Boffa Miskell

Private Plan Change

Landscape Effects Assessment for Private Plan Change Request to the Kapiti Coast District Plan

Prepared for Welhom Developments Limited



Boffa Miskell is proudly a Toitū carbonzero® consultancy

Document Quality Assurance

Bibliographic reference for citation: Boffa Miskell Limited 2024. *Private Plan Change: Landscape Effects Assessment for Private Plan Change Request to the Kapiti Coast District Plan*. Report prepared by Boffa Miskell Limited for Welhom Developments Limited.		
Prepared by:	Alexandra Gardiner Senior Landscape Architect Boffa Miskell Limited	
Reviewed by:	James Bentley Associate Partner Landscape Architect Boffa Miskell Limited	
Status: FINAL	Revision / version: 1	Issue date: 27 November 2024

Use and Reliance
This report has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Boffa Miskell does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Template revision: 20241009 0000

File ref: Boffa Miskell_LEA_FINAL.docx

CONTENTS

1.0 Introduction and Proposed Re-zoning 1

2.0 Assessment Methodology 1

2.1 Methodology - Guidance 1

2.2 Assessment Process 1

3.0 The Proposal 2

4.0 Existing Environment 3

4.1 Site Location and Context 3

4.2 Landscape Values 4

4.3 Baseline Visibility 5

5.0 Statutory Provisions 6

5.1 Resource Management Act (RMA) 6

5.2 New Zealand Coastal Policy Statement 7

5.3 Regional Policy Statement for the Wellington Region (RPS) 7

5.4 Kāpiti Coast District Plan 9

6.0 Effects Assessment 13

6.1 Natural Character Effects 14

6.2 Landscape Effects 15

6.3 Visual Effects 17

6.4 Effects in Relation to Statutory Provisions 32

7.0 Recommendations 34

8.0 Conclusion 34

Appendices

Appendix 1: Landscape Methodology

Appendix 2: Graphic Supplement

1.0 Introduction and Proposed Re-zoning

Boffa Miskell Limited (BML) has been commissioned to prepare a Landscape Effects Assessment (LEA) for a Private Plan Change request to Kāpiti Coast District Council (KCDC) by Welhom Developments Limited (Welhom). The Plan Change relates to an approximately 12.65 ha area of land located at 65 and 73 Ratanui Road, Paraparaumu (referred to as the Site).

The land is currently zoned Rural Lifestyle within the Kāpiti Coast District Plan (KCDP) and is currently used for light agricultural grazing.

The Plan Change proposes to rezone the Site from Rural Lifestyle to General Residential Zone under the KCDP, enabling residential development to occur, with the potential for amended rules to enable for the establishment and operation of a retirement village. The proposed planning provisions and structure plan would provide for future residential development to occur on the Site.

The following LEA assesses the landscape, natural character and visual effects of the proposed rezoning of the Site on the immediate and surrounding environment. This assessment recognises the potential for a land use change from rural lifestyle to urban to align with the envisioned growth strategy of the Kāpiti District[1].

2.0 Assessment Methodology

2.1 Methodology - Guidance

This assessment follows the concepts and principles outlined in Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines.[2] A full methodology is outlined in **Appendix 1** of this report. In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high.

2.2 Assessment Process

The assessment involved the following tasks:

- familiarisation with the Site to be the subject of the Plan Change rezoning under the KCDP;
- review of relevant understandings concerning the Plan Change from Welhom, including access points, setbacks and height limits;
- desktop analysis of the existing environment and landscape values. This included a review of relevant information relating to landscape and visual aspects of the Site and the surrounding landscape;
- a Site visit was undertaken by Alex Gardiner (Senior Landscape Architect at BML) on the 16th of October 2024. The weather was fine with light cloud. Visibility was excellent.

[1] Kapiti Coast District Council (2021) Te tupu pai | Growing well: Our strategy for enabling sustainable growth in Kāpiti

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

The Site as well as the immediate surrounding residential/rural areas were visited to determine the likely viewing catchment and viewing audiences. Representative photographs are included in **Appendix 2: Graphic Supplement** to illustrate both private and public viewing audiences;

- review of relevant statutory provisions;
- assessment of potential landscape and visual effects of the Plan Change; and
- recommendations for mitigation.

When undertaking the assessment, the existing environment and what could be developed under the KCDP plan provisions for the current Rural Lifestyle Zone (i.e subdivision of 1ha allotments as a restricted discretionary activity, and then development of approximately 12 residential dwellings (and 12 minor residential units) across the Site with a height maximum of 8m as a permitted activity), were taken into account. The assessment then considers the difference between this development scenario, and the development of up to 153 lots, accommodating 235 dwellings across the Site and associated ancillary infrastructure such as landscaping and a new road network as a result of the proposed plan change.

As identified in Section 1, cognisance has also been taken of the Site's identification with the KCDC's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area" which signals its potential for future urban growth.

3.0 The Proposal

Welhom seeks to rezone the Site from Rural Lifestyle to General Residential to enable future residential development with provision for a retirement village. A Structure Plan (refer to **Image 2** below) has been prepared which illustrates what the development of the Site could look like. This is proposed to be included as an Appendix to the District Plan.



***Image 2**: Structure Plan.*

The Structure Plan shows there would be one access into the Site, provided from Ratanui Road. Within the Site, the roading network would consist of local roads and shared space laneways.

Under the KCDP, typical densities of new subdivisions under the General Residential Zone retain a minimum lot size of 420m² (inclusive of access). Three residential units are permitted per site, with a maximum height of 11m. Each site must have at least 20% of landscaped area.

The Plan Change envisages a potential development yield based on the following:

- A typical section size of 450m² which would provide for a mix of one and two storey standalone dwellings, with a maximum height of 11m. Based on this, it is anticipated that up to approximately 235 units could be constructed on the Site.

This is typical of the General Residential Zone across the Kāpiti Coast District and will provide for the development of a retirement village. The final form of the Site is subject to detailed design, but it does represent an approximate density of the likely built forms that could be developed on the Site. Further controls around setbacks, site coverage and road frontage requirements may change, to a small degree, depending on the number of lots.

All existing planting on the Site is proposed to be removed due to required earthworks.

Overall, the purpose of the Plan Change is to facilitate an area suitable for residential development on the edge of the existing built-up area of Paraparaumu. Residential development in this area will essentially infill an area of rural land which is bordered by existing urban and residential areas such as Otaihanga to the east, Paraparaumu to the north and west, and rural residential development to the south. The proposed rules and structure plan would provide for residential development and enable the accommodation of a retirement village, with the potential for buildings within a specified area to be up to 11m in height.

Further details relating to the Plan Change is provided in the private plan change request document, prepared by Incite Limited.

4.0 Existing Environment

4.1 Site Location and Context

The Site is located approximately 2.8km north of the settlement of Paraparaumu and 600m northwest of the Kāpiti Expressway as shown in **Figure 1** (see **Appendix 2: Graphic Supplement**).

The Site sits within a pocket of rural-appearing, undeveloped land which forms an area of transition between the built up, urban area of Paraparaumu located to the west and Otaihanga, a small and more rural community located approximately 340m to the east/northeast. To the south of the Site, an area of rural residential lifestyle settlement extends across the landscape, bounded by the Kāpiti Expressway (630m southeast). A small area of farmland aligns with the northern boundary of the Site. Beyond this lies the eastern extent of Paraparaumu, the mouth of the Waikanae River and the Kāpiti coastline.

The Tararua Ranges form the background and skyline to views to the south while Kāpiti Island is present in glimpsed views to the northwest. Where unmodified by residential settlement, dune landforms predominate in this area.

4.1.1 The Site

The Site is approximately 12.65 ha in area and currently zoned Rural Lifestyle (refer to **Figure 2** in **Appendix 2**). The rectangular shaped Site is bound to the north by rural land, to the south by Ratanui Road and two rural residential properties, to the east by lifestyle farmland associated with rural residential properties, and to the west by rural residential blocks which form the edge of Paraparaumu.

The Site comprises undulating topography reflective of the dunelands which characterise the Kāpiti coast landscape. It is rural in character, comprising small fields used for grazing and individual trees or tree groups scattered across the Site. Paddocks are delineated by posts and wire fencing. From the tops of the larger landforms, more open views extend north across the lower lying urban areas. Kāpiti Island is visible in the background of these views. Elevated views to the south, east and west contain scattered rural properties, rural fields of pastoral grass interspersed with areas of vegetation. In lower lying areas where views are contained by topography, the Site has a smaller scale, more enclosed character. Vegetation along parts of the boundary and specimen trees within the Site area provide landmarks for orientation. A mature shelterbelt within the Site area has recently been felled, leaving single trees as the only notable vegetation on the Site. Generally, the Site is free of structures with the exception of one farm building located in the southwestern extent of the Site, and farm related elements such as fencing and troughs etc. Current access to the Site is from the south via Ratanui Road.

There is a highly modified stream that extends through the Site in a roughly east-west direction. Small areas of wetland and associated wetland vegetation are present throughout the Site area, and a large manmade pond is located within the Site's southern extents. Vegetation which surrounded the pond has recently been cleared, with only grass species and small shrubs currently present around the pond's perimeter.

As previously described, there are a number of rural residential properties which abut the Site boundary along parts of its southern, eastern and western boundaries. Many of these properties 'borrow' views into the Site to extend the view from their property across the wider farmland.

Overall, the Site is notably rural in character but is influenced by residential development along its boundaries, and in views from elevated locations within the Site.

4.2 Landscape Values

The Site is located within the Coastal Environment Overlay, as defined by the KCDP. It has not been identified as an Outstanding Natural Feature (ONF) or Outstanding Natural Landscape (ONL), or as a Significant Amenity Landscape within the KCDP. However, due to its character and location, the Site is considered to have rural amenity values. These values specifically relate to the following:

- The undulation of the landform combined with vegetation in the wider area creates a sense of containment throughout parts of the Site. In these areas, the landscape feels more intimate and of a small scale. However, when at elevated positions at the top of larger dune formations, particularly to the north of the Site, more expansive views provide moments of exposure and provide views across areas of Paraparaumu.
- Established and mature vegetation consisting of singular or small groups of trees are located throughout the Site, and areas of planting along the Site boundaries provide visual amenity.
- The Site is open to partial views of the Tararua Ranges to the east and south, and Kāpiti Island and the sea in the distance to the west.

4.3 Baseline Visibility

The extent and degree to which the Site is visible from the surrounding landscape was considered as part of the Site visit. There is a continuity of degree of visibility, ranging from no view of the Site to full, open views. Three categories of view have been determined as follows:

- Truncated/glimpsed views: a view towards the Site that is curtailed by a visual barrier;
- Partial view: a view of part of the Site between trees or structures, or a filtered view of the Site, or a distant view where the Site is perceived as a small part of the view; and
- Open view: a clear view of a significant proportion of the Site within the wider landscape.

A series of Site Appraisal Photographs and Viewpoint Photographs have been taken to illustrate the Site's existing visibility from outside the Site. The photography and viewpoint locations are shown on **Figure 4: Site Appraisal Photographs and Viewpoint Location Plan** in **Appendix 2.**

Site Appraisal Photographs capture the character and internal visibility from within the Site and the Viewpoint Photographs demonstrate the visibility of the Site from the surrounding landscape. Site Appraisal Photographs are presented within this report, and on **Figures 5** and **6** in **Appendix 2**.

The visual catchment of the Site is relatively limited in the broader landscape, due in part to the undulating topographical nature of the Site and wider area, as well as intervening vegetation aligning the Site boundaries. The viewing audiences include the following:

a. Public locations:
    - Open to no views of the Site from Ratanui Road.
    - Glimpsed views of the Site from Kotuku Park.

b. Private locations:
    - Open to no views of the Site from dwellings located to the north, east, west and south of the Site, and dwellings opposite the site boundary on Ratanui Road.

The Site Appraisal Photographs are all located within the Site, and along the various Site boundaries with adjacent land holdings. These photographs illustrate the varying visibility of the Site from the immediately surrounding visual catchment and viewing audiences.

From within the Site, especially when looking north/north eastwards from the central drain, the Site appears open with limited vegetation across the undulating duneland topography. The edges of the Site are contained by groups of mature trees which align the western boundary of the Site and views across the wider landscape are generally truncated. Large houses on lifestyle sections have direct views into the Site from this boundary (see **Figures 5 and 6: Photographs A, B and G** in **Appendix 2**). From the more elevated landform along the northern boundary, looking south, the lower lying undulating landform of the Site is punctuated by individual and small groups of trees. Areas of trees and vegetation outside the Site to the east provide containment (see **Figures 5 and 6: Photographs C, F and G** in **Appendix 2**).

Towards the southern part of the Site extent, the Site is more consistently framed by vegetation present within neighbouring properties, where trees are used to demarcate boundaries. The Site is well contained from external views, however neighbouring properties are often orientated towards the Site and have views directly across the gently rolling farmland (see **Figure 6: Photograph G** in **Appendix 2**).

An appraisal was also undertaken from the area surrounding the Site to understand how visible or prominent the Site is within the wider landscape. Three viewpoints were selected to illustrate those locations where it is most visible, as outlined below.

Viewpoint 1 (see **Figure 7** in **Appendix 2**) is located at the junction of Killalea Place and Ratanui Road, 90m south of the Site, looking in a north-easterly direction. From this location, users of Killalea Place experience glimpsed views of the Site due to substantial levels of intervening vegetation along neighbouring property boundaries at Ratanui Road. Views of the Site boundary and proposed access point (currently a farm gate/layby) are available to the far west of the view from this junction.

Viewpoint 2 (see **Figure 7** in **Appendix 2**) is located on Otaihanga Road, approximately 360m northeast of the Site, looking in a south westerly direction towards the Site. From this location and due to the Site being setback from Otaihanga Road, roads users receive glimpsed to no views of the Site. An existing water tank on the summit of a dune landform is visible in the view and denotes the northeastern corner of the site. This would be the only part of the Site visible from this location. As the landform drops from this high point, the site is screened by vegetation and residential development in the middle ground of the view.

Viewpoint 3 (see **Figure 8** in **Appendix 2**) represents a view from a public lookout at the summit of Kotuku Park, located approximately 615m north of the Site. From this reasonably elevated location, viewers have panoramic long-distance views of Kāpiti Island and the Kāpiti coastline to the north, and the Tararua Ranges to the south and east. In the middle distance, the view extends across the roofs of the urban settlement of Paraparaumu with some pockets of rural landscape. Partial views of the northern extent of Site are available, in between intervening layers of vegetation that line field and property boundaries.

From elsewhere in the wider area, the Site is generally visually discrete, located within an area of rural landscape which is contained by topography, vegetation, and by neighbouring residential development. It is also located away from principal viewing corridors (such as the Kapiti Expressway, Mazengarb Road and Otaihanga Road). It is visible from a short extent (approximately 300m) of Ratanui Road, as the road nears and passes by the Site.

5.0 Statutory Provisions

The relevant provisions in terms of landscape, natural character and visual matters relate to the need to maintain character and amenity values and the quality of the environment. They require that activities are located appropriately to ensure that any potential adverse environmental effects are avoided or mitigated.

This assessment of the Plan Change needs to consider if the proposed changes to the methods (zone change) and rules are appropriate to achieve the objectives of the District Plan for the General Residential zone.

5.1 Resource Management Act (RMA)

The RMA provisions relevant to landscape and visual effects addressed in this report are in respect of:

- Section 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.
- Section 7(c) – the maintenance and enhancement of amenity values.
- Section 7(f) – the maintenance and enhancement of the quality of the environment.

5.2 New Zealand Coastal Policy Statement

The Site forms part of the coastal environment as shown on the KCDP online Planning Map[3]. This overlay includes most of the Kapiti coastal plains, up to and including the escarpment at Hemi Matenga Memorial Park, some 5km inland.

As the Site is located within the coastal environment, the New Zealand Coastal Policy Statement (NZCPS) applies. Applicable policies include Policy 13: Natural Character and Policy 15: Natural Landscapes and Natural Features.

5.3 Regional Policy Statement for the Wellington Region (RPS)

The RPS outlines a number of objectives and related polices relevant to landscape and urban development. The paragraphs below set these out and, where relevant, include those amendments which have been proposed as part of the RPS Proposed Change 1, which is currently at the appeals stage. A full review of the RPS is presented in the Plan Change request document prepared by Incite.

5.3.1 Chapter 3.2 Coastal Environment

This chapter identifies that the preservation of natural character in the coastal environment is a matter of national importance in the RMA. Matters that contribute to the natural character of the coastal environment include: the dynamic coastal processes and ecosystems of escarpments, sand dunes, estuaries and salt marshes, significant landscapes and seascapes, geological features and landforms, sand dunes and beach systems, sites of historic or cultural significance, an area's amenity and openness, and in some places its remoteness.

Regionally significant issues for the coastal environment are identified within the chapter and include adverse effects on natural character of the coastal environment resulting from activities such as large scale earthworks for housing developments and roads, changes in land use and the placement of structures, discharges of water impacting the health of coastal ecosystems, and human activities which interfere with natural coastal processes.

The Site is located within the Coastal Environment overlay as set out by the KCDP. The proposed change in zoning to General Residential Zone would impact upon the natural character of the topography of the Site. Effects on the natural character of the coastal environment are assessed in Section 6 of this LVEA.

[3] Kapiti Coast District Plan Planning Maps (2021) accessed from: https://eplan.kapiticoast.govt.nz/eplan/property/0/0/230?fp=true (accessed 19/11/2024)

Objectives and policies of relevance to this assessment are as follows:

- **Objective 4:** The natural character of the coastal environment is protected from the adverse effects of inappropriate subdivision, use and development.
- **Policy 3:** Protecting high natural character in the coastal environment – district and regional plans.
- **Policy 4:** Identifying the landward extent of the coastal environment – district plans.
- **Policy 26:** Protecting outstanding natural features and landscape values – district and regional plans.
- **Policy 28:** Managing special amenity landscape values – district and regional plans.
- **Policy 35:** Preserving the natural character of the coastal environment – consideration.
- **Policy 36:** Managing effects on natural character in the coastal environment – consideration.
- **Policy 38:** Identifying the landward extent of the coastal environment – consideration.

5.3.2 Chapter 3.7: Landscape

This chapter recognises that landscape is shaped by a combination of natural processes and human actions and that landscape is the product of cumulative expression of natural and cultural elements, patterns and processes in a geographical area.

The Site is not within an ONL nor is it within a special amenity landscape. The Site therefore falls within the 'third' tier of landscapes being 'other' landscapes. These landscapes contribute to the amenity and character of the region and are managed through the general amenity provisions in local authority plans. Impacts on these landscapes are not considered to be a regionally significant issue.

5.3.3 Chapter 3.9 Regional form, design and function

This chapter focuses on physical arrangement within and between urban and rural communities. Good urban design seeks to ensure that the design of buildings, places, spaces and networks work well for communities and are environmentally responsive.

The Site is considered to be part of the Paraparaumu urban conurbation, a centre which has significant areas of transport movement and civic and community investment. This regionally significant centre also has the potential to support new development and increase the range and diversity of activities. As Greater Wellington Regional Council and Kāpiti Coast District Council are identified in the National Policy Statement on Urban Development 2020 (NPS-UD) as being Tier 1 territorial authorities, medium and high-density design must be enabled within this district in order to improve housing affordability.

Specifically, the chapter focuses on poor quality design, sporadic, uncontrolled and/or uncoordinated development, and integration of land use and transportation.

Objectives and policies of relevance to this assessment are as follows:

Objective 22: Urban development, including housing and infrastructure, is enabled where it demonstrates the characteristics and qualities of well-functioning urban environments, which:

a) Are compact and well designed; and

b) Provide for sufficient development capacity to meet the needs of current and future generations; and

c) Improve the overall health, well-being and quality of life of the people of the region; and

d) Prioritise the protection and enhancement of the quality and quantity of freshwater; and

e) Achieve the objectives in this RPS relating to the management of air, land, freshwater, coast, and indigenous biodiversity; and

f) Support the transition to a low-emission and climate-resilient region; and

g) Provide for a variety of homes that meet the needs, in terms of type, price, and location, of different households; and

h) Enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga; and

i) Support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification; and

j) Provide for commercial and industrial development in appropriate locations, including employment close to where people live; and

k) Are well connected through multi-modal (private vehicles, public transport, walking, micromobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, natural spaces, and open space.

Policy 31: Identifying and enabling a range of building heights and density promoting higher density and mixed-use development – district plans

Policy 30: Maintaining and enhancing the viability and vibrancy of regionally and locally significant centres – district plans.

Policy 54: Achieving the region's urban design principles – consideration.

Policy 55: Providing for appropriate urban expansion – consideration.

Policy UD.3: Responsive planning to developments that provide for significant development capacity – consideration.

Policy 56: Managing development in rural areas – consideration.

Policy 67: Establishing and maintaining the qualities and characteristics of well-functioning urban environments – non-regulatory.

Objective 22A: To achieve sufficient development capacity to meet expected housing demand in the short-medium and long term in any tier 1 urban environment within the Wellington Region, the housing bottom lines in Table 9A (of the RPS) are to be met or exceeded in the short-medium and long term in the tier 1 urban environment.

5.4 Kāpiti Coast District Plan

At a district level, the Site has not been identified as having any landscape overlays or significant ecological features apart from being within the mapped Coastal Environment. There are also no ONLs or ONFs within the immediate vicinity of the Site.

The Site is currently zoned Rural Lifestyle under the KCDP; however, this Plan Change seeks to rezone the Site to General Residential. Under the KCDP, the Rural Lifestyle Zone allows for

one residential building per subject site, with a height limit for residential buildings of 8m and accessory farm buildings or structures of 10m[4].

The height limit in the General Residential Zone is 11m. The minimum lot size for General Residential zoned land under the KCDP is 420m[2].

Relevant objectives and policies of the KCDP with regards to the General Residential Zone are as follows:

Objective DO-O4 Coastal Environment - To have a coastal environment where:

1. 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;
2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

Objective DO-O11 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;
2. vibrant, lively metropolitan and town centres supported by higher density residential and mixed use areas;
3. local centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and
5. 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.

Policy CE-P3 Preservation of Natural Character - Preserve natural character in the coastal environment, and protect it from inappropriate subdivision, use and development, including by:

1. avoiding adverse effects of activities on natural character in areas of outstanding natural character;
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;
3. reinstating dunes which function as natural buffers where practicable;
4. providing managed public access ways to the beach and foreshore and limiting damage to dunes from unmanaged access;
5. regulating encroachment of permanent structures and private uses onto the beach or public land;

[4] Kapiti Coast District Plan, Part 3 – Area Specific Matters: RLZ Rural Lifestyle Zone – Rules & Standards, RLZ-R3.

6. removing existing unnecessary structures and associated waste materials from the beach; and
7. retaining a natural beach and foreshore including a dry sand beach where practicable.

Policy CE-P4 Restore Natural Character - Promote restoration of the natural character of the coastal environment where practicable, by:

1. creating or enhancing indigenous habitats and ecosystems, using local genetic stock;
2. encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests;
3. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes;
4. restoring and protecting riparian and intertidal margins;
5. removing redundant coastal structures and materials that do not have heritage or amenity values; or
6. redesign of structures that interfere with ecosystem processes.

Policy GRZ-P7 Development and Landforms - Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

1. the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character;
2. the extent of cut and fill;
3. the need for and the height of retaining walls; and
4. the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.

GRZ-P10: Residential Amenity - Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles:

1. building size and footprint will be proportional to the size of the allotment;
2. usable and easily accessible private outdoor living spaces will be provided;
3. buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments;
4. buildings and structures will be designed and located to respond to the planned built character of the Zone;
5. appropriate separation distances will be maintained between buildings;
6. yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;
7. hard and impermeable surfaces will be offset by permeable areas on individual allotments;
8. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;
9. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and

10. service areas for non-residential activities will be screened, and planting and landscaping will be provided.

GRZ-P11: Residential Streetscape - Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Residential Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline:

1. direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable;
2. where practicable, at least one habitable room will be orientated towards the street;
3. the safety of road users, including pedestrians and cyclists, will not be adversely affected; and
4. on-site vehicle manoeuvring will be provided for rear allotments, allotments with significant sloping driveways and on strategic arterial routes.

GRZ-P12: Landscaping - Landscaping will be required for non-residential activities and residential development in the Residential Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles:

1. the visual impact of large buildings will be reduced by appropriate screening and planting;
2. service areas, loading areas and outdoor storage areas will be screened;
3. on-site outdoor living spaces will be defined and enhanced by landscaping;
4. sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;
5. public infrastructure and services will not be damaged or blocked;
6. planting of locally indigenous vegetation will be encouraged; and
7. permeable surfaces will be provided for the natural infiltration of surface waters.

Policy GRZ-P20: Medium Density Residential Standards Policy 1 - Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.

Policy GRZ – P22: Medium Density Residential Standards Policy 3 - Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

Policy GRZ – P28: Retirement Villages - Retirement villages will be enabled in the General Residential Zone, through a range of housing and living care options that are suitable for the needs and characteristics of older persons by:

1. Providing for greater density than other forms of residential development to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;
2. Providing for good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;
3. Encouraging the scale and design of the retirement village to:

a) be of a high-quality and aligned with the planned urban character;

b) achieve attractive and safe streets and public open spaces, including by providing for passive surveillance;

4. Provide an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.

6.0 Effects Assessment

A landscape effect is a consequence of changes in a landscape's physical attributes on that landscape's values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant. While an effect arises from changes to physical attributes, the consequences on landscape values relate to all a landscape's physical, associative, and perceptual dimensions. Landscape effects can be both adverse and positive.

Effects are considered against the existing and potential landscape values, and the outcomes sought in the statutory provisions of the RMA. Such provisions often anticipate change and on achieving certain landscape values. Whether effects on landscape values are appropriate will therefore depend both on the nature and magnitude of effect on the existing landscape values and what the provisions anticipate.

The assessment of potential effects is based on a combination of the landscape's sensitivity and visibility together with the nature and scale of the development proposal. The landscape and visual effects have been determined using a seven-point scale ranging from very low to very high as set out in **Appendix 1** of the assessment methodology.

Particular effects considered in this assessment relate to the following:

- Rural character effects; and
- Visual amenity effects from public and private locations.

The principal elements of the Plan Change proposal that will give rise to landscape and visual effects are:

- A change in landscape character from a rural lifestyle landscape to a fully developed residential environment; and
- Potential loss in visual amenity from surrounding residential dwellings that overlook the Site.

For the purposes of this assessment, a 'realistic subdivision development scenario' has been considered. This scenario estimates that the Site could be developed to yield up to 153 lots, with an average lot size of 450m^3. Dwellings on each allotment could have a maximum height of 11m. While each lot could contain up to three residential units as per the Medium Density Residential Standards (MDRS), this is unlikely to occur and therefore 235 dwellings have been considered realistic to develop on the Site.

The anticipated 450m² residential development would likely result in large front and side yards between individual dwellings. It is reasonable to assume that where houses are built for multiple property owners under a typical residential subdivision, more diversity will result in terms of the built form of each dwelling, with variation in bulk, height, architectural style, orientation, garden

treatments etc. which presents a more varied and uncoordinated outcome along street frontages and site boundaries. A retirement village would by contrast have a less varied appearance in terms of the architecture, materials, height and spacing of the buildings. While the overall character for both scenarios, as experienced from the street, would be similar and predominantly urban, a more coordinated master planning approach would allow a retirement village to have considered green spaces which are synonymous with the surrounding rural lifestyle nature and would allow for more cohesive integration into the surrounding context. It is likely therefore, that should a retirement village be developed following the plan change, some effects assessed may reduce.

6.1 Natural Character Effects

The Site is located within the Coastal Environment overlay, as defined by the KCDP. The Site also contains a highly modified stream, and a number of small natural inland wetlands. Two man-made ponds are present in the southern and western extents of the Site but as these are created features, they are not considered further in this natural character assessment.

The landscape of the Site contains remnants of the dune landscapes which characterise the Kāpiti region. The Site has been used for agricultural purposes for a number of years and as a result is a highly modified landscape with very low levels of naturalness present. Agricultural grassland is the predominant land cover, with scattered exotic trees present.

The highly modified stream is located within the central part of the Site, flowing in a largely east-west direction. Both the morphology and margins of the stream are highly modified. The watercourse has been used as a drain for over 60 years and is not considered to have a permanent flow or retained water[5]. During the Site visit on 16 October 2024, the stream was holding water, however, it often runs dry. The water flows through a straight, deeply incised channel which is bounded by field boundaries to the north and an access track to the south. It is bordered predominantly in pasture grasses. Three culvert bridges cross the stream allowing for access to adjacent fields. The stream begins in the middle of an area of residential dwellings to the southeast of the Site and does not connect with the Waikanae River or any other coastal outlet. There is a notable lack of natural patterns and processes associated with this stream as it passes through the Site. It is considered to have a very low level of natural character and little significance to the coastal environment.

Wetlands found across the Site are located within dune hollows and are generally small in size. The BlueGreen Ecology report which forms part of this private plan change request identifies these features as palustrine marsh wetlands which have moderate to good drainage and are fed by groundwater or surface water of slow to moderate flow. The wetlands are vegetated with a mix of largely exotic vegetation within currently grazed pasture. All of the wetland features present are highly modified, small low points in grazed paddocks and are of low ecological and functional value. The natural character of these wetlands is also low.

Works to prepare the Site for residential development would fully alter the Site's topography, is likely to require the removal of many of the wetlands and could require the alteration of the stream channel. Considering the Site's already highly modified condition, the grazed dunes topography, channelled stream, low value wetland areas and the current and historical use of the land for agriculture, the effect of these works on the natural character of these water features and the coastal environment is considered to be very low.

Experiential attributes associated with these features are low within a currently publicly inaccessible environment. Should the proposed residential development go ahead and provide opportunities to restore the stream and develop larger and more successful wetland areas

[5] BlueGreen Ecology (2024) Proposed Plan Change: Ecological Values, Constraints and Opportunities

which are publicly accessible as part of a Site masterplan, effects on the experiential qualities of these features would be beneficial and positive.

Overall, given the Site's existing low level of natural character, the Plan Change proposal is considered to have a **Neutral** effect on natural character values associated with the coastal environment and on-Site water features.

6.2 Landscape Effects

Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects combinations of landform, vegetation, land use and features of human settlement. It creates the unique sense of place defining different areas of the landscape.

6.2.1 Physical Effects

The Site is predominantly used for pastoral farming. Construction of residential dwellings will result in modification to the Site. Earthworks will be required to establish the road network, future building platforms and useable external spaces which will consequently alter the nature of the Site's topography. The entirety of the Site will ultimately undergo modification as a result of preparing the land for residential development.

The nature of the required works will result in very little to no vegetation within the Site being retained. However, there is no vegetation identified in the KCDP as significant in terms of ecological value nor are there any notable trees. The majority of vegetation across the Site is agricultural grassland. It is likely that, should the proposed Plan Change go ahead, future residential development would introduce additional planting through private gardens and public open spaces, street trees etc which would increase the level of vegetation present within the Site area.

Given the context of the Site and the wider area, which has already gone through high levels of modification and change, it is anticipated that works required to achieve a Site suitable for the development of residential dwellings and associated infrastructure will result in a **Low-Moderate** adverse effect on the landscape of the Site.

6.2.2 Landscape Character Effects

The proposed rezoning of the 12.65 ha Site from Rural Lifestyle to General Residential Zone will lead to a change in the character of the landscape. In terms of the development of the Site following the Plan Change, potential landscape character effects include a loss of vegetation, change in topography, and a change in landscape character from a low-density rural lifestyle landscape to a landscape which contains higher density residential development.

The sensitivity of the Site to the land use change being proposed is low-moderate given it is not identified as an ONL or ONF in the KCDP and does not contain any special landscape features when compared to the wider context. Given its location within the Rural Lifestyle Zone, there is an expectation that the Site could accommodate residential development in the future, as the KCDP provides for subdivision down to 1ha as a restricted discretionary activity, which could lead to up to 12 houses with a maximum height of 8m being built across the site.

Furthermore, the Site is surrounded by areas of urban/residential development (Paraparaumu/ Otaihanga/Waikanae) and it is considered a logical area to infill, consolidating these existing residential areas. This approach is supported in the Kāpiti Growth Strategy, where the Site lies

within the ‘Medium Priority Greenfield Growth Area’, indicating that extensions to the current urban area will occur in this area over the medium term. Growth Areas have been identified to ensure that progressive urban development can occur while safeguarding valued green spaces, natural ecosystems and highly productive land which has not already been impacted by fragmentation.

In terms of the effects on landscape character of the local area, the proposed change to residential zoning would not alter the broader characteristics of the area, due to the Site’s containment and location on the edges of existing urban and residential areas and its current use for rural lifestyle development. Although the Site lies within the coastal environment, there is little notable coastal character remaining across the site area. While there would be a loss of a discrete area of duneland topography, the overall character of the site has been extensively modified by farming practices and there is little evidence of amenity or natural character of the coastal environment (see also Section 6.1). At a district wide scale, further development of this area would represent a logical change in land use, consolidating urban development within an existing ‘envelope’ instead of extending the edges of the town further out.

This infill would physically reduce the area of perceived ‘rural’ landscape between Paraparaumu and Otaihanga, a small settlement which is located on the southern banks of the Waikanae River and extends south towards State Highway 1 (SH1). Subdivision to the northeast of Paraparaumu, surrounding Kotuku Park has already reduced the level of separation between these two areas. The proposed land use change on the Site would further contribute to this. Given the contained nature of, and lack of views into, the Site from areas not directly on the Site’s boundary, it is not considered that this reduction in separation between Paraparaumu and Otahihanga would be perceptible in views from ground level (i.e. rather than looking at the Site and surrounding area from above).

It is recommended to enable a planting and/ or landscape buffer from the urban/rural interface along the northern, eastern and part of the southern boundaries of the Site, with provision for at least a vegetated planting buffer to soften the transition from a residential land use on the Site to the surrounding rural land use. It is recommended that proposed boundary treatments along this interface should reflect the transition to a rural land use and utilise established rural boundary treatments, such a post and rail or post and wire fencing, rather than close board fencing (unless located adjacent an existing dwelling), which has a more urban character. The introduction of native species suited to grow within the sandy soils found across the Site, in combination with the restoration of wetland areas as part of the overall stormwater management practices should also assist in restoring some aspects of natural character. It is understood that these recommendations could be addressed through a subsequent resource consent process and the development of a landscape plan (see Section 7).

In summary, the Site will undergo a land use change through the proposed Plan Change. There would be a change to the overall character of the Site, with the loss of the undulating dune topography and currently open character. The proposed future use of the Site for residential development is anticipated to a degree through the Council’s Kāpiti Growth Strategy, as well as the Site currently being zoned for residential uses (albeit low density). The Site is a logical extension for residential growth in this part of Paraparaumu based on its proximity to existing infrastructure and the road network and to ensure the efficient use of land. Any proposed residential development, or development of a retirement village, will initially create temporary **Low-Moderate** adverse landscape effects during the construction phase as well as a change from rural lifestyle to more suburban in character. Over time, appropriate landscaping and planting should assist any development to integrate into its landscape setting. As planting establishes, residential development will read as a legible extension to Paraparaumu’s growing urban fringe and effects would reduce to **Very Low**.

Land to the north and east of the Site will continue to have a rural lifestyle and pastoral land use.

6.3 Visual Effects

Visual amenity is one component of what contributes to the amenity values of a place. Amenity value is defined as:[6] *'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'*.

Visual amenity effects are influenced by a number of factors including the nature of the proposal, the landscape absorption capability and the character of the site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

The visual catchment is relatively contained to a small area surrounding the Site due to the nature of the topography, and the presence of established vegetation along the western, eastern and southern Site boundaries. Some longer distance views are available across to the Site from elevated areas in the wider landscape, such as from the summit of the lookout at Kotuku Park, to the north of the Site.

It is important to highlight that the KCDP already anticipates some residential development across the Site through its current zoning as Rural Lifestyle. The assessment of effects on views has considered the effects occurring as a result of the change in density which would be achieved by the Plan Change.

6.3.1 Visual Effects from public locations

Due to the location of the Site, there are limited public vantage points in which views towards the Site are obtained. Views would be primarily experienced from Ratanui Road as it passes directly by the Site. Glimpsed views are also available from Otaihanga Road and the elevated public lookout at Kotuku Park.

Otherwise, views are largely contained to those experienced from private residential properties which border the Site. These are discussed in Section 6.2.2 below.

[6] Defined in s2 of the RMA 1991.

6.3.1.1 Ratanui Road



***Image 1**: View from Ratanui Road to the south east of the Site boundary. Extent of Site which lies directly adjacent to the road corridor is denoted by solid red line. Dashed red line indicates site boundary as it extends away from the road.*

From Ratanui Road, views of the Site would only be available as road users approach and pass directly past the area of the Site which adjoins the road boundary (see **Image 1,** above). Currently, this area of the Site boundary is defined by mature trees and a post and wire fence, with a farm access. Agricultural fields are located on gently rising topography. This area of rural landscape sits between rural residential properties which take access from Ratanui Road (see also **Figure 7, Viewpoint 1** in **Appendix 2**).

The proposed Plan Change would introduce new residential development along the road frontage on Ratanui Road. While likely to be of greater density than that which currently exists in the area surrounding the Site, and that which would be enabled by the KCDP in the current Rural Lifestyle Zone, it would not introduce a new or uncharacteristic land use in views from this section of the road. Road users experience transient and fleeting views of the Site, and any visual effect would be short term. Similarly, for pedestrians using the footpath along the northern edge of the carriageway, the proposed change in view would be notable but not out of character or unexpected. Effects would be experienced for slightly longer than for vehicle users but would remain transient and short term. Effects are considered to be **Low** (less than minor).

6.3.1.2 Otaihanga Road



Image 2: *View from Otaihanga Road looking south west. The northeastern extent of the Site is present in views from this part of the road (solid red line). Dashed red line indicates site boundary where the Site is screened by intervening landscape elements.*

From Otaihanga Road, the Site is largely screened in views by roadside vegetation, existing built development or topography. Where visible, views are glimpses of a small area of the Site only as shown by **Image 2**, above (see also **Figure 7, Viewpoint 2** in **Appendix 2**). The Site appears in the background of the view and is generally indistinctive.

Following residential development of the Site, buildings would be visible in a small proportion of the view from limited locations along the road. The majority of the Site and development would be screened by intervening landscape elements such as vegetation and tree groups visible in **Image 2**. Development would be experienced within the context of other residential development in the area, such as that which sits in the middle ground of **Image 2** which provides context and would assist in absorbing the future development into the landscape. The full development would not be visible from this road. Effects would be transient and fleeting and the experience of travelling along Otaihanga Road would not be notably altered. Effects on road users would be **Low** to **Very Low**.

6.3.1.3 Kotuku Park Lookout



***Image 3**: View from Kotuku Park lookout, facing south east. Red line in image denotes northern boundary of the proposal Site.*

Glimpsed views of the Site are available from the lookout at Kotuku Park (see **Image 3**, above). Views extend across existing residential development, with rural landscape and hill country forming the middle and background of the view (see also **Figure 8, Viewpoint 3** in **Appendix 2**). The existing Site is largely screened in views from this location by topography.

Future development of the type proposed would form a perceptible but not prominent change in the view from this location. Rooves, or the upper elevations of taller buildings would infill part of the view, located behind an area of rural landscape and backdropped by the Tararua Ranges. The full extent of the development would not be discernible.

Open and panoramic views of the coast and Kāpiti Island command attention from this lookout. All seating is directed towards the north and away from the Site. Views to the south are almost incidental and experienced 'in the round' rather than being a key or important view.

The proposed Plan Change would result in changes to views which are discernible, however there would be little material loss or modification to the key characteristics of the view. Development of the type proposed would not be uncharacteristic in terms of the surrounding area and would largely be absorbed within its context. The effect would be **Low** (less than minor).

6.3.2 Visual Effects from private locations

The following analysis is based on observations from the Site visit as well as from extensive desktop research. The principal private locations from where the Site may be visible from are from dwellings that border the Site to the north, east, west and south (see **Figure 3** in **Appendix 2**). No houses were visited.

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
1	81 Ratanui Road		Partial to Open	Property is bordered to the west and north by boundary vegetation which filter or screen views of the Site. To the northeast and southwest, views from main living areas, primary garden areas and the driveway experience clear views of the Site.	Where available, views of the Site would change from extending across pastoral fields to views which contain residential development. Following the Plan Change, residential development would be of a greater density than that which could be anticipated under the current Rural Lifestyle zoning, however the change would not be uncharacteristic within the wider receiving environment. Sensitive boundary treatment and landscaping introduced via gardens and street trees would also soften the appearance of proposed development, integrating it into the Site. Effects on views from this property would be **Low-Moderate.**
2	85 Ratanui Road		Open	These dwellings experience open views of the southern extent of Site from both west and north facing internal and external living areas. There is little boundary vegetation or intervening landform/ landscape elements which would serve to filter or screen views.	As for #1, views from these properties would change from pastoral to residential development. These dwellings are located within an existing residential context with views of other residential properties to the east and west. Development of the type proposed by the
3	91 Ratanui Road		Open		

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
					Plan Change would be of a higher density than currently provided for by the underlying zone, however would not be uncharacteristic with development already found within the wider receiving environment. Similar to above, sensitive boundary treatment and landscaping introduced via gardens and street trees would soften the appearance of proposed development, integrating it into the Site over time. Effects on views from these properties would be **Low-Moderate**.
4	97 Ratanui Road		Glimpsed to No view	Views from this property are well contained by garden and boundary vegetation.	Any views of residential development resulting from the proposed Plan Change across the Site would be glimpsed at most and are unlikely to appear out of character or prominent. Effect on views from this property would be **Very Low.**
5	53 Ratanui Road		Glimpsed	Views from this property are largely contained by vegetation within the property boundary, and dense mature vegetation along the driveway of number 65 Ratanui Road.	Given the separation between this dwelling and the Site, in combination with vegetation in the intervening landscape and the existing residential context experienced in views from this property to

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
					the north and west, effects would be **Very Low**.
6	51 Ratanui Road		Glimpsed	Similar to Property 5 above, views of the Site from this location are largely screened by dense boundary vegetation. In gaps within this, glimpsed views of small parts of the Site are available.	Due to the separation between the Site and this dwelling, the level of vegetation in the intervening landscape and the existing residential context present in views to the south and west experienced in views from this property to the north and west, effects would be **Very Low**.
7	29B Ratanui Road		Open to Partial	This dwelling experiences clear and open views to the east from both internal and external living spaces. Views extend over a large area of open grassland within the property boundary, towards and across the access of number 65 Ratanui Road. Vegetation along the eastern edge of this access truncates more expansive views to the Site. However, it is likely that views of the Site are available, particularly from upper storey windows.	While views of the Site are available, it is not considered that they would substantially alter the quality or key characteristics of the dwelling's existing view. Effects would be **Very Low**.
8	27A Ratanui Road		No view	This property is enclosed by well established, mature trees which contain views to within the property boundary.	It is not anticipated that this dwelling would experience views of the Site or proposed development within the Site boundary. The effect would be **Neutral.**

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
9	157a Mazengarb Road		Glimpsed	Views towards the Site are screened by large garage/ sheds present along the eastern boundary of the property, and dense boundary vegetation between 157a Mazengarb Road and 65 Ratanui Road. They are also screened by large neighbouring sheds to the east.	Views of the Site and any proposed development are considered unlikely due to intervening buildings and vegetation providing effective screening. Effects would be **Neutral**.
10	155 Mazengarb Road		Open	Currently, this property experiences open views across the Site. Set slightly lower than the topography of the Site, the dwelling and primary external living spaces sit in proximity to the Site boundary and have views which extend across the site.	Views from this property would change from extending across pastoral fields to views which contain residential development. Residential development following the Plan Change would be of a greater density than that which could be anticipated under the existing zone, however the change would not be uncharacteristic within the wider receiving environment. Boundary treatments which seek to integrate the new residential development into the existing context, and landscaping introduced via gardens and street trees would also soften the appearance of proposed development. Effects on views from this property would be **Low-Moderate.**

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
11	153 Mazengarb Road		Glimpsed	Views from this property are largely contained by vegetation along the property boundary which borders the Site, which would act as a filter or screen to views of residential development occurring as a result of the Plan Change. Views from the property to the north and southeast extend across an existing residential context.	Any proposed development on the Site would form a discernible change in some views from this property, from a rural outlook to more of a developed one with multiple dwellings. However, given the residential context this property sits within where neighbouring dwellings are present in views to the north, south and southeast and the level of screening afforded by existing vegetation associated with the dwelling, coupled with proposed mitigation measures (see Section 7) effects on views would be **Low**.
12	46 Wood Leigh		Open to Partial	Open views across the Site are available from eastern facing lower and upper storey windows of this property, and from external garden spaces at the south and southeastern extent of the property. Boundary vegetation filters views of the Site further to the northeast. To the south, west and north, views extend across neighbouring residential properties.	Development of the type provided for by the change to residential zoning would alter views to the east from this dwelling. Residential development would be of a greater density than that which could be anticipated under the existing zone, however the change would not be uncharacteristic within the wider receiving environment. Effects on views from this property would be **Low.**

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
13	50 Wood Leigh		Open	The property experiences open views of the northern extent of Site from eastern facing internal and external living areas. There is little to no boundary vegetation or intervening landform/landscape elements which would serve to filter or screen views. Views to the north, south and east extend across large lot residential dwellings.	Views east from this property would change from a rural outlook to one which contains residential development, similar to existing views to the north, east and south. Residential development following the Plan Change would be of a greater density than that which could be anticipated under the existing zone, however the change would not be uncharacteristic within the wider receiving environment. Boundary treatments which seek to integrate the new residential development into the existing context, and landscaping introduced via gardens and street trees would also soften the appearance of proposed development. Effects on views from this property would be **Low-Moderate.**
14	54 Wood Leigh		Open to Partial	Boundary vegetation along this property's eastern edge screens or filters views of the Site from lower storey and garden spaces. From upper storeys, more open views across the Site are likely. Any proposed development on the Site would form a prominent change in some primary views from this property. The	Development of the type provided for by the change to residential zoning would alter views to the east from this dwelling. Residential development would be of a greater density than that which could be anticipated under the existing zone, however the change would not be uncharacteristic within the wider receiving

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
				property sits within a residential context where neighbouring dwellings are present in views to the north, south and west.	environment. Existing boundary vegetation, and mitigation proposed as part of the development would further reduce impacts on views. Effects on views from this property would be **Low.**
15	60 Wood Leigh		Partial/ Glimpsed	Views from this property to the Site are largely oblique, with views directed over rural countryside to the north of the Site. Where present, views of the Site are open, but do not form the key viewing subject from this dwelling.	Taking account of the residential context that this property sits within where neighbouring dwellings are present in views to the south and west, development of the type proposed on the Site would not be uncharacteristic. Effects on views would be **Low.**
16 +17	24 Otaihanga Road		Glimpsed	Two dwellings, with primary views facing north, away from the Site. Views to Site are largely truncated by rising landform in the middle ground, and no views of the internal areas of the Site are available.	There is potential for views of development within the northern parts of the Site, however these are likely to be glimpsed. Effects on views would be **Very Low**.
18	36 Otaihanga Road		Glimpsed	Landform and boundary vegetation in the intervening landscape truncates clear and open views of the Site from this property.	Any proposed development on the Site would form a discernible change in views to the south and southwest from this property. However, given the context of this property, which is part of a relatively new residential subdivision, and taking account of development which could be anticipated under the existing zone, it is

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
					considered that residential development of the type proposed would not be uncharacteristic. In combination with existing landscape elements which provide some filtering of views to the Site, effects on views would be **Very Low.**
19	38 Otaihanga Road		Glimpsed	Similar to #18 above, views from this property are directed north, with boundary vegetation to the south of the property, combined with undulating topography in the intervening landscape, containing a high degree of view to the Site.	Any proposed development on the Site would form a discernible change in views to the south and southwest from this property however given the emerging context of this property which is part of a relatively new residential subdivision, development of the type proposed would not be uncharacteristic. In combination with existing landscape elements which provide screening and filtering of views to the Site, effects on views would be **Very Low.**
20	40 Otaihanga Road		Glimpsed	Similar to #18 and #19 above, views from this property are directed north. Boundary vegetation to the south of the property, combined with undulating topography and mature tree groups in the intervening landscape, effectively screen views to the Site.	Given the emerging context of this property, which is part of a relatively new residential subdivision, if visible, development of the type proposed on the Site would not be uncharacteristic. In combination with existing landscape elements which provide screening and

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
					filtering of views to the Site, effects on views would be **Very Low.**
21	54 Otaihanga Road		Glimpsed	Primary views from this property are directed north west/ south east. The property is largely contained by vegetation along the garden boundary. From the wider property, which borders the Site more open views of a larger proportion of the Site are available.	From the dwelling, separation from the Site in combination with vegetation and the nature of the landform in the intervening landscape would result in **Very Low** effects on views.
22	117 Ratanui Road		Open	Recent felling of trees along the shared boundary has created open and largely unobstructed views of the Site from much of this property, including both internal and external living spaces. Currently, views extend over rural farmland associated both with the property and the Site.	Views west from this property would change from a rural outlook to one which contains multiple residential dwellings. Residential development following the plan change would be of a greater density than that which could be anticipated under the existing zone, however the change would not be uncharacteristic within the wider receiving environment. Boundary treatments which seek to integrate the new residential development into the existing context, and landscaping introduced via gardens and street trees would also soften the appearance of proposed development.

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
					Effects on views from this property would be **Low-Moderate.**
23	80 Ratanui Road		Glimpsed to No view	Views of the Site from this property are largely screened by existing residential development along Ratanui Road.	Any views would be glimpsed at most and would not be uncharacteristic within the receiving environment. Effects would be **Very Low**.
24	74 Ratanui Road		Glimpsed to No view	Views of the Site are largely experienced from the access to this property, which lies directly opposite the southern boundary of the Site. From the dwelling, views are substantially screened by high levels of mature vegetation present within and along the property's boundaries.	Effects on views from the dwelling would be **Very Low** due to the substantial levels of vegetation which surround the dwelling and provide screening.
25	66 Ratanui Road		Open	No residential property here – undeveloped site.	
26	62 Ratanui Road		Partial to Open	This is a childcare facility. Views of the Site are largely experienced from the carpark which is located to the east of the main building. The core external play spaces are to the rear of the building and views of the Site would be largely screened or filtered by intervening elements such as buildings and vegetation.	Views of the proposed development would be oblique, and largely screened or filtered by vegetation along the road corridor. Any views would be glimpsed and would not be uncharacteristic within the receiving environment. Effects would be **Very Low**.

Table 1: Visibility Analysis from Private Locations *Refer to **Figure 3** in the Graphic Supplement for locations.*					
House ID	**Address**	**Distance from Site***	**Nature of View**	**Description of Existing View**	**Assessment of potential visual effects**
**Note: distance has been measured from the existing dwelling (at the address specified) to the closest Site boundary. Measurements are approximate.*					

The visual effects demonstrate that the Site is located within a reasonably discrete part of eastern Paraparaumu. Views of the Site from the wider area surrounding the Site (i.e beyond 100-200m from the Site boundary) would be largely screened or heavily filtered by vegetation, topography and other built development, and effects would be **Low** or less (less than minor).

Visibility varies from properties which are located directly adjacent to the Site boundary. All dwellings located directly adjacent to the southern boundary of the Site would experience **Low-Moderate** effects on views. Along the western boundary, a number of properties adjacent to the northern boundary of the Site with open and unobstructed views across the Site area would experience effects of **Low-Moderate** to **Low**. Further south along the western boundary, where vegetation is more well-established along property boundaries, and there is some separation from the Site boundary, effects reduce to **Very Low** (or none). To the east, effects reduce from **Low-Moderate** to **Very Low** with greater distance from the Site. To the north of the Site, a cluster of dwellings would experience **Very Low** effects as undulations in topography and screening provided by vegetation along boundaries and in the intervening landscape, combined with key views being focused away from the Site, serve to reduce the prominence of any potential residential development.

The proposed visual changes will be residential in character, similar to the built-up area of Paraparaumu to the west and located within an area that has been identified for future urban growth. Recommendations presented in Section 7 of this report seek to ensure that any landscaping, street trees and other open space provision proposed as part of a future resource consent application will provide a level of residential amenity assisting to break up the built forms anticipated on the Site. These recommendations also identify the need for considered boundary treatments which seek to soften the transition between the rural and residential environments and mitigate impacts on existing views from neighbouring residential properties.

6.4 Effects in Relation to Statutory Provisions

The proposed rezoning of the Site to General Residential Zone is considered appropriate from a landscape perspective because residential development would be consistent with the landscape character of the Site's location on Paraparaumu's northern edge. The Site is not within an ONL nor is it within a special amenity landscape. The Site is well located away from areas of principal visibility (such as SH1, Otaihanga Road) and views into the Site are generally experienced only by users of Ratanui Road as they pass the Site, and by immediately neighbouring properties.

While the Site is located within the Coastal environment, there is little coastal character present across the Site with the exception of the topography. Sensitive earthwork design around the edges of the Site will ensure that any future development is appropriately integrated into the wider landscape, and the large areas of the dunes are retained (such as those which align with the northern boundary of the Site). As identified in Section 5.3.2, the Site is considered to be within the third tier of landscapes, where impacts are not considered to be a regionally significant issue and should be managed through the general amenity provisions of the KCDP.

In terms of regional form, design and function, the Plan Change will essentially infill an area of undeveloped landscape which is surrounded by existing built-up areas, with some subtle differences to provide for future residential development including a retirement village. This is a coordinated and logical area to develop for residential purposes, enabling the consolidation of these existing built-up areas while meeting the requirements of the NPS-UD and the RPS.

As noted above, the anticipated 450m² residential development would likely result in larger front and side yards between individual dwellings, than a retirement village layout where some

neighbouring units are joint together and the provision of large private garden areas is replaced with a greater emphasis on communal centrally managed spaces throughout the wider site.

It is reasonable to assume that where houses are built for multiple property owners under a typical residential subdivision, more diversity will result in terms of the built form, with variation in bulk, height, architectural style, orientation etc. which presents a more varied, uncoordinated outcome along the road frontage. A retirement village would by contrast have a less varied appearance in terms of the architecture, materials, height and spacing of the buildings, although a more coordinated master planning approach does allow a retirement village to have considered green spaces which are synonymous with the surrounding rural lifestyle character.

The overall character of the combined buildings for both scenarios, as experienced from the street, would be similar and predominantly urban. The visual change resulting from the rezoning of the Site to General Residential Zone, with the inclusion of the recommended provisions for a retirement village's frontages, would be acceptable in this location.

The overall type of activity and bulk contemplated on the Site is considered appropriate from a landscape perspective, however the overall design needs to be considered further at the time resource consents for subdivision or land use are sought. This is necessary to ensure the external streetscape is appropriately considered. In particular, future detailed design of the development should seek to achieve a diversity of built form and building orientation and setback along the external streetscape in order to ensure any retirement village or residential development pursued is consistent with the nature of residential areas surrounding the Site.

Based on this, the planning framework provides sufficient provision to manage the effects. The Structure Plan provides site specific provisions to ensure local effects are appropriately managed.

6.4.1 Kāpiti Coast District Plan Objectives and Policies

It is considered that the proposed Plan Change is consistent with the relevant objectives and policies of the KCDP, set out in Section 5.3. As assessed in Section 6.1, future development of the Site would not significantly affect the natural character of the coastal environment due to its already highly modified character. There are also opportunities to restore elements of natural character through development of an indigenous wetland that is part of the hydrology management of the Site, as identified in the BlueGreen Ecology report which accompanies this private plan change request.

The Plan Change will allow for character and amenity values to develop and change, as set out in Objective DO-O11 of the KCDP. The Site would provide for a residential area which is characterised by a variety of built forms and densities. As recommended in Section 7, the requirement for an Earthworks and Landscape Plan at the resource consent stage would ensure that the interface between the general residential area developed on the Site and the surrounding rural lifestyle area are well managed and integrated sensitively. This includes ensuring that the edges of the Site tie in sensitively to the existing landforms.

Resource consent applications for the development of the Site would require detail to show how objectives and policies on residential amenity, streetscape and landscaping would be achieved. Recommendations set out in Section 7 of this report seek to ensure that any future development is sensitively designed to respond to the character of the Site and its environs, that interface design ensures a suitable transition between areas, and that transport networks and open space provisions provide access opportunities for communities in the wider area.

6.4.2 Conclusion of Effects on Statutory Provisions

The proposed rezoning of the Site to General Residential Zone is considered appropriate from a landscape perspective because such a development would be consistent with the landscape character of the Site's location on Paraparaumu's urban fringe. The visual amenity of the Site will change but it would be consistent with the development patterns emerging to the north of the Site and appropriate to what would be expected of a General Residential Zone.

Based on the assessment above, a retirement village would result in a similar built outcome as a standard residential development and both are appropriate outcomes for this location.

7.0 Recommendations

It is recommended that a Landscape Plan should be provided at the time of a resource consent application for any residential development or retirement village. The Landscape Plan should include the following:

- Street tree, structure and amenity planting, including proposed vegetated buffer and appropriate landscape buffers along the northern, eastern and partial southern boundaries of the Site (as shown on the Structure Plan) should be implemented to soften the rural lifestyle/general residential interface as well as providing adequate and appropriate screening for existing neighbouring residential dwellings.
- Planting species, species mixes, and planting arrangement should reflect the location of the Site;
    - indigenous species which are typical of the coastal area.
    - In the southern extent of the Site, boundary planting arrangements should reflect the more 'wooded' character of the rural residential properties along Ratanui Road;
- Sensitive earthworks designed to ensure that the development platforms are sensitively and effectively integrated into the existing terrain along the edges of the Site, particularly at the northern and eastern edges; Reserves/open space design;
- Connection to the transport network (roads, pedestrian and cycle links); and
- Stormwater basin and swale design to reflect the coastal location of the site, seeking to restore areas of natural character across the Site.

The objective of the proposed mitigation and design control measures are to ensure that future residential development within the Site occurs in such a way that landscape and visual effects are managed, the development is sensitively integrated into the surrounding landscape, and an attractive and biodiverse planting structure is created for the Site.

8.0 Conclusion

Welhom Developments Limited intend to submit a Private Plan Change Request to the Kāpiti Coast District Council for the rezoning of an approximately 12.65 ha area of land from Rural Lifestyle to General Residential Zone under the Kāpiti Coast District Plan. The Plan Change

would facilitate the establishment of residential development on the edge of the existing built-up area of Paraparaumu, infilling an area of land which is bordered by existing urban and residential areas. The Site is identified in the KCDC's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area".

The Site is located within an area of rural landscape which is contained by topography, vegetation, and by neighbouring residential development and is largely visually discrete. The landscape of the Site contains remnants of the dune landscapes which characterise the Kāpiti region however has been used for agricultural purposes for a number of years and as a result is a highly modified landscape with very low levels of naturalness present. Effects on Natural Character have been assessed as **Neutral**, given the Site's low level of existing natural character.

The proposed Plan Change would result in a change to the overall character of the Site, with the loss of the undulating dune topography and currently open character. Any proposed residential development, or development of a retirement village, will initially create temporary **Low-Moderate** adverse landscape effect during the construction phase as well as a change from rural lifestyle to more suburban in character. Over time, this would reduce to **Very Low**, as appropriate landscaping and planting will assist any development to integrate into its landscape setting and the residential development will read as a legible extension to Paraparaumu's growing urban fringe. The Site has the ability to absorb a higher density of residential development.

The visual effects assessment demonstrates that the Site is located within a reasonably discrete part of eastern Paraparaumu. Views of the Site from the wider area surrounding the Site (i.e beyond 100-200m from the Site boundary) would be largely screened or heavily filtered by vegetation, topography and other built development, and effects would be **Low** or less (less than minor). There are limited public vantage points in which views towards the Site are obtained. Views would be primarily experienced from Ratanui Road as it passes directly by the Site (**Low** effect). Glimpsed views are also available from Otaihanga Road (**Low** to **Very Low** effect) and the elevated public lookout at Kotuku Park (**Low** effect).

Visibility varies from properties which are located directly adjacent to the Site boundary, with effects on neighbouring dwellings ranging from **Neutral** or **Very Low** to **Low-Moderate**. The proposed visual changes will be residential in character, similar to the built-up area of Paraparaumu to the west and located within an area that has been identified for future urban growth.

It should be required that any landscaping, street trees and other open space provision proposed provides a high level of residential amenity, breaking up the anticipated built forms on Site. Considered boundary treatments should also be required in order to soften the transition between the rural and residential environments and mitigate effects on views from neighbouring residential properties, as set out in Section 7 of this report and indicated on the Structure Plan. Earthworks should be sensitively and effectively designed to integrate the development area into the existing terrain along the edges of the Site.

Appendix 1: Landscape Methodology

Method Statement

22 November 2023

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and*
- *The significance of effect.*

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the proposal alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the proposal including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes;

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the proposal within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as **'adverse'**, the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from **very low** to **very high** consistent with Te Tangi a te Manu Guidelines and reproduced below.

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH

Landscape Effects

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the proposal may occur requires an identification of the area from where the proposal may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

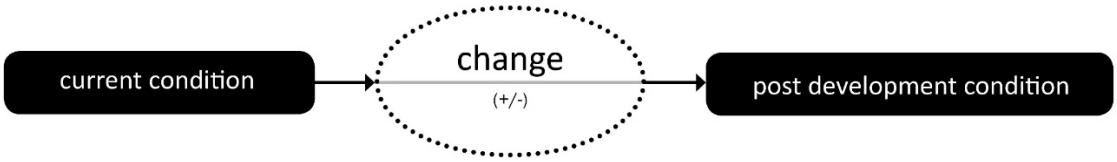
Natural Character Effects

Natural Character, under the RMA, specifically relates to *'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'*. Therefore, the assessment of natural character effects only involves examining the proposed changes to natural elements, patterns and process which may occur in relevant landscape / seascape contexts.

As with assessing landscape effects, the first step when assessing natural character effects involves identifying the relevant physical and experiential characteristics and qualities which occur and may be affected by a proposal at a commensurate scale. This can be supported through the input of technical disciplines such as geomorphology, hydrology, marine, freshwater, and terrestrial ecology as well as input from tāngata whenua. An understanding of natural character considers the level of naturalness and essentially reflects the current condition of the environment assessed in relation to the seven-point scale. A higher level of natural character means the waterbody and/or margin is less modified and vice versa.

A natural character effect is a change to the current condition of parts of the environment where natural character occurs. Change can be negative or positive. The resultant natural character effect is influenced by the existing level of naturalness within which change is proposed; a greater level of effect will generally occur when the proposal reduces the naturalness of a less modified environment. In short, the process of assessing natural character effects can be summarised as follows:

- Identify the characteristics and qualities which contribute to natural character within a relevant context and defined spatial scale(s), including the existing level of naturalness;
- Describe the changes to identified characteristics and qualities and the consequent level of natural character anticipated (post proposal); and
- Determine the overall level of effect based on the consequence of change.



The Significance of Effects

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor[1] or if an adverse effect on the environment is no more than minor[2]. For non-

[1] RMA, Section 95E

[2] RMA, Section 95E

complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

This assessment has adopted the following scale applied to relevant RMA circumstances[3] (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant[4].



[3] Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

[4] The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

Appendix 2: Graphic Supplement

About Boffa Miskell

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

---

www.boffamiskell.co.nz

Auckland	**Hamilton**	**Tauranga**	**Wellington**	**Christchurch**	**Queenstown**	**Dunedin**
+64 9 358 2526	+64 7 960 0006	+65 7 571 5511	+64 4 385 9315	+64 3 366 8891	+64 3 441 1670	+64 3 470 0460

Boffa Miskell

PRIVATE PLAN CHANGE

GRAPHIC SUPPLEMENT

NOVEMBER 2024



Private Plan Change



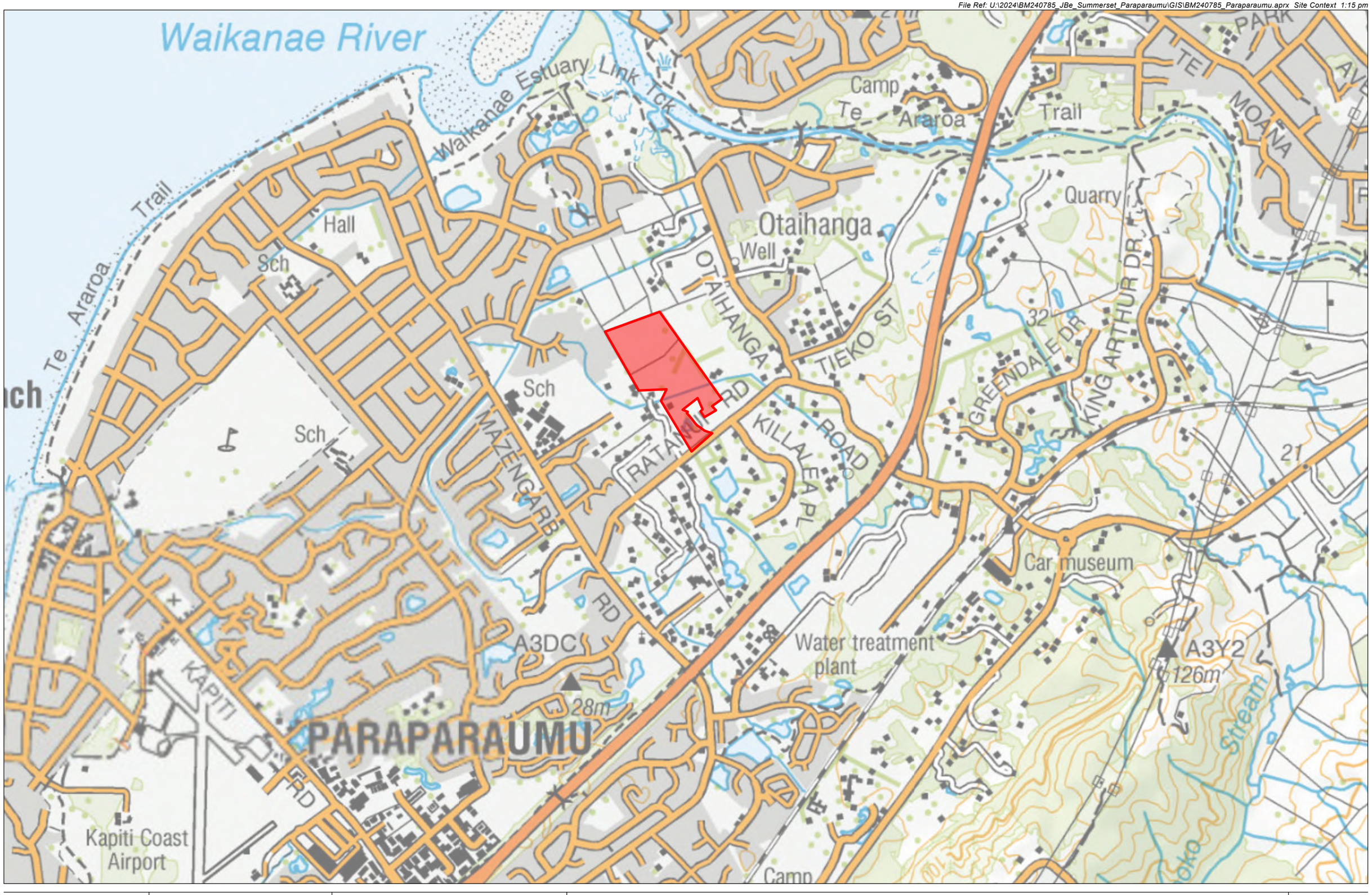
Contents

MAPS

FIGURE 1: Site Context Plan
FIGURE 2: Planning Context
FIGURE 3: Residential Property Location Map
FIGURE 4: Landscape Context Photography and Site Appraisal Photographs Location Map
FIGURE 5&6: Site Appraisal Photographs

VIEWPOINT PHOTOGRAPHS

FIGURE 7: VP 1 View from Killalea Place - Panorama
VP 2 View from Otaihanga Road - Panorama
FIGURE 8: VP 3 View from Kotuku Park Lookout - Panorama



Boffa Miskell

www.boffamiskell.co.nz

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

0 360 m

1:15,000 @ A3

Data Sources: Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Plan Change Site Boundary

PRIVATE PLAN CHANGE

Site Context

Date: 01 November 2024 | Revision: 0

Plan prepared for Summerset Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 1

Waikanae Estuary Reserve
Te Kupe Rd
Te Atiawa Park
Winton St
Kotuku Park
Reserve
Makora Rd
Otaihanga
Kāpiti Expressway
K082
K082
Percival Rd
Mazengarb Rd
The Drive
Otaihanga Rd
Tieko St
Martin Rd
Walton Rd
Paraparaumu College
Hollis Rd
Guildford Dr
Ratanui Rd
Otaihanga Rd
Murray Crt
Ratanui Rd
Mazengarb Reserve
Cedar Dr
Guildford Dr
Regent Dr
Realm Dr
Paraparaumu Reserve
Kāpiti Expressway
Langdale Ave
K138

Outstanding Natural Features and Landscapes

Special Amenity Landscapes

Area of Outstanding Natural Character

Areas of High Natural Character

Key Indigenous Trees

Coastal Environment

Zones

- General Residential Zone
- High Density Residential Zone
- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- Metropolitan Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone

Boffa Miskell
www.boffamiskell.co.nz

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

0 240 m
1:9,500 @ A3

Data Sources: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND
Plan Change Site Boundary

PRIVATE PLAN CHANGE

Planning Context

Date: 01 November 2024 | Revision: 0

Plan prepared for Summerset Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 2



Boffa Miskell

www.boffamiskell.co.nz

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

0 100 m

1:4,303 @ A3

Data Sources: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

△ Residential Dwelling

For reference list, please refer to Visual Impact Tables in written report

INV refers to involved properties which have not been included in the assessment

PRIVATE PLAN CHANGE

Residential Properties

Date: 01 November 2024 | Revision: 0

Plan prepared for Summerset Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 3



Boffa Miskell

www.boffamiskell.co.nz

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

0 120 m

1:5,000 @ A3

Data Sources: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Landscape Context Photograph Location
- Site Appraisal Photograph Location
- Direction of View

PRIVATE PLAN CHANGE

Site Appraisal and Viewpoint Locations

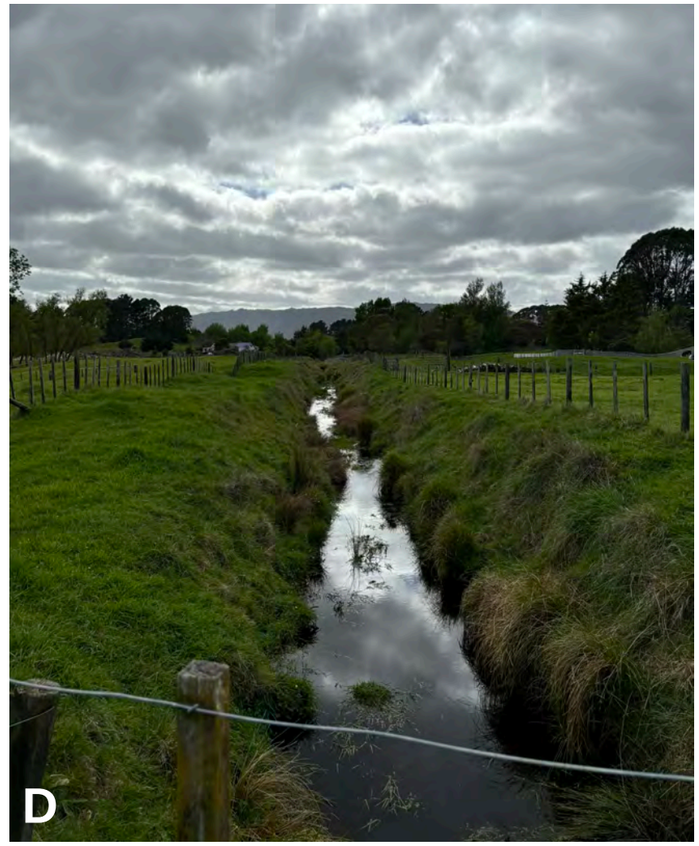
Date: 01 November 2024 | Revision: 0

Plan prepared for Summerset Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 4











Boffa Miskell

www.boffamiskell.co.nz

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

PRIVATE PLAN CHANGE

Site Photographs

Date: 23 October 2024 Revision: 0

Plan prepared for Summerset Villages (Waikanae) Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 5











Boffa Miskell

www.boffamiskell.co.nz

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

PRIVATE PLAN CHANGE

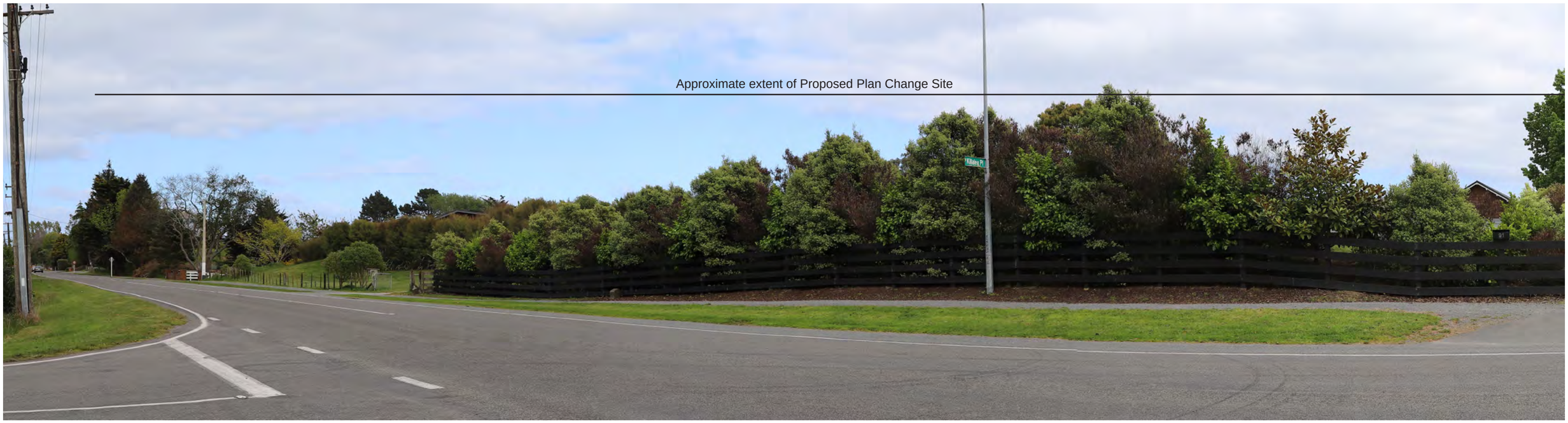
Site Photographs

Date: 23 October 2024 Revision: 0

Plan prepared for Summerset Villages (Waikanae) Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 6



Viewpoint 1 taken from the junction of Killalea Place/ Ratanui Road Junction, looking in a westerly direction towards the Site



Viewpoint 2 taken from Otaihanga Road, looking in a southwesterly direction towards the Site

Boffa Miskell

www.boffamiskell.co.nz

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

PRIVATE PLAN CHANGE

Viewpoint Photography

Date: 23 October 2024 Revision: 0

Plan prepared for Summerset Villages (Waikanae) Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 7



Viewpoint 3 taken from the Kotuku Park Lookout, looking in a southerly direction towards the Site

Boffa Miskell

www.boffamiskell.co.nz

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

PRIVATE PLAN CHANGE

Viewpoint Photography

Date: 23 October 2024 Revision: 0

Plan prepared for Summerset Villages (Waikanae) Limited by Boffa Miskell Limited

Project Manager: james.bentley@boffamiskell.co.nz | Drawn: AGa | Checked: JBe

Figure 8