Appendix G – Landscape and Visual Assessment prepared by Boffa Miskell

Boffa Miskell

Tamahere Country Club Stage 4

Landscape and Visual Assessment
Prepared for Sanderson Group Ltd

17 June 2021

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Appendices

Graphic Supplement (bound separately)

1.0 Introduction

1.1 Scope of the report

Boffa Miskell Limited (BML) has been engaged by Sanderson Group Limited (SGL) ("the applicant') to undertake Landscape Visual Effects Assessment (LVEA) for the proposed retirement village extension of the Tamahere Country Club (TCC) at 70 Tamahere Drive, Tamahere, Hamilton (otherwise referred to as 'The Site' in this report). The site is located in the Waikato District and is zoned Rural in the Waikato District Plan.

TCC is a high-quality retirement living environment and the extension responds to the high demand in sales experienced during the construction of the existing TCC development to the north.

This LVEA is set out under the following headings:

- Landscape and Visual Assessment Methodology;
- Site and Landscape Context;
- Statutory Context;
- The Proposal;
- Visibility and Viewing Audience;
- Assessment of Effects; and
- Conclusion.

It should be noted that a full planning assessment has been prepared and has been included as part of the application AEE prepared by BBO.

1.2 Methodology – Guidance

This assessment has been undertaken with reference to the Quality Planning Landscape Guidance Note (Boffa Miskell Limited)[1] and its signposts to examples of best practice, including: the UK guidelines for landscape and visual impact assessment[2] and the New Zealand Landscape Institute Guidelines for Landscape Assessment[3]. A full description of the 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; low; moderate-low; moderate; moderate-high; high; and very high ratings.

[1] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape

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

[3] Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

1.3 Methodology – Effects Rating

The LVEA provides ratings, based upon the professional judgement of the author(s), in relation to the level of landscape and visual effects that will result from the proposed development.

The effects addressed in this assessment include:

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

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

The process of change, for example, the construction process and/or activities associated with the development, also carry with them their own visual impacts (whether temporary or permanent) as distinct from those generated by a completed development.

The nature of landscape and visual effects generated by any particular proposal can therefore be perceived as:

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

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

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

To determine the level of landscape and visual effects, the sensitivity of the landscape, the viewing audience and magnitude of change resulting from the proposed development are considered. The sensitivities of the viewing audiences to visual change may vary, for example, residents and people engaged in recreational activity reliant on its setting are generally considered to be more sensitive to change, while people travelling through and working within a locality are generally less sensitive.

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

In this assessment the nature and scale of potential effects is based on a combination of the urban landscape's sensitivity and its ability to physically and visually absorb the nature of change proposed.

1.4 Methodology – Approach

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

- Waikato District Plan (WDP), both Operative and Proposed;
- Waikato 2070: Waikato District Council Growth and Economic Development Strategy;
- Drawings for the proposed development, prepared by SGL Architects, including masterplan villa layout, sections etc;
- Earthworks and Civil design prepared by Kotare Consultants;
- Stormwater design prepared by Te Miro Water;
- Landscape Design Resource Consent package prepared by Boffa Miskell; and
- Aerial photography and Google Earth;

Following the desktop study, in order to further understand the receiving environment a site visit was undertaken on 25th May 2021. The purpose of the site visit was to understand the characteristics of the site and the surrounding landscape context. This site visit confirmed the site conditions – landform, landcover and land-use, the relationship of the site to the existing surrounding development, visibility and viewing audiences and landscape characteristics of the area.

Private viewing audiences identified in this assessment have been visually surveyed from publicly accessible representative locations and locations from within the site during the site visit(s) with reference also made to aerial / 3D imagery.

2.0 Existing Environment

2.1 Wider Site Context and Immediate Surroundings

The site is located at 70 Tamahere Drive within Tamahere which is within the Waikato district and is a high growth area on the southern outskirts of Hamilton City. The site is approximately 4 km from the outskirts of Hamilton to the north-west and 12km from the outskirts of Cambridge to the south-east. The site is located south of SH1 and directly east of SH21. The site directly adjoins the southern boundary of the existing TCC retirement village and Tamahere Drive adjoins the site's eastern boundary.

It is important to consider the relationship between the naturally occurring and modified features contained within the wider landscape when assessing how the proposed development will influence existing landscape and amenity values of the adjacent rural environment and surrounding outstanding natural landscape.

The flat to gently undulating nature of the site is related to the wider alluvial plains of the Waikato and the terracing associated with the Waikato River which is located approximately 600m south of the site.

As identified in The Waikato Regional Landscape Assessment[4], the site sits within the 'Waikato Lowlands' area. The landscape character of the Waikato Lowlands is described below:

> *The Waikato lowlands are flat and low in contrast with the surrounding hill country. They comprise pasture, hedges, groups of both exotic and indigenous trees, and has a well maintained and developed landscape character.*
>
> *The Waikato River is the central feature in this landscape. With Hamilton as the main city.*
>
> *In general, the land use comprises market gardening, fruit growing, arable farming, cattle, dairy farms, stud farms and racing stables.*
>
> *The main pressure on this area is the demand for residential homes in a rural setting – i.e. rural residential development, particularly given the large nearby populations of Auckland and Hamilton. State Highway One runs along beside the Waikato River.*[5]

Key Landscape features that influence the overall character include:

- Waikato River and the associated Waikato Lowlands;
- Deeply incised gully systems;
- Tamahere Reserve[6]

The landscape surrounding the site is characterised by rural lifestyle and large lot residential developments. Medium sized lot areas within Tamahere are located west and east of the site, with access of Airport Road, Pencarrow Road or Tamahere Drive, compared to the larger lot areas directly to the south.

[4] Waikato Regional Landscape Assessment, February 2010. Technical Report # 1636162, page 26

[5] Waikato Regional Landscape Assessment, February 2010. Technical Report # 1636162

[6] Located on the northern side of SH1 accessed from 30 Tauwhare Road

Other key features within the surrounding landscape that may not contribute to the overall landscape character nor detract from it include:

- Tamahere Model Country School;
- Community Centre;
- Preschools;
- St Stephens Anglican Church;
- Tamahere Village Centre, Piazza and Recreation Reserve;
- Sports reserve, including tennis courts; and
- Eventide Home and Retirement Village.

Additionally, there are a number of commercial boutiques and cafes, art galleries and industries such as the nearby Regal Haulage, as well as more typical rural activities such as horse studs, horticultural and dairy farms resulting in a relatively diverse rural area with a range of activities and amenity.

2.1.1 Development

Farming has gradually reduced in the locality, a trend that accelerated after 2000, when the Waikato District Plan changed to allow the four-hectare blocks to be further subdivided into 5000m² sections.

Since 2005, Hamilton has continued to experience unprecedented growth, with development pressures spilling over from the city boundaries to adjoining rural fringe areas such as Tamahere. Wider Tamahere has a population of approximately 4,000, with a relatively high youth population, it is forecast to grow to approximately 8,000 by 2031[7].

The recently constructed Tamahere Village Centre about 400 m west of the site, has become a focus of community activities and events. The Village Centre includes a public 'piazza' or village square, commercial buildings providing for a local retail demand, playground, skatepark and recreational reserve.

Initiatives such as the Future Proof partnership (a cross Regional and District / City Council growth strategy) and the roll out of the WEX will have long-term implications for infrastructure provision.

The Hamilton section of the WEX is due to be completed at the end of 2021. The southern extent of this lies within Tamahere at which point it includes a full interchange near Cherry Lane that will provide a secondary connection point for Tamahere to this roading network. The WEX will improve connectivity to local communities including Tamahere and reduce travel time between Auckland, and Cambridge and will be a dominant feature of Tamahere.

Southern Links is the future state highway and local arterial road network for the southern part of Hamilton City. Once completed the project will connect SH1 from Kahikatea Drive in Hamilton City to Tamahere and the WEX in the south. The project will also strengthen the link between

[7] Tamahere Community Plan 2011 – 2021. Page 5.

SH1 and the Hamilton Airport via SH21. Whilst designated, there is no funding allocation for its construction in the current 10 year horizon[8].

2.1.2 Natural Elements, Public Open Space and Recreation

The Waikato River is a key landscape feature of the Waikato region and is located approximately 600 m south of the site, where Airport Road crosses the River. While the River is not visibly apparent from the site, a tributary of the Mangaone Gully is located to the east of the site along Tamahere Drive. The gully tributary will not be adversely impacted as part of the development extension, with all water being collected and managed on site.

As outlined above the development of the Tamahere Village Centre, including Piazza and Recreation Reserve, has improved the quality of public open space and opportunities for recreation within the Tamahere area, fostering growth and community in the Tamahere Village.

Tamahere Reserve is a popular 4.56 ha native bush and wildlife area, includes restoration initiatives and is located less than 1 km from the site on the north side of the Tamahere Interchange.

The Hamilton to Cambridge section of Te Awa River Ride is located along Tamahere Drive adjacent to the site, the underpass section across Airport Road is currently being constructed. The route will provide safe walking and cycling connectivity for residents via the site's Tamahere Drive main access and to the Tamahere Town Centre approximately 1km away. The Te Awa River Ride also runs past the site, adjacent to Tamahere Drive.

In summary the site and its immediate surroundings exhibit a mixed-use character somewhat different from the wider lifestyle context. It includes community, industrial, commercial and residential elements that are part of the Tamahere community hub.

2.2 Site Context

As outlined above there are no identified high value landscapes or features within the site or within its immediate context. The site is also remote from the Waikato River.

The subject site is located at the southern end of the existing TCC and is approximately 12.5ha in size. The site size is being reduced to 12.58ha through a boundary relocation subdivision that is creating a 1.7ha lot (Lot 1) in the southern most corner of the site. Four rural residential sized properties adjoin the site's southern boundary. The existing dwellings on the adjoining rural residential properties are setback from the site boundaries. Immediately to the west are three residential sized properties. To the east the site is bounded partly by Tamahere Drive and two rural residential properties.

The site itself is relatively flat in nature and is currently used for cropping, having recently harvested for maize. The 12.5ha site is compartmentalised by a centrally located existing farm drain running east to west. It should be noted that there is no significant vegetation within the site, any vegetation is contained along the boundaries is typically hedgerows or individual trees.

In summary, the site is characterised by its flat landform and rural landuse surrounded by rural residential properties, exotic tree plantings and the existing TCC. Airport Road and Tamahere Drive help contain the site to the east and west and is generally open to the south with existing rural residential properties. The site does not contain any areas considered to be of high

[8] Based off the draft Waikato Regional Land Transport Plan 2021 - 2051

landscape values. Within the wider landscape context, the site has a number of qualities and attributes that are commonly found in a wider rural landscape, for example, the groupings and individual mature exotic trees and post and rail boundary fences.

3.0 Relevant Statutory Provisions

This section identifies and describes the relevant legislative documents which have been considered in preparing this assessment.

3.1 Resource Management Act 1991

Part 2 of the RMA sets out its purpose and principles. Section 5 states that the purpose is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of national importance that must be recognised and provided for in achieving the purpose of the RMA. Section 7 contains other matters that must be given particular regard to, and Section 8 states that the principles of the Treaty of Waitangi must be taken into account in achieving the purpose of the RMA.

It is noted that the site does not include any 'outstanding natural features or landscapes' nor is it located in the coastal environment (including a river edge or lakeside) hence Section 6 matters related to landscape are not relevant.

Of particular relevance to this proposal are Sections 7(c) the maintenance and enhancement of amenity values, and 7(f) the maintenance and enhancement of the quality of the environment. Section 7(c) is considered in this report in relation to potential effects on amenity and in particular views and visual amenity and Section 7(f) is considered in relation to the potential effects on the landscape as a resource in its own right and in particular any existing valuable landscape elements within the site.

3.2 Waikato District Council

The site is located in the Waikato District and is zoned Rural in the Waikato District Plan. The retirement village use itself is categorised as a discretionary activity (Rule 25.46.2). The site is adjacent to the Tamahere Structure Plan area.

The District Plan specifies various building setbacks as followings:

- 15 m adjoining State Highway 21.
- 12 m adjoining Tamahere Drive.
- 25 m adjoining neighbouring Rural Zoned land.

The setbacks have been complied with as part of the retirement village extension.

3.3 Summary of Legislation, Policy and Guidance

The above relevant Objectives, Policies, from both the Operative and Proposed WDP are included in Appendix 2 of this assessment and have influenced the proposed development of the retirement village layout and has been used a guide to structure and address the assessment of the proposal in terms of its likely landscape and visual amenity effects as set out in section 5.0 of this report.

The key focus of these provisions includes the following:

- The maintenance and enhancement of rural character;
- Amenity values;
- Visual integration of buildings and development design including earthworks and, vegetation management; and
- Sense of place and community coherence is retained and enhanced.

4.0 The Proposal

SGL have recently purchased the land adjoining the southern boundary of their Tamahere Country Club (TCC) site. It is proposed to construct an extension of the TCC retirement village onto that land. The extension in the context of the existing TCC is displayed in the following masterplan prepared by SGL.


Tamahere
Country Club

The retirement village will consist of:

As displayed above, the proposed development comprises the following:

- 81 standalone retirement villas (featuring various typologies with different floor areas and bedroom/bathroom numbers);
- A club house and visitor carparking;
- An amenity lake, with an adjoining lake house and outdoor seating/garden party area;
- Communal facilities including campervan parking, croquet lawn, putting green, tennis court, a mens shed and garden shed;
- Pedestrian paths and informal walkway throughout the site - connecting to existing TCC development to the north, Tamahere Drive and Airport Road; and
- The site will be fully landscaped including street trees, park like trees along boundaries and open spaces, stormwater swale planting with natives and specific mitigation treatment such as planted bund or fencing where requested by adjacent neighbours.

4.1 Development Layout

The site layout has been designed to ensure a significant building setback from the existing rural properties to the east, west and south of the site. The setback area will be planted with large trees and other vegetation which will help to screen and soften the built form that is proposed. In some locations, boundary treatment will also include planted bunds and/or fencing, as agreed with those adjacent landowners. Other planting on the site includes tree plantings, street trees, a rose garden and small resident gardens outside each villa. Landscaping across the site has been comprehensively designed to provide an attractive development and a seamless extension of the landscaping design established in the existing TCC to the north.

The proposal is considered to be a logical extension of the high demand retirement village development to the north of the site and has been designed to be an extension of the existing development in relation to amenity, site connections, landscaping, building design and communal facilities.

4.2 Access and Car Parking

There will be two main entrance/access points to the TCC extension, including an extension of the existing internal road network from the TCC development to the north and an additional vehicle crossing onto Tamahere Drive to the east. The proposed road network will comprise a north/south and an east/west spine road, off which extends a number of secondary roads with the primary function of providing access to the retirement villas.

Parking is provided across the site within garages or driveway areas of each standalone retirement villa, and adjacent to the communal facilities proposed to be established (i.e. lake house, club rooms, bowling green, tennis court). Further to this, campervan parking is provided adjacent to the southern boundary of the site.

The site design and layout include a comprehensive network of internal walking and cycling paths, as an extension of the existing accessways, tying into the existing walking and cycling paths in the TCC land to the north and the Te Awa cycleway to the east. A series of pedestrian

pathways will also be provided on site to allow connections between the stand-alone villas and communal facilities on the site.

4.3 Earthworks and Infrastructure

Earthworks will be required on the site to construct the road network, buildings platforms, and infrastructure. Further, earthworks are required to remediate the contamination on the site. Total earthworks volumes include approximately 35,000m^3 of cut and 19,000m^3 of fill and will provide for the site to grade towards the west, away from Tamahere Drive.

Stormwater swale (communal soakage basin) is designed to accommodate total runoff from the road reserve and all lots up to the 100yr storm event. The swale is to be located along the western boundary will be planted with natives and include pathways and bridges providing connectivity and amenity.

4.4 Architectural Response

Building Typologies

The building forms and materials will be in keeping with the existing TCC development, with gable roof forms used throughout the village in reference to the traditional barn shape, while making them an appropriate scale for the local residential character of the area.

The buildings have been thoughtfully placed across the site, locating communal buildings together at the entrance and internally within the site and along the main spine road.

Materials have been selected based on their aesthetic appeal but also longevity and appropriateness for the sites climate and weather conditions. Half-wide euro tray roofing is used for its clean lines and to create strong visual breaks in the repeated gables. This roofing is used across the larger buildings also to unify the development. Rusticated brick and cedar cladding are used throughout the village to create a variety of texture and contrast but also to create overall cohesive development.

Villas

There will be 81 standalone villas ranging in size from 130m^2 to 330m^2. Although villas are spaced relatively evenly throughout the site, villas on the western rural boundary tend to have slightly larger spacings between features and villas. The accompanying architectural drawings showcase examples of the villa typologies, with 2- and 3-bedroom options as well as single and double car garage options. To create breaks in the repeating gable forms, flat roof areas have been carefully considered to create pop out's or to define garage entrance areas. These bespoke details create variations along the street and non-uniformity with stepping therefore adding to the existing streetscape of the TCC.

Club Rooms / House

The club house is located next to the main entrance along Tamahere Drive and proposed to be a meeting place for general congregations e.g. bridge club and to act as an extension of the existing club house to the north. The club house architecture is similar size and height to the proposed villas, with gable roof and cladding with Hinuera stone similar to the villa designs.

Lake House – Wellness Centre and Private Function Area

The Wellness Pavilion will host the Yoga, Pilates and Aerobics in the mornings and the social wine evenings on the Lake. The Private function room will be for private events. The Lake House and Wellness Pavilion are of a size and height consistent with the proposed villas and club house on the site and will be finished in colours and materials which are used throughout the TCC site, including for villas and all other accessory buildings.

4.5 Lighting

Low level street lighting (4 m high) will be located along the main Spine Roads. Bollard lighting is located along secondary roads and around communal building entrances and pathways.

4.6 Landscape Response

As outlined above there are no identified high value landscapes or features within the site or immediate context.

The retirement village extension includes indicative trees locations, areas of communal open space, gardens, croquet lawns, a putting green and a tennis court which compliments the existing TCC development and landscape treatment. The Resource Consent Landscape package focuses on boundary treatments and interfaces. The planting palette will follow similar themes and palette within the existing TCC development. In summary, the landscape design includes:

- A 1.3 m high locally sourced Hinuera stone entrance wall and black powder coated steel gate with amenity planting. The entry gate will be open during the day and closed at night, with keypad entry;
- 1.3 m high visually permeable post and rail perimeter fence, stained black, will be located around all of the site boundaries (unless specified below were acoustic fence is proposed) referencing similar rural fencing throughout Tamahere;
- A 2.0 m wide informal pedestrian pathway around the majority of the site, linking with roads to provide a variety of walking routes for residents;
- Planted median with flowering cherry trees along the main entrance road and continuation of spine road through the site;
- Swales to provide low impact stormwater management / soakage to ground;
- Amenity planting throughout the site, including alongside internal access-ways, and communal spaces, incorporates species found in the surrounding environment;
- Communal rose garden located adjacent to the clubhouse entrance at Tamahere Drive;
- Communal orchard garden located in the open space along the southern boundary, this will also reinforce the rural character and amenity of the site;
- Croquet lawn, putting green and tennis court;

- 3 m high planted earth bund (also used for wastewater disposal) along 11B and 21 Pencarrow Road boundaries, similar to the bund on the western side of Airport Road. Planted with natives including Kowhai trees.
- 1.8 m high painted (black or similar) timber paling acoustic fence along 576A and 576B Airport Road boundaries.

5.0 Visual Catchment

A site visit was undertaken on 25th May 2021 to determine the likely views and viewing audiences of the proposal within the surrounding area, in addition to ground truthing the above descriptions and particular changes following the initial development. The site visit included walking within the site, the surrounding footpath and driving the surrounding roads, which compliments and helps to verify a prior desktop survey of aerial mapping land use and contour information.

Due to the amount of vegetation in combination with the relatively flat topography, views into the site from wider surrounding areas are generally restricted and the visual catchment is relatively contained within a 1km radius. Because the site is set back behind rural neighbouring properties and the existing TCC development, the site is intermittingly screened from surrounding roads (such as Airport Road, Tamahere Drive & Day Road) where vegetation and dwellings occur. Notable public viewing opportunities occur where the site borders along road frontages such as along Tamahere Drive to the south-east.

In summary, the following key public and likely private viewing audiences have been identified from the desktop analysis and site survey. These have been considered when selecting/preparing and assessing the potential impact of the proposed development and when undertaking the design for the TCC retirement extension.

Viewing Audiences in the immediate vicinity:

- Users[9] of surrounding local roads such as Airport Road and Tamahere Drive.
- 606, 576B, 576A Airport Road;
- 11B, 21, 25 and 778 Pencarrow Road
- 56, 70, and 92 Tamahere Drive.

View Audiences in the wider context:

- Pencarrow road users; and
- Rural properties further to the south of this site.

As a range of viewpoints representing the key viewing audiences have been selected (**refer to Assessment viewpoint photography**) and are referred to in the visual effect's assessment. The viewpoints have been selected as it is considered they address the key aspects of the visual catchment for the potential future development.

[9] Including people walking, cycling and travelling in vehicles

Note the majority surrounding landowners have provided written consent and therefore effects do not need to be considered on these sites. A number of these properties have requested specific mitigation and boundary treatments that have been incorporated into the landscape design. These include:

- 11B and 21 Pencarrow Road would like a 3meter high bund at 6meters wide and Post and Rail fence along boundary.
- 576A and 576B Airport Road would like a 1.8-meter Acoustic Fence
- 576A Airport and 11B Pencarrow would like a Gate to access the walking track
- All other Boundaries will have landscaping and post and rail fence

Written approvals have been obtained from all properties directly adjoining the TCC expansion site. Approval has not been obtained from 25 Pencarrow Road on the basis that their property will not adjoin the site, after the boundary relocation subdivision has been completed. A visual effects assessment for this property is however include in Section 6.2 of this report.

6.0 Assessment of Effects

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

The process of change itself, that is the construction process and/or activities associated with the development, also carry with them their own visual impacts as distinct from those generated by a completed development.

The landscape and visual effects generated by any particular proposal can, therefore, be perceived as:

- Positive (beneficial), contributing to the visual character and quality of the environment;
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The degree to which landscape and visual effects are generated by a development depends on a number of factors, these include:

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- The area or extent of visual catchment from which the proposal is visible;
- The number of viewers, their location and situation (static, or moving) in relation to the view;
- The backdrop and context within which the proposal is viewed;

- The predictable and likely known future character of the locality; and
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape and the nature and extent of 'visibility' of a proposal does not of itself, constitute an adverse landscape or visual effect, any proposal requires evaluation to determine the effects of any proposal in terms of landscape character and visual amenity effects.

In this assessment the nature and scale of potential effects is based on a combination of the urban landscape's sensitivity and its ability to physically and visually absorb the nature of change proposed.

6.1 Design Considerations

The design of the proposed retirement village extension has evolved through a comprehensive and integrated, design process. Part of this design process has been to reflect the existing design to the north, continuing a similar, layout, size, scale, colour and material palette.

6.1.1 Site Layout and Building Heights

The development of the site layout including; landscape elements, open space, roading and building platforms and heights, have been undertaken in an integrated manner to ensure the planning rules and good urban design principles are achieved. This will also mean that the proposal won't be seen as a separate development, rather it will be seen as an extension to the existing retirement village to the north and overall will be in keeping with the character of Tamahere.

The site's planning guidelines and setbacks have been provided as the basis, which has influenced the location of the proposed roads, buildings, villas and landscape design.

Overall, it is considered that the development responds positively to the surrounding landscape context and existing development. The external interface of the extension will maintain a high degree of amenity and open space character particularly along rural and road boundaries. From within the site, the retirement village will retain the greater intensity of development in the northern part of the site (existing consented development) which features an overall site density of 27% reduced to 18% along southern boundary. The proposed extension has a 14.3% density through the site[10]. The proposed architecture responds to the rural attributes of the site and the existing Tamahere village, creating a distinctly rural vernacular and identity as part of the existing Country Club amenity.

6.1.2 Physical Landscape Effects

The site is currently characterised by wide open paddocks compartmentalised by fencing and a farm drain, with no buildings or vegetation. The paddocks have been used for productive cropping, recently harvested for maize.

Any taller vegetation is associated with boundaries and none have been noted as significant. As part of the proposed development any shrubby vegetation associated with the perimeter of the site will be removed, where practical larger vegetation will be retained. In association with the

[10] Based on 18025m^2 of built form over a 12.56ha site.

proposed development a landscape plan has been developed. The plan includes amenity tree planting for roads and boundary interfaces.

Earthworks will be required to provide suitable levels for the development, including, building platforms, roads and stormwater swales. The total volume of earthworks proposed is 35,000m3 of cut and 19,000m3 of fill. There will be very little change to the finished contour less than 0.5m, with the fall being back towards the new lake feature.

Overall, there will be little change to the existing topography of the site. Earthworks required will only enable temporary effects while development is being built and once development and associated planting becomes established, integrating built form within the surrounding environment, any adverse effect will reduce to **low**.

6.1.3 Landscape Character Effects

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

When considering landscape character effects, it is acknowledged that the change from a largely rural site adjacent to existing retirement village and rural residential development, to one which supports the extension, will be a fundamental change in land use.

In landscape terms the conversion of the site (adjacent to existing retirement village) from rural land use to retirement (urban form) development will lead to change in the character of landscape. It should be noted that a change from rural landscape to urbanised is however already occurring within the immediate surroundings and locality of Tamahere and will therefore be in keeping with the surrounding character.

In time, and as development of the broader area accelerates (Tamahere village centre development, WEX and Southern Links), the character of the area will further change. Based on this, it is considered that the adverse effect in relation to landscape character area and its anticipated change, is **low**.

6.1.4 Effects on Surrounding Rural Character

The rural character of the areas surrounding the site at Tamahere is continuing to change, particularly where rural residential development has occurred, the development of the Tamahere village centre and plaza and existing TCC development.

On the rural boundaries of the site particular attention has been given to the rural interface with existing rural residential properties and the desires of those adjacent landowners. This includes a range of measures including provision of open space and shared pathway on the boundary, swale/wetland basin, fencing and bunding and an emphasis on native planting and generous setback of single-story villas.

Given the already variable and still changing nature of this surrounding environment the extension of the TCC retirement village development can be designed to fit within the rural and rural residential character and likely any future development within the Tamahere area. The potential effect on the surrounding rural character is therefore assessed to be **low**.

6.2 Visual Effects

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.

Visual effects result from changes to specific views and the visual amenity experienced by people. The magnitude (or level) of change must be considered in relation to the sensitivity of the viewing audience, when evaluating the significance of an effect. The sensitivity may be influenced by a number of factors, which include but are not limited to:

- The number of people who may see the proposal;
- The reason for a viewing audience being at the viewpoint or looking at the view;
- The existing character and values of the view;
- The viewing distance; and
- The duration when the proposal may be seen.

The proposed site is adjacent to the existing TCC retirement village area and within setback requirements adjoining external neighbours, public streets.

The principal elements of the proposal that will give rise to potential visual effects are:

- Earthworks / construction;
- Buildings – including additional built form; and
- Planting.

The proposed building(s) will comply with the height provisions within the WDP.

Views from the immediate vicinity

Views from the immediate vicinity include surrounding local road users such as Tamahere Drive and Airport Road. The views need to be considered against the expectation of the WDP and existing development at a low density. The WDP provides a high level of guidance on the zoning of the site, which envisages residential development. Viewing audiences in the immediate vicinity are therefore broadly anticipated to view residential activities at their interfaces with their outlooks, notwithstanding that this change in land use from rural to residential will ultimately result in a high level of change.

Viewers travelling along the adjacent roads or the Te Awa Cycleway are transient viewers and will only have the ability to view the proposal for a short amount of time compared to static permanent viewers. Road users and visitors to Tamahere including the Te Awa cycleway users are considered to therefore have a lower sensitivity to such landscape change and will observe adverse visual effects at a level up to **low**. This is particularly in the context of the existing TCC retirement village and other development occurring within the area.

Permanent residential viewing audiences in the immediate context of the site will have a higher sensitivity to change than transient viewers, due to the loss in their rural outlook. It should be noted, however, that these permanent viewers would have already experienced some type of landscape modification within their view due to the nature of the peri-rural area of Tamahere.

The proposed development within the site is expected to be built over a period of time meaning the villas/buildings will not be built at once, dramatically changing the site.

It is therefore considered that the potential adverse effects on established residential viewing audiences in the immediate vicinity of the site will be up to **very-low to low**.

As outlined in Section 5.0 of this report there is only one property adjacent to the site that has not provided written approval and therefore visual effects are considered.

25 Pencarrow Road

There is no viewpoint photograph from 25 Pencarrow Road. The property is located on the southern boundary of the site (as it exists today) and the assessment of potential effects had been based on views and visibility undertaken from within the subject development site.

Current views north towards the site from 25 Pencarrow Road are rural in nature and open towards the subject site, 21 Pencarrow Road and 92 Tamahere Drive to the east. There is some intervening vegetation between the property and the development site that will assist in obscuring some views towards the proposed development extension.

Lot 1 of SUB0183/21 is located between the TCC extension and 25 Pencarrow Road. The dwelling on 25 Pencarrow Road is located approximately 250 m from the nearest proposed villa of the TCC extension.

Considering the increased density, the proposed buildings have been located to have a varying boundary setback, which exceeds the required 25m setback requirement by the District Plan, so not to appear as a single line of development. The meandering walkway, orchard garden and informal park like parking will soften the development edge with the adjacent rural landscape. Trees have been located within the masterplan to provide specific screening and to allow depth of views to the gardens between the proposed house.

Depending on development of the Lot 1, the effects on the visual amenity of this adjacent property to the south will initially be **low** due to the change in rural character, however once the trees and related open space amenity become established, the modest single storey scale of development will become well integrated such that visual effects will likely reduce to **very low.**

Wider Context Views

Wider contextual views of the site are defined as the site viewed within the context of the wider area. As mentioned in the visual catchment section of this report, views are obtainable from adjacent roads, although restricted by intervening rural residential development and existing mature vegetation.

The increase in development will result in a change from the rural to more built development when viewed from the wider landscape. The existing retirement village design set the precedent for considered and appropriate landscape boundary treatment with the rural interface to ensure the wider rural views are appropriately considered. The TCC extension has allowed for a varied boundary treatment including shared pathways and open spaces associated with stormwater swales. Locating these features along the boundaries along with appropriate building offsets with allow for potential adverse effects on wider views to be up to **very low.**

7.0 Conclusions

The proposed extension of the Tamahere Country Club retirement village provides a high-quality development within an area experiencing land use change and increased urban forms of development. The site is well positioned to accommodate built form.

The extension continues the tapering of development intensity from north to south along with the significant open space treatments to the adjacent road boundaries will limit the potential for the greater residential density of the site to become apparent from off site.

The proposed development has great potential to seamlessly integrate with the existing retirement village as it follows the same design principles. The proposed masterplan design addresses the rural interface setbacks, including use of building setback, appropriate boundary treatments and amenity planting. It is considered that the built form of the development responds to the Tamahere context, existing development as it has been designed to specifically address the site's varied character and amenity as well as that of the adjoining area.

Boundary treatments have specifically responded to the existing rural character and TCC development with the use of post and rail fencing. In addition, some adjoining neighbours have requested specific boundary treatments including planted bund or acoustic fencing. Due to the location and ability to plant these boundary treatments, they are contain within the boundary environment and do not visually impact the wider area.

Whilst the site does not contain features of significant value (such as SNAs or notable trees), the generally flat landform will remain reflected in the proposed development and will tie in with the surrounding landscape. Open space linkages will be provided through the site that enable accessibility and permeability across the site.

Views from the local context particularly those from adjacent neighbouring properties will observe a change from rural to more urban residential development within the context of the existing retirement village, however, it should be noted that from the majority of houses, the proposal will not be introducing any new elements and forms into the visual landscape.

The proposal will result in limited effects overall, including upon the landscape elements (of value) within the site, the visual amenity of its viewing audiences, and on the changing wider rural and future residential environment.

As a result, the proposed development is considered to respond positively to the surrounding environment and contribute to the long-term character and amenity of Tamahere. The proposed development will have a **very low** to **low** adverse effect on landscape character and visual amenity. In terms of the RMA, the proposed development will be **less than minor**.

Appendix 1: Landscape and Visual Effects Assessment Methodology

11 February 2019

Introduction

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

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Quality Planning Landscape Guidance Note**[11] and its signposts to examples of best practice, which include the **UK guidelines for landscape and visual impact assessment**[12] and the **New Zealand Landscape Institute Guidelines for Landscape Assessment**[13].

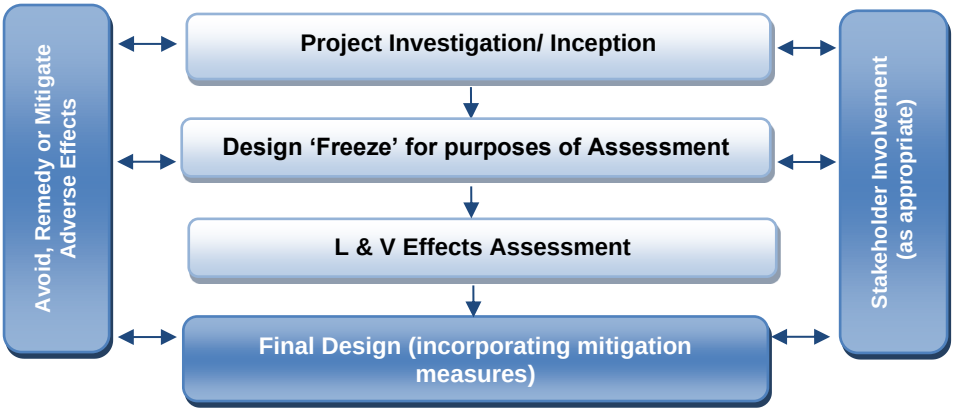

Figure 1: Design feedback loop

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

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

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

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

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the landscape must first be **described**, including an understanding of the **key landscape characteristics and qualities**. This process,

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

known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Landscape Effects

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

Landscape Resource

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

Ability of an area to absorb change

This will vary upon the following factors:

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

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

The value of the Landscape

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

Magnitude of Landscape Change

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

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	**Ability to absorb change**	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.

Magnitude of Change	**Size or scale**	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

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

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

The Sensitivity of the viewing audience

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

Likely response of the viewing audience to change

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

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA[14].

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

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

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

Table 2: Determining the level of visual effects

Nature of Effects

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

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

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

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

Table 3: Determining the Nature of Effects

Determining the Overall Level of Effects

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

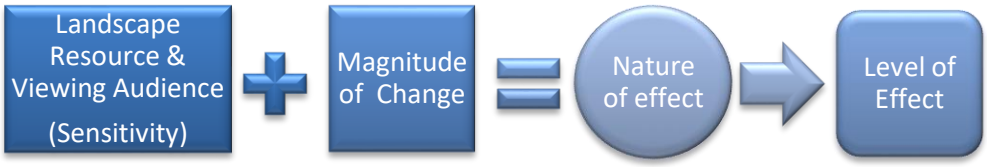

Figure 2: Assessment process

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

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective-* ***1.*** *Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

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

Appendix 2: Statutory Provisions

Objectives and Policies

Operative District Plan

Objective	Policies
3.4.1 Landscapes and visual amenity values, as viewed from public places, are retained and enhanced	3.4.2 Natural features and landscapes, including locally distinctive landforms and prominent ridgelines, and general visual amenity values should be protected from inappropriate subdivision, use and development, in particular by: a) N/A b) ensuring that the visual effects of buildings can be absorbed without significant adverse effects on the landscape; c) locating buildings and development so as to integrate them with the surrounding landscape and backdrops, to avoid dominating the landscape; d) Designing subdivision so that potential development, including building platforms, fences and vehicle accesses, are located sympathetically in the landscape e) Avoiding, remedying or mitigating as soon as practicable, the adverse visual effects of earthworks and vegetation clearance, by: – retaining vegetation, and – restoring natural contours and replanting with appropriate species, and – limiting the area of soil exposed by earthworks and the length of time it is exposed, and – locating and constructing roads, tracks and vehicle accesses to minimise their visual impacts.
	3.4.4 Rural landscapes and amenity values should be maintained by avoiding cumulative adverse effects of subdivision use, and development.
11.2.1 Towns, villages, neighbourhoods and localities have social coherence and a sense of place.	11.2.3 The boundary between towns, villages and rural areas should be defined by a clear difference in development density, by natural features and open space.
	11.2.6 Activities should avoid breaking up community and neighbourhood coherence, having particular regard to the cumulative effects of activities.
11.2.7 Valued social and cultural characteristics of communities are retained.	11.2.8 Activities should meet the needs of individuals and groups and be sensitive to the existing social and cultural characteristics of communities.
	11.2.13 Subdivision, use and development should enhance the existing social character of rural localities and communities, which is derived from

	interaction between individuals and groups, and their relationships with the productive use of the surrounding land or the efficient use of local infrastructure
13.2.1 Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.	13.2.4 Adverse effects that cannot be contained on the site where they are generated must be remedied or mitigated.
	13.2.5 Amenity values, health and safety should be protected from adverse traffic effects including: d) visual effects of parking and loading areas
13.2.6 Amenity values of localities are maintained and enhanced.	13.2.7 Scale, intensity, timing and duration of effects of activities should be managed to be compatible with the amenity and character of the locality.
	13.2.8 Activities with similar effects or a similar expectation of amenity should be located together.
	13.2.9 Activities sensitive to noise, dust, smoke, odour, spray drift, lighting, litter, electromagnetic radiation, vermin or traffic should locate in areas where local amenity values are not already compromised by those effects.
	13.2.10 Activities with dissimilar effects or a dissimilar expectation of amenity should be separated where possible.
13.4.1 Amenity values of sites and localities maintained or enhanced by subdivision, building and development	13.4.2 Subdivision, building and development should be located and designed to: a) be sympathetic to and reflect the natural and physical qualities and characteristics of the area b) ensure buildings have bulk and location that is consistent with buildings in the neighbourhood and the locality c) avoid buildings and structures dominating adjoining land or public places, the coast, or water bodies d) retain private open space and access to public open space e) encourage retention and provision of trees, vegetation and landscaping f) arrange allotments and buildings in ways that allow for view sharing, where appropriate g) provide adequate vehicle manoeuvring and parking space on site h) provide vehicle, cycling and pedestrian connection to transport networks, including roads, cycleways and walkways, and facilitate public transport i) promote security and safety of public land and buildings, and places j) mitigate foreseeable effects (including reverse sensitivity effects) on, and from, nearby land use, particularly existing lawfully established activities k) mitigate foreseeable effects on water bodies

	l) maintain adequate daylight and direct sunlight to buildings, outdoor living areas and public places m) maintain privacy n) avoid glare and light spill.
	13.4.3 Trees that have special amenity value should be protected.
13.4.4 Signs visible from public places do not compromise visual amenity or road safety.	13.4.5 The number, size, location and appearance of signs visible from public places should be compatible with the character and sensitivity of localities.
	13.4.6 Signs visible from public places should not create adverse effects from illumination, light spill, flashing or reflection.
13.6.1 Rural character is preserved.	13.6.2 Rural subdivision and development should be of a density, scale, intensity and location to retain or enhance rural character, including: (aa) a predominance of natural features over built features a) a very high ratio of open space in relation to areas covered by buildings b) open space areas in pasture, trees, crops or indigenous vegetation c) tracts of unmodified natural features, indigenous vegetation, streams, rivers, wetlands and ponds d) large numbers of farm animals and wildlife e) noises, smells and sights of farming, horticultural and forestry uses f) post and wire fences, purpose-built farm buildings, and scattered dwellings (fa) low population density g) generally narrow carriageways within wide road reserves, often unsealed with open drains, low-speed geometry and low traffic volumes h) a general absence of urban-scale and urban-type infrastructure such as roads with kerb and channel, footpaths, mown berms, streetlights, advertising signs, sealed and demarcated parking areas, decorative fences and gateways i) a diversity of lot sizes and shapes, related to the character and pattern of the landscape.
	13.6.3 Rural land should be retained in large holdings sufficient in size to enable productive rural activities to occur, and the creation of large holdings encouraged and where appropriate boundary relocations should be encouraged that facilitate holdings of sufficient size to support these activities.
13.6.5 The cumulative adverse effects of subdivision or development on rural character and amenity values are avoided.	13.6.6 Rural character should be maintained and the cumulative adverse effects of subdivision should be avoided.
	13.6.8 Rural character should be retained by avoiding the incremental expansion of areas where compromise has already occurred.
	13.6.9

	Subdivision, use and development should not further compromise rural character in rural areas already modified by non-rural activities.

Proposed District Plan

Objective	Policies
5.1.1 – The rural environment a) Subdivision, use and development within the rural environment where: i. high class soils are protected for productive rural activities; ii. productive rural activities are supported, while maintaining or enhancing the rural environment; iii. urban subdivision, use and development in the rural environment is avoided	No associated policies
5.3.1 - Rural character and amenity	5.3.4 – Density of dwellings and buildings within the rural environment a) Retain open spaces to ensure rural character is maintained. b) Additional dwellings support workers' accommodation for large productive rural activities.

a) Rural character and amenity are maintained.	5.3.8 – Effects on rural character and amenity from rural subdivision a) Protect productive rural areas by directing urban forms of subdivision, use, and development to within the boundaries of towns and villages. b) Ensure development does not compromise the predominant open space, character and amenity of rural areas. c) Ensure subdivision, use and development minimise the effects of ribbon development. d) Rural hamlet subdivision and boundary relocations ensure the following: i. Protection of rural land for productive purposes; ii. Maintenance of the rural character and amenity of the surrounding rural environment; iii. Minimisation of cumulative effects. e) Subdivision, use and development opportunities ensure that rural character and amenity values are maintained. f) Subdivision, use and development ensures the effects on public infrastructure are minimised.
	5.3.9 – Non-rural activities a) Manage any non-rural activities, including equestrian centres, horse training centres, forestry and rural industries, to achieve a character, scale, intensity and location that are in keeping with rural character and amenity values. b) Avoid buildings and structures dominating land on adjoining properties, public reserves, the coast or waterbodies.

About Boffa Miskell

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

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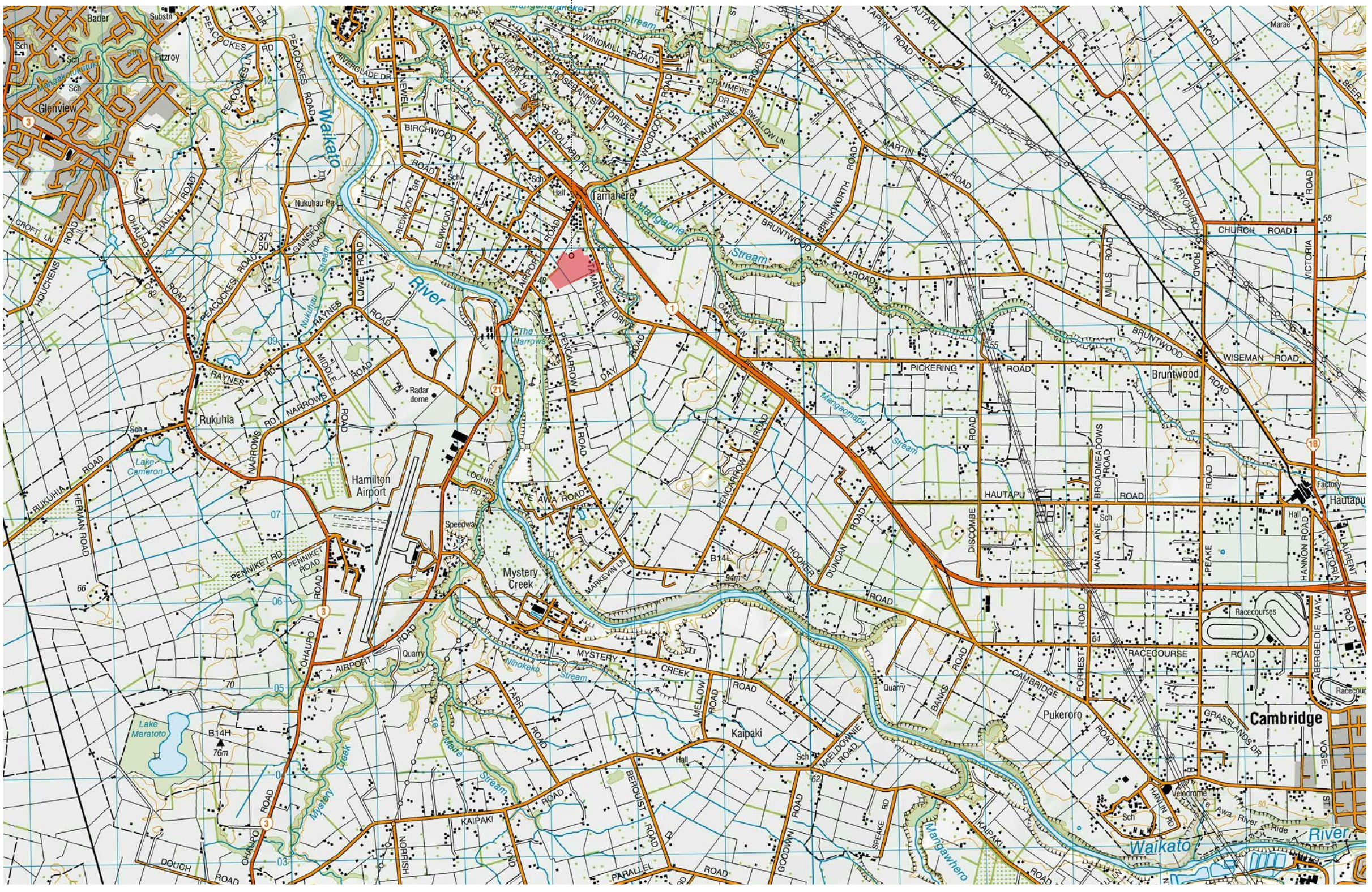
TAMAHERE COUNTRY CLUB

ASSESSMENT VIEWPOINT PHOTOGRAPHY
June 2021

Boffa Miskell



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1:40,000 @ A3

NORTH

Legend

The Site - TCC Proposed Extension

70 Tamahere Drive

TAMAHERE COUNTRY CLUB

Location Plan

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 2

Wiremu Tamihana Dr
SH1 - Waikato Expressway
Existing Development
Tamahere Country Club
Airport Rd
Tamahere Dr
Fusion Lane
Newell Rd
Pencarrow Rd
623
629
615
4
2
19
606
576B
576A
11B
21
25
30
33
36
56
63
67
70
92
98
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0 60m
1:4,000 @ A3

NORTH

Legend

Existing Development Boundary
Property Boundary
1 Photo Viewpoints

TAMAHERE COUNTRY CLUB

Photo Viewpoints Plan

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 3

Boffa Miskell
www.boffamiskell.co.nz

Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 1. PHOTOGRAPH OF HOUSE 606 AIRPORT RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 4

Boffa Miskell
www.boffamiskell.co.nz

Date Taken: 25th May 2021
Photographer: NBu

TAMAHERE COUNTRY CLUB

VP A. PHOTOGRAPH FROM BOUNDARY OF HOUSE 606 AIRPORT RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 5

Boffa Miskell
www.boffamiskell.co.nz

Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 2. PHOTOGRAPH OF HOUSE 576B AIRPORT RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 6

25 Pencarrow Rd

21 Pencarrow Rd

11B Pencarrow Rd

Date Taken: 25th May 2021
Photographer: NBu

Boffa Miskell
www.boffamiskell.co.nz

TAMAHERE COUNTRY CLUB

VP B. PHOTOGRAPH FROM BOUNDARY OF HOUSE 576B AIRPORT RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 7

Boffa Miskell
www.boffamiskell.co.nz

Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 3. PHOTOGRAPH OF HOUSES 11B & 21 PENCARROW RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 8

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 4. PHOTOGRAPH OF HOUSE 576A AIRPORT RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | Drawn: NBu *| Checked:* JSo

Figure 9

Boffa Miskell
www.boffamiskell.co.nz

Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 5. PHOTOGRAPH OF HOUSES 11B & 21 PENCARROW RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 10

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu

TAMAHERE COUNTRY CLUB

VP C. PHOTOGRAPH FROM BOUNDARY OF HOUSES 11B & 21 PENCARROW RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 11

Boffa Miskell
www.boffamiskell.co.nz

Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 6. PHOTOGRAPH OF HOUSES 21 & 25 PENCARROW RD FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 12

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 7. PHOTOGRAPH FROM WITHIN THE SITE LOOKING NORTH

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 13

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 8. PHOTOGRAPH OF HOUSE 92 TAMAHERE DR FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 14

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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP D. PHOTOGRAPH FROM HOUSE 92 TAMAHERE DR FROM WITHIN THE SITE LOOKING NORTH TOWARDS PROPOSED MAIN ENTRANCE

Date: 16 June 2021 | Revision: A
Plan prepared for Sanderson Group by Boffa Miskell Limited
Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 15

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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 9. PHOTOGRAPH OF HOUSE 70 TAMAHERE DR FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 16

576B Airport Road

606 Airport Road

Existing TCC Development

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TAMAHERE COUNTRY CLUB

VP E. PHOTOGRAPH FROM BOUNDARY OF HOUSE 70 TAMAHERE DR FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 17

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 10. PHOTOGRAPH OF HOUSE 56 TAMAHERE DR FROM WITHIN THE SITE

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 18

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 11. PHOTOGRAPH FROM TAMAHERE DR LOOKING SOUTH TOWARDS PROPOSED MAIN ENTRANCE LOOKING SOUTH

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 19

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 12. PHOTOGRAPH FROM 11A PENCARROW ROAD LOOKING NORTH

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 20

Boffa Miskell
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Date Taken: 25th May 2021
Photographer: NBu
Focal Length: 50mm

TAMAHERE COUNTRY CLUB

VP 13. PHOTOGRAPH FROM 576B AIRPORT ROAD LOOKING EAST

Date: 16 June 2021 | Revision: A

Plan prepared for Sanderson Group by Boffa Miskell Limited

Project Manager: JSo | *Drawn:* NBu | *Checked:* JSo

Figure 21

About Boffa Miskell

Boffa Miskell is a 100% employee owned planning and design consultancy established in 1972 in Christchurch. We bring together over 165 professionals with expertise in planning, urban design, landscape architecture, landscape planning, ecology, cultural heritage, graphics and mapping. Over the past four and a half decades we have built a reputation for innovation and excellence in integrated development and design. During this time we have been associated with a significant number of projects that have led changes in shaping New Zealand's environment.

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