



Image of development site from east of Te Awa Kairangi/Hutt River

Introduction_

This Landscape Strategy has been prepared to address high-level landscape planning considerations for the proposed Cannon Point Stage 3 and 4 development (the “Site”) as part of the Fast Track Act referral application.

The development land is currently zoned General Rural under the Upper Hutt City Council Operative District Plan. The proposal seeks to enable General Residential development through this application. Council’s Proposed Plan Change 50 previously proposed rezoning the land to General Residential and Rural Lifestyle; however, this plan change has not progressed.

Blac Ltd has been engaged to provide landscape planning advice and to prepare this Landscape Strategy and Landscape Visual Effects Assessment (LVEA). This Strategy has been developed in conjunction with the LVEA and in coordination with Aymac Architecture, Vecta Engineering, the planners and development managers at Derive Consulting Group, and the client, Cannon Point Development Ltd.

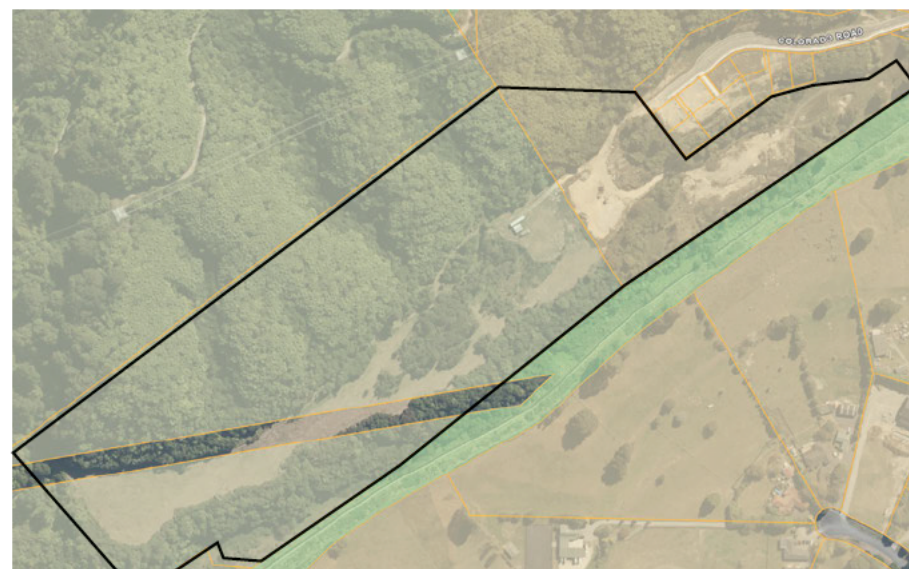
The Strategy outlines the landscape opportunities and constraints identified through site analysis, which have informed the development response. It illustrates the proposal and the landscape measures recommended to support it. Focus areas have also been identified to highlight landscape responses for distinct parts of the Site.

The outcome is a high-level, coordinated vision for the development, establishing landscape measures that support positive outcomes for the neighbourhood and future residents.

Should the referral application be granted, it is anticipated that this Strategy will be further developed as part of the substantive application process. It is also anticipated that this Strategy, in combination with the LVEA recommendations, will form the basis of controls to ensure the development avoids, remedies, or mitigates adverse effects and contributes positively to the landscape and people’s experience of it.

This document has been prepared by Tom Inwood, Landscape Architect, and Brad Dobson, Registered NZILA Landscape Architect.

STAGE 3: Operative District Plan:



Proposed Plan Change (not progressed):



General Rural Zone Rural Lifestyle Zone General Residential Zone Indicative Development Area

STAGE 4: Operative District Plan:



Proposed Plan Change 50 (not progressed):



Overview/ Location / Context_

Cannon Point Stages 3 and 4 are located to the east and west of the previously consented Stages 1 and 2. Both stages are accessed via Colorado Road. Stage 3 is denoted in pink and Stage 4 in brown.

The development is broadly situated on an elevated terrace above the Totara Park suburb, Tulsa Park Reserve, and adjoining rural lifestyle properties adjacent to Te Awa Kairangi / Hutt River.

The wider setting, from which the development takes its name, is defined by the prominent Cannon Point landform and the forested backdrop associated with Akatarawa Forest.



Viewshaft and View Location Plan





Stage 3



Stage 4



Opportunities + Constraints_Stage 3

The Stage 3 development area comprises flat terraced land stepping across multiple levels and escarpments. The adjacent Akatarawa Forest Park presents opportunities to integrate natural character and vegetation into the development response. Constraints include the existing wetland, general slopes throughout the site, and existing vegetation, which should ideally be retained and protected where possible.

Although the existing vegetation along the southern boundary will be retained, further mitigation measures will be required to provide appropriate screening for adjoining properties. Existing streams and watercourses traverse the development area at two locations; these features can be utilised and enhanced to contribute to the overall character and amenity value of the site where appropriate.

General:

① Lower Escarpment area is too steep to develop and has natural vegetation which runs along the escarpment.

② Lower Terrace provides a flat area for development to occur, this is at a lower elevation to the central spine of housing / access.

③ Upper escarpment with existing vegetation

④ Existing Wetland to be maintained and provide amenity to residents.

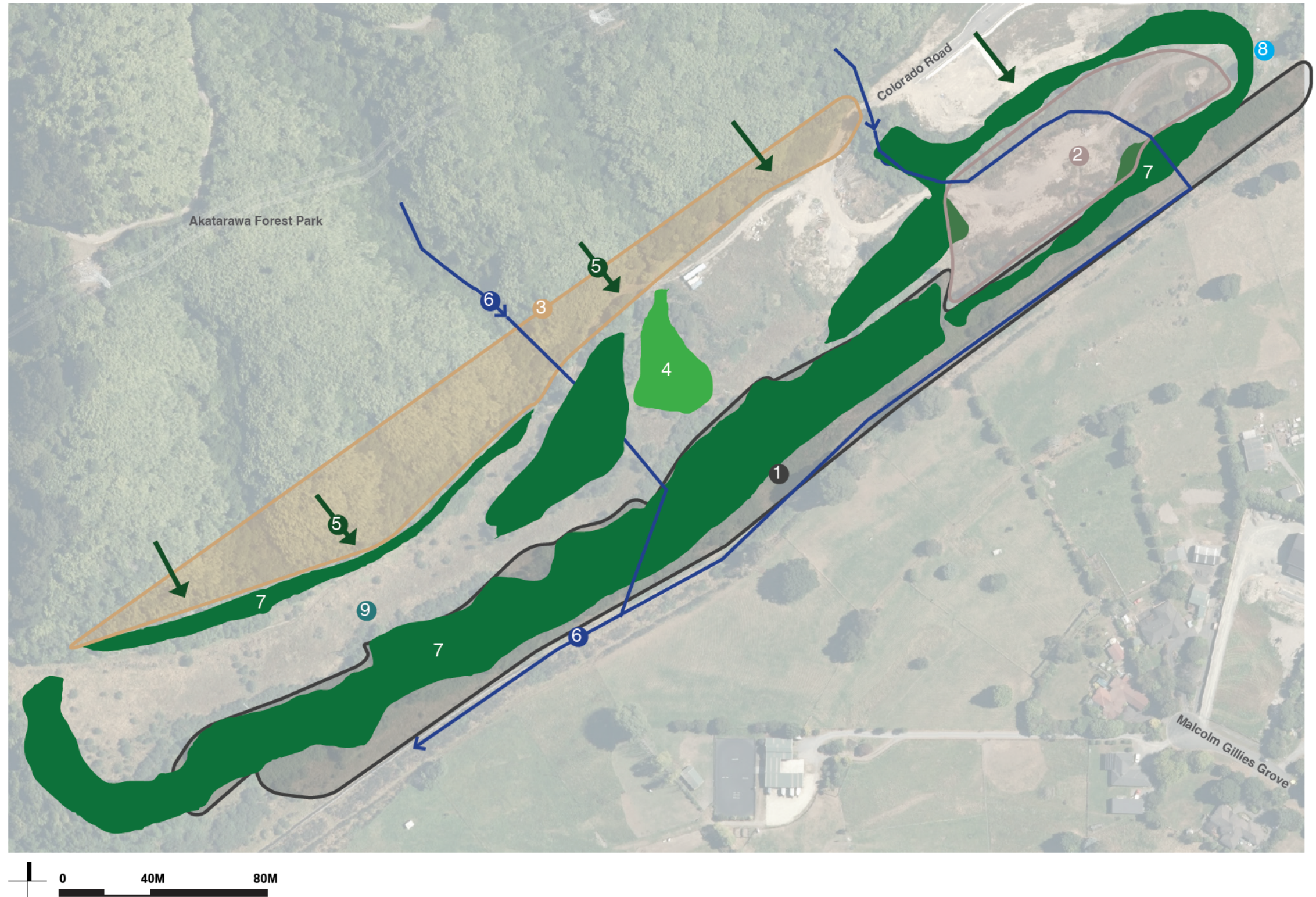
⑤ Facilitate migration of Akatarawa Forest Park vegetation/ natural character into the site. Potential to replicate the Akatarawa Forest Park gradient into the site to create a sense of “naturalness” if earthworks are required for development feasibility.

⑥ Existing watercourse to be utilised as amenity where possible. Setback/offset required.

⑦ Existing vegetation adjacent to lots. Vegetation to be maintained where possible to ensure character and connectivity of flora and fauna is maintained. The vegetation also assists in some mitigation.

⑧ Existing natural lower point to provide stormwater treatment, situated at a lower elevation to collect and manage runoff.

⑨ Upper terrace



Opportunities + Constraints_Stage 4

The Stage 4 development area comprises flat terrace land with potential connections to the Hutt River and Cannon Point trails. The adjacent Akatarawa Forest Park presents opportunities to integrate natural character and vegetation into the development response.

Constraints include the need for regrading from west to east to achieve appropriate service falls and coverage, unserviceable land north of the escarpment due to water pressure limitations, and existing vegetation, which should ideally be retained and protected where possible. Additional constraints include the need to avoid transmission line setbacks while appropriately managing reverse sensitivity effects associated with the proposed residential development.

General:

① Flat (terrace) land for development. Requires regrading to achieve appropriate falls and service coverage from west to east.

② Existing toe of central hillside, separating the lower terrace and the upper terrace. This area is unserviceable for development due to water pressure constraints. Slope stability hazards are present.

③ Existing vegetation on site is mainly mahoe. Consider protecting large clusters “on-lot” where they are not effected by earthworks.

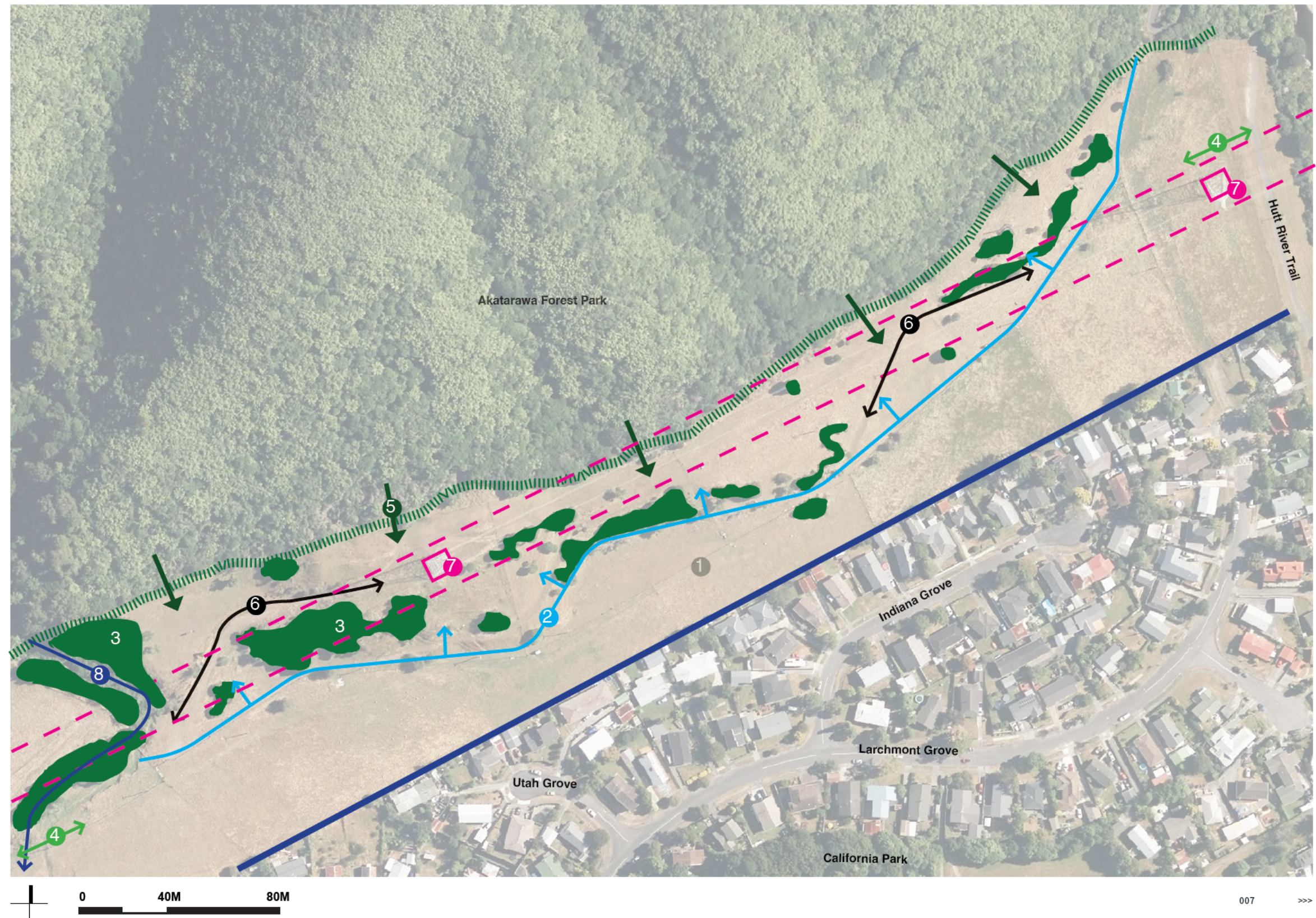
④ Connect to and from Hutt River Trail and Cannon Point Trail.

⑤ Facilitate migration of Akatarawa Forest Park vegetation/ natural character into the site. Potential to replicate the Akatarawa Forest Park gradient into the site to create a sense of “naturalness” if earthworks are required for development feasibility.

⑥ Utilise existing tracks/ landscape modifications.

⑦ Development to occur outside the transmission line offsets. Consider reverse sensitivity visual effects through vegetation buffers, where possible.

⑧ Integration of Existing Stream/Watercourse and Existing Vegetation where practical.



Landscape Master Plan_Stage 3

The Stage 3 Landscape Master Plan seeks to incorporate a range of vegetation and amenity measures to address the visual and landscape effects of the development, while also providing opportunities for community and ecological enhancement. Proposed planting includes native revegetation, screen planting, street trees, enhancement of the existing wetland, and proposed rain gardens. The open space areas also seek to provide a range of amenity enhancements.

Refer to the focus areas identified by the black boxes on the plan and the following pages for further information.

Infrastructure:

- ① Main connecting street
- ② Lower terrace access street
- ③ Access lanes / Street to rear lots
- ④ Proposed rain garden
- ⑤ New bioretention basin

Housing:

Residential housing
(Refer to architectural plans for specific housing typologies)

Earthworks:

- ⑥ New battered / terraced slopes

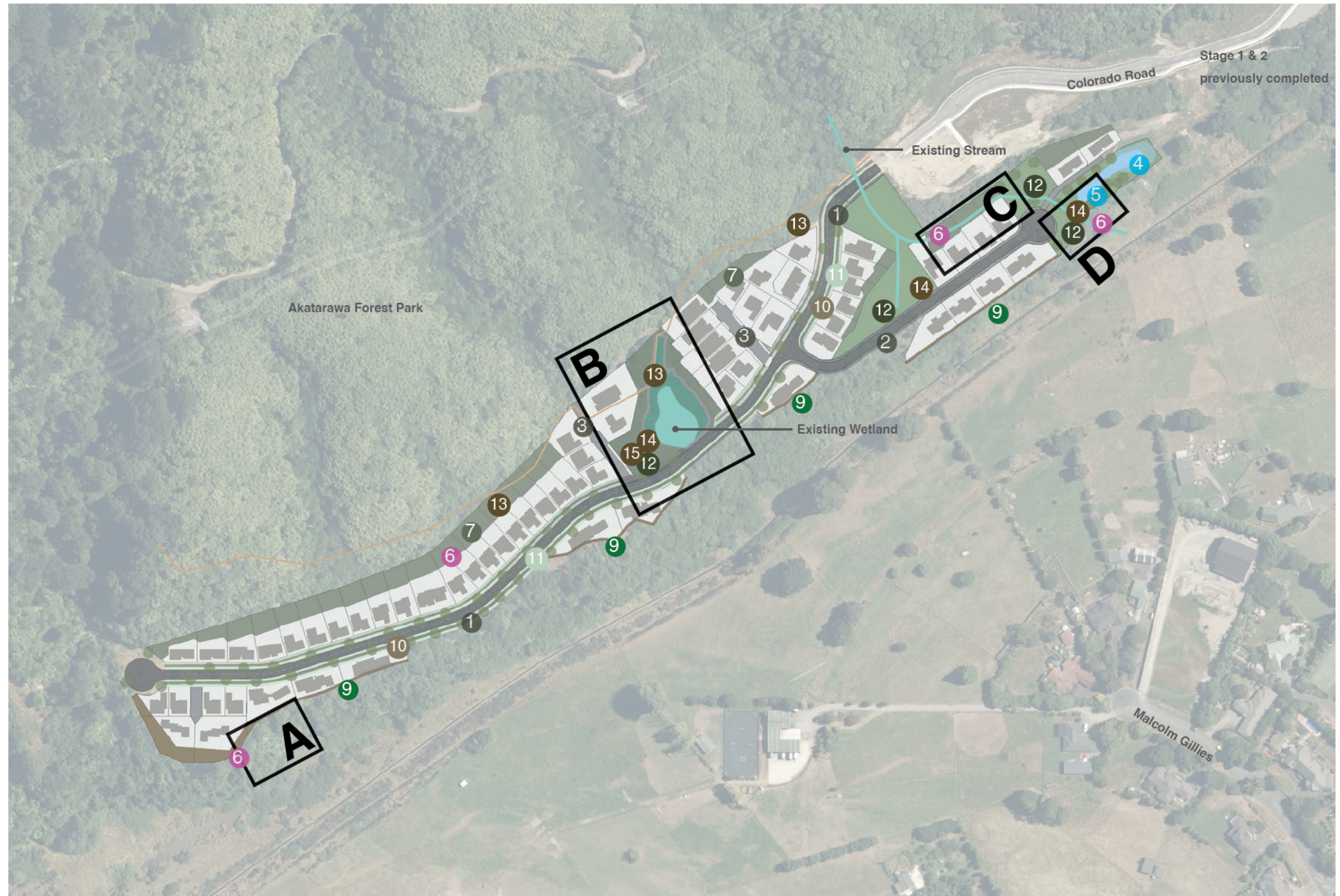
Vegetation:

- ⑦ Native planting on cut slope
- ⑧ Retain vegetation on lot
- ⑨ Native screen planting / buffer
- ⑩ Street trees
- ⑪ Street amenity planting
- ⑫ Amenity reserve planting

Amenity:

- ⑬ Trail connection through site
- ⑭ Seating on trail and in reserve
- ⑮ Play equipment in reserves

□ Focus Area - refer following pages



Landscape Master Plan_Stage 4

The landscape master plan reflects the selected scheme and incorporates a range of vegetation and amenity measures considered appropriate and practical to address the visual and landscape effects of the development. These include native revegetation, screen planting, street trees, and amenity enhancements such as trail connections and seating.

Refer to the focus areas indicated by the black boxes on the plan and following pages for further information.

Infrastructure:

- ① Main connecting street
- ② Upper terrace access street
- ③ Access lanes / street to rear lots
- ④ Transmission lines and pylons
- ⑤ Detention pond

Housing:

Residential housing (refer to architectural plans for specific housing typologies)

Commercial Units

Earthworks:

- ⑥ New battered / terraced slopes

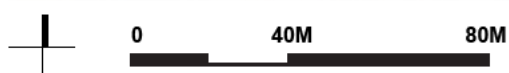
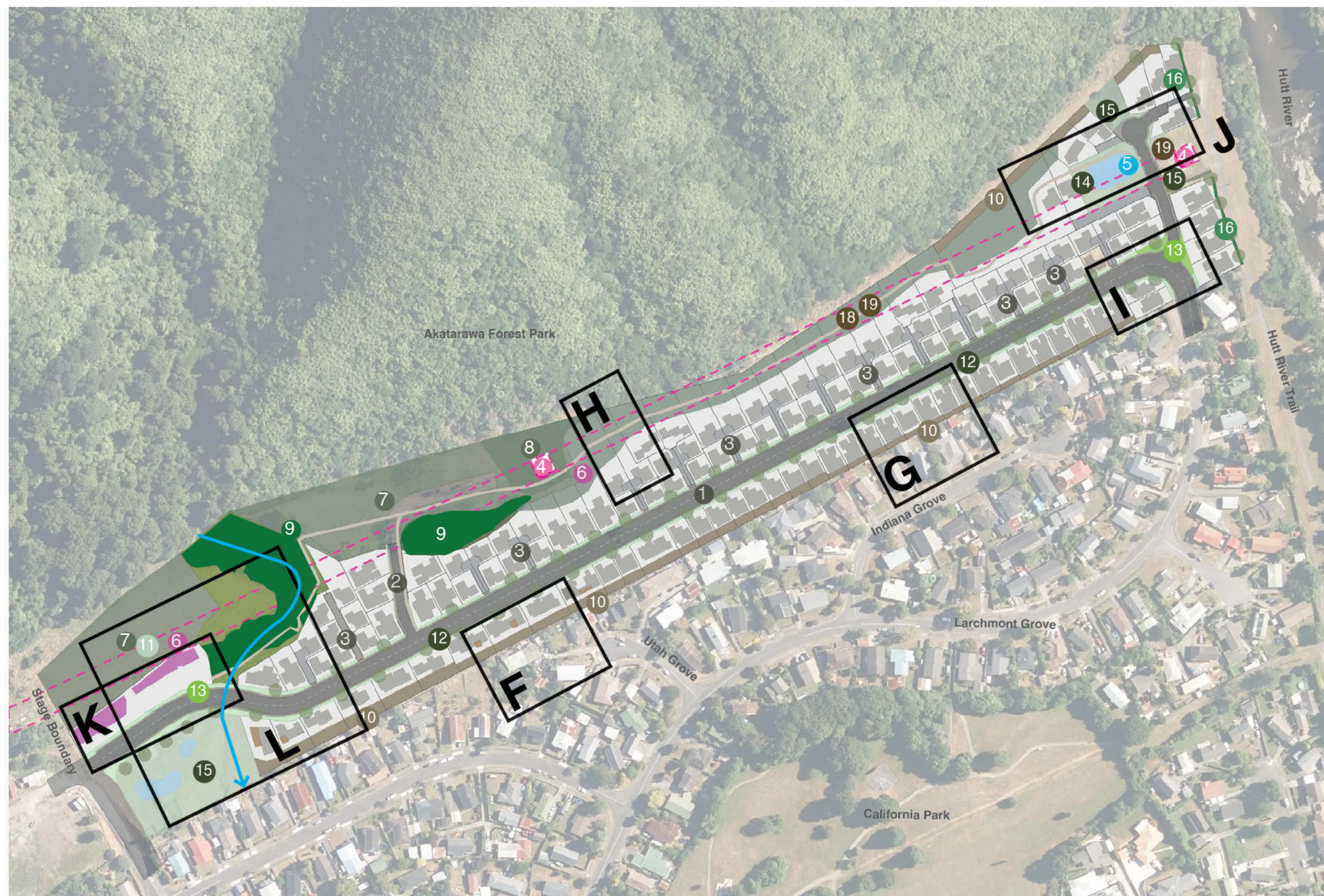
Vegetation:

- ⑦ Native planting on cut slope
- ⑧ Native planting on existing ground
- ⑨ Retain vegetation on lot
- ⑩ Native screen planting / buffer
- ⑪ Hydroseeded cut or fill slopes
- ⑫ Street trees
- ⑬ Street amenity planting
- ⑭ Detention pond / reserve planting
- ⑮ Stormwater reserve
- ⑯ Hedge and tree planting
- ⑰ Stormwater Reserve

Amenity:

- ⑱ Trail connection through site
- ⑲ Seating on trail and in reserve

Focus Area - refer following pages



Stage 3 // Focus Area A_Residential Edge

Lots along the Southern Edge of Stage 3 are visible to existing residential properties to the south of the site. The proposed earthworks in this area range from approximately 10 metres above the neighbouring sites. Due to the change in elevation, the earthworks and surrounding areas have the potential to generate adverse visual effects on these adjacent properties.

To address these effects, earthworks create a buffer slope (Lots 40,41,44,46) where native screen planting is proposed, incorporating species capable of reaching up to 4-8 metres in height at maturity. In addition, a 2-metre-high fence will also be installed in a recessive colour to provide initial visual screening, integrate with the setting, and offer shelter and support for the establishment of vegetation.

Where space between the property boundary and lots is limited, such as Lots 47, 48 and 62 to 65, the fence with hedging will be introduced to mitigate and screen.

All planting will be established in a minimum 300mm depth of topsoil, and will be mulched using either organic mulch or natural matting, depending on slope conditions. Shrubs will be planted at a minimum size of 10L, and trees will be planted at either 60L or 2 metres in height. Planting is to be undertaken at the first suitable planting season following completion of earthworks.

Rear Fence:



Pitch Black Stained Timber Fence. 2m tall.

Screen Planting Mix (4-8m High):



Corokia spp



Pseudopanax spp



Cabbage Tree



Ake Ake 'Purple and Green'



Black Matipo



Mahoe



Puka



Koromiko

Mitigation through planted buffer. Planting is within lot boundary but outside of boundary fence.



Stage 3 // Focus Area B_Wetland & Amenity Park

An existing wetland has been retained within the development and will serve as a key green asset for the future community. Existing vegetation will be preserved, with supplementary planting introduced to enhance visual amenity while strengthening the ecological value and functional performance of the wider open space network.

Screen planting is proposed to soften the visual impact of retaining structures and to create a more comfortable and cohesive ground-level experience for users moving through adjacent streets and spaces.

The amenity reserve is designed to accommodate controlled maintenance access, while also providing informal pathways for neighbouring residents. This approach supports an inclusive environment, encourages passive surveillance, and promotes a sense of shared ownership.

The reserve also enables alignment of a proposed trail connection through the development to the Hutt River Trail. Opportunities for seating and interpretive signage are incorporated along the route to enhance usability and enrich the overall user experience.

Retaining/ Amenity Mix:



Climbing Rata



Manuka



Phormium spp



Carex spp

Materiality:



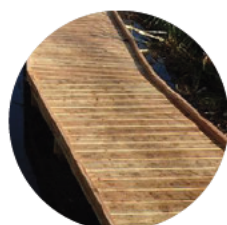
Timber Edging to Planting / Play Areas



Self Binding Gravel / Hoggins



Grass



Timber Boardwalk

Signage:



Interpretive/ Wayfinding Signage

Furniture:



Bollard



Seat



Play Equipment

Wetland Supplementary Mix:



Phormium spp



Carex spp



Juncus spp



Oioi

Pedestrian access.
Potential Trail connection
- to be confirmed with council.

Residential access directly
onto open space.

