

Landscape & Visual Effects Assessment

110 Te Moana Road
Waikanae Beach

Prepared For:

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W A Y F I N D E R

Landscape Planning & Strategy

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Introduction

The applicants wish to undertake a residential subdivision within their property at 110 Te Moana Road, Waikanae Beach. The development would involve the creation of residential lots, the formation of a new public roading and the retention and enhancement of an existing QEII covenant area (Osborne Swamp).

On behalf of the applicant, Mitchell Daysh are applying to the Kāpiti Coast District Council (*Council*) for the site to be rezoned from General Rural to General Residential.

This document has been prepared to provide an assessment of the potential landscape and visual effects of the proposal and based on the Structure Plan developed by Wayfinder. In this regard, this assessment has considered the effects of the application as a whole, which includes both stages as an entire entity.

The assessment concludes that the landscape and visual effects of the proposal will be **low**. There will also be a heightened level of awareness of the project in the early stages of development. Overall, it is considered that the landscape and visual effects will be **less than minor** once the project is established.

Methodology

Wayfinder and the author of this assessment has developed the Structure Plan as part of this proposal. This has primarily involved analysis of the site including identifying potential entry points and connections, plotting archaeological sites, reviewing the existing vegetation character, topography of the site including waterways, and identifying the surrounding land use sensitivities. In addition, desktop analysis was undertaken which included reviewing Google Earth, Google Maps, Council Maps and various Plan Policies.

A site and locality visit was undertaken on Wednesday 18th September 2024 in fine weather conditions. During this time the site was traversed with the applicants, and it also included visiting the following public locations:

- The full length of Te Moana Road, in both directions;
- Fairway Oaks Drive;
- Te Ara Kawakahia and the Ngārara Development Area;
- Summerset Waikanae development off Park Road;
- Kāpiti Expressway; and
- Flaxmere Street (publicly accessible areas only).

A map showing the surrounding area, identifying potentially affected residential dwellings, and a series of photographs taken from the wider area is provided in the Graphical Attachment dated 25 November 2024.

No private properties were visited during the assessment, but enough information is available to be able to extrapolate the considered effects from neighbouring properties. Photographs were taken with an iPhone11 (12MP wide camera and 120° field of view).



Graphical material is included and attached to this report, these being the proposed Structure Plan and photographs for landscape context.

Scale of Effects

The New Zealand Institute of Landscape Architects has published technical guidelines for landscape assessment¹ which has informed the preparation of this document. This includes the use of a 7-point assessment rating scale which has been adopted for this report, as follows:

This Assessment	Very-Low	Low	Low-Mod	Moderate	Mod-High	High	Very-High
RMA	Less than Minor		Minor		More than Minor		
						Significant	

The scale deliberately avoids the use of more traditional RMA terminology, such as minor or less than minor, and (as the NZILA guidelines set out) caution is needed in directly translating the 7-point scale of each identified effects into an RMA terminology. Rather, the degree of individual effects are to be assessed first, and then – following that – an overall professional judgement can be made on the overall significance of effects in the context of relevant RMA or policy tests. Nevertheless, a broad scale translation of effects is provided for reference.

Determining the rating to be applied is achieved through a qualitative analysis of various factors – this requiring a consideration of what factors or values are relevant to the particular assessment, what weighting should be applied to these, and what rating should be applied to each. In addition is a consideration of the inter-relationship between the values, for example whether two or more factors combined result in a greater or lesser significance.

The factors or values that are considered relevant to this proposal, based on the nature of the proposal and the character and context of the site, are outlined as follows:

Context

- ▶ What is the contribution of the landscape to the identity of the area?
- ▶ What is the significant of the landscape, is it considered high value and/or does it have well understood associational or cultural values?

¹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.



- ▶ How unique is the landscape does it convey a particular sense of place, is it memorable?
- ▶ What is the overall character of the site and its surrounds, is the proposal consistent with this character?
- ▶ What are the compositional qualities – how coherent is the land use to landform?
- ▶ Does the landscape have any Māori, non-Māori cultural, community or historical values?
- ▶ What is the extent of openness of the landscape, how vast is the viewer experience, and does the typical elevation of the viewer change this experience?
- ▶ What is the level of modification to the site and surrounds, is it pristine native bush or modified productive land?
- ▶ What is the ecological value and characteristic of the landscape, is there significant flora, fauna or waterways present?
- ▶ Will the proposal affect the level of vegetation or fauna habitat?
- ▶ What are the geomorphic values of the landform, are there significant rocky outcrops landforms or visible processes?
- ▶ What are the hydrological values of the landscape, are there significant waterways, flow paths or wetlands?
- ▶ What are the transient values of the landscape, how much does it change over time (weather, fog, seasons, cropping)?

Viewpoint Locations

- ▶ Is the viewpoint location specifically orientated towards the proposal?
- ▶ Can other developments be seen from the same viewpoint or the same general area?
- ▶ Is the viewpoint location often frequented, is it a living or recreational space?
- ▶ Is the view towards the proposal clear and open, or are there intervening obstacles?
- ▶ Is the proposal in the foreground, middle-ground or background of the view?
- ▶ Will the proposal dominate the viewer?
- ▶ Is the viewpoint part of a sequence of views, and if so is the prominence of the proposal more or less at the particular viewpoint than in other parts of the sequence?
- ▶ Will the proposal change the composition of the view or the broad outlook?
- ▶ Will the proposal draw the attention of the viewer more than other features in the view?
- ▶ Will the proposal compromise views to landscape features or wider views in the landscape?



- ▶ Will the proposal result in modifications to the landform, change the skyline form or create exposed cut surfaces?
- ▶ Will the proposal result in the loss of vegetation or reduction of fauna habitat?
- ▶ Does the proposal follow the landform or is it in contrast to it?

Translating these factors into a consideration of landscape effects, a very-high rating represents a situation where a proposal would result in direct, extensive change to landform or land-cover, and would result in changing the character of a place or how people might connect with it. It would represent an activity that is very foreign and hard to rationalise in the landscape. A very-low rating represents a situation where a proposal would have only a small impact on landform or land-cover (such as temporary works), and relates to works that are in character with the existing landscape, retain any associational values, or share characteristics as a type of activity that already exists.

Landscape effects are considered in the context of permitted activities within the relevant District Plan that have a high likelihood of occurring (or are already occurring) in the wider landscape.

In terms of visual effects, a very-high rating represents a situation where a proposal would become the key, dominating element in the primary view from a particular viewpoint, likely in the foreground, making the appreciation of other aspects of the view difficult to achieve. A very-low rating represents a situation where a proposal might be partially visible from a particular viewpoint, but it would be subservient to other aspects of the view and likely partially (or largely) obscured by foreground elements.

It's important to recognise that visual effects need to be considered in terms of the whole view – during an assessment process it is easy to focus solely on the proposed site only, and not consider views in other directions which may be more interesting or captivating. The role of a visual effects assessment is to identify the degree to which a proposal changes a person's appreciation of a certain view.

Landscape Context

Broader Context

The site is located in the Kapaiti Coast, on the lower western coast of the North Island. The region is bordered by the Tasman Ocean to the west and the Tararua Ranges to the east. The region is part of a coastal flat dominated by bands of sand dunes and wetlands between.

Iconic landmarks in the broader context include Kapaiti Island, and the Kapaiti Coastline to the west of the site. Hemi Matenga Reserve and Muaupoko Bush are located within the foothills of the Tararua Ranges to the east. Two rivers run through the middle of the coastal flats, the Waikanae River and the Otaki River who are fed from the Ranges to the east. Smaller tributaries include the Waimeha Stream which runs approximately 80m from the northern most point of the site towards its outlet at Waikanae Beach.

The town of Waikanae is the largest residential suburb within the Kāpiti Coast with a population of approximately 13,000. Together with the neighbouring coastal settlement of Waikanae Beach, the town is considered a quiet locale, popular with families and a growing retirement destination in the Wellington region.



The town is located on State Highway 1 and the North Island Main Truck railway. In 2017 the Kāpiti Expressway was opened bypassing the town centre between Waikanae Beach and the central township.

Site and Immediate Surrounds

The proposed site at 110 Te Moana Road, sits between the Kāpiti Expressway and the Waikanae Beach residential built form extent. Opposite Te Moana Road is the Waikanae Golf Club and associated clubhouse bar, café and car park. Also to the north of Te Moana Road is Waimeha, a local development that is part of the wider planned Ngārara Development Area. Waimeha is largely constructed, consisting of a range of medium density residential lots.

The eastern, southern and lower western boundary neighbours are subject to State Highway 1 Designations (KCDC). Land to the east has been largely modified in the creation of the Expressway to allow for the Kāpiti offramp, planted embankments and stormwater management. The remaining neighbouring land has been modified over time and existing vegetation cover consists of marginally grazed scrub with exotic tree species.

The sites northern boundary is shared between Te Moana Road and the established residential dwellings rear boundaries along Fairway Oaks Drive. Property to the west of the site has been developed into large lot residential sites off the Flaxmere Street private right of way (ROW).

A post and wire fence runs alongside the Te Moana Road boundary, along with several mature Pohutukawa tree specimens that are characteristic along Te Moana Road and the wider coastal township. The northern area of the site is flat pasture, divided up into two smaller paddocks with post and wire fencing. A sealed accessway off Te Moana Road, runs down the eastern boundary before diverting into the KCDC Designated land. A swale lining this accessway is planted with native rushes that form an extension of the expressway vegetation through to the site.

A highly modified drainage channel that runs from underneath the expressway runs through the centre of the site in a north western direction. A cluster of exotic tree species mark its entrance into the site, however it is largely un vegetated. A cluster of large, mature Eucalyptus trees are present along the eastern boundary, where the accessway diverges and the land banks up forming the high, rolling parabolic shaped dunes, forming the southern back drop of the site. This hillside, has previously been planted in pine forestry however recently felled leaving an open, sandy face and patches of scrub.

The site was the previous location of a dwelling with associated garages, sheds and domesticated vegetation. This has since been removed and the concrete pads, footings and power poles are now the only evidence of this built form on the site.



The most significant feature on the site is the area identified as Ecological Site K068 – Osbornes swamp and QEII Covenant. This area comprises of an artificial pond (Osbornes swamp) which is approximately 0.4Ha in area and is bounded by a mix of native and exotic shrub/forest to the north, mowed grass and sand dune to the south and the wetland to the east. The area provides recreational and amenity value. The wetland is approximately 0.52 Ha in area and protected in perpetuity through the QEII open space covenant that encompasses both the wetland and the pond. The ecological value of the wetland is moderate, due to the rarity of wetlands as a habitat across the country.²

Landscape Character Assessment

Generally, the site identifies as rural because of its historical land use, however it is located between existing and planned residential development areas and adjacent to the new Kāpiti expressway. Like many areas along the boundary of the expressway, residential developments are providing an interface between the existing Waikanae town, therefore the anticipated character for the site is one of residential.

Biophysical Values

The biophysical values of the site and immediate surrounds are limited. NZTA have undertaken some remedial native planting along the Kāpiti expressway boundary and riparian planting along the artificial water channel. Whilst the broader landform is representative of the wider sand dunes, this has been modified across the area through farming practices and residential development. Exotic and native vegetation on the site provide an amenity role and has a limited meaningful habitat capacity.

Perceptual Values

There area also has limited perceptual values. The site conveys itself as an under utilised small parcel of land that has lost its high productivity capacity. There is also a sense of exposure towards the expresway from existing dwellings that currently front it.

Associational Values

Many of the associational qualities of the landscape revolve around cultural values. The wider area has strong cultural values as identified by the Waahi Tapu cultural overlay. While this overlay does not extend to the site, there is little doubt that values extend into the site. There are identified archaeological sites around the area and one within the site which have been identified as middens.

The association of coastal living offers a lifestyle associated with natural beauty, outdoor recreation and a strong sense of community. These associations have made the area a popular settlement option for bohemians, artists, conservationists and for retirement living.

Natural Character Landscape Values

Abiotic Values

² Ecological Values Assessment by RMA Ecology Ltd 2024



The site is part of the wider Foxton Ecological District³, dominated by shifting sand dunes. There are few natural areas of sand dune that remain unmodified or undeveloped in the area. However the undulating landforms remain as the predominant natural characteristic and contribute to the natural character of the site.

While the site still supports freshwater ecosystems which are of ecological value, the wetland and wider QEII site is not included in this assessment as it is already protected by an Open Space covenant. There are no rivers or streams within the site apart from an open channel drain with low natural character value.

Biotic Values

The natural ecology of the site has been heavily modified or removed through historical farming and forestry activities. Most of the vegetation on site is dominated by pasture and exotic plant species. Its current use continues to be grazing and plantation forestry having been harvested recently. The areas that do have areas of native vegetation are within the protected wetland. Woody vegetation to the north of the pond does provide habitat and connection value however there are many weeds present along with planted native trees, indicating that the site is not representative of natural regenerating shrubland or natural diversity.

Birdlife is evident in the wetland on site and within the taller woody vegetation areas. Pukekos were also sighted on the lower flats of the site.

Perceptual Values

When traversing the site, there were no stock units present, nor the typical farming infrastructure such as races, troughs and yards. The sights and sounds of the traffic on the expressway along with the proximity to the existing residential units was the dominating experience. The site experience was therefore urban as opposed to rural. The sites open aspect towards the expressway and Te Moana Road also contributed to the populated, urban experience.

Overall, the natural character values of the site are relatively diminished as it is predominantly a highly modified pastoral farmland. The site is within the regions characteristic sand dune formations, however they have been highly modified and do not provide a high natural representation. The perceptual experience was one of a populated urban character adjacent to a busy road and expressway. Therefore the natural character values of the site are considered to be **low**.

Policy Context

As part of this assessment, there are a number of planning provisions that are relevant to this project, including the RMA 1991, the New Zealand Coastal Policy Statement (NZCPS), Regional Policy Statement and Plans (WRPC) and the Operative Kāpiti Coast District Plan.

³ Ecological Values Assessment by RMA Ecology Ltd 2024



The site is currently zoned General Rural Zone under the operative Kāpiti Coast District Plan (KCDP). The KCDC identified that the site sits within the Coastal Environment overlay and the KO68-Osbornes Swamp and QEII Covenant Area has been identified as having Natural Environment Values.

A detailed review of policy in regard to the General Rural Zone is not provided in this assessment as the proposal is to rezone the site. Rather, this assessment focuses on the actual landscape and visual effects resulting from the proposed zoning.

New Zealand Coastal Policy Statement 2010

The following NZCPS policies are to be considered;

Policy 6 Activities in the coastal environment

(1) In relation to the coastal environment:

(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;

(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;

Policy 13 Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and

(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;

Policy 15 Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and

(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;



Regional Policy Statement for the Wellington region

As required by the New Zealand Coastal Policy Statement 2010, the WRPC identified the Coastal Environment as land subject to coastal processes and coastal landscapes consistent with the criteria in Policy 4 of the WRPS. Policy 4 identifies those natural and physical resources that, because of their form, function, or value, give particular parts of the region a coastal character. These criteria reflect the intended field of influence in terms of the landward extend of the coastal environment.

Kāpiti Coast District Plan

The site has been identified as being within the Coastal Environment in the KCDC and the following Coastal Environment Objectives and Policies are to be considered;

Objective 4 – Coastal Environment

To have a coastal environment where:

- 3. The effects of inappropriate subdivision, use and development area avoided, remedied, or mitigated;*
- 5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.*

Objective 9 – Landscapes, Features and Landforms

To protect the District's identified outstanding natural features and landscapes from inappropriate subdivision, use and development: and

- 2. Avoid, remedy or mitigate adverse effects of earthworks on natural features and landforms.*

Objective 11 – Character and Amenity Values

To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

- 1. Residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities:*

Policy 3 – Preservation of Natural Character

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

- 2. Avoiding significant adverse effects, and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas of the coastal environment;*

Kāpiti Coast Urban Development Greenfield Assessment – Non Statutory

The KCDC commissioned an assessment to review the Urban Development and Intensification Areas with Kāpiti. The purpose of the assessment was to inform the development of future changes to the district plan.



The report, prepared by Boffa Miskell Ltd⁴, identified key constraints and opportunities for development of individual study areas before being grouped into “priority” groups. The subject site was identified as part of an area identified as WB-02. In summary, the area was identified as a potential candidate for medium or long term urban development.

Proposal

The proposed site is located at 110 Te Moana Road, Waikanae.

A full description of the proposal is contained within the AEE. However, in summary the Project Site includes a plan change from General Rural to the following:

- ▶ The General Residential Zone (Stage 1);
- ▶ The Deferred General Residential Precinct (Stage 2);
- ▶ Retain Ecological Site KO68-Osbornes Swamp and QEII Covenant Area; and
- ▶ Future roading areas – primary access being the main road into the site from Te Moana Road.

Refer to the Proposed District Planning Maps and Proposed Structure Plan prepared by Wayfinder dated 25 November 2024. For clarity, this report has been undertaken by assessing both Stage 1 and Stage 2 as a whole.

Potential Landscape Effects

The proposed re-zoning would allow for future residential development. This would result in a change of character and land use from a highly modified, undeveloped pocket of land with very limited productive capacity to one of residential character and land use with associated infrastructure, roading, dwellings and residential activities.

It is intended that the existing Pohutakawa trees will remain, maintaining the amenity values they provide along Te Moana Road. The QEII area will remain protected with the existing buffers and controls associated with the site, remaining to protect the ecological and amenity values it provides. Ecological and amenity values associated with the QEII site will not change and the additional 10m setback will reduce any effect on the encroachment on the site.

⁴ Boffa Miskell Limited 2021. Kāpiti Coast Urban Development Greenfield Assessment



The largest change will be that of the change in land use. The land use of the site has been associated with changing productive land use patterns. Such as the change in crop cover, and productive forestry. This site has previously been subject to forest and scrub clearing, grazing, forestry plantations and more recently forestry clearing. Therefore land use change is already a perceived attribute of the site. However the wider land area has a residential character extending all the way from Waikanae town centre to the coast, as well as up and down the coast line. This residential zoning essentially surrounds the project site, implying that this type of development is predicted in this confined landscape. To the casual observer, this development would be read as a natural extension of the developing residential environment.

It is anticipated that the plan change would result in formalising the roading and installing kerb and channelling along Te Moana Road. However this type of infrastructure is already present for the majority of Te Moana Road, and more recently at the entrance to Te Ara Kawakahia. This anticipated infrastructure will provide a level of change to the existing environment with a shift towards a more urban built form, however it is not out of character when considering the wider area, especially to the scale and proximity of the expressway and overpass. The proposed accessway has also been identified within the same proximity of the existing access, reducing any level of effects further.

It is considered that associational values of community and recreation will remain with the proposed plan change. The land is currently privately owned and no public recreation or access is currently provided for. However there is potential for the QEII covenant area to be available to new neighbourhoods for passive recreation if the site was developed.

The existing dune landform has been modified over time with the rural and forestry land uses, and currently offers little in regards to natural representation. The predominant natural land form still remains and contributes to the natural character of the site. Any future development has the potential to reduce the overall legibility of the dune forms and natural character values of the site through an unconsidered approach to earthworks. Adjacent residential development, which are also formed on dune forms, have been developed in such a way as to retain the overall legibility of dune forms, contributing to the distinctive landscape character of Waikanae. For example roads follow contours and gradients that align with natural patterns and building platforms are varied both above and below ground level.

Considering the site is land locked between existing and developing residential development, the Kāpiti expressway, Te Moana Road and a private Urupa further south, the site is well placed for this type of development. Furthermore, the unproductive capacity of the site and pastoral land is at odds with the surrounding built environment and residential character. Natural character values are low and the existing ecological values within the QEII site will be retained. Therefore, the anticipated landscape effects of a plan change from general rural, to general residential is considered **low**. However there is potential to reduce the adverse effects on natural character to **very low** by retaining the overall legibility of dune forms.



Potential Visual Effects

The visual catchment is moderately small given the undulating topography, separation distance provided by the Kāpiti expressway, and presence of intervening houses and vegetation. Viewing audiences can be identified to include the following:

- ▶ People walking, cycling and driving along Te Moana Road in either direction, immediately adjacent to the site.
- ▶ Recreational users and workers at the Waikanae Golf Club.
- ▶ People driving along the Kāpiti expressway.
- ▶ People living in adjacent dwellings to the west of the site, in particular the residents at number 49, Flaxmere Street.
- ▶ People living in adjacent dwellings to the north of the site, in particular the residents at even numbers from 2 – 22 Fairway Oaks Drive.
- ▶ People living across Te Moana Road along Te Ara Kawakahia, as part of the developing Ngārara Development.
- ▶ People living across the expressway at the Summerset Waikanae Retirement Village (currently under construction).

In terms of visual effects and in respect of the different public and private viewing audiences, and noting the limited visual catchment overall, the following assessment is made.

People walking, cycling and driving along Te Moana Road in either direction, immediately adjacent to the site.

When travelling east along Te Moana Road, the eye is drawn towards the Tarawera Ranges. Closer to the Kāpiti expressway, the concentration is drawn towards the expressways built form and various traffic controls and signs. When travelling west from the expressway, distant glimpses of Kāpiti Island, and the tall Norfolk pines lead travellers towards the coast. It is anticipated that a form of solid, urban fencing may be implemented along the boundary. Along with the future dwellings, the fencing typologies will be visible to Te Moana Road users. These views will not be dissimilar to existing views in other directions and further along the road. The Pohutakawas will provide a form of visual mitigation for the anticipated future dwellings and maintain street amenity. Therefore the visual effects are considered low.

Recreational users and workers at the Waikanae Golf Club.



Members and staff at the Waikanae Golf Club will view the site when entering, parking and especially exiting the site as their access is directly opposite the subject site. However, this will only be experienced for a limited time while travelling or from the car park. As with other users of Te Moana Road, while any future development would be visible, the view would not be dissimilar to existing views along Te Moana Road. The club rooms are physically separated by Waimeha Stream and located approximately 75m away from the road. Along with the golf course, they are both orientated northwards away from the site. Therefore the proposed plan change and any future development, would have a very low visual effect for members and staff while visiting the Golf Club.

People driving along the Kāpiti expressway.

When travelling along the Kāpiti expressway, the eye is drawn towards the Tarawera Ranges. At 100km an hour, glimpses of urban development amongst the undulating dune landforms are revealed through elevation over patches of expressway vegetation. An NZTA designation area is currently located either side of Te Moana Road. This provides not only a vegetated buffer and physical separation from the expressway, it also indicates the entry to Waikanae beach. While the proposed plan change and anticipated future development would be visible from expressway travellers, again the view would not be dissimilar to views experienced within this area. Therefore the visual effects are considered to be low.

People living in adjacent dwellings to the west of the site, in particular the residents at number 49, Flaxmere Street.

For residents in the neighbouring dwellings, particularly 49 Flaxmere Street, the visual effects are assessed to be low. The separation distance is a minimum of approximately 150m, with established vegetation providing a visual buffer towards the site. These properties are also situated with views down to an identified ecological site (K170) and living areas have been orientated accordingly. An undeveloped section at 50 Flaxmere Street has a greater potential to overlook the site, however it is anticipated that any future dwelling would be orientated away from the subject site, also overlooking K170.

People living in adjacent dwellings to the north of the site, in particular the residents at even numbers from 12 – 22 Fairway Oaks Drive.

The dwellings at even numbers from 12 – 22 Fairway Oaks Drive are immediately adjacent to the subject site. Their properties sit on a raised landform, with their living areas orientated north away from the site. Views towards the site from these properties are screened by the existing woody vegetation on the northern escarpment of the QEII area. Visual effects are assessed as low given the existing mature vegetation and orientation of outdoor living.

People living in adjacent dwellings to the north of the site, in particular the residents at even numbers from 4 – 10 Fairway Oaks Drive.



The dwellings at even numbers from 4 – 10 Fairway Oaks Drive are also immediately adjacent to the subject site. However the properties at 8, 10 (and 12) are two story with several second story windows orientated towards the site. Property 12 is also slightly elevated and some properties are partially orientated towards the site. In particular 6 and 8 Fairway Oaks Drive have outdoor living areas directly adjacent to the subject site. All properties have fencing (some with a low vegetation band) across their eastern boundary which provides some screening. There would be an anticipated change in view from a small grazing block to a residential development. However, given that this view will not be dissimilar to existing views in other directions from these properties, the visual effects are considered to be low.

People living across Te Moana Road along Te Ara Kawakahia, as part of the developing Ngārara Development.

The first stage of the Ngārara development has been partially completed. A community of medium density housing has been established along Te Ara Kawakahia. Like the Golf club, the dwellings are physically separated by Waimeha Stream and located approximately 200m away from the site. Views towards the site are limited due to mature vegetation providing a visual buffer towards the site. Views from the dwellings would be dominated by the Tararua Ranges. The visual effect of any anticipated future development on the subject site would be within the mid-ground, and would also not be dissimilar to existing views in other directions. Therefore the visual effects are considered to be very low.

People living across the expressway at the Summerset Waikanae Retirement Village (currently under construction).

The Summerset Waikanae Retirement Village is currently under construction. It sits on the edge of an elevated site which overlooks the site from a range of approximately 400m – 700m away. The layout of the development is unknown however it presents as though multiple residential apartments will be overlooking the site. Their view composition would be made of the expressway in the lower foreground, the extensive Ngārara development in the mid-ground, and overlooking the Waikanae beach coastal settlement towards the Tasman Ocean and Kāpiti Island in the distance. The coastline will be the dominant view as the eye is drawn to the ocean and the Outstand Natural Feature of Kāpiti Island. The visual effect of any anticipated future development would be within the mid-ground, and appear as a small extension to the Ngārara development. The views dominant feature, and where the eye would be drawn to, would remain unchanged. Therefore the change in view from any apartments is considered as very low.

It is noted that while the site undergoes any potential future earthworks, the temporary visual effects would be moderate during that period of construction then reduce to low as the anticipated development is completed.

Overall I conclude that the visual effects of the proposal will be **low**. The anticipated future dwellings may be visible, but only from a limited catchment area. Where it is visible, it will not interrupt or alter the visual characteristics of the wider landscape and will largely integrate with the surrounding residential character.

Policy Assessment

As identified, a detailed review of policy in regard to the General Rural Zone is not provided in this assessment as the proposal is to rezone the site. In terms of the relevant statutory matters, the following assessment is made;



There are no areas of Outstanding Natural Features and Landscapes, Special Amenity Landscapes or Areas of Outstanding Natural Character within or immediately adjacent to the site. There is a Waahi Tapu overlay on the wider area to the west of the site, as well as a Rural Dune precinct overlay, however neither extend to the site itself.

The Ecological site (K068) is within a QEII covenant area and therefore will be protected from any inappropriate subdivision, use and development.

Objective 11 – Character and Amenity Values

To recognise the unique character and amenity values of the District’s distinct communities, while providing for character and amenity values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

- 1. Residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities:*

The proposed plan change provides for residential development as a response to the changing character of the Waikanae area. The retention of the Pohutukawa trees, and mature vegetation on site recognises and retains some of the amenity values already identified in the area and is considered consistent with Objective 11.

Policy 3 – Preservation of Natural Character

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

- 2. Avoiding significant adverse effects, and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas of the coastal environment;*

It is considered that the proposed plan change avoids significant adverse effects on natural character. While natural character is considered as low, the undulating sand dune formations do add value to the sites natural character. The proposed plan change to General Residential, would provide for the application of Medium Density Residential Standards across the whole site as a permitted activity. It could be difficult to achieve the Coastal Environment objectives if such a development was applied across the steeper more elevated dune formations of the property.



Having undertaken an assessment of the proposal within the context of potential landscape and visual effects, it is apparent that the proposed plan change is consistent with the surrounding and anticipated patterns of residential living and is appropriate for the site. Furthermore, the Kāpiti Coast Urban Development Greenfield Assessment⁵ concluded that development of the site would be an extension of the established neighbourhood at Waikanae Beach, and would function as a cohesive consolidation of urban form. Therefore it is considered that this proposed plan change supports consolidating coastal settlements, while maintaining the character of existing built form.

In summary, it is considered that the plan change from general rural to general residential is consistent with the outcomes sought by the District Plan. It is located in a modified landscape, within an area that is already established for development. Considering larger residential developments within the area, this site is well suited for this type of development as it is on a highly modified landscape that does not contain any outstanding or significant landscapes or features, and is located in adjacent to other residential activity.

Recommendations

This assessment has considered the potential landscape and visual effects of the proposal in conjunction with the Proposed District Planning Map and Structure Plan Sheet No. 002 and 003 by Wayfinder Ltd dated 25/11/2024. It is considered that the landscape and visual effects could be reduced to **very low** over time if a Landscape Development Framework was implemented. This could include;

- ▶ Retaining and improving native vegetation to the north of the QEII covenant which serves as a buffer to the housing to the north;
- ▶ Providing for native planting around the QEII covenant area;
- ▶ Implementing native boundary planting consistent with other residential developments along the expressway;
- ▶ Consideration of fencing controls;
- ▶ Low-impact development of roading infrastructure and building sites that retain the natural dune topography;
- ▶ Provide controls and limitations to the earthworks and retaining structures required for both roading and dwellings;
- ▶ Development activities within the elevated dunes area are restricted to low density residential dwellings including;
 - Lot sizes ranging from 500-750m², averaging 600m² / 10-15HHU/Ha.
 - Maximum of 1-2 storeys (8m); maximum footprint of 110m² with building heights to follow the slope of the land and surrounding dune topography;

⁵ Boffa Miskell Limited 2021. Kāpiti Coast Urban Development Greenfield Assessment



- Avoidance of any large dominant architectural features that are visually dominant against the dune slope.
- The use of building elements such as verandas, decks, steps and courtyards to create stepped external living areas;
- Restrictions on impermeable surface areas on each lot;
- Tight planting covenants and large setbacks;
- Predominantly natural timber materials and cladding;
- Palettes of muted earth tones and natural timber finishes;

It is noted that suitable mitigation could be achieved through the preparation of a Landscape Development Framework to provide for residential development while also ensuring that the Coastal Environment objectives can be achieved. In addition, a future resource consent process or through compliance of the 10m setbacks stated in clause 38 (2) of the NES-F; the District Plan Standards and the relevant rules of the Natural Resources Plan.

Conclusions

This assessment has considered the potential landscape and visual effects of a proposed plan change from a rural zone to a residential zone, on the boundary of the Expressway, along Te Moana Road in Waikanae. It has been undertaken to support an application to Council on behalf of the land owners with the intention of future development.

The assessment has concluded that the potential landscape effects of the proposal will be **low** and it responds to the wider developing residential landscape and within a highly modified landscape. It utilises the existing accessway and retains the existing mature Pohutakawa trees. Neighbouring properties are able to partially view the development, or travellers at high speed with periodic views into the site.

From a Policy perspective, the plan change would still qualify outcomes sought in the National, Regional and District Plans sought by Council. However further protection of the sand dune formations to meet these objectives is recommended.

For the avoidance of doubt, if only Stage 1 were to proceed, the Landscape and Visual Effects would be less or no different to what has been assessed for the site as a whole.

Overall, it is considered to be an appropriate change to the district plan, a good site for a development of this nature, connected with the wider landscape that is already established and planned for with similar residential activity within a highly modified, pastoral/dune landscape.

Therefore, the landscape and visual effects can be considered as **less than minor**.

It is recommended that a comprehensive Landscape Development Framework be undertaken to provide an integrated approach to the overall protection of dune landforms, provide a vegetation strategy, pedestrian connectivity, and potential future extensions. With adoption of these recommendations the effects of the proposal is considered to be reduced to **very low**.



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