note this has been prepared at a high level to demonstrate one way to develop the property under the MDRS if the new zoning is successful. There undoubtedly will undoubtedly be many other possibly ways to develop the site, any proposal would be subject to a resource consent and developed detailed design.

CONNECTIVITY AND URBAN FORM

5.5 The Mansell Land is in proximity to existing urban areas and is considered to be a natural in-sequence of existing residential development. Both Tieko and Pitoitoi Streets are zoned General Residential and will intensify over time. The area is well served by the existing road and shared path network.

5.6 To the west of the Mansell land, it is clear from the road pattern between Paraparaumu and Otaihanga that The Drive will eventually connect through to Otaihanga Road with only a small corridor (350m wide) of remnant farmland between the two urban areas. This area is also requested for rezoning to General Residential under submissions S043.03, S052.01, S091.01, S093.01. The corridor is not wide enough to create a significant role of 'open space' between the settlement and appears more as a remnant than having a positive role to define settlements. It is likely overtime, the residential areas will merge.

5.7 In terms of local amenities, the Mansell land is well located:

(a) 1.4km from Paraparaumu College

(b) 1.2km to Waikanae River

(c) 1.6km from Jolly Pub and Kitchen Kapiti

(d) 700m from Little Farm Preschool and Nursery

(e) 1.1km from Kapiti Learn to Swim

(f) 20m to NZ Native Oils

(g) 3.5km to the Kena Kena Shopping Centre (4 Square, Bottle Store, Café and Dairy)

(h) 3.0km to the commercial area on Kapiti Road/expressway via the shared path running adjacent

(i) 1.5km to the Mazengard Rd commercial area. This area is yet to be developed to its full potential but is consented for commercial activity, forming part of the receiving environment. At the moment the development consists of a coffee cart, church and dentist.

5.8 All of these amenities are readily accessible to future residents either by foot, bicycle (e-bike) or car with the distances not considered greater than many urban areas in New Zealand.

5.9 Resource consent has been granted by KCDC (under appeal) for 46 lot residential subdivision over the Mansell land. When developed this will further improve connectivity and the residential nature of the site, (in a way that is consistent with the intentions of PC2), albeit at a lower density. Increasing density above the consented scenario is considered a positive move and consistent with the intentions of PC2 and current urban design / urban planning thinking to intensify.

LANDSCAPE CHARACTER

5.10 The rezoning would result in an overall change in character from open and rural-residential character to one that is more dense and suburban in nature, noting this activity is consistent with nearby residential areas and the consented 46-dwelling development. The rezoning will still allow the receiving environment to maintain aspects of openness through the protection of hillocks, native vegetation and the avoidance of development near wetlands but also provide for greater housing supply. Having worked on the resource consent application to create 46 residential lots on the site, I have a good understanding of the constrains that the site has for development and the key attributes which are important to protect.

5.11 Built infrastructure in the area includes large scale dwellings, generally in excess of 200m², typical residential dwellings and the Expressway which has had a major effect on the character of the area with substantial

earthworks, the installation of road related infrastructure including signs, and the imposition of traffic. I consider that the effects on Landscape and Natural Character will be low to very low (or less than minor in RMA terms) due to the modified rural-residential and residential (created by the consented development) character of the receiving environment and key landscape elements being retained.

5.12 As outlined above under connectivity and urban form, the site is adjacent to other areas that are zoned general residential or proposed to be. It is not the case that this area is intended to remain as rural residential long term. It is surrounded by pockets of other residential and across the road from land that is to be residential, and subject to MDRS provisions, so change will be evident in this area as a result of that.

LANDSCAPE VALUES

5.13 The Mansell land is not considered an ONL or SAL under the ODP but the during the Resource Consent process elements were identified and protected which contributed to the natural character of the coastal environment. Any development on the Mansell Land would continue this protection, noting that the Realistic development Yield outlined earlier takes these elements into account. There are no landscape overlays identified in the plans that pose a barrier to development of the site.

VISUAL AMENITY EFFECTS

5.14 In terms of visual amenity, the adjacent rural-residential properties will experience a change in the existing views but these are not necessary considered adverse. Nearby suburban residential properties, current and future, overlooking area will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Low given the character of existing views and existing boundary treatments and the existing but unimplemented consent.

5.15 Overall, the scale and nature of the rezoning would allow it to appear as a natural extension of existing development within Otaihanga, with an anticipated low magnitude of change to the existing visual amenity. Middle distance views are largely contained along the road corridor with large grass hillocks or knolls framing views, as well as screening views of the proposed site from nearby properties.

6. RESPONSE TO FURTHER SUBMITTERS

6.1 The following concerns relevant to landscape and visual amenity have been raised in further submissions made on this Mansell's submission.

6.2 **Brett and Leanne Morris** have raised concerns that the rezoning would create a random pocket of mass housing and affect the character of the area forever. I acknowledge the character of the area will change but disagree that the Mansell site is a random pocket. The site is well connected to existing services and amenities, and as highlighted in the consented 46-lot residential development has the ability to connect to existing infrastructure. The change from the consented development to a General Residential zone with MDRS rules is consistent with the changing character of the receiving environment, albeit at a higher density. Key natural and landscape character elements can be retained through the rezoning and incorporated into any future design/development.

6.3 **Malu Jonas [S054.fS.1]** supports the rezoning as the site is better suited to development due to already being well connected with cycle lanes. I agree that the site is well connected and close to existing amenities.

6.4 **RESPONSE TO OFFICERS REPORT**

6.5 I have read the officer's report as it relates to this submission and do not agree with its recommendation on two parts. I do consider that the site is in an urban area and can be easily connected to existing infrastructure. The site has a high level of connectivity and from an urban form perspective I consider it a natural and in-sequence extension of existing urban development in Otaihanga. This is further reinforced by the consented development for 46 dwellings which are predominantly suburban in character and will connect to existing infrastructure - for this site the change from rural residential has already occurred due to the granting of the consent and should be properly reflected by change in the underlying zoning . As outlined above, the site is in proximity to a large number of established amenities.

6.6 The second aspect which I disagree with is the statement that '*The site is sufficiently large and complex enough to require a structure planned approach*.' At 19 hectares, all in one ownership, the site is not particularly large although it will provide significant housing stock with the

MDRS provisions. In my experience, Structure Plans are developed for much larger sites where there are often multiple owners and there is a need to provide a range of landuses and activities (commercial, community, open space and a road network).This is not the case with this submission and with the expressway limiting options to the east in terms of connectivity, there would be little to no benefit in following a structure plan approach.

6.7 I have been involved in the development of many structure plans over the years, and note that following that process there is normally the need for a plan change, structure planning is incredibly resource intensive and slow process, it can take significant amount of time – in some cases 5 to 8 years before the land is made available for development. I see it as particularly inappropriate for a site like this that is essentially ready to be developed, can manage effects on site, is well served by infrastructure and all the underlying assessments have been done. We have all the necessary information available from an urban design and landscape perspective to develop this site now. Structure planning would not add anything to this site.

9. CONCLUSION

6.8 Overall, I consider that the proposed rezoning will create well-functioning urban environment for the following reasons:

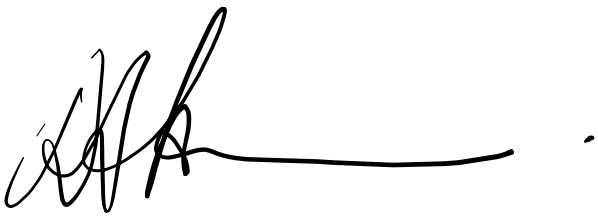
6.9 In terms of creating well-functioning urban environments, as per Policy 8 of the NPS:UD, and to be consistent with the Objectives and Policies for urban form and growth of the Proposed District Plan, the Plan Change ensures a high level of amenity, connectivity and accessibility. A realistic development yield taking into account site constraints is considered to be 372. This is a significant number of dwellings to assist KCDC achieve the intentions of PC2.

6.10 The proposed Plan Change provides a high level of connectivity and is consistent with the context and character of the receiving environment and does not preclude future connectivity/growth. I consider the rezone of the land at this point in time is a natural and in-sequence development of Otaihanga. Like any transitory area's residential development will occur at different rates over time, depending on the circumstances and motivations of the owners of that land.

6.11 In terms of landscape character and values of the area, there are mitigation measures available to protect the natural features of the site, which I have described and that will be addressed in any detailed design stage for a resource consent application, which I have discussed above, the rezoning will result in a low magnitude of change on the existing landscape character and values. The site will change from one which is rural-residential in character to one which is more suburban in nature, noting that part of the site already consented to be more suburban in character, and is consistent with Council's stated aspirations for this area to be developed in the next decade for residential. I have no concerns about the timing of the re-zoning, or development of this site, given the consents obtained.

6.12 In terms of visual amenity, there will be a change from the current zoning to the MDRS provisions. Existing residential and rural-residential properties will experience a change in the openness of views across the space, noting that many of the adjoining properties are surrounded by well-established shelter belt and boundary plantings restricting views out, resulting in a relatively small visual catchment. Existing adjoining properties will have a mix of open, partial, and screened views of future development, which in many cases is well screened by topography. I have assessed the changes to the experience of these residents as low given the character of existing views, consented views and existing boundary treatments, noting that visual and amenity effects of neighbours are afforded very little weight under the NPS-UD and associated amendments, which remove the preference for retaining and protecting the status quo, to more holistic focus on the wider benefits of providing housing for more people.

6.13 By way of conclusion from an urban design and landscape perspective I support the rezoning request. The characteristics and constraints of the site are well understood and workable and I consider that it is well located and provides a good opportunity, to increase housing supply in the immediate future.



Dave Compton-Moen

10 March 2023

APPENDIX ONE - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

PROPOSED PLAN CHANGE 2 - SUBMITTER NO#S023

FOR MANSELL FAMILY

REVISION A
10 MARCH 2023

dcm URBAN

PROPOSED PLAN CHANGE 2 - SUBMITTER #S023

Project no: 2023_005
Document title: LANDSCAPE AND VISUAL IMPACT ASSESSMENT
Revision: A
Date: 10 MARCH 2023
Client name: Mansell Family

Author: David Compton-Moen
File name: 2023_005 Mansell Otaihanga Intensification_VIA Figures_A

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	10/03/2023	LVIA Figures	DCM	DCM	

DCM URBAN DESIGN LIMITED

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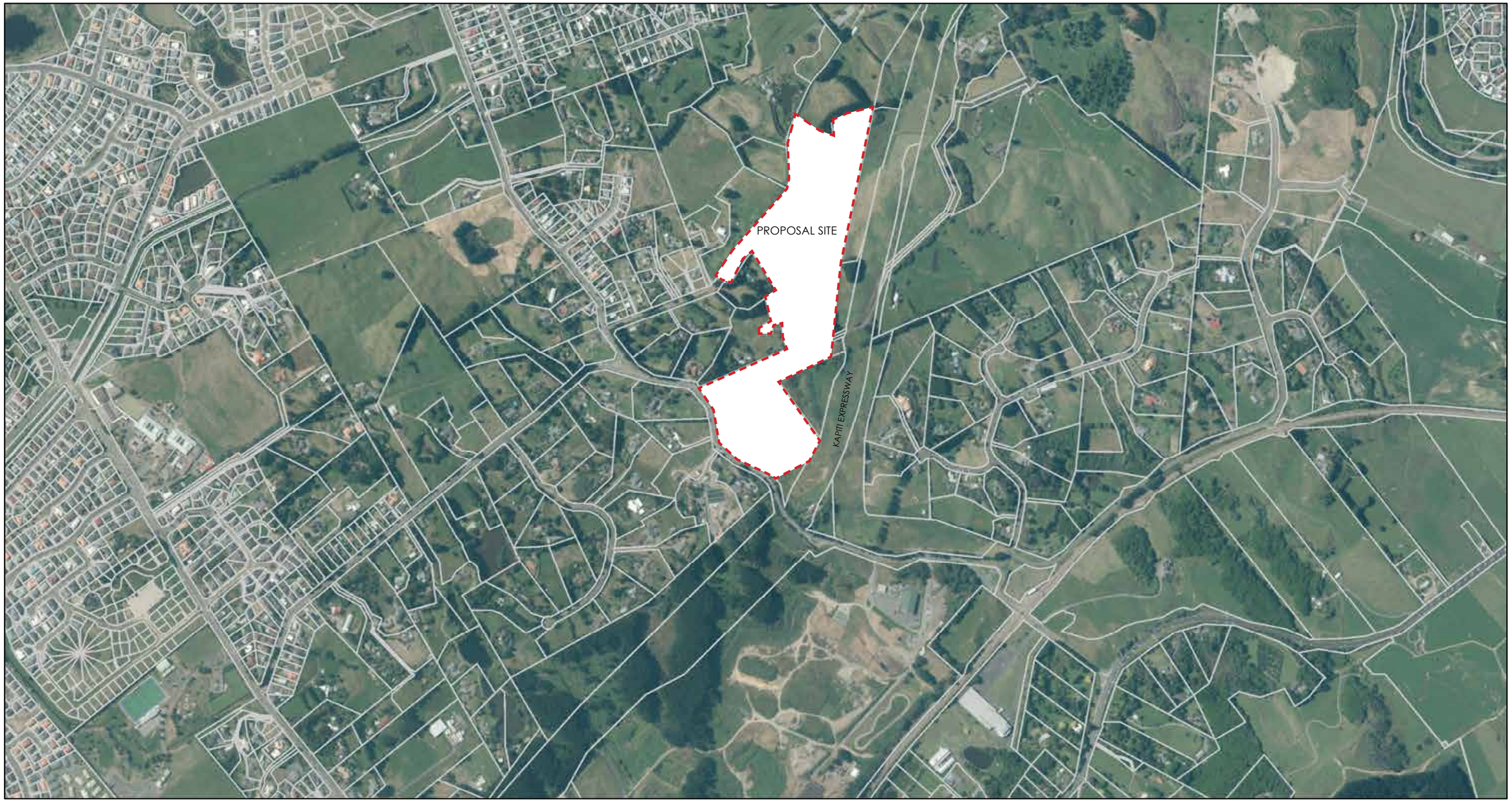
CONTENTS



February 24, 2021

Rail Stations

Parcel Boundaries

1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Map / image source: Greater Wellington Regional Council GIS

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - CONSENTED 46-LOT DEVELOPMENT

MANSELL FAMILY - PPC2 SUBMISSION #S023

RM210147- FINAL APPROVED PLANS 02 NOVEMBER 2022

THE TOPOGRAPHICAL NATURE & FEATURES OF
URCE CONSENT PURPOSES & IS NOT TO BE
NY OTHER PURPOSE WITHOUT THE CONSENT OF
TANTS LIMITED

REAS SHOWN ON THIS SCHEME PLAN WILL BE
LAND TRANSFER SURVEY

IN TERMS OF NEW ZEALAND GEODETIC 2000
CIRCUIT.

MS OF MEAN SEA LEVEL WELLINGTON VERTICAL
N OF LEVELS: OIT II DP 82978 RL 5.806,
T CONVERSION, 18 JULY 2019

S ON THE RECORD OF TITLE MAY BE SHOWN ON
OULD BE INVESTIGATED FURTHER

EN LOCATED ON SITE WHERE POSSIBLE,
FROM KCDC RECORDS, AND SHOULD BE

.: 1.0m

AYLOR & S TURKINGTON, 18 JULY 2019

TRIMBLE GPS RTK R10 VRS & DJI PHANTOM 4

FOR DETERMINATION OF CRITICAL RECESSION
ONFIRMED PRIOR TO ANY APPLICATION FOR

ATION HAS BEEN SOURCED FROM INFORMATION
KML & HAS NOT BEEN VERIFIED ON SITE

AD DATA MUST BE READ IN CONJUNCTION WITH

EXTENT & KĀNUKA EXTENT TAKEN FROM
PLIED BY WILDLANDS ECOLOGY, RECEIVED

14, PART LOT 5 DP 84524, PART LOT 2 DP
4 SO 469849 ARE TO BE AMALGAMATED AND
ECOME LOT 5 DP 570061

BOUNDARY
EASEMENT
40m OFFSET FROM EDGE OF HIGHWAY
80m OFFSET FROM EDGE OF HIGHWAY
DEVELOPMENT SITE
NOTIONAL 20m BUILDING CIRCLE
NATURAL WETLAND EXTENT

1 DP 534361
6 DP 534361
100 DP 378541
101 TO VEST IN KCDC OR BE DEDICATED AS ROAD
1 DP 78267
13 DP 51041
Sec 3 SO 520369
Sec 32 SO 505428
22 SO 505428
21 SO 505428
STATE HIGHWAY 1
TIEKO STREET
OTAIHANGA ROAD
104 TO VEST IN KCDC
105 TO VEST IN KCDC AS RECREATION RESERVE
100 TO VEST IN KCDC OR BE DEDICATED AS ROAD
102 TO VEST IN KCDC OR BE DEDICATED AS ROAD (WIDENING)
200 TO VEST IN KCDC AS LOCAL PURPOSE RESERVE (STORMWATER)
103 TO VEST IN KCDC OR BE DEDICATED AS ROAD (WIDENING)
29 SO 505428
17 SO 505428
15 SO 505428
28 SO 505428
13 SO 505428
26 SO 505428
12 SO 505428
10 SO 505428
9 SO 505428
24 SO 505428

REVISION DETAILS		NAME	DATE
N	LOTS REMOVED, BOUNDARY AMENDMENTS	NHT	04/22
O	DETAIL ADDED & PLANS COMPILED	JLG	05/22
P	LOT 105 ADDED, EW CORRECTED	JLG	06/22
Q	LOT SIZES AND SAND DUNE ADJUSTMENTS	JLG	07/22
R	UPDATED FOLLOWING CONFERENCING	NHT	09/22

ISSUED

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PROJECT
PROPOSED SUBDIVISION
PT LOT 6 DP 53191, LOTS 2-4 & PT LOT 5 DP 84524, PT LOTS 1 & 2 DP 303764, SECS 5, 7 & 12 SO 404971, SECS 25, 27 & 31 SO 505428, 131-155 OTAIHANGA RD & 48-58 TIEKO ST, OTAIHANGA
SCHEME PLAN - DEVELOPMENT OVERVIEW

CLIENT
MANSELL

SCALE			REDUCED SCALE
A1	1:1250		A3 - 1:2500
	NAME	DATE	DRAWING NUMBER
FIELDWORK	NHT	07/19	22208 SCH1
DESIGNED	NHT	11/20	SHEET 1 OF 21 SHEETS
DRAWN	NHT	11/20	REVISION R
CHECKED	NKT	11/20	

A. LANDSCAPE CONCEPT PLAN (1:750 @ A3)

Note: Refer to engineer's plan for exact locations

LEGEND

A A 10m wide landscape strip is proposed along the northern edge of the constructed wetland overlapping in the private lots. Three rows of planting are proposed consisting of species: Titoki, kanuka, pittosporum eugenioides and flax (see palette)

B Existing kanuka trees along Otaihanga Road will be retained and supplemented with additional kanuka plantings at 3m centres. Totara trees are also proposed along this frontage

C No build area - Existing topography and vegetation will be protected to screen views into the site and retain a degree of natural character. The dune will be extended in length, shaped to marry in with the existing landform and to appear natural. Fencing in this area is to be post and wire only. Refer to engineer's drawing for the exact location.

D Fencing is limited to open style treatments to retain an open character characterised by landscape planting.
- Post and rail fence + hedge
- Post and wire fence

E Vegetated pinch points to slow traffic and provide amenity

F Pockets of native planting are proposed on private lots, consisting of kanuka, libertia and flax species.
F1 - 9m² plant bed, 3 kanuka trees underplanted with libertia and flaxes
F2 - 16m² plant bed, 1 totara tree + 3 kanuka trees underplanted with libertia and flaxes.

G 2m wide berm planted with native grasses to reduce maintenance

client / project name: MANSELL / OTAIHANGA ESTATES
drawing name: **LANDSCAPE CONCEPT PLAN**

revision no:	amendment:	approved	date
A	COUNCIL RFI - ADDENDUM	DCM	05/04/2022

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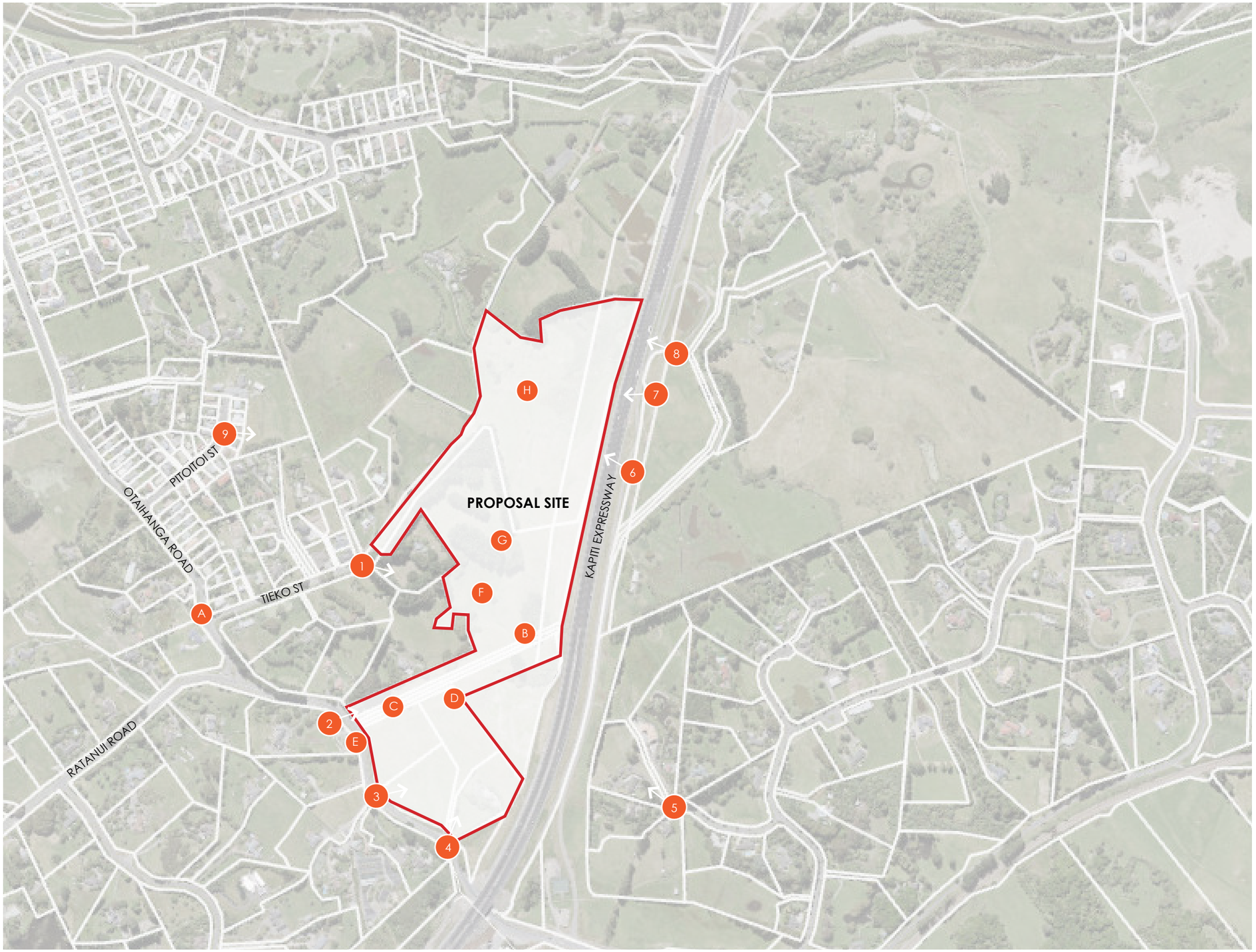
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - LANDSCAPE CONCEPT PLAN FOR THE OTAIHANGA ROAD SECTION

MANSELL FAMILY - PPC2 SUBMISSION #S023

project no / drawing no: **2020_142/LA/001** revision: **D**



LEGEND

CHARACTER PHOTOS

- A Residential Development on Otaihanga Road
- B Vegetation types
- C Photo of existing dune/hillock and ROW
- D Photo of Expressway overbridge and Otaihanga Road
- E Otaihanga Road frontage
- F Wetland and kanuka stand
- G Pinus radiata shelter belts
- H Dune form and expressway

VIEWPOINT LOCATIONS

- 1 View north from near 31F Tieko Street
- 2 View north east from near 110 Otaihanga Road
- 3 View north from near 134 Otaihanga Road
- 4 View northwest near 150 Otaihanga Road
- 5 View from the end of Grand Poppa Way
- 6 View from 189 Otaihanga Road (accessway adjacent to the expressway)
- 7 View from 189 Otaihanga Road (accessway adjacent to the expressway)
- 8 View from 189 Otaihanga Road (accessway adjacent to the expressway)
- 9 View northeast from near 34 Pitoitoi Street

A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

A Residential Development - Existing housing in Teiko Street, along Otaihanga Road and Pitoitoi Street is a mix of styles and sizes with no consisent character. Lot sizes vary considerably with lots of 500m^2 to over 3ha

B Vegetation - the project area is a mix of native and exotic species but predominantly covered in exotic pasture grass speces. Clumps of kanuka are present and have been identified in the ecological report.

C Topography - the site has several dune features which give the underlying topography an undulating character. This photo is looking northeast along the existing right of way towards the expressway. This access will be retained as a future entrance to the proposed recreation reserve.

D Character - The character of the receiving environment is rural residential on the fringe of suburban development. The construction of the expressway has had a significant effect on the character of the receiving environment with changes to the topography, removal of vegetation and the installation of infrastructure.

E The Otaihanga Road frontage will not change much with all proposed lots being accessed internally via the proposed cul-de-sac. The area in the foreground is to be used as a stormwater detention area with native plantings. The existing right of path access will form a new entrance to the proposed recreation reserve (lot 105).

F One of the existing 4 natural wetlands on site. This wetland is located entirely within proposed Lot 20 with a 10m setback proposed to prevent any earthworks or structures. The stand of kanuka in the middle of the photo is to be retained with a 10m buffer proposed.

G There are several large stands of Pinus radiata and poplar which will be removed as part of the development. While the trees are part of the existing rural character, their presence and scale prevent the establishment of native species.

H Looking from a high point on proposed 3/4, the existing landform screens the majority of the site from the expressway with the ridgeline protected from development. The wetland on the left of the photo is to be protected from developed

A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP1 - VIEW NORTH FROM NEAR 31F TIEKO STREET

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 12:44 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP2 - VIEW NORTHEAST FROM NEAR 110 OTAIHANGA ROAD

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 12:50 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP3 - VIEW NORTHEAST FROM NEAR 134 OTAIHANGA ROAD

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 12:58 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP4 - VIEW NORTH FROM NEAR 150 OTAIHANGA ROAD

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 12:59 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION
(not visible)

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP5 - VIEW FROM THE END OF GRAND POPPA WAY

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 1:26 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP6 - VIEW FROM 189 OTAIHANGA ROAD (ACCESSWAY ADJACENT TO EXPRESSWAY)

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 1:18 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP7 - VIEW FROM 189 OTAIHANGA ROAD (ACCESSWAY ADJACENT TO EXPRESSWAY)

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 1:20 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP8 - VIEW FROM 189 OTAIHANGA ROAD (ACCESSWAY ADJACENT TO EXPRESSWAY)

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 1:22 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

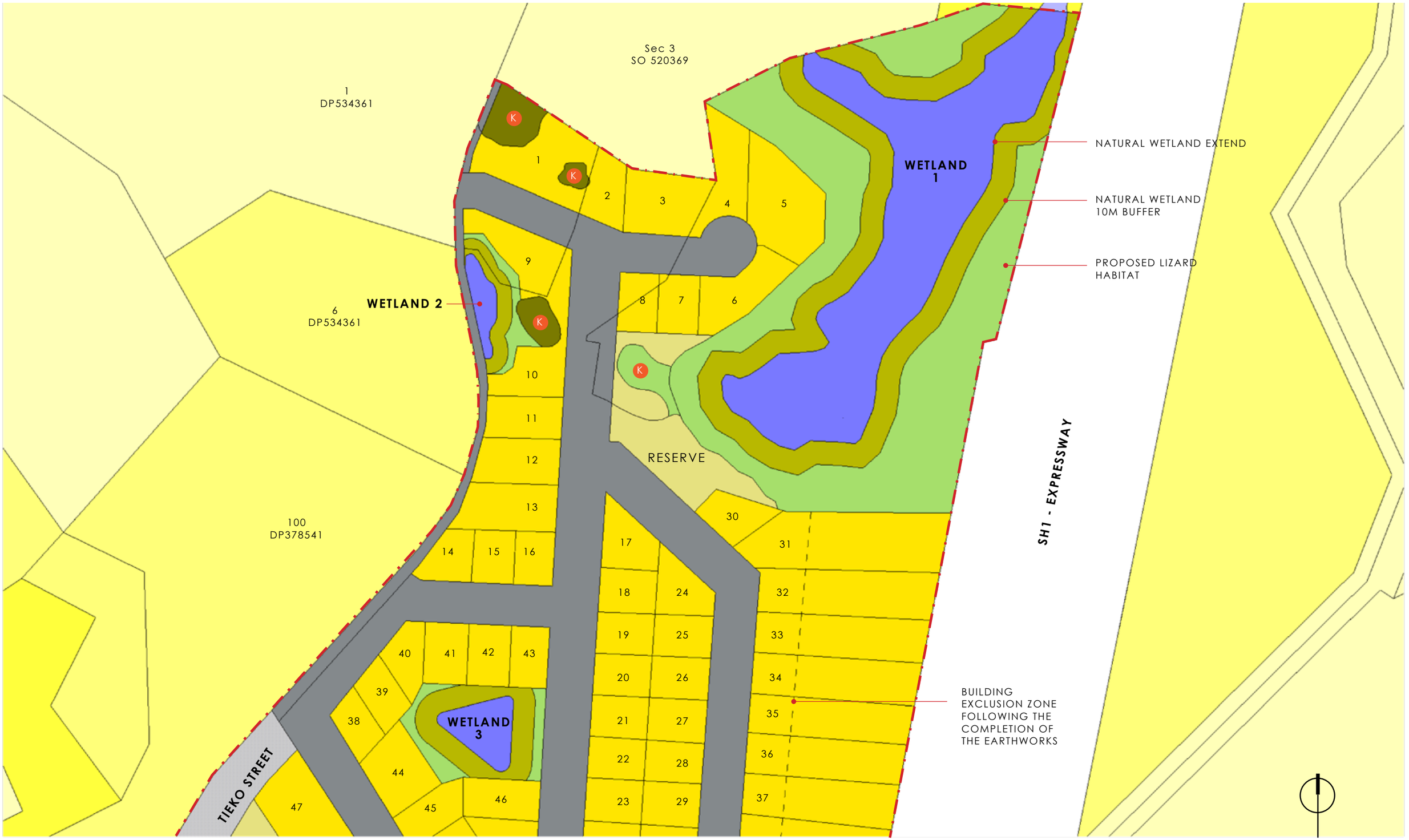
APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP9 - VIEW NORTHEAST FROM NEAR 34 PITOITOI STREET

MANSELL FAMILY - PPC2 SUBMISSION #S023

Image captured on Sony A6000
Focal length of 50mm
Date: 29th November 2020 at 1:26 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. SCHEME PLAN (1:1,500@A3) - SHEET 1

FOR SUBMISSION PURPOSES ONLY

Project name: KCDC PC2 SUBMISSION - INTENSIFICATION EXERCISE
Drawing name: **SCHEME PLAN**
Designed by: DAVE COMPTON-MOEN
Original issue date: 10 MARCH 2023
Scales: 1:1,500

Revision no:	Amendment:	Approved	Date
A	Submission Issue	DCM	10/03/2023

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Project no / drawing no: **2023_005 /SCH001**

Revision: **A**

A. SCHEME PLAN (1:1,500@A3) - SHEET 2

FOR SUBMISSION PURPOSES ONLY

Project name: KCDC PC2 SUBMISSION - INTENSIFICATION EXERCISE
Drawing name: **SCHEME PLAN**
Designed by: DAVE COMPTON-MOEN
Original issue date: 10 MARCH 2023
Scales: 1:1,500

Revision no:	Amendment:	Approved	Date
A	Submission Issue	DCM	10/03/2023

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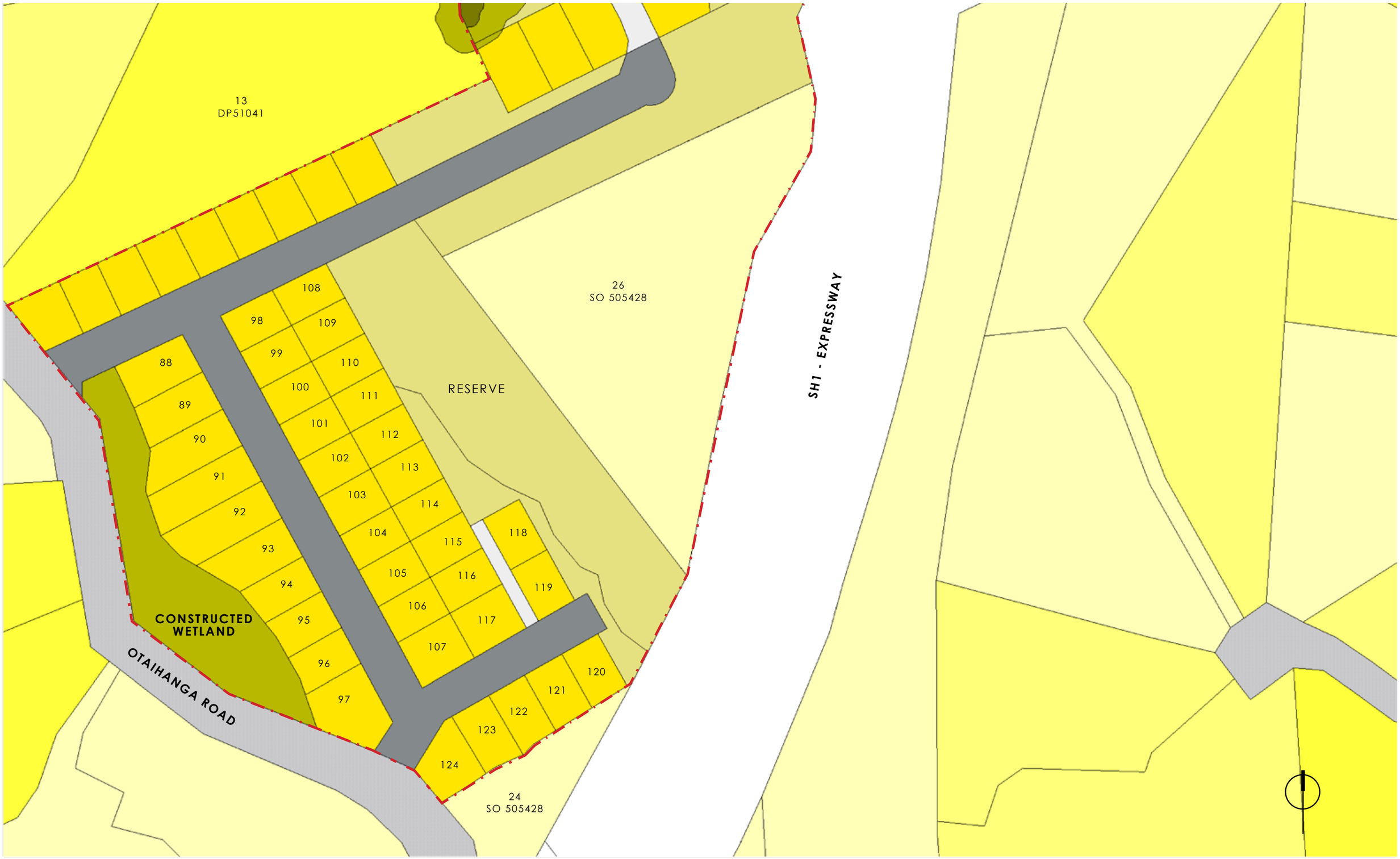
Project no / drawing no: **2023_005 /SCH002**

Revision: **A**



A. SCHEME PLAN (1:1,500@A3) - SHEET 3

FOR SUBMISSION PURPOSES ONLY

Project name:	KCDC PC2 SUBMISSION - INTENSIFICATION EXERCISE
Drawing name:	**SCHEME PLAN**
Designed by:	DAVE COMPTON-MOEN
Original issue date:	10 MARCH 2023
Scales:	1:1,500

Revision no:	Amendment:	Approved	Date
A	Submission Issue	DCM	10/03/2023

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Project no / drawing no: **2023_005 /SCH003** Revision: **A**

APPENDIX TWO

OTAIHANGA ESTATES SUBDIVISION PROPOSAL

MANSELL

Landscape and Visual Impact Assessment

Project No. 2020_142 | F

OTAIHANGA ESTATES SUBDIVISION PROPOSAL LVIA

Project no: 2020_142
Document title: Landscape and Visual Impact Assessment

Revision: E
Date: 29 June 2021
Client name: Mansell

Author: Dave Compton-Moen
File name: 2020_142 Mansell Otaihanga Subdivision LVIA_F

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	12/01/2021	LVIA	DCM	CH	
B	28/01/2021	Updated report	DCM	CH	
C	26/02/2021	Update	DCM	CH	
D	2/03/2021	Final Draft	DCM	CH	
E	8/06/2021	Final Report – update to Wildlands Report	DCM		
F	29/06/2021	RCA	DCM	CH	

DCM URBAN DESIGN LIMITED

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1. INTRODUCTION AND PROPOSAL

DCM Urban has been commissioned by the Mansell family to prepare a Landscape and Visual Impact Assessment for a 49-lot subdivision (including earthworks and infrastructure) in the Rural Residential zone of the proposed Kapiti Coast District Plan named the 'Otaihanga Estates'.

A detailed Project Description is provided in Section 3 of the AEE accompanying the resource consent applications.

In summary, the proposal involves the subdivision of 17ha (western) portion of the Mansell Farm into 49 lots: 22 rural life-style lots in the northern part of the site, and 27 residential lots adjacent to Otaihanga Road in the south of the site. Two local purpose reserves (one recreation reserve and one stormwater reserve) are proposed on Otaihanga Road. Access to 19 of the rural life-style lots in the north will be via Tieko Street, and the remainder of the rural-lifestyle and residential lots will be accessed via Otaihanga Road.

The proposed subdivision of this area involves earthworks, construction of roads, installation of services and the identification of a notional 20m building circle area on the rural life-style lots.

2. METHODOLOGY

2.1 INTRODUCTION

The landscape and visual impact assessment considers the likely effects of the proposal in a holistic sense. There are three components, or tasks, to the assessment:

1. Identification of the receiving environment and a description of the existing landscape character, including urban and natural character (s.6(a)) of wetlands and their margins, areas of significant indigenous vegetation (s.6(c)) and landscape amenity (s.7(c)). An assessment is made of the sensitivity of the existing landscape character and its ability to absorb change;
2. The visual impact assessment is primarily concerned with the effects of the proposal on visual amenity and people, evaluated against the character and quality of the existing visual catchment;
3. An assessment of the proposal against the existing landscape values. The landscape assessment addresses whole-of-landscape issues, particularly if there are any matters identified by Sections 6 and 7 of the RMA. The landscape assessment utilises the description developed in task 1 that describes landscape character, natural character (s.6(a)) of wetlands and their margins, areas of significant indigenous vegetation (s.6(c)) and landscape amenity (s.7(c)), and an evaluative component that addresses landscape values in terms of the requirements of s.6(b). In this proposal Section 6(b) is not applicable as the area is not an Outstanding Natural Landscape (ONL) as outlined in the relevant District Plan.

The methodology is based on the Landscape Assessment and Sustainable Management 10.1, (NZILA Education Foundation), dated 2.11.2010 and Visual Assessment Best Practice Methodologies (Lisa Rimmer) dated 4.11.2007.

2.2 LANDSCAPE CHARACTERISATION

Landscape elements fall into 3 broad categories: biophysical features, patterns and processes; sensory qualities; and spiritual, cultural and social associations, including both activities and meanings.

- Biophysical features, patterns and processes may be natural and/or cultural in origin and range from the geology and landform that shape a landscape to the physical artefacts such as roads that mark human settlement and livelihood;
- Sensory qualities are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore; and
- Associated meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, such as tupuna awa and waahi tapu, and the tikanga appropriate to them, or sites of historic events or heritage. Associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots. Associative meanings and activities engender a sense of attachment and belonging.

Describing the landscape character is a process of interpreting the composite and cumulative character of a landscape, i.e. how attributes come together to create a landscape that can be distinguished from other landscapes. International best practice in characterisation has two dimensions of classification: the identification of distinctive types of landscape based on their patterns of natural and cultural features, processes and influences; and their geographical delineation. The characterisation of a landscape is not to rank or rate a landscape, as all landscapes have character, but determine what landscape attributes combine to give an area its identity, and importantly to determine an area's sensitivity, resilience or capacity for change.

Section 6(a) of the RMA requires that a sub-set of landscape character – natural character – be subject to specific analysis where of wetlands and streams and their margins are present. Natural landscape character is a narrowly defined aspect of landscape character. In simple terms it is an assessment of the degree to which a given landscape is the product of nature, as opposed to cultural intervention. It can be assessed along a continuum of states from pristine wilderness, where no evidence of human intervention is apparent, to wholly developed, where scant evidence of natural elements, patterns, and processes remains. It is important to emphasise that natural character is not an absolute quality that either exists or does not, but rather occurs across a continuum in matters of degree. Human interventions may diminish natural character, but do not necessarily eliminate it altogether. Natural character is generally understood to be determined by the extent to which the natural elements, patterns and processes occur in the landscape, and the extent to which they are modified by human interventions. The highest degree of natural character (greatest naturalness) occurs where there is least modification.

- **Natural elements**: these are the products of ecological, erosional and depositional processes; the biophysical characteristics of the landscape, such as landforms, rock outcrops, hydrological features and vegetation communities;

- **Natural patterns:** patterns are formed through the interactions between landscape elements and the processes operating on them. Patterns are apparent through the interactions of plants, soils, aspect and slope, or through the erosion of the coastline through wave action. The regimented character of a forestry plantation or apple orchard compared with the apparently random patterns of trees in an indigenous forest, illustrates how natural and unnatural patterns might be understood; and

- **Natural processes:** Natural processes are the dynamic processes at work on the biophysical landscape, shaping landform and vegetation communities through processes of erosion and deposition, soil forming processes, colonisation and succession, regeneration and energy and nutrient flows.

Table 1: Continuum of Natural Character

Natural	Near-natural	Semi-natural (including pastoral agriculture and exotic forests)	Agricultural (arable and intensive cropping)	Near-cultural	Cultural
Very high-pristine	High	Moderate High	Moderate / Moderate-low	Low	Very Low-nil

2.3 VISUAL ASSESSMENT METHODOLOGY

In response to s.7(c) of the RMA, an evaluation is undertaken to define and describe visual amenity values. As with aesthetic values, with which amenity values share considerable overlap, this evaluation was professionally based using current and accepted good practice. Amenity values are defined in the Act as *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."* The visual assessment looks at the sensitivity of receptors to changes in their visual amenity through the analysis of selected representative viewpoints and wider visibility analysis. It identifies the potential sources for visual effect resulting from the Proposal and describes the existing character of the area in terms of openness, prominence, compatibility of the project with the existing visual context, viewing distances and the potential for obstruction of views.[1]

The visual impact assessment involves the following procedures:

- Identification of key viewpoints: A selection of key viewpoints is identified and verified for selection during the site visit. The viewpoints are considered representative of the various

[1] Reference: NZILA Education Foundation - Best Practice Guide – Landscape Assessment and Sustainable Management/ Best Practice Guide – Visual Simulations (2.11.2010)

viewing audiences within the receiving catchment, being taken from public locations where views of the proposal were possible, some of which would be very similar to views from nearby houses. The identification of the visual catchment is prepared as a desktop study in the first instance using Council GIS for aerials and contours. This information is then ground-truthed on site to determine the key viewpoints and potential audience. Depending on the complexity of the project a 'viewshed' may be prepared which highlights the 'Theoretical Zone of Visual Influence' (TZVI) from where a proposal will theoretically be visible from. It is theoretical as the mapping does not take into account existing structures or vegetation so is conservative in its results (given the scale and form of the proposal, the creation of a TZVI was not considered necessary).

- Assessment of the degree of sensitivity of receptors to changes in visual amenity resulting from the proposal: Factors affecting the sensitivity of receptors for evaluation of visual effects include the value and quality of existing views, the type of receiver, duration or frequency of view, distance from the proposal and the degree of visibility. For example, those who view the change from their homes may be considered highly sensitive. The attractiveness or otherwise of the outlook from their home will have a significant effect on their perception of the quality and acceptability of their home environment and their general quality of life. Those who view the change from their workplace may be considered to be only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies also depends on factors such as whether the workplace is industrial, retail or commercial. Those who view the change whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity and a greater sensitivity to those commuting. For example, walkers or horse riders in open country on a long-distance trip may be considered to be highly sensitive to change while other walkers may not be so focused on the surrounding landscape. Those who view the change whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed and direction of travel and whether the view is continuous or occasionally glimpsed.
- Identification of potential mitigation measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and generate potentially beneficial long-term effects.
- Prediction and identification of the effects during operation without mitigation and the residual effects after the implementation of the mitigation measures.

2.4 LANDSCAPE VALUES

The values the wider public places on landscapes are reflected in national directives included in the purpose and principles of the RMA (s.6), and in national policy statements prepared under the RMA.

The values the community places on the landscape are reflected in the objectives, policies and rules outlined in a regional or district plan which are relevant to landscape. Where Planning

Documents have identified Outstanding Natural Features or Landscapes, the objectives, policies, and rules contained within the plan are used as the basis to determine the landscape significance or value, and it is these values which a proposal is assessed against. Where there is some uncertainty of the landscape value, such as when the plan has a broad description of an Outstanding Natural Landscape (ONL), but it is not site specific, or the site neighbours an ONL, it is often necessary to complete an assessment against the values of the plan for completeness sake. The current site does not contain any ONL/F but like most plans KCDC Proposed District Plan (PDP) does have objectives and policies which are relevant to Landscape and Natural Character if proposed in a rural or sensitive environment under Section 6(a), 7(c) of the RMA, and/or the New Zealand Coastal Policy Statement(NZCPS.).

2.5 EFFECTS METHODOLOGY

Analysis of the existing landscape and visual environment is focused upon understanding the functioning of how an environment is likely to respond to external change (the proposal). The assessment assesses the resilience of the existing character, values or views and determines their capacity to absorb change. The proposal is assessed in its 'unmitigated' form and then in its mitigated form to determine the likely residual effects. The analysis identifies opportunities, risks, threats, costs and benefits arising from the potential change.

Assessing the magnitude of change (from the proposal) is based on the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management (02.11.10) with a seven-point scale, being:

EXTREME / VERY HIGH / HIGH / MODERATE / LOW / VERY LOW / NEGLIGIBLE

In determining the extent of adverse effects, taking into account the sensitivity of the landscape or receptor combined with the Magnitude of Change proposed, the level of effects is along a continuum to ensure that each effect has been considered consistently and in turn cumulatively. This continuum may include the following effects (based on the descriptions provided on the Quality Planning website):

- **Indiscernible Effects** No effects at all or are too small to register;
- **Less than Minor Adverse Effects** Adverse effects that are discernible day-to-day effects but too small to adversely affect other persons;
- **Minor Adverse Effects** Adverse effects that are noticeable but will not cause any significant adverse impacts;
- **More than Minor Adverse Effects** Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied;
- **Significant Adverse Effects that could be remedied or mitigated** An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied; and
- **Unacceptable Adverse Effects** Extensive adverse effects that cannot be avoided, remedied or mitigated.

The following table assists with providing consistency between NZILA and RMA terms to determine where effects lie.

NZILA Rating	Extreme	Very High	High	Moderate			Low	Very Low	Negligible
				Moderate-High	Moderate	Moderate-Low			
RMA Effects Equivalent	Unacceptable	Significant		More than Minor		Minor	Less than Minor		Indiscernible

The NZILA rating of 'Moderate' has been divided into 3-levels. A 'Moderate' magnitude of change may result in either 'More than Minor' or 'Minor' effects but maybe one or the other depending on site conditions, context, sensitivity or receiving character and its degree of change. Identification of potential mitigation or offsetting/compensation measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and/or generate potentially beneficial long-term effects.

Prediction and assessment identification of the residual adverse effects occurs after the implementation of the mitigation measures. Residual effects are considered to be five years after the implementation of the proposed mitigation measures, allowing for planting to get established but not to a mature level.

2.6 PHOTOGRAPHY METHODOLOGY

All photos are taken using a SONY A6000 digital camera with a focal length of 50mm. No zoom was used. In the case of stitched photos used as the viewpoint images, a series of 4 portrait photos were taken from the same position to create a panorama. The photos were stitched together automatically in Adobe Photoshop to create the panorama presented in the figures.

3. LANDSCAPE ASSESSMENT

3.1 EXISTING LANDSCAPE CHARACTER AND SENSITIVITY TO CHANGE

3.1.1 Existing Wider Landscape Character

The landscape character of the area is in a typical New Zealand rural-residential setting with a mixture of natural and modified hills close to existing urban areas, consisting of large, heavily undulating grazing paddocks, small farmlets with large houses and plantation plantings. The area is recognised as being part of the coastal environment in the District Plan and is listed as part of the Foxton Ecological District being described as *'low-lying sand country of a geologically recent* composition'. The majority of trees and vegetation are set back from the road and are not of a natural form, with the majority forming shelter belts and screening for privacy. Some of the gullies at the base of the hills act as small catchments, and the majority of plants grow in these areas. The underlying typology of the area is a major element of the receiving environment, with the remnant dune form creating a relatively unique character to the area but has been modified significantly by the Kapiti Expressway project (Expressway). Earthworks including the removal of

dunes, cut slopes and retaining walls are now part of the receiving environment. The topography is described below in further detail.

Housing in the area, although not directly impacted by the proposed design, is of a rural residential density transitioning to low suburban and of no consistent style or character with lot sizes within a 500m radius varying considerably from 500m^2 (on Pitoitoi Street) to over 10,000m^2. Houses are a mix of single and double storey dwellings and again range from small standalone dwellings to large dwellings with multi-car garaging. There is no 'infill' or medium density housing in the immediate area with the closest higher density areas being either in central Paraparaumu, at the beach or in Waikanae. The underlying cadastral layout, or urban settlement pattern, is shown on page 4 of the attached figures which highlights the proximity (within 500m) of suburban residential development to the proposal.

3.1.2 Landscape Character - The Proposal Site

The project site has a relatively open character in parts but an enclosed, compartmentalised character in others due to existing vegetation and topography. Along the Kapiti Expressway edge there is minimal vegetation with the underlying landform clearly evidence and restricting views into a large proportion of the site. Clumps of both native and exotic species dotted through the site particularly around the end of Tieko Street where large (over 15m in height) pine and poplar trees are present.

The ecological report (Wildlands, May 2021) has identified a number of wetlands which are described below in further detail with the most notable and open wetland being Wetlands 1 and 3. These are located at the northern end of the site where the wetland is immediately adjacent to the Expressway within future lot 5 and in the central part of the development as part of future lot 20 respectively.

The rural-residential, urban edge character of development complements the underlying topographical form in most locations with roads (except the Expressway), accessways and lanes running along low points between remnant dunes[2]. The Expressway has cut through the existing dune formation to create a more modified environment. In the nearby gullies and shelterbelts away from the motorway a mixture of exotic and native tree, shrub, and tussock species reside and are visible from the Expressway, with visibility depending on the height and size of the mounds and hills neighbouring the expressway.

The landscape character of the receiving environment is considered to have a **moderate** sensitivity to change given the existing level of modification which has occurred combined with the presence of some natural features.

Topography

The topography of the receiving environment has been modified significantly from its original form although several hillocks remain. Earthworks have been required to level the ground for the Expressway, and have changed the natural topography of the area. Away from the Expressway, topography on the site and nearby paddocks varies with significant changes in height reflecting the original dune system. Some of these large changes in height screen views through to residential areas, although in some areas the Expressway is higher than the neighbouring farmland.

[2] Wildlands (2021), Noting that these no longer function as an 'active dune system'.

Page 6 in the **attached** figures shows the existing topography highlighting the undulating nature of the site and existing high points.

Overall, it is considered that the topography has a **moderate** sensitivity to change given its undulating form, reduced due to the degree of modification that has already occurred to the Expressway.

Vegetation

Vegetation in the wider area is a mix of native and exotic species of varying sizes and degree of stewardship. In terms of native vegetation types, the categorised as Dune-Land under the Kāpiti District Endemic Floral Species List (2012)[3].

The overall impression of the area in terms of vegetation is a mixture of scrubby exotics and natives on rural farmland with suburban areas being heavily planted. The hillocks tend to have little to no vegetation, while the gullies have a mixture of native and exotic tree, and shrub species. The main exotic tree species visually dominant in the area are a mixed variety of established *conifers*, *pines*, and *silver birch (Betula pendula)*. These major tree species are also used to screen residential properties. Extensive planting has been undertaken as part of the Expressway works around important nodes including the following species: *toe toe (Austroderia toetoe), flax species (Phormium spp.), grasses / sedges (Carex spp.*), and *cabbage trees (Cordyline australis).* Minor areas of importance or edges of the Expressway tend to have less emphasis on them in terms of planting and landscaping. These are commonly areas which have strong rural character or are used for grazing and farming. A detailed description of the vegetation on site has been undertaken in the Ecological report prepared by Wildlands, dated May 2021.

Vegetation varies greatly through the proposal site with a high degree of modification for grazing purposes but with clumps of native vegetation (kanuka (*Kanuka robusta)*) present (Figure 4 of the Wildlands Report). Large exotic shelter belt species exist along Tieko Street as well as within the site.

Overall, the sensitivity to change of the existing vegetation is **low.**

Natural Character (Waterways and Waterbodies)

The Wildlands Report (May 2021) identified six potential wetland areas. These wetlands have been investigated in terms of the National Policy Statement Freshwater Management (NPSFM), with four wetlands (wetlands 1, 3, 5 and 6 shown on Figure 3 of the Wildlands report) being classified as *natural inland wetlands* subject to the regulations included in the National Environmental Standards – Freshwater (NES-F). Greater Wellington Regional Council (GWRC) have also endorsed this assessment (in writing) following a site visit last year. The proposal has been significantly modified to ensure any land disturbance within 10m of these *natural inland wetlands* is avoided.

In the wider area beyond the site there are few significant waterways, with the closest waterway being Muaupoko Stream approximately 125m to the east (on the other side of the Expressway and accessway to nearby dwellings), and the Waikanae River approx. 300m to the north. The development of the Expressway has meant the construction of artificial stormwater ponds with

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[3] Matt Ward (2012), Kāpiti District Endemic Floral Species List- A species guide to use for Restorative Planting Foxton Ecological District Version, Kāpiti Coast District Council

native planting, as stated above. The site has natural process functions with the presence of wetlands, although modified as well as the cleared land needed for farming and grazing.

Overall, the sensitivity to change to the natural character of waterways and waterbodies is **moderate**.

Built Structures

Buildings within a 500m offset of the proposal site consist of a mix of large (greater than 200m^2) rural residential dwellings and smaller standalone dwellings. These houses are a mix of style, ages, and condition with no consistent style or form. On Tieko Street and Pitoitoi Street, the character is more low-density suburban residential with a mix of single and two storey dwellings. Accessory buildings are common in the area.

There is little built form on the proposed site, apart from fencing, an existing house which will become Lot 30 and power poles.

Overall, the built form therefore has a **low** sensitivity to change.

3.1.3 Effects on Landscape and Natural Character

Landscape character is the combination and composition of biophysical elements such as topography, vegetation, built form and sensory qualities perceived by humans. Landscape character is also spiritual, cultural, and social associations.

The character of the receiving environment is semi-open, rural-residential and is used principally for agricultural or residential purposes. The proposed development modifies the landscape from one that is semi-open and agricultural in character to one that is denser and more suburban in nature, where infrastructure and amenities are more concentrated for Lots 20-49. Where lots 1-19 are proposed, the open rural-residential character will be retained to a degree due to the lots being of a larger size with an average size of almost 4,000m^2 (discounting Lot 5 which is 2.8Ha. and contains the largest wetland pushes the average lot size up to 5,300m^2). Aspects of rural character can and will be maintained through the mitigation of fencing types/position and landscape planting. The character of existing housing is typically detached dwellings, which the proposal intends to continue, albeit at a higher density.

Natural character is highly modified, having been cleared for agricultural land use. This is reflective in the lack of native vegetation present in the wider area. Existing amenity of the natural landscape is to be enhanced and retained through the planting and development of green networks connecting the wider landscape. Shared pedestrian/cycle/bridleway connections to adjoining developments and access to areas which are not currently accessible enhances the amenity of the site.

Overall, the character and land use of the area will shift from open and agriculturally focused to a more concentrated, high amenity development for Lots 20-49. The proposed recreation reserve (lot 105) fronting Otaihanga Road will assist with retaining an open character, with the majority of lots setback from the road, separated by the proposed constructed wetland which will occupy the majority of this frontage. For lots 1-19 an open, rural residential character will be maintained. Through mitigation measures, open character and significant landscape components will be retained and enhanced, where possible.

I consider that the effects on Landscape and Natural Character will be **low to very low** (or less than minor in RMA terms) due to the modified rural-residential character of the receiving environment and key landscape elements being retained. The receiving landscape character has a rural-residential character with limited buildings and large grassed hillocks. The buildings which are present are large scale dwellings, generally in excess of 200m². The Expressway has made a major effect on the character of the area with substantial earthworks undertaken, the installation of road related infrastructure including signs, and the imposition of traffic. Middle distance views are largely contained along the road corridor with large grass hillocks or knolls framing views, as well as screening views of the proposed site from nearby properties.

Table 2: Assessment of Effects on Landscape Character and elements

Landscape Character / Element	Sensitivity of Change	Magnitude of Change	Effect (before mitigation)	Residual Effect (after mitigation)	Comment
Character		Low	Minor	Less than Minor	The character of the area has been modified due to the construction and operation of the Expressway with the installation of associated road infrastructure including retaining walls and signage as well as the carriageway itself and traffic. While the character of the area is rural residential with a moderate sensitivity to change, the magnitude of change is considered to be low with minor effects. Additional dwellings can be absorbed into the receiving environment while maintaining key landscape elements.
Topography	Moderate	Moderate	More than Minor	Minor	Key topographical features on site have been identified with the proposed earthworks plan limiting modifications to less sensitive areas and protecting the dominant dune formation.
Vegetation	Low	Very Low	Minor	Less than Minor	Vegetation of note, kanuka stands, will be protected from development with the large open grass paddocks being retained.
Waterways and natural character	Moderate	Very Low	Minor	Less than Minor	Four natural inland wetlands (in terms of the NPSFM) have been identified on the site and any development has avoided these areas with the necessary buffers in place – development is away from these features.
Built Structures	Low	Very Low	Less than Minor	Less than Minor	There will be an increase in the number of built structures in the receiving environment,

Landscape Character / Element	Sensitivity of Change	Magnitude of Change	Effect (before mitigation)	Residual Effect (after mitigation)	Comment
					but the proposal will not have an adverse effect on this aspect.

3.2 VISUAL AMENITY

The visual context of the receiving environment is considered to be relatively contained from the edge of the proposed development. This is due to the receiving environment's undulating topography limiting views into the site, resulting in views from further away either not being possible or being indiscernible at distance. A series of key viewpoints were selected to show a representative sample of the likely visual effects which could result from the proposal (**refer to attached figures for the relevant photos**). Viewpoints are generally located on public land, and where possible located as close as possible to existing or proposed residential dwellings. The quality and openness of the view is considered by identifying visually sensitive receptors. These were as follows:

1. View north from near 31F Tieko Street;
2. View north east from near 110 Otaihanga Road;
3. View north from near 134 Otaihanga Road;
4. View northwest near 150 Otaihanga Road;
5. View from the end of Grand Poppa Way;
6. View from 189 Otaihanga Road (accessway adjacent to the Expressway);
7. View from 189 Otaihanga Road (accessway adjacent to the Expressway);
8. View from 189 Otaihanga Road (accessway adjacent to the Expressway); and
9. View northeast from near 34 Pitoitoi Street.

3.3 VISUAL AMENITY EFFECTS

In assessing the potential effects on visually sensitive receptors, the key viewpoints outlined above have been used as a reference point where it is considered that the effects are likely to be similar to the viewpoint and for a group of viewers. The viewpoint is a representative view, as close as possible to the view likely to be experienced from a private residence or property but obtained from a public location.

The following table outlines the potential visual effects each visually sensitive receptor might receive. The effects take into account the likely sensitivity of the receptor (based on type), combined with the likely magnitude of effects (a combination of distance from the proposal and degree of change) to determine what the likely residual effects from the proposal will be.

Table 3: Assessment of Effects on Visually Sensitive Receptors

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Sensitivity of VSR	Magnitude of Change	Effects (before Mitigation)	Residual Effects (after Mitigation)
1. View north from near 31F Tieko Street	Residents at 44 Tieko Street	<50m	Partial	High	Moderate	Minor	Less than Minor
2. View northeast from near 110 Otaihanga Road 3. View north from near 134 Otaihanga Road 4. View northwest near 150 Otaihanga Road	Vehicle users along Otaihanga Road	<50m	Partial	Low	Low	Minor	Less than Minor
	Residents at 115, 134 and 150 Otaihanga Road	<50m	<50m	High	Moderate	Minor	Less than Minor
5. View from the end of Grand Poppa Way	Residents at 20, 21, 23 and 24 Grand Poppa Way	240m	Partial and screened	High	Low	Less than Minor	Less than Minor
6. View from 189 Otaihanga Road	Vehicle users along the Expressway	<50m	Open	Low	Low	Less than Minor	Indiscernible
7. View from 189 Otaihanga Road 8. View from 189 Otaihanga Road	Pedestrians and cyclists on the CWB			Medium	Low	Minor	Less than Minor
9. View northeast from near 34 Pitoitoi Street	Residents on Pitoitoi Street	360m	Screened	High	Very Low	Less than Minor	Indiscernible

3.4 SUMMARY OF EFFECTS ON VISUAL AMENITY

The likely visual effects are described above in the Assessment of Effects table.

The proposal would result in an overall change in character from open and rural-residential character to one that is more dense and suburban in nature for Lots 20-49, though this activity is not inconsistent with nearby residential or rural residential areas. The open rural residential character will be maintained for lots 1 - 19. The

receiving environment is to maintain aspects of openness through the protection of hillocks, native vegetation and the avoidance of development near wetlands as well controls on fencing. Management of fencing and bulk and location of the development will also help create a sense of openness throughout the site and limit visual effects for passing motorists. The highest likely effects after mitigation will be experienced by those residential properties closest to the proposal, along Otaihanga Road and Tieko Street although views are often blocked by either vegetation or topography or a combination of both. Though there is a change from rural-residential to a higher density for lots 20-49, the magnitude of change is considered low as the proposal appears as a natural extension of existing development to the west of the proposal.

Overall, the open, rural residential character will be maintained for lots 1 -19, while the scale and bulk and location of the higher density of lots 20-49 would allow it to appear as a natural extension of existing development within Otaihanga, with an anticipated low magnitude of change to the existing visual amenity.

3.5 LANDSCAPE VALUES

As discussed in section 2.4 above, values the wider public and the community places on the landscape are reflected in the principles included in the RMA, national policy statements, and in objectives, policies and rules outlined in a regional or district plan which are relevant to landscape.

3.5.1 Wider Public Landscape Values

RESOURCE MANAGEMENT ACT 1991 (RMA)

Section 6 of the RMA identifies matters of national importance:

> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, it relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*
>
> *s.6 (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;*
>
> *s.6 (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
>
> *s.6 (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna."*

Other matters are included under Section 7:

> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-*
>
> *(c) The maintenance and enhancement of amenity values;*

(f) The maintenance and enhancement of the quality of the environment."

Response

The proposal has identified key areas to preserve the natural character of the coastal environment, wetlands and their margins from inappropriate subdivision as follows:

- Development avoids the wetlands with the wetlands having been identified and included into the concept plan for protection. These wetlands will be enhanced with a 10m wide (its margins) planted buffer and fenced off within the site to prevent stock entering these areas. Buildings will not be allowed in these areas;
- Development avoids the larger dune forms which provide a degree of natural character to the coastal environment. Mapping the existing topography, earthwork and building exclusion areas have been identified to ensure the character of the area is retained. Smaller, internal landforms will be modified to provide access and building sites but it is consider these changes are acceptable with the key topographical elements being retained. The building and earthwork exclusion areas are highlighted on the Scheme Plan – Ecological Constraints and Earthworks prepared by Cuttriss.

NATIONAL POLICY STATEMENT – URBAN DEVELOPMENT

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

a. *unanticipated by RMA planning documents; or*
b. *out-of-sequence with planned land release.*

Response

The proposed subdivision is considered to naturally extend existing residential development at Otaihanga. At the edge of existing residential settlement, the continuation of residential dwellings at a similar density is likely to be seen as an anticipated natural extension when compared to the broader context. While the proposed density is higher than the existing environment, the proposed subdivision retains similar levels of density when compared to nearby residential development in Tieko and Pitoitoi Streets. Viewpoint 9 in the appended figures show the existing type of residential development on Pitoitoi Street. It is considered appropriate for its setting on the edge of the township when considering the significant addition to development capacity that contributes to well-functioning urban environments. It is considered that the subdivision area is in-sequence developments adding to developments capacity of the receiving area, while retaining a similar level to existing surrounding development.

NEW ZEALAND COASTAL POLICY STATEMENT 2010

- *Objective 1*, Objective 2 and Objective 6
- *Policy 6 – activities in the Coastal Environment*
- *Policy 13 – Preservation of natural character*
- *Policy 14 – Restoration of natural character*
- *Policy 15 – Natural features and natural landscapes*

Response

The proposal has identified key remnant dunes and wetlands (and their margins) within the proposal site, developing the subdivision design and level of intensity in direct response to these elements or attributes. By creating no build and no earthworks areas (Earthwork and Building exclusion areas), the design has worked with the underlying landform to minimise proposed cut and fill works while creating build sites for additional housing for people (the community). The dune ridge running parallel to the Expressway is to be protected from development along with the wetland at its northern end (within future lot 5). The highest dune form, being at the southern end of the site immediately south of the existing old road is protected from development and forms a strong natural break between the rural residential lots in the northern section of the site and the higher, albeit still low density, lots adjacent to Otaihanga Road.

Where earthworks are proposed, the scale of the dunes is much lower and have been modified to a degree by farming practices. The installation of infrastructure has been minimised with low impact design solutions proposed for stormwater collection/detention and the road design being modified to avoid sensitive areas or result in significant amounts of earthworks. The type of infrastructure is considered appropriate for the needs of the future population without compromising other values of the coastal environment. The development will connect to the existing urban infrastructure, being an extension of the development in Tieko and Pitoitoi Streets.

As outlined above, the preservation of natural character has heavily influenced the design and layout of the proposed subdivision and landuse. Wetlands, native vegetation and important dune features have been identified and protected from development. Enhancement planting around wetlands is proposed, which will assist in restoring the natural character of these wetlands which are currently degraded with weed species and stock grazing. Existing stands of Kanuka have been mapped and will be supplemented with additional plantings. This work is likely to create improved habitats for indigenous species.

Overall, from a landscape and natural character perspective, it is considered the proposed subdivision is consistent with intent of the Objective and Policies of the New Zealand Coastal Policy Statement 2010.

NATIONAL POLICY STATEMENT – FRESHWATER MANAGEMENT 2020

- *Section 3.22 – Natural inland wetlands – (3)(a) – relating to loss of amenity values*

Response

In terms of amenity values, the proposal is considered to have the potential to improve the value of the wetlands. A 10m wide planted buffer is proposed around the edge of each identified wetland within the site, which will be fenced to prevent stock entry. The wetland management will also include the management of weed species noting that the wetlands currently have several weed species present. A public pedestrian walkway is also proposed which will increase recreational opportunities for Otaihanga Road, through the development and to Tieko Street with views out to Kapiti Island, from the high point and to the wetlands. Parts of the site have been set aside as no build areas to retain key dune landforms, and this measure will also serve to preserve amenity for future residents of the subdivision.

3.5.2 Community Landscape Values

WELLINGTON REGIONAL POLICY STATEMENT 2013

- *Landscape: Objective 17; Policies: 35, 50, 56, 67*
- *Rural development – subdivision – Objective 22; Policies: 3, 36, 55, 56, 67*
- *Urban Design - Objective 22; Policies: 3, 31, 36, 54, 55, 56, 67*

- *Urban development – subdivision - Objective 22; Policies: 3, 31, 36, 54, 55, 67*

WELLINGTON PROPOSED NATURAL RESOURCES PLAN (PNRP)

- *Objective O17 – natural character*
- *Objective O32 – outstanding natural features and landscapes*
- *Policy P24 – assessing natural character*
- *Policy P48 – natural features and landscapes*

Response

The site is not identified an Outstanding Natural Landscape or Feature (ONLF), but the proposal has identified, and protected, elements which contribute to the natural character of the coastal environment. The proposal avoids habitats and features in the coastal environment that have significant landscape values (as required by Policy P24 and P48) with the major dune forms protected by the creation of Earthworks and Buildings Exclusion areas.

The form, density and layout of the design recognises the receiving environment, landscape and natural features which are of value, developing the site to a density which is appropriate for one which is on the edge of existing suburban development. The design has a high level of connectivity, while the development of long cul-de-sacs is not usually a preferred option a design perspective, this has been offset by the provision of a shared path through the design linking Tieko Street to Otaihanga Road and has several other benefits including reduction of the earthworks required, provides the ability to retain more remnant dune formation and is more sensitive to the protected wetland areas. Previous designs had a connected road but this would have resulted in significant earthworks close to wetlands and dune features, discounting this layout as an option. The proposal provides a mix of housing types with different lot sizes proposed.

No views to Kapiti Island or to the Tararua range are affected by the proposal. As outlined below in the visual amenity assessment, views into the 'built' part of the project site are relatively limited to a small stretch of the Expressway (by the northern wetland) and at the entrance of the cul-de-sac on Otaihanga Road. In both instances, the views will be intermittent and fleeting.

Overall, the proposal is considered consistent with the Regional Policy Statement and the Proposed Natural Resources Plan.

PROPOSED KAPITI COAST DISTRICT PLAN (PDP)

The PDP has Special Amenity Landscapes (SAL) and ONLF which are mapped on Map 9D. There are no SALs or ONLFs near the site. The Muaupoko Stream that flows just east of the access road is shown on the planning map but is not a recognised SAL. The closest ONLF is the Waikanae River margins which is not affected by the proposal. Under the Operative Kapiti Coast District Plan (PDP), the site is zoned Rural Residential.

Given that the PDP process has identified landscapes of value, as per Section 6(b) of the RMA, it is not necessary to carry a further assessment.

There are several Objectives and Policies of the PDP which relate to Landscape Values and amenity which have been addressed below.

CHAPTER 2 - OBJECTIVES:

O2.3 – Development Management *– to maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas which can be efficiently serviced and integrated into existing townships – delivering:*

e. *management of development in areas including freshwater systems of special character or amenity so as to maintain, and where practicable, enhance those special values*

f. *sustainable natural processes including freshwater systems, ecological integrity, identified landscapes and features, and other places of significant natural amenity.*

Response

The proposal is not located within an identified landscape or feature and while the undulating dune form of the topography provides a degree of natural amenity, the proposal has identified and protects the most prominent landforms from inappropriate development while recognising that rural residential development (buildings) are anticipated in the zone. Development controls are proposed to ensure natural processes and natural amenity is maintained.

O2.4 – Coastal Environment

To have a coastal environment where:

a. *areas of outstanding natural character and high natural character, outstanding natural features and landscapes, 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. *effects of inappropriate subdivision, use and development are avoided, remedied or mitigated; and*

d. *relating inappropriate development does not result in further loss of coastal dunes in the areas mapped as the dominant coastal environment.*

Response

The proposal is not located in an area of outstanding natural character or high natural character. Clumps of indigenous vegetation have been identified on site (see Ecological report) and are to be protected from inappropriate development (i.e. the siting of dwellings and cadastral boundaries).

The subdivision (both layout and earthworks) has been designed to minimise effects on the underlying dune form and ensuring that key elements are retained and protected from inappropriate development.

O2.9 – Landscapes, Features and Landforms *– to protect District's identified outstanding natural features and landscapes from inappropriate subdivision, use and development; and*

a. *maintain or enhance landscape values of special amenity landscapes and identified significant landforms; and*

b. *avoid, remedy or mitigate manage adverse effects of earthworks on natural features and landforms.*

Response

There are no ONLFs or SALs on the site. Potential adverse effects from earthworks on dune forms and wetlands are managed through avoiding development in sensitive areas. The scale of proposed development is considered appropriate for the zone with more intensive residential development proposed close to Otaihanga Road where the underlying topography is less sensitive. Originally a 'spine' road was proposed through the site to provide a higher level of connectivity for all modes but this required a higher level of earthworks than the proposed design. As a result the original design was modified to ensure earthworks are minimised.

Key landforms are identified and protected from inappropriate development (see proposed mitigation measures below).

O2.11 – Character and Amenity Values *– to maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:*

e. *well managed interfaces between different types of land use areas (e.g. between living, working and rural areas and between potentially conflicting land uses) so as to minimise adverse effects.*

Response

The proposed subdivision design is of a scale appropriate to its rural-residential setting on the fringe of urban development without adversely affecting the character of adjoining land uses. Views into the site are relatively limited due to the underlying landform and existing vegetation, and with the proposed retention of key landforms combined with the low density of development, the unique character and amenity values of the receiving environment will be maintained. A key aspect to maintain the existing character is controls over solid, close board timber fencing where its installation in the inappropriate locations could compartmentalise the open, undulating character of the site.

CHAPTER 2A – DISTRICT-WIDE POLICIES:

DW1 – Growth Management

New urban development of residential activities will only be located within existing urban areas and identified growth areas in a manner which:

d. *avoids urban expansion that would compromise … unique character values in the rural environment between and around settlements;*

Response

The site is positioned between the existing low density suburban development of Otaihanga and the Expressway with the receiving environment having a rural-residential character on the fringe of urban development. The imposition of the Expressway, and its associated earthworks, has introduced a significant infrastructure element into the area and has rendered the land uneconomic to farm.

DW4 – Managing Intensification

Residential intensification will be managed to ensure that adverse effects on local amenity and character are avoided, remedied or mitigated, including through achievement of the following principles:

a) development will complement existing environment in terms of retaining landforms.

b) building bulk and scale will be managed.

Response

The proposal has been designed with high density development (lots 20-49) located where the landscape can readily absorb more housing while less houses are planned in the area which is more open and has higher landscape character (lots 1-19). The density proposed strikes a good balance between providing additional dwellings and working with the existing landform to retain its character. Building bulk and scale are managed through the creation of non-build areas to ensure future buildings are visually subservient to existing landforms, retaining a high degree of local amenity and character.

DW10 – Accessibility

Subdivision, landuse and development will be undertaken in a manner which enables all urban residences to have access to public open space within a distance of 400metres.

Response

The proposal has a high level of pedestrian connectivity and accessibility to open spaces. The closest existing open space is approximately 800m away on Otaihanga Road with a new recreation reserve proposed immediately abutting Otaihanga Road, adjacent to Lot 49 of the proposal, which is allow the development to achieve the minimum 400m walking distance. Within the development, the proposed walkways will provide a high level of passive recreation (walking) and connectivity.

DW11 – Parks and New Development

A. New publicly accessible local parks which are of a size, shape and location that meet the open space and recreational needs of the Community will be provided within new subdivisions; and

B. New parks or upgrades to parks will be provided for to accommodate open space and recreational demand created by infill housing.

Response

A new recreation reserve, in consultation with the Parks Department of KCDC, is proposed immediately abutting Otaihanga Road. The reserve is 3,245m^2 in size and is accessible from Otaihanga Road, the proposed cul-de-sac and the accessway. The design of this space is yet to be resolved but it is likely to include an Active Space of 430m^2, paths, carparking and open space.

DW14 – Amenity Values

A. New subdivision, land use and development within reserves and areas of significant scenic, ecological, cultural, scientific and national importance will provide for the amenity values of these areas, including (but not limited to) values associated with:

a) a sense of openness and visual relief from more intensive urban areas;

d) natural character;

B. New subdivision and development of land outside of the areas identified in A. above will be undertaken in a manner that does not compromise the amenity values of those areas.

Response

The proposed subdivision and development of land is outside of the areas identified as having significant scenic, ecological, cultural, scientific and national importance. The proposed mitigation measures outlined below in Section 4 will ensure that the development is undertaken in a manner that does not compromise the amenity values of the site.

The amenity values of the of the site will not be compromised with the proposal retaining the key elements of the receiving environment while allowing for residential development to occur.

CHAPTER 3 – NATURAL ENVIRONMENT

P3.12 – 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.

Response

The site is not in an ONF or ONL.

P3.13 – 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 taking into account existing land uses including primary production.

Response

There are no SALs on the site so this policy is not applicable.

CHAPTER 4 – COASTAL ENVIRONMENT

P4.1 – Coastal Environment

Recognise the extent and characteristics of the coastal environment including:

c) elements or features … that contribute to the natural character, landscape, visual quality or amenity value of the coast

Response

As outlined above and below in the description of landscape character, wetlands, vegetation and the underlying landform have been identified (refer to the Ecologist report) for protection where necessary. The proposed mitigation measures, including no build areas on key remnant dune formation have been designed to ensure that elements and features which contribute to the character, landscape and visual quality are retained.

P4.3 – Preservation of Natural Character

Preserve the natural character in the coastal environment and protect it from inappropriate subdivision, use and development including by:

b. avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas (not outstanding) of the coastal environment

Response

As outlined above in the Landscape Character Assessment section, there are no significant adverse effects on the landscape elements which provide natural character with the proposed mitigation measures, including the subdivision layout and density, ensuring that the elements which provide natural character are not adversely affected significantly.

P4.4 – Restore Natural Character

Promote restoration of the natural character of the coastal environment where practicable, by …

a. creating or enhancing indigenous habitats and ecosystems, using local genetic stock;

b. encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests;

c. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes;

Response

Buffers with fencing and weed management and planting are proposed (see Ecological report) for natural wetland areas. The constructed wetland in lot 200 adjacent to Otaihanga Road provides the opportunity for native landscape planting which will add to the natural character of the road corridor.

P4.5 – Amenity and Public Access

Maintain and enhance amenity values in the coastal environment, such as open space and scenic values.

Response

The proposed walkway linking the proposed Tieko Street extension to Otaihanga Road and the proposed cul-de-sac provide a public amenity which is not currently accessible. The walkway will allow views of existing dune forms and combined with proposed native planting will enhance local amenity values.

P4.7 – Natural Dunes

Natural dune systems will be protected and enhanced (including through restoration) and natural dune function will be enabled where practicable.

Response

The main dunes forms will be protected from inappropriate development with proposed dwellings located internally within the development and on flatter areas.

CHAPTER 7 – RURAL ZONE POLICIES:

P7.2 – Rural Character –

Subdivision, use and development in the Rural Zones will be undertaken in a manner that maintains or enhances District's rural character, includingr:

a) general sense of openness;

b) natural landforms;

c) overall low density of development; and

d) predominance of primary production activities.

Response

A general sense of openness will be maintained for the majority of site (reserves; dunes). Controls on the location of development, including fencing, will ensure natural landforms are unaffected largely. Natural inland wetlands within the site are being retained, and protected from development with higher density (but still considered low density in urban terms) located in less sensitive areas, close to Otaihanga Road and the Expressway. The lots close to Otaihanga will be seen as an extension of existing residential development on Tieko and Pitoitoi Streets which front Otaihanga Road.

P7.6 – Management of Conflicting Uses –

Manage the interface *between activities on adjoining properties in the Rural Zones in order to avoid, remedy or mitigate adverse effects on amenity values and on the effective and efficient operation of rural activities.*

Response

The Expressway provides a buffer between the proposed activities on site and nearby rural areas. The underlying zone is rural – residential which provides for a degree of residential development where the land is no

longer used for rural purposes. The site is relatively contained by the Expressway, Otaihanga Road, and the larger rural sections proposed near Tieko Street. Any opportunity for interaction between the residential activities proposed and rural activities is limited.

P7.10 – Household Units and Buildings

New household units and other buildings in all Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on productive potential and landscape character of rural area including:

a. *limiting the number of household units and minor flats to one each per site except where Development Incentive Guidelines complied with; and*

b. *manage location and scale of buildings.*

Response

The Expressway has already reduced any primary production potential of the site. The location of buildings and fencing is being managed to ensure the open character of the site, particularly when viewed from the east and the Expressway, is maintained.

P9.5 – Protect via Natural Buffers

Natural features that have the effect of reducing hazard risk by buffering development from the effects of natural hazards will be protected through:

a. *development controls, including the use of minimum setbacks, from rivers and streams for new and relocated buildings; and*

b. *undertaking and encouraging restoration of such natural features*

Response

See mitigation measure below. The existing natural inland wetlands are to remain with buffers to provide further protection. The location of building footprints are to be setback from the wetland areas and the main dune features to be retained.

CHAPTER 11 – INFRASTRUCTURE

P11.2 – Reverse Sensitivity

Reserve sensitivity effects from subdivision, land use and development will be avoided, as far as reasonably practicable, by ensuring:

a. *infrastructure corridors are identified and effects upon those corridors from subdivision, land use and development are considered in all resource management decision-making;*

Response

The proposal is considered to have less than minor to indiscernible visual effects on users of the Expressway or along Otaihanga Road. There will be a magnitude of change but the level is considered low to very low given the proposed mitigation measures. See the visual assessment above.

P11.4 – Managing adverse effects

Any adverse environmental effects arising from the establishment, operation, maintenance and upgrading of infrastructure will be avoided, remedied or mitigated as far as reasonably practicable by:

b. *minimise effects of infrastructure on amenity values … in particular visual effects with respect to scale and sensitivity of environment*

c. *considering all waterbodies to be valued assets and protecting the mauri of fresh and coastal water resources*

Response

See response above with regard to users of the Expressway. The scale and style of the proposal is such that it will not have an effect on existing infrastructure. The design has minimised roading to reduce earthworks and retain a higher degree of natural topographical character.

4. MITIGATION MEASURES

The following mitigation measures are suggested to either avoid, remedy, or mitigate any potential adverse environmental effects on Landscape Character, Landscape Values and/or Visual Amenity from the proposed subdivision:

MM1	Provide a diversity of house size and lot size to provide choice, with higher density development located in less sensitive locations. • This is provided for through the proposed location of low and rural-residential density housing.
MM2	Locate higher density towards Otaihanga Road, buffered by lower density development along the Expressway and adjoining rural residential area. • This is provided for through the placement of smaller sections close to Otaihanga Road
MM3	Create streets which have a high level of amenity, provide for different modes, and allow for the use of low impact design techniques including grass swales and detention basins. Suggested street tree species included, but will be confirmed after consultation with KCDC: • Rhopalostylis sapida, nikau • Cordyline australis, ti kouka • Podocarpus totara, totara • Alectryon excelsus var. excelsus, titoki • Sophora microphylla, SI Kowhai • Hoheria sextylosa, Lacebark
MM4	Create a well-connected walking and cycling network which combines with the green / blue network and existing facilities, prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes • Key connections are provided for through the site, linking the Tieko Street extension with the proposed cul-de-sac and Otaihanga Road

MM5	Identify and protect important topographical features on site. • Restrict buildings to less prominent locations
MM6	Solid fencing should preferably be restricted to side yards to retain an open character along streets and existing roads or at a minimum front boundary fencing will have restrictions. Side fencing should not extend forward of the front wall closest to the street of a house or would need to be limited in height. • Refer to Landscape Concept Plan
MM7	Identify and protect important wetland features on site. • Create a 10m wide buffer around existing natural inland wetland areas to prevent future buildings or earthworks having a detrimental effect. The following species are proposed around the natural wetlands, being Mix A – Wetland Planting in the following percentages at 750mm,1500mm or 3,000mm centres depending on the species: o Cordyline australis - 5%, 3,000mm crs o Phormium tenax – 20%, 1,500mm crs o Leptospermum scoparium – 5%, 3,000mm crs o Kunzea robusta (raised land only) – 10%, 3,000mm crs o Coprosma propinqua – 10%, 1500mm crs o Coprosma robusta (raised land only) - 10%, 1500mm crs o Podocarpus totara (raised land only) - 5%, 3,000mm crs o Muehlenbeckia complexa – 10%, 1,500mm crs o Carex geminata (plant closest to wetland margin) – 25%, 750mm crs
MM8	Identify and protect important vegetation features on site. • Protect existing kanuka stands from development. A 10m buffer is proposed around existing Kanuka trees which is to be planted with: o Kunzea robusta –3,000mm crs

5. C O N C L U S I O N S

In terms of the National Policy Statement: Urban Development, Policy 8, the proposed subdivision will add residential capacity with a proposed density consistent with the character of the receiving environment. While the proposed density on Lots 20-49 is higher than the existing pattern of residential development on adjacent sites on Otaihanga Road which are typically around 2-3000m^2 in area, it is considered lots 20-49 are consistent with existing residential development on Tieko and Pitoitoi Streets. The placement of the proposed recreation reserve and constructed wetland fronting Otaihanga Road will also assist with mitigating potential landscape character and amenity effects. The density for Lots 1-19 is consistent with a rural residential development. Any amenity effects on existing and future residents can be successfully mitigated through the proposed mitigation measures.

In terms of landscape character and natural character of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change on the existing rural-residential landscape

character and values. The existing character of the receiving environment is already modified with any natural features of note being protected, and enhanced, through the proposed mitigation measures.

In terms of visual amenity, the adjacent rural-residential properties will experience a change in the existing views but these are not necessary considered adverse. Nearby suburban residential properties, current and future, overlooking the subdivision area will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Low given the character of existing views and existing boundary treatments.

In terms of Landscape Values and the objectives and policies of the PDP, the proposal recognises and avoids developing on the landscape elements of value while creating a rural residential and residential development.

Overall, adverse residual effects from the proposal are considered to be low.