



Middle Road Subdivision

Landscape Effects Assessment
Prepared for CDL Land NZ Ltd

30 September 2026





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1.0 Introduction

1.1 Statement of Qualifications and Experience

Technical Author - Tom Lines, Landscape Architect

I am a Senior Principal Landscape Architect at Boffa Miskell Limited. Boffa Miskell is a multi-disciplinary consultancy specialising in planning, urban design, ecology, landscape architecture and landscape planning. I have been employed at Boffa Miskell since January 2016.

I hold a Bachelor of Landscape Architecture from Unitec Institute of Technology, which I completed in 2008. I am a Registered member of Tuia Pito Ora New Zealand Institute of Landscape Architects.

I have 15 years of professional experience as a consulting landscape architect and in the industry, professional experience in New Zealand, the UK, the Middle East and Hong Kong, I have developed broad expertise in landscape design and landscape planning.

My practical work includes preparing assessments of landscape, natural character, and visual amenity, as well as presenting expert evidence in hearings and the Environment Court. I am also experienced in engaging with the public on landscape matters.

I have led a wide range of environmental planning projects, including those involving utilities, infrastructure, mining, aquaculture, energy, urban development, subdivisions, rezoning, and retirement villages. As a result of this extensive experience, I am regarded as a dependable expert witness.

I confirm that, in my capacity as author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Technical Author – Sin Man Cheng, Landscape Architect

I am a Professional Landscape Architect at Boffa Miskell Limited, a national firm of consulting planners, ecologists, biosecurity, urban designers and landscape architects. I have been employed at Boffa Miskell since June 2023.

I hold a Master of Landscape Architecture from Lincoln University (NZ, 2023), as well as a Bachelor of Social Science in Geography and Resource Management from the Chinese University of Hong Kong (HK, 2016). I am a Graduate member of Tuia Pito Ora New Zealand Institute of Landscape Architects.

I have 3 years of professional experience in the landscape architecture industry. My experience includes preparing assessments of landscape, natural character, and visual amenity and supporting graphic materials for various subdivisions, infrastructure, utility, extraction and energy development.

I confirm that, in my capacity as author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Technical Reviewer: James Bentley, Landscape Architect

James is an Associate Partner and Landscape Architect at Boffa Miskell Limited, a national firm of consulting planners, ecologists, biosecurity, urban designers and landscape architects.

James is a registered member (NZ, 2010) of the New Zealand Institute of Landscape Architects (NZILA) as well as an elected chartered member (London, 2002) of the British Landscape

Institute (CMLI). James holds a post-graduate diploma (2000) in Landscape Architecture as well as a Bachelor of Arts with Honours Degree in Landscape Architecture (1998) from the Cheltenham and Gloucester College of Higher Education (now the University of Gloucestershire) in the United Kingdom.

James has gained considerable experience in all aspects of landscape planning through his 20+ years involvement in a wide variety of often complex projects throughout Aotearoa and within the UK. He has been involved at the forefront of developing guidance related to methods of better understanding aspects of landscape and natural character assessment, which has positively contributed to the development of the profession.

Much of James' work has focused on broad scale landscape and natural character assessments for second generation resource management plans, where he has identified Outstanding Natural Landscapes and Natural Character areas throughout the country. He has continued this through providing advice regarding appropriate management mechanisms to manage the values that underpin these sensitive areas. James' practical experience includes writing landscape, natural character and visual amenity assessments as well as preparing written evidence for Council and Environment Court hearings. James also has experience in consulting with the general public on landscape issues.

James has project managed numerous proposal-driven environmental planning projects, including utilities, large-scale infrastructure, mining, aquaculture, energy, urban development and subdivision projects, re-zoning and retirement complexes throughout the country. As a consequence of this, he is a trusted and reliable expert witness at both the council and environment court levels

James confirms that in his capacity as peer reviewer of this report, he has read and abides by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

1.2 Scope of the report

This Landscape (and visual) Effects Assessment (**LEA**) Report has been prepared by Boffa Miskell Limited (**BML**) on behalf of CDL Land New Zealand Limited (**CDL** | the Applicant) in support of a Substantive Application for the Middle Road Project under the Fast-track Approvals Act 2024 (**FTAA**) to be lodged with the Environmental Protection Agency (**EPA**).

The Project comprises a comprehensively planned residential development of 317 lots, supported by integrated transport, three waters infrastructure and open space, including stormwater management designed in accordance with best-practice treatment and attenuation principles (the Project).

The Middle Road Project will be developed in two phases:

- Phase 1 – Land Development: CDL will undertake the subdivision, bulk earthworks, infrastructure, roads, stormwater works, reserves, landscaping and creation of the residential lots.
- Phase 2 – Dwelling Construction: CDL's build partners and future landowners will construct dwellings and associated site works in accordance with the consent notices applying the relevant Havelock North General Residential Zone or Medium Density Residential Zone provisions.

The Site comprises approximately 30.6 ha of greenfield land adjoining the existing town of Havelock North. The Site is currently zoned for rural activity under the Plains Production Zone within the Hastings District Plan (HDP) however it borders the existing urban residential boundary to the northeast and south. The Site has been in part identified as an area for 'Reserve Residential Growth Area' within the HPUDS¹ and whilst not making it through to the final version, it was partly supported through the Recommended Napier Hastings Future Development Strategy².

BML landscape architects (both designers and landscape planners) have worked with a wider consultant team including Woods and Urban Acumen to develop and test preliminary Concept Plan layout options for the Site.

The design that forms the application documents for this Fast Track application were distilled from these options. Therefore, consideration of landscape character and visual amenity has been integrated into the proposal prior to and alongside the assessment process.

The following LEA which includes a visual assessment will:

- Describe the Site and its landscape setting;
- Places the Site within the wider Havelock North, Heretaunga Plains and Te Mata foothills context;
- Describe the nature of the Fast Track proposal and ways in which landscape attributes and visual amenity are provided for; and
- Sets out an assessment of the landscape and visual effects of the proposal.

A separate **Graphic Supplement (Appendix 3)** has been prepared and is attached.

1.3 Other Relevant Technical Reports

This assessment is one of a suite of technical reports that has been prepared to inform and support the request for the Middle Road Residential Project Fast Track application. The following key reports have been drawn on to help inform the assessment:

- Landscape Design and Supporting Graphics, prepared by BML.
- Landscape Management Plan, prepared by BML.
- Urban Design Assessment, prepared by Urban Acumen.
- Planning Overview Report and proposed Consent Notice Framework for Residential Lots, prepared by Woods.

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

- The HDP, HPUDS and FDS.
- Aerial photography, Google Earth Pro and Site Visit photographs (12 June 2026).

¹ Heretaunga Plains Urban Development Strategy (adopted 2017).

² Napier Hastings Future Development Strategy 2025-2054: Technical Report 2025. Agreement on the Middle Road Site was only sought by Napier City Council, and not Hastings District Council nor Hawke's Bay Regional Council.

The desktop study was also undertaken to determine likely viewing audiences, landscape character, and the planning context of the Site and surrounding area.

1.4 Assessment Process

This assessment follows the concepts and principles outlined in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*³ and has been undertaken by an NZILA registered landscape architect.

In assessing the magnitude (degree, level) of landscape and visual effects, a seven-point scale has been applied, comprising: very low, low, moderate low, moderate, moderate high, high and very high⁴.

Landscape effects have been assessed in terms of the values of the landscape, having first understood its characteristics in terms of the physical, associative and perceptual realms of the landscape. Change in a landscape does not of itself generate adverse effects.

Visual effects, which are part of landscape effects, have been assessed in terms of 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.

The scale and methodology is explained in more detail in **Appendix 1** of this LEA.

1.4.1 Site visit

A visit to the Site and the broader area was undertaken by Tom Lines and James Bentley, Landscape Architects at Boffa Miskell, on 12 June 2026. The weather was bright and sunny, with clear skies and good visibility. Tom and James were also accompanied by Emma Todd, Landscape Architect concerning the landscape design aspects of the project.

The purpose of the Site visit was to assess the landscape character and visual influence of the Site within its landscape context, as well as appraising the Site itself. This survey included a visual appraisal to consider the nature of existing views from publicly accessible viewpoints including roads and public open space. Consideration was also given to private views identifying the potential for visual effects on individual properties and larger communities, however private property was not visited for this assessment.

Private viewing audiences identified in this assessment have been visually surveyed from publicly accessible locations during the Site visit with reference also made to aerial / 3D imagery.

During the Site visit, representative viewpoints were confirmed for the purposes of assessing visual effects and **Site photographs** were also taken. No visits to private properties were undertaken.

³ *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*; Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

⁴ As recommended in *Te Tangi a te Manu: Landscape Assessment Guidelines*.

2.0 The Proposal

2.1 Description of the Proposal

The Middle Road Project will provide for the residential subdivision of the site to enable the development of 317 lots. The intended subdivision layout will provide for a range of lot sizes to enable conventional residential development along with medium density development opportunities. A masterplan has been prepared to inform the substantive application and is provided as **Diagram 1**. The development is supported by a suite of technical assessments addressing key environmental matters, including infrastructure, stormwater, geotechnical, groundwater, landscape, transport, ecology, contamination, productive land, noise, archaeology and urban design.



Diagram 1: Site Masterplan (dated August 2026)

A full description of the Middle Road Project is provided in the Planning Overview Report submitted in support of the Substantive Application.

With respect to matters relating to landscape (and visual) effects the project is summarised as follows:

The Middle Road Project will provide for the residential subdivision of the Site to enable the development of 317 residential sections ranging between 325m² and 825m² in size to contribute additional housing capacity to Havelock North and the Hawke's Bay region. The design process of the Middle Road Development has included initial engagement with relevant stakeholders including Hastings District Council, Hawke's Bay Regional Council and mana whenua.

The development concept aims to establish a 'proof of concept' illustrating a high-quality residential environment can be established. In summary, it is proposed to:

- extend the existing urban area and promote overall connectivity and integration at the neighbourhood scale;
- 'fill in' the (mostly walkable) residential catchment supporting the existing town centre;
- future proof further urban extension to ultimately achieve a contiguous urban area and a logical urban rural boundary along Gilpin Road in the medium to long term;
- establish a logical and legible spatial structure to accommodate 317 residential sections for a variety of detached single- or double-storey dwellings;
- define the overall access/movement network of streets and key pedestrian routes to be vested with Hastings District Council;
- manage flood risk and stormwater requirements and integrate into a passive open spaces network that adds amenity to the neighbourhood; and
- provide an appropriate interface with the adjacent rural area (although recognising this is not an active/productive area and the boundary may be temporary).⁵

2.2 Key Design aspects of the Proposal

A full detail of the design of the proposal has been outlined within the Urban Design Assessment prepared by Urban Acumen⁶. In summary, the proposal adopts a street-based, connected and landscape-led structure. Its principal design strengths are the distribution of density according to context, integration of stormwater with recreation and ecological enhancement, support for walking, cycling and future public transport, and careful treatment of the Site's urban and rural interfaces. The resulting framework is intended to deliver a cohesive residential neighbourhood that supports housing choice, good residential amenity, safe public spaces and the longer-term integrated growth of Havelock North.

2.2.1 Landscape Design

The landscape design provides a well-considered framework for integrating the proposal with its surrounding areas and is detailed in the Landscape Concept Report prepared by BML⁷. The landscape design contributes to an attractive, family-friendly neighbourhood, incorporating quality materials, planting, and a strong tree framework to create a comfortable and distinctive

⁵ Urban Acumen (September 2026). Urban Design Assessment.

⁶ Urban Acumen (September 2026). Urban Design Assessment.

⁷ BML (September 2026). Middle Road Development: Landscape Concept Report.

living environment. Careful integration of streets, open spaces, and pedestrian connections helps establish a cohesive community while supporting walkability and everyday recreation.

The proposed landscape treatment responds sensitively to its surroundings, creating a seamless transition between the existing residential neighbourhoods and the more open rural landscape to the south and west. Through a coordinated approach to planting, streetscape design, and pedestrian connectivity, the development is well integrated with its wider setting and reinforces a strong sense of place.

3.0 Existing Environment

3.1 Wider Landscape Context

The Site is located on the Heretaunga Plains, on the western edge of Havelock North, a town in the Hawke's Bay.

The broader Heretaunga Plains extends from Waipatiki in the north, Waimarama in the south, Maraekakaho in the west and the Pacific Coast to the east. The Plains encompasses the urban settlements of Havelock North, Hastings and Napier to the north. The fertile soils of the Plains are characterised by orchards, vineyards and croplands, and industry generally based around horticulture.

The Site is located within the central Heretaunga Plains and associated low-lying river terraces at the base of the Te Mata Peak foothills. These open hills, and Te Mata Peak in particular (a 399-metre outcrop), form a prominent backdrop to the Site, contributing significantly to its sense of place.

The settlement of Havelock North primarily consists of low density residential and rural-residential housing, with only a relatively small and compact industrial and commercial centre. In more recent years, urban growth development areas within the Heretaunga Plains have been identified and some of the land on the outskirts of Havelock North⁸ has been re-zoned to provide for residential housing needs.

The town is characterised by its attractive setting on the perimeter of the Plains where it extends south into the undulating Te Mata Hills and gullies, incorporating tree lined creeks, streams and streets.

The HDP notes that most of the district's recent residential growth has been channelled towards Havelock North because it is not generally located on the fertile soils of the Heretaunga Plains.

*'There is a strong focus on ensuring the suburb does not expand and spill onto the productive Plains land that bound it.'*⁹

The Karamū Stream, located approximately 120m north of the Site, flows across the broader Heretaunga Plains and along the northern edge of Havelock North. The stream is named for the Karamū trees, which historically covered large areas of Hastings¹⁰. It is an important catchment in the district which drains water from horticultural land on the Plains and city stormwater to the

⁸ Iona and Breadalbane area.

⁹ Hastings District Council, Plan Change 5, 8.2 Havelock North Residential Environment, 8.2.1 Introduction.

¹⁰ <https://www.hastingsdc.govt.nz/services/water/stormwater/karamu-stream/>

Clive River further downstream east of Hastings. Since the 1970s, both local communities and the Regional Council have led various restoration initiatives and programmes with aim of improving water quality and improving public access to the stream edges. The Herehere Stream, which is a branch of the Karamū Stream, forms part of the Site's north-eastern boundary.

3.2 Site and Local Context

The application site is located at 92, 108, 148 Middle Road and 139 Te Aute Road in Havelock North. The Site is an irregular-shaped area of generally flat, low-lying rural land approximately 30.6ha in size, comprising five records of title. The Site is located approximately 760m southwest of the Havelock North Commercial Centre and located on the western extents of the residential settlement area. This is illustrated on **Figure 3: Site and Visual Appraisal Plan**.

The Site is bordered to the north-west by Te Aute Road, beyond which is the James Wattie Retirement Village, to the north-east by Herehere Stream and back gardens associated with residential properties located off Upham Road, to the immediate east by a rural-residential style lot (referred to as the McKenna Block), to the south by Middle Road and to the west by a small number of open paddocks and the Village Baptist Church. Existing access to the Site is obtained through separate driveways connected to individual land parcels associated with the Site, located off of Middle Road and Te Aute Road.

3.2.1 Landform, Land cover and Land use

The topography of the Site is relatively flat with minimal topographical variation across the Site. Existing vegetation, fencelines, built structures and land use have demarcated the Site into four parts (Paddocks A, B, C and D – refer to **Diagram 2** below and **Figure 3: Site and Visual Appraisal Plan** of the Graphic Supplement). Paddock C is further separated from the remaining three paddocks due to an existing shelter planting along its northeastern and southeastern boundaries.



Image 3: Herehere Stream within the northeastern part of the Site.

Immediately beyond the Site north of Te Aute Road, further modifications to Herehere Stream are demonstrated through the presence of stream bank erosion control measures, alongside residential development on both sides of the stream (refer to **Image 2** below).



Image 2: Herehere Stream to the north of the Site, beyond Te Aute Road, illustrates some protection works have occurred.

The Ecology Report¹³ also identifies several channelised drains within the Site including Bake Drain in the north of the Site which connects to the Herehere Stream at the northeastern corner of the Site, and the Pomeroy Drain which connects to the stormwater management area in Paddock D (refer to **Image 3** below) and Gilpin Drain (to the west beyond the Site). Some new plantings and a footpath has also been established.

Due to the limited stormwater capacity in the surrounding Havelock North area, this stormwater management area has been specifically consented for and constructed to provide attenuation for the upstream residential development in the Iona area, allowing service and overland flows to be conveyed through the Site and discharge to the Gilpin Drain¹⁴.



Image 3: Recent upgrades to the stormwater management area in Paddock D.

¹³ Boffa Miskell (September 2026). Middle Road Fast Track Application: Ecology Report.

¹⁴ Woods (September 2026). Middle Road – Fast-track Substantive Application: Stormwater Report.



Image 4: New ecological planting associated with the stormwater management area within Paddock D.

3.2.1.2 Natural Character Condition of Herehere Stream

In terms of natural character, the highest degree of naturalness occurs where there is the least amount of human induced modification. Subdivision development can adversely change and alter the natural character of an area. The significance of this effect is dictated by the size, location and sensitivity of the receiving environment.

As described within the Ecology Report¹⁵, the active bed of the Herehere Stream is characterised by rocky substrate which provides instream habitat opportunities for fauna and higher hydrological heterogeneity.

Fish communities including 10 freshwater fish and crayfish species (six being native and three being exotic) have been recorded. These native fish species include common bully, inanga, shortfin eel and longfin eel.

Instream nutrient levels and *E.coli* contamination were recorded as high and macroinvertebrate communities are indicative of severe organic pollution or nutrient enrichment. Aquatic plants such as hornwort, water celery and curly pondweed are prolific in places.

As demonstrated above, sections of the stream have been modified by protection works. Modifications also include 9 fish passage barriers and 34 stormwater discharges, indicating partial but not significant barriers to fish movement between the Karamū Stream and the Site. Overall, Stream Ecological valuation (SEV) indicates 'poor' and 'fair' integrity of functions.

Within the margins of the Herehere Stream, the stream banks are predominantly covered in exotic grass and weeds, with some native and exotic shrubs and trees. Towards Te Aute Road is also a small cluster of large pines (*Pinus radiata*).

¹⁵ Boffa Miskell (September 2026). Middle Road Fast Track Application: Ecology Report.

The broader context of the stream is highly modified by residential development, farming activities, roads and bridges on both sides of the Herehere Stream, which has further reduced the level of perceived naturalness of the stream.

In summary, Herehere Stream tends to have a low level of natural character due to various instances of modifications within its active bed, margins and the broader context, despite having moderate instream habitat value and the presence of some native vegetation and at risk fauna.

3.2.2 Landscape Character

The Site has a settled rural character with attributes relating to openness and mature standalone and perimeter vegetation and orchards, as well as domestic-scale garden plantings. The Site is characteristic of an 'edge of settlement' location with peri-urban character.

Land immediately northeast of the Site comprises the existing residential neighbourhood of Havelock North and two rural properties on larger lots with predominantly single-storey detached dwellings¹⁶ and associated outbuildings. The interface between the residential and rural zone and the Site are lined with more mature trees, creating a sense of separation.

To the southeast of the Site is also an existing Havelock North residential neighbourhood and the Iona Development¹⁷ on the foothills of Te Mata Peak, characterised by single- and double-storey dwellings and rear lot development with landscaped gardens, and tree-lined streetscapes.

Immediately southwest of the Site are larger lot rural lifestyle properties, characterising single- and double storey dwellings and large sheds and plantings within the curtilage and along property boundaries.

To the northwest of the Site comprises a higher density retirement village which is characterised by single- to multi-storey villas and apartments. The interface between the Site and the retirement village, both rurally zoned, is currently partially open, with views available across Te Aute Road and the open paddocks (Paddocks A and B).

3.2.3 Landscape Values

Despite the Site not being within an ONL or an ONF overlay, or included within a Special Amenity Landscape, the Site and the surrounding local landscape does retain landscape value.

Notwithstanding the presence of modifications across the broader area, the Site retains and exhibits characteristics that contribute to rural character and a level of amenity. In particular, this is reinforced by the presence of predominantly exotic vegetation, alongside viticultural land use, the openness of the Site and its association with the edge of the built-up part of Havelock North and the broader cultivated rural land.

From a mana whenua perspective, we understand that the broader plains were the common domain for all hapu although specific areas were under authority of specific hapu or rangatira. Approximately 90% of all food collected was from Heretaunga waterways or bodies in the form of fish, waterfowl, kaimoana and so on¹⁸. Furthermore, Te Mata Park is part of the land associated with the ancestor Te Rehunga of Ngāti Ngarengare, a sub-tribe of Ngāti Kahungunu.

¹⁶ It is noted that 84 Middle Road contains a double-storey dwelling.

¹⁷ Currently under development.

¹⁸ Heretaunga Plains Urban Development Strategy (2017), page ii.

The Park has a rich human history spanning several centuries. The upper parts of the Park in particular have a strong cultural importance to Māori¹⁹.

The Karamū Stream was once the main channel of the Ngaruroro River used for passage by Māori canoes and European settlers²⁰. The stream and its tributaries are of great importance for its abundance of kai including tune, pūrewa (kākahi), ngāore, kanaekura (piharau) and pātiki provided for tangata whenua living in the area²¹. Within the Hastings District Plan, the Karamū Stream is recognised for its high conservation values and high recreation and access values²².

While the Site exhibits local landscape values arising from openness, productive land use and its position on the urban fringe, these values are moderated by the highly modified nature of the landscape, the absence of any recognised landscape designation and the Site's broad containment by existing urban development.

3.3 Visual Catchment

One of the key purposes of the Site visit was to determine the visual catchment and viewing audience of the proposal, in conjunction with the study of aerial photography. Under the methodology, there is a continuity of degree of visibility, ranging from no view of the Site, through to full, open views. Three categories of view have been determined.

- Truncated (no view)/ Glimpse views: a view towards the Site that is curtailed by a visual barrier in the intervening landscape.
- Partial view: a view of part of the Site, seen between vegetation or structures, or a filtered view of the Site, or a distant view where the Site is perceived as a small part of the view; and
- Open view: a clear view of a significant proportion of the Site within the wider landscape.

As a result, a series of Site Photographs (**Site Photographs 1-12**) were taken from publicly accessible areas where views (or potential views) towards the Site could be determined. These photographs are contained within the accompanying Graphic Supplement (**Appendix 3**), and their locations are outlined on **Figure 3: Site and Visual Appraisal Plan**, as well as locally below. Broadly, the Site is well contained and contains limited visibility in the broader landscape, largely due to the flat topography nature of the Site and intervening vegetation and built forms. It is only from selective elevated views, at distance, that the Site is partially visible.

As part of the visibility assessment, all adjacent private properties have been considered and are listed within **Appendix 2**. In total, 28 individual and 3 groups of private properties have been identified, including those along Te Aute Road (Group 1 and No. 29-31), Upham Street (Group 2), Middle Road (No. 3-26) and Gilpin Road (No. 27). On the whole, the majority of private properties fronting Middle Road gain views towards open paddocks, with the James Wattie Retirement Village appearing to contain the paddocks in mid views. Views from properties to the east are somewhat curtailed by existing vegetation flanking the Herehere Stream and the

¹⁹ www.tematapark.co.nz.

²⁰ <https://www.hbrc.govt.nz/hawkes-bay/open-spaces/karamu-stream/>

²¹ <https://www.hastingsdc.govt.nz/services/water/stormwater/karamu-stream/>

²² Hastings District Plan. Appendix 54: Riparian areas in the rural and plains zone identified as being of natural, recreational or cultural significance

McKenna Block. Open views from a number of apartments within the James Wattie Retirement Village are experienced towards the Site, especially from those first storey apartments.

In public views, **Site Photographs 1-5** are taken on Middle Road immediately adjacent to the Site. These viewpoints demonstrate that the Site retains a general open character along this boundary, where existing vegetation and built structures provide partial screening to views looking towards the Site. Essentially, none of the private properties along Middle Road (no. 3-26) obtain full views of the Site, with exception of Number 16 and 18 where open views are likely to be available from the upper storeys of these dwellings. Views towards the James Wattie Retirement Village is evident in many of the vantage points, indicating an 'urban edge' to the northern part of the Site. The principal viewpoint towards the Site from this boundary is from Middle Road.

Site Photograph 6 is taken at the intersection of Breadalbane Road, Arcadia Lane and Kaweka Place, within the Havelock North residential area. From this viewpoint, the Site is largely screened by existing vegetation and built structures including fences and residential houses along both sides of the road. The existing shed within Paddock B is visible from this location.

Site Photograph 7 demonstrates a view further northeast on Middle Road, where glimpsed views towards the Site are available due to intervening vegetation and built structures along the road. The existing house within Paddock D is visible from a distance. Otherwise, the view reinforces the urban residential context experienced.

Site Photograph 8 illustrates a view at the intersection of Upham Street and Elliott Crescent, where no views of the Site are available due to screening provided by existing vegetation and built structures (fences and houses) along Upham Street.

From the north, **Site Photograph 9** demonstrates a view from the northern corner of the Site, where partial views can be obtained. Clear views of Paddocks A and B are available in the fore and midground, whereas views of Paddocks C and D are truncated or entirely screened by existing vegetation within the Site.

Along Te Aute Road, views towards the Site are truncated by vegetation along the northwestern boundary of the Site, where glimpsed to partial views can be obtained as illustrated in **Site Photograph 10**.

From within the roads in James Wattie Retirement Village, views towards the Site are typically obtained from those two storey apartments and single-storey villas fronting Te Aute Road. Views within the retirement village are blocked by those built forms fronting Te Aute Road. A glimpsed view is obtained from the entrance of the retirement complex, as illustrated in **Image 5** below.



Image 5: View at the entrance of James Wattie Retirement Village, where views are generally contained by the adjacent development.

Site Photograph 11 is taken further south on Te Aute Road at the entrance of Village Baptist Church. From this viewpoint, available views of the Site are associated with Paddock C in the foreground. Due to existing vegetation that encloses Paddock C, no views of the other paddocks are available.

Land to the south of the Site rises gently. From some residential properties, and potentially short sections of nearby roads, there may be brief and partial views of the Site. Where visible, the Site would be seen only in glimpses, with only a limited portion apparent.

In relation to longer distance views, the principal viewpoint is Te Mata Peak, located approximately 4.3km southeast of the Site. From here, expansive views of the Heretaunga Plains are available and almost the entire Site is visible. This iconic viewpoint also encompasses views extending north as far as Napier and the Ruahine Ranges, where the Site forms a very small component of this panoramic view, as illustrated in **Site Photograph 12**.

Overall, the Site is reasonably well contained to the immediate roads that surround the Site, as well as from a number of houses on the more elevated parts of south-western residential Havelock North, where partial glimpses of the Site may be obtained. In longer distance vantage points, such as from Te Mata Peak, the Site forms part of the broader panorama of the expansive view.

4.0 Relevant Statutory Provisions

The following is a review of the statutory provisions relevant to the assessment. The purpose of such a review is to help frame the landscape assessment rather than to undertake a comprehensive appraisal of the provisions or a planning assessment of the proposal against the provisions. There are a number of planning provisions that are relevant to this proposal, and these are discussed below.

4.1 Fast Track Approvals Act

The Middle Road Development is being advanced under the Fast Track Approvals Act, which provides an alternative consenting pathway for projects that can demonstrate alignment with national and regional outcomes, including housing supply, infrastructure independence, environmental enhancement, and efficient delivery. The Middle Road Development under the FTAA Referral Application Process has now been successful and under this Substantive Application, the requirements to assess applications under the Resource Management Act are set out below.

4.2 Resource Management Act

Part 2 of the Resource Management Act (RMA) sets its purpose and principles. Part 2, Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA, specifically:

‘(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.’

The Site is not contained within the coastal environment; however, it contains a section of the Herehere Stream and therefore Section 6(a) is relevant.

The Site is also not subject to an Outstanding Natural Landscape or an Outstanding Natural Feature within the HDP, so Section 6(b) is not applicable. Other relevant RMA considerations also include:

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

4.3 Hastings District Plan

The HDP outlines a number of objectives and related policies relevant to landscape and urban development.

Within the HDP, the Site is currently zoned Plains Production. The Site borders the existing urban residential boundary to the northeast (Havelock North General Residential) and to the

south (Havelock North Character Residential), to the north-east the Site borders Plains Production, where this is associated with two larger lot properties (80 and 84 Middle Road). Plains Production is also located to the immediate west of the Site, and associated with properties 147, 167 and 169 Te Aute Road and 150 Middle Road. The Site has previously been identified as an area for 'Future Urban Development' within the HPUDS.

The Site has not been identified as having any landscape overlays or significant ecological features. There are also no Outstanding Natural Landscapes or Features within the immediate vicinity of the Site.

The current Plains Production Zone provides for the Site to be used for a range of activities largely associated with farming and horticulture, including residential development at a density of 8 ha per dwelling. Under the HDP, the Plains Production Zone does not provide for residential subdivision as it is a non-complying activity.

The adjacent residential area to the north-east is zoned **Havelock North General Residential**, where there are a number of objectives and policies that relate to good urban and landscape outcomes, including:

Objective HNRO1: *New developments will be of a design, scale, layout and intensity that is consistent and compatible with the existing residential areas of Havelock North.*

Policy HNRP1: *Use zones to protect and recognise the different form of residential development as a result of changes in topography and landscape character.*

Objective HNRO6: *To ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its design and location.*

To the south east the adjacent residential area is zoned **Havelock North Character Residential**. The objectives and policies that relate to good urban and landscape outcomes, include:

Objective HRRO1: *Low density Rural Residential activity on less versatile soils within close proximity to the Havelock North urban area is provided.*

Policy HRRP1: *Provide for a range of activities within the Havelock North Rural Residential Zone while protecting the resource and amenity of this lifestyle zone.*

Policy HRRP2: *Allotment size for sites in the Havelock North Rural Residential Zone which is sufficient to enable the Objectives, Policies and Methods of the Zone to be achieved.*

Policy HRRP 4: *Restrict the number of residential dwelling units allowed as of right in the Havelock North Rural Residential Zone.*

Objective HRRO4: *The existing landscape character and amenity values of the Havelock North Rural Residential Zone are retained and maintained.*

Policy HRRP7: *Require specific consideration of the landscape and visual effects of development proposals within the Havelock North Rural Residential Zone where they are located on land comprising Significant Amenity Landscape Areas.*

Policy HRRP8: *Restrict scale and type of Commercial and Industrial Activities in the Havelock North Rural Residential Zone, whilst providing for small scale commercial activities in the form of Home Occupations and visitor accommodation.*

To the south-east, the adjacent residential area is zoned **Iona Special Character Zone** which includes a number of objectives and policies pertaining to urban and landscape outcomes. These are:

Objective ISCO1: To create a unique environment providing for residential development while retaining the distinct character and amenity values of the Iona Special Character Zone.

Policy ISCP1: Identify and protect the features which make up the special character of the Iona Special Character Zone.

Policy ISCP2: Identify distinct neighbourhoods within which appropriate subdivision and development will maintain the special character and amenity of the area while creating a range of high quality living environments.

Objective ISCO2: To provide for and encourage new and innovative forms of residential development that respond to this unique environment and will add value to the surrounding existing residential area creating a high quality living environment for all residents.

Policy ISCP3: Provide for a range of development options within the Zone including comprehensive residential development, in appropriate locations, to ensure there is variation in house types and section sizes.

Policy ISCP4: Ensure District Plan standards and assessment criteria are reflective of urban design principles and seek to encourage development that meets the 7 C's in the NZ urban design protocol in order to create and maintain a high quality residential environment.

Objective ISCO3: To ensure that the development provisions that shape the Iona Special Character Zone seek to use land efficiently while creating a high quality residential community.

Policy ISCP5: Identify development densities that reflect and enable the retention of the special character and amenity of each particular neighbourhood while striving, across the zone, to achieve land use efficiency and the density targets set under the Heretaunga Plains Urban Development Strategy and Hawke's Bay Regional Policy Statement while meeting residential capacity targets to fulfil the requirements set by the Minister for the Environment as part of the Streamlined Planning Process.

Objective ISCO5: To ensure that the Zone provides a defensible urban boundary for the northeastern and southwestern edge of the Havelock North residential area.

Policy ISCP7: Ensure that the physical boundaries of the Iona Special Character Zone clearly mark the edge of the urban area and provide a robust defence against applications for urban subdivision and development outside these boundaries that are not identified within the Hawke's Bay Regional Policy Statement for greenfield urban development.

4.3.1 Heretaunga Plains Urban Development Strategy (HPUDS)

The Heretaunga Plains Urban Development Strategy is the result of a collaborative approach by Hastings District Council, Napier City Council and Hawke's Bay Regional Council towards managing urban growth on the Plains from 2015 to 2045. The joint Strategy was first adopted in 2010, then a reviewed version re-adopted by the three councils in early 2017 (HPUDS 2017).

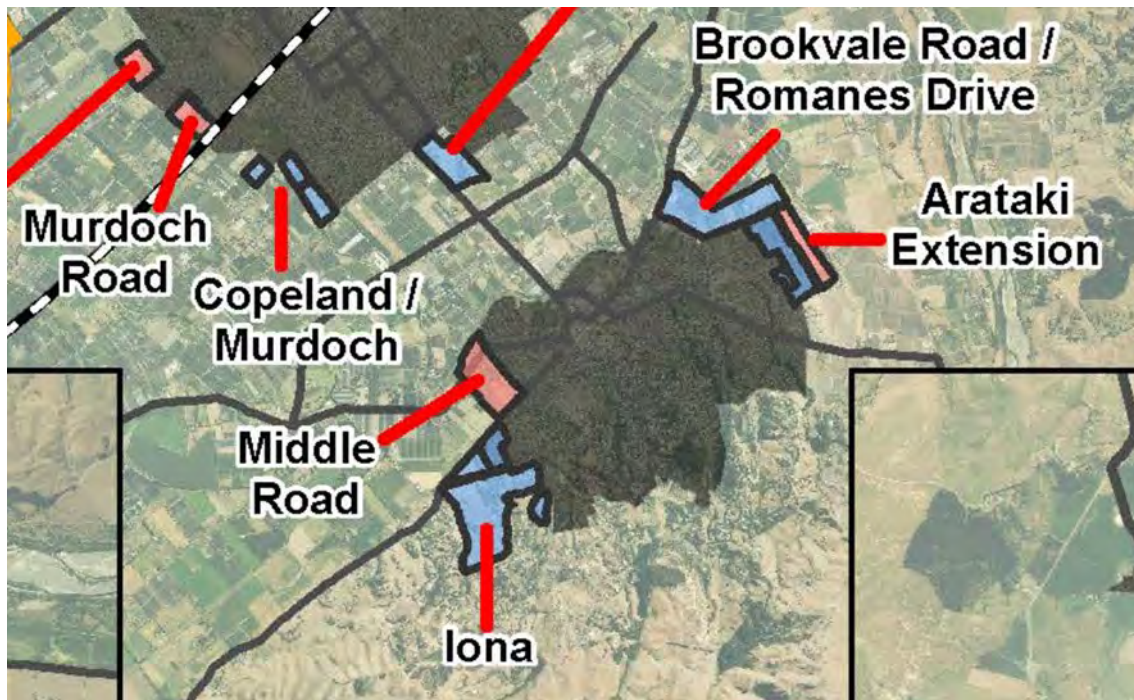


Diagram 3: Excerpt of the HPUDS, Map 3 page 24 of the HPUDS – 2017 report

When the 2010 version of HPUDS was adopted by the three councils, the councils had intended that the Strategy would be reviewed every five years to ensure it remained fit for purpose over time and adapted as necessary to remain relevant. As a consequence of the Government's 2020 National Policy Statement on Urban Development ('NPS UD'), regular 5 yearly reviews are no longer planned. Instead, the three councils' efforts are refocussed on delivering a 'Future Development Strategy' (FDS) for the Napier Hastings urban area. The NPS UD requires the three councils to work together to prepare the FDS.

HPUDS mapping identifies Industrial and Residential Growth Areas and Reserve Residential Growth Areas. The Site has been identified as the latter (refer to **Diagram 3** above). 'Reserve areas' were included in response to 2016 HPUDS Review findings where issues were identified with some of the greenfield growth areas: the Reserve Growth Areas *'will act as replacements for those, and may also be advanced if there is a rapid and significant change in growth demand, or retirement village needs cannot reasonably be met within the preferred greenfields areas.'*²³

Within Chapter 2.1.7 A 'reserve' growth area approach was deemed an appropriate way of ensuring the necessary flexibility is secured to ensure adequate supply of new sites, while still avoiding difficulties associated with oversupply and ad hoc development contrary to HPUDS.

'Reserve areas will act as replacements if any greenfield growth areas identified in HPUDS are deemed unviable for residential development, or in circumstances where the area is not able to be progressed in a timely fashion when required, or when other issues become insurmountable. These reserve areas may also be advanced if there is a rapid and significant change in growth demand.'

²³ HPUDS, page 2 (footnote 3).

It is not deemed necessary to have 'reserve growth areas' for every identified greenfield growth location in HPUDS, but is it prudent to have them available for the main urban areas of Napier City and Hastings District'²⁴.

In terms of key aspects of the Strategy, HPUDS states:

'The Strategy is based on a preferred settlement pattern of 'compact design'²⁵ for the Heretaunga Plains. In particular, this recognises the community's preference to maintain the versatile land of the Heretaunga Plains for production purposes. The direction for growth through to 2045 relies on Napier and Hastings having defined growth areas and urban limits, with a need to balance increased intensification and higher densities close to the commercial nodes and higher amenity areas in the districts, against the provision of lifestyle choice. Defined growth areas are a key element of the settlement pattern. They are more efficient and cost effective from an infrastructure and servicing point of view, and ensure land use and infrastructure can be co-ordinated, development well planned, and growth on the versatile land of the Heretaunga Plains avoided as much as possible'²⁶.

HPUDS aspires to achieve higher minimum net densities, where appropriate, within greenfield growth or intensification development areas, in a staged manner by 2045. This higher density aspiration is as follows:

- a) An average yield of 15 lots or dwellings per hectare in each greenfield growth area developed post 31 December 2015;*
- b) An average yield of 20 lots or dwellings per hectare within each intensification development area'²⁷.*

In responding to immediate greenfields supply availability issues to 2025, the 2016 HPUDS Review confirms the replacement of Arataki Extension with Brookvale, and inclusion of additional 'reserve' growth areas, as follows:

- c) Middle Road (in part)²⁸.*

²⁴ HPUDS, paragraph 2.1.7 Reserve Greenfield Growth Areas.

²⁵ Three growth scenarios were considered in the initial consultation on the Strategy in 2009, these were: the then current approach (no change), consolidation with growth off the plains, and compact development.

²⁶ HPUDS, page 1.

²⁷ HPUDS, page 2.

²⁸ HPUDS, pages 4-5.

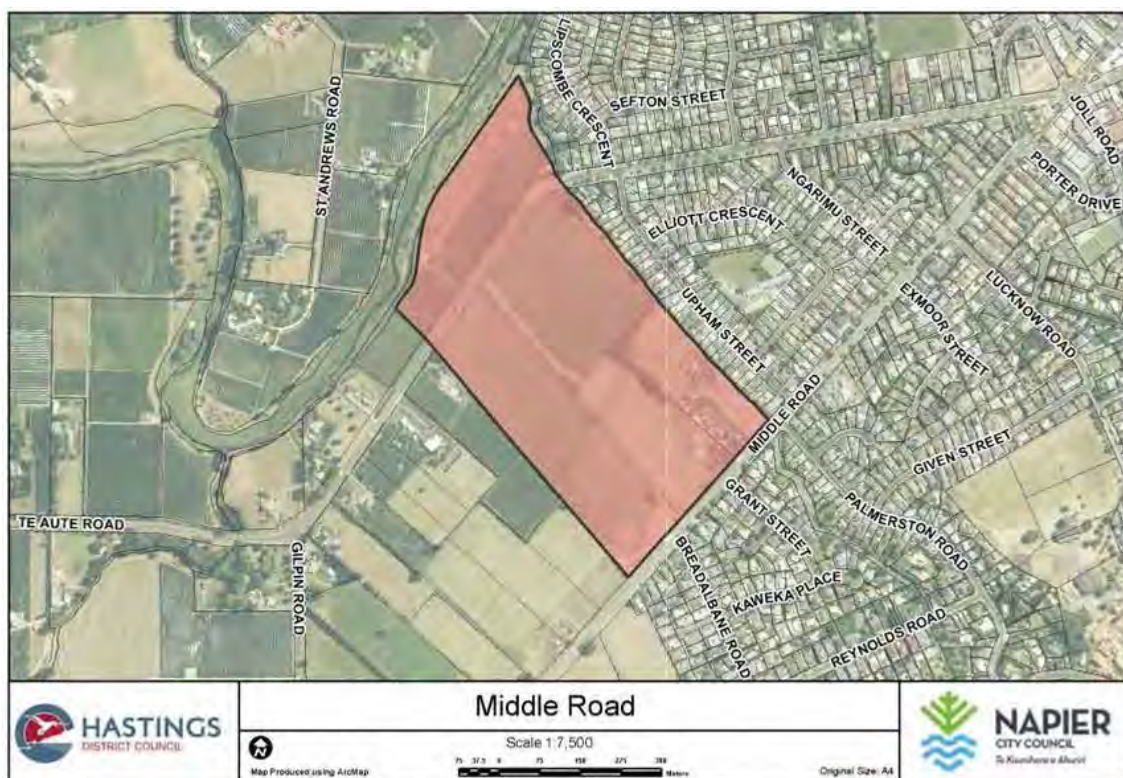


Diagram 4: Excerpt of the HPUDS, Map Index in 5.2²⁹.

4.3.2 Napier Hastings Future Development Strategy 2025-2054

Hastings District Council, Napier City Council, Hawke's Bay Regional Council and iwi Post-Settlement Groups (Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua), with input from residents, interest groups and industry, have jointly developed the

²⁹ From HPUDS, page 40: There were two areas of land considered in this area. The first is an approximate 10ha area of land between Te Aute Road and the Karamu Stream and the second a block between Te Aute Road and Middle Road which is approximately 55 ha in area. The smaller area of land was previously considered as a plan change request and rejected on the basis of it being a finger of residential development into the Plains Zone and consequently should not be considered alone as it would not be an efficient use of the land and would not create a defined urban boundary in the south-eastern sector of Havelock North.

The soils in this area are in three bands running parallel with the Karamu Stream. Closest to the stream they are classified as Hastings clay loam on silt loam with imperfect drainage, then Te Awa clay loam on Taupo pumice sand with imperfect drainage and then Poporangi ashy sandy loam on sandy(loes) on pan over gravel with poor drainage. The area has traditionally been cropped and there are a few smaller producing orchards and grazed lifestyle lots. There are a number of producing orchards to the south west on similar Hastings and Te Awa soils.

The land was considered unsuited for greenfield development for a number of reasons. Firstly it is Plains zoned land that has been used productively and it would set a new direction for the development to the south of Havelock North. It is also such a large area of land it would provide for greenfield land well in excess of what is needed for the area in the time period and could reduce the incentive to intensify within the Havelock North area which under the strategy assumptions, is not necessary at the present time. Finally, the Brookvale/Romanes/Arataki area is a better alternative providing a smaller area of land and creating a defined urban edge.

If however there are problems with developing northwards in Havelock North, such a new direction may be justified. A smaller area has therefore been identified as a reserve site in HPUDS 2017, which largely aligns with the existing urban boundary at this time and would extend across Te Aute Road to the Karamu stream. A strong artificial urban buffer would be needed to signal the limit to further urban sprawl to the south. The area between Te Aute Road and the Karamu stream will be around half of the finger of development referred to above and would make an attractive location for a retirement village development.

Hastings and Napier Future Development Strategy³⁰ (FDS). The FDS will guide the location of urban, industrial and commercial development in the two districts over the next 30 years. The FDS replaces the Hastings and Napier's longstanding Heretaunga Urban Development Strategy prepared by the councils in 2010 and updated in 2017 (refer to **Diagram 5** below).

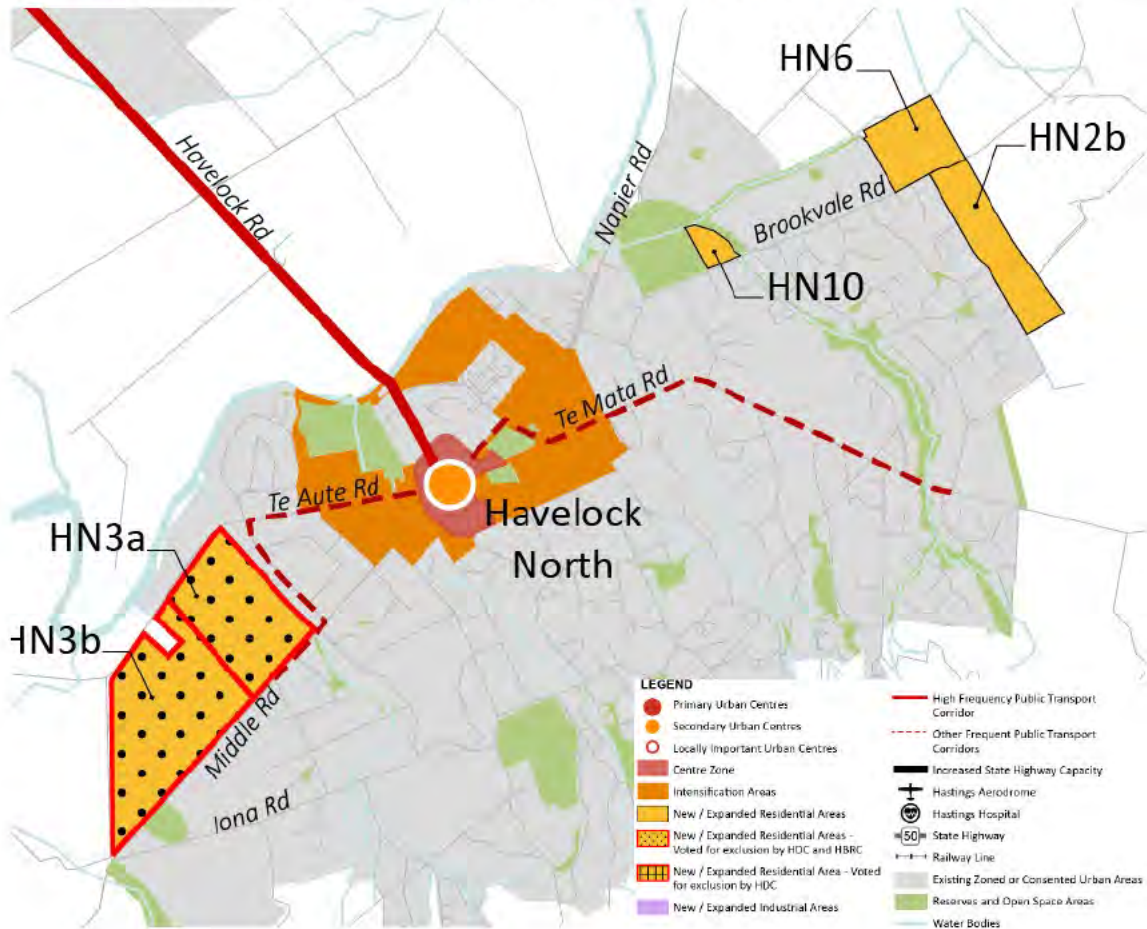


Diagram 5: Excerpt from the DRAFT FDS showing areas identified for development.

The FDS seeks to achieve a compact urban form, focussed around a network of consolidated and intensified centres in Napier and Hastings. The FDS provides for:

- increased density and diversity of housing within and close to Napier and Hastings' primary, secondary and locally important centres and high frequency bus corridors;
- general residential development in other neighbourhoods within existing urban areas
- targeted expansion to enable new compact neighbourhoods with a mix of housing types to the south of Napier's urban area, Mission Estate, and on the fringes of Havelock North, Hastings and Flaxmere; and
- supporting infrastructure including transport, three waters, open space and social infrastructure network improvements.³¹

The FDS is in an Adopted Version, following the Independent Hearings Panel recommendations, dated May 2025. While the councils agreed on the majority of the plan, there were three specific sites on which different decisions in regard to their inclusion within the

³⁰ As is required under the National Policy Statement on Urban Development.

³¹ FDS, page 19.

strategy as New Residential Greenfield Development Areas. Middle Road HN3a and HN3b areas, which the Site forms part of, have been voted for exclusion by Hastings District Council and Hawke's Bay Regional Council, in part due to the areas' identification as Highly Productive Soil.

5.0 Assessment of Effects

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

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

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

Specific consideration of the proposal will be focussed on:

- Natural Character Effects
- Landscape Effects (physical effects)
- Landscape Effects (landscape character)
- Visual Amenity Effects
- Effects on Relevant Statutory considerations.

5.1 Natural Character Effects

The Middle Road Development is not anticipated to generate adverse natural character effects on Herehere Stream as no works have been proposed within the active bed of the stream. While grading works of the true left bank will occur to reduce the steepness of the bank and result in modifications to the margins, any natural character effects on the stream are considered **low** during construction given the modified nature of the Herehere Stream. The built components of the proposed development including roads, residential houses and associated infrastructure will also be set back from the stream by a minimum of approximately 50m, avoiding further direct physical modifications of the stream channel.

In fact, the proposal incorporates a number of measures that will enhance the natural character values of the stream. Riparian plantings along Herehere Stream (the section within Middle Road

site only) and retirement of grazing within the Site will contribute to a more naturalised and vegetated stream margins, enhancing the level of perceived naturalness of the stream.

The extensive areas of existing and proposed drainage reserve across the Site³², alongside native plantings, will also improve the ecological connectivity, linking riparian, stormwater and landscape planting areas into a more coherent network of green infrastructure.

In summary, while the proposal changes the surrounding land use from rural to urban, it avoids direct encroachment into the stream channel and provides measurable enhancement of riparian character and indigenous vegetation. With the proposed stream setback, drainage reserve creation and riparian plantings, the Middle Road Development is considered to create **beneficial** natural character effects on Herehere Stream.

5.2 Landscape Effects

5.2.1 Physical Effects

The Site is predominantly used for pastoral and orchard purposes and is reasonably flat. Preparing the land for residential development will result in some modification of the Site's existing contours. Earthworks will be required across the Site to establish the road and stormwater network, including new retention basins and to level the land for future building platforms (total cut volumes will be approximately 70,500m³ and total fill is approximately 255,100m³, meaning approximately 184,600m³ will be imported to the Site) which will subtly alter the Site's topography.

The nature of proposed earthworks will result in very little vegetation within the Site being retained, however, there are limited areas of vegetation currently present. Extensive tree and shrub planting is proposed within the proposed drainage reserves, landscaping areas and pedestrian accessways and along the street network as outlined in the Landscape Concept Report where a mix of both indigenous and native species are proposed to be used which will complement species already present in the local area.

The proposed earthworks required for the construction of local roads, residential houses and detention/treatment basins will initially/temporarily create **Low** adverse landscape effects. Overall, the pastoral and orchard use of the Site on the urban-rural fringe has led to a peri-urban context of human modification, reducing the biophysical values and naturalness of the rurally zoned site such that the proposed physical effects are considered to be **Low**. Provided the planting recommendations from the Indicative Concept plan and Planting Strategy are implemented, physical effects on the landscape will be positive.

5.2.2 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.

The future conversion of the Site from a rural and peri-urban land use to an urban form of development will lead to a change in the character of the local landscape at the Site. While

³² Approximately 7.4ha.

productive land use contributes to the existing character of the Site, the landscape value associated with that production is limited by the Site's relatively small scale, fragmented urban-edge context, and visual association with surrounding residential development. Built residential form will replace the relatively open rural paddocks.

Given the Site's location adjacent to and surrounded on three sides by established residential areas, the proposed development will sit at a comparable elevation and comprise residential buildings of up to two storeys, reflecting the scale and character of the surrounding neighbourhood. Recent residential development within the Iona area, immediately south of the Site, is already reshaping the landscape character of this part of Havelock North. The proposed development will reinforce and extend this ongoing transition, integrating with the evolving residential context of the area.

Whilst the southern interface will result in a change in character, this will be addressed through careful interface design. This rural interface will include a mix of permeable (50x100mm square mesh x-fence) and impermeable fencing (close board timber fence) at 1.8m high, which reflects the character and conditions of the existing boundaries. Plantings along fences will also be implemented to create a natural buffer³³. As set out in the Planning Overview Report, the Applicant, CDL, has met with the immediate adjacent owners of lots to discuss the private interface design of the proposal.

Design measures will be incorporated to ensure that those proposed houses that will front Middle Road and Te Aute Road will comprise the same or similar built form standards to ensure a similar built outcome to what is currently present along these local roads. Whilst the character of this section of Middle Road will change, the change is consistent to the style of development which is already present³⁴.

Within the Site, a range of lot sizes will present a more varied built typology and promote a mixed community, including more affordable lifestyle options. Smaller lots will be located internally and away from the interfaces with Middle Road, Te Aute Road and adjacent land zoned Plains Production, particularly to the west, providing largely similar residential style to the existing residential neighbourhoods. New footpaths and street trees will provide a high level of amenity to the area, akin to broadly what is evident within the adjacent residential area.

While introducing a slight increase in density, the scale of the Middle Road Development is well distributed on the Site, including in responding to the character of the different boundaries and avoiding higher densities along the edges of the Site. Additional controls including drainage reserves and street trees will assist in managing this interface.

In summary, the Middle Road Development represents a logical extension of the existing urban area and will introduce development that are of similar character to adjacent residential areas. The proposed development is also within a landscape that has been modified and is not part of the most special landscape, such as Outstanding Natural Landscape or Significant Amenity Landscape. Based on this, adverse landscape character effects are considered to be **Low-Moderate**.

5.3 Visual Effects

Visual amenity effects of proposals are influenced by a number of factors, including the nature of the proposal and the landscape absorption capability and character of the Site and the

³³ Also refer to Urban Design Assessment and Landscape Concept Report.

³⁴ Also refer to the Urban Design Assessment and Planning Overview Report.

surrounding area. Visual amenity effects are also dependent on the distance between the viewer and the proposal, the nature and complexity of the intervening landscape and the nature of the view. Te Tangi a te Manu states:

'Visual effects are effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects'.³⁵

Principal aspects of the proposal that will give rise to visual effects include:

- Existing vegetation removal and associated earthworks.
- The development of a residential subdivision involving 317 residential sections, including new roads, footpaths and planting areas.

5.3.1 Public Visual Effects

Public viewpoints towards the Site are reasonably limited and associated with roads within proximity to the Site, including Middle Road, Te Aute Road and local roads within the residential neighbourhood south of the Site (including Grant Street, Breadalbane Road, Selby Lane, Herehere Drive). Middle and longer distance views are also available from selected locations, including from sections of Gilpin Road, Iona Road as well as from Te Mata peak.

Local public views towards the proposed subdivision will be greatest from a short section of Middle Road and Te Aute Road, being approximately 635m³⁶ and 395m in length respectively, where open views towards the Site can be obtained. In these views, the character of the Site will change from an open rural outlook to a built character which will be occupied by dwellings, driveways and side roads. Residential development will be seen on both sides of the road, rather than just on one side. These sections of Middle Road and Te Aute Road will become less open than what is currently experienced. Despite this, the design of the subdivision will ensure there is a level of consistency to the existing residential character and form, and streetscape. New street trees will also be planted, echoing the current streetscape present within the residential neighbourhood adjacent to the Site and assisting to soften the built forms of the subdivision.

While there will be a change in local views, the character of the development will be broadly similar to what is existing on the southern side of Middle Road. With this in mind, it is considered that the adverse visual effects will be **Low** during construction, reducing to **Very Low** once street trees establish.

On Grant Street and Breadalbane Road, the majority of the Site is screened by existing vegetation and houses along both sides of the roads, where glimpsed views are available. Open views of the Site are only available on Breadalbane Road near the intersection with Middle Road. Considering existing views along these roads are already characterised by an urban form of residential neighbourhood, any adverse visual effects are therefore considered **Very Low**. While existing residential lots of the Iona Development are yet to be developed, users on Selby Lane Herehere Drive are expected to experience similar views to those on Grant Street and Breadalbane Road. On Herehere Drive, views of the built forms of the proposal will be further set back by the proposed drainage reserve and filtered by new street trees planting. As a result, adverse visual effects will be **Very Low**.

In terms of long-distance views from the panoramic vantage point of Te Mata Peak, the Site is just visible as a small green area adjacent to the built-up area of Havelock North. The entire

³⁵ Te Tangi a te Manu; Landscape Assessment Guidelines (July 2022); paragraph 6.25.

³⁶ Measurement including the stretch of existing stormwater management area.

Heretaunga Plains are visible. Views also encompass Napier and the Ruahine Range. The Site forms a very small component of this panoramic view and any change from this location would be **Neutral** as the Site would essentially be an extension to the urban form of Havelock North.

5.3.2 Private Visual Effects

An assessment of visual effects has been undertaken for each of the existing dwellings in proximity to the Site, which represent the closest dwellings to the proposal. This is contained within **Appendix 2** of this report. No site visits to these properties or dwellings have been undertaken, and the assessment is based purely on the on-site findings from public viewpoints and desktop analysis.

As described in **Section 3.3** of this report, the majority of views towards the Site are from those existing residences along Middle Road and Te Aute Road. Many of these properties receive a mix of glimpsed and partial views towards the Site. Open views are available only from upper levels of the double-storey dwellings (James Wattie Retirement Village, No. 4, 16 and 18). Due to the relatively flat topography, direct and slightly oblique views received from these dwellings, and intervening vegetation and built structures, no one property will have views of the entire Site. Available views of the proposed will be contained to part of the proposed Middle Road Development. Furthermore, many of the private properties on Middle Road, Gilpin Road, Te Aute Road and Upham Street contains existing vegetation and built structures (fences and/or sheds) that assist to partially to fully screen views towards Site.

Within the assessment of visual effects on private properties in **Appendix 2**, six properties have been identified to have greatest level of visual effects and these include private properties Number 9, 10, 11, 14, 15, and 25. Private properties Number 9, 10, 11, 14 and 15 are located on Middle Road, opposite Paddocks A and B. These properties contain single-storey dwellings and associated sheds. Existing street trees, existing built structures and vegetation within these properties and the Site currently assist to filter views looking northwest, allowing partial views of the Site. Some vegetation within the Site that currently provides screening to the Site will need to be removed, opening more views. Due to the proximity of these properties to the proposed subdivision, adverse visual effects are assessed as **Low-Moderate** for Year 1, reducing to **Low** at Year 10 once new street tree plantings establish.

Private property Number 25 is located immediately west of the Site. The dwelling is clearly visible from the stormwater management area within Paddock D. Existing vegetation and built structures within Paddock D that currently provide screening will need to be removed and will be replaced by residential sections along the interface between the Site and this property. Considering this, the adverse visual effects are assessed as **Low-Moderate** for Year 1. Planting within future house sites and across the Site will further assist to soften views of the built development with the potential to reduce adverse visual effects to **Low** at Year 10.

The remaining private properties on Middle Road, Gilpin Road, Te Aute Road and Upham Street will have **Very Low to Low** adverse visual effects during the first year, reducing to **Very Low** after 10 years. The adverse visual effects on several private properties, including Number 2, 3, 5, 6, 16 (lower storey) and 31, are assessed as **Neutral**, due to screening provided by vegetation and built structures.

5.4 Effects in relation to Statutory Provisions

The Site occupies a contained and transitional landscape on the western edge of Havelock North. While currently used for grazing and orchard, it is physically and visually associated with

adjacent residential development. Residential development exists immediately to the north-east and south of the Site, while the James Wattie Retirement Village forms a substantial built element across Te Aute Road to the north-west.

The proposal will change the local character of the Site from predominantly open rural land to a residential neighbourhood. However, that change occurs within a landscape that:

- does not contain any Outstanding Natural Landscapes or Outstanding Natural Features;
- is not identified within any landscape overlay or special amenity landscape;
- exhibits a strong urban-edge character despite its associations with localised openness and productive land use; and
- has limited visibility within the wider landscape; and

The proposal has also been informed by landscape, urban design and infrastructure considerations. This has resulted in a comprehensive framework of drainage reserves, open space, street tree planting, riparian enhancement and landscape interface treatments that assist in integrating the development into its surrounding environment.

Overall, the proposal is considered appropriate from a landscape and visual perspective.

5.4.1 Design, Scale and Layout

The Hastings District Plan seeks development that is compatible with the established character and amenity of Havelock North, while ensuring development responds appropriately to its landscape context.

The design, scale and layout of the proposal reflect the established urban form surrounding the Site and respond directly to its edge-of-settlement location. It also adopts the General Residential and the Medium Residential Zone provisions of the HDP that will be applied through Consent Notices, ensuring the consistency in built form and character with existing Havelock North urban environment.

Several aspects of the proposal are particularly relevant in this regard:

- Residential development is limited to one and two-storey built form, consistent with surrounding neighbourhoods.
- Larger residential lots are generally positioned along the Site's outer boundaries, assisting in creating an appropriate transition to adjoining land uses.
- Smaller lots and higher density opportunities are generally concentrated internally within the Site.
- A connected network of drainage reserves, open spaces and pedestrian routes provides visual relief and landscape structure across the development.
- The provision of a footpath on the north-western side of Middle Road along the length of the Site and McKenna Block, and the provision of a pedestrian bridge across Herehere Stream to continue an urban extent of Middle Road design from the existing bridge along to our development.
- Street tree planting establishes a coherent landscape framework and contributes to neighbourhood amenity.

Importantly, the proposal does not introduce an unfamiliar form of development into the broader receiving environment. Rather, it represents a logical extension of a residential pattern that is already established to the north-east and south of the Site.

While the landscape character of the Site itself will change, the scale and form of development are consistent with the character of the surrounding urban area and appropriately respond to the Site's context.

For these reasons, the proposal is considered consistent with the intent of those objectives and policies that seek development of a design, scale and layout compatible with the existing residential environment of Havelock North.

5.4.2 Intensification and appearance

The proposal will increase the level of residential development and intensity relative to the Site's current rural use. However, the proposed intensity is appropriately located adjacent to an existing urban area, within a landscape that already exhibits strong urban influences and which has long been identified as having potential future urban growth functions.

The arrangement of lot sizes demonstrates a deliberate response to landscape character and neighbouring land uses. Larger lots generally occur along key external interfaces, while smaller lots are focused internally. This assists in achieving an appropriate transition between the proposed development and adjoining land.

The proposal also incorporates a range of landscape measures that will contribute positively to visual amenity and neighbourhood character, including:

- extensive street tree planting throughout the development;
- drainage reserves integrated into the open space network;
- riparian and ecological enhancement planting adjacent to Herehere Stream;
- rural style fencing treatment adjoining rural land use;
- pedestrian connections and green links; and
- a coordinated approach to streetscape and landscape design.

While the existing rural appearance of the Site will be removed, the resulting development will form a cohesive residential neighbourhood that reflects the established character of surrounding residential areas and contributes positively to local amenity.

The proposal therefore represents a well-integrated and sympathetic form of urban development that is appropriate to its location and landscape context.

6.0 Recommendations

The following relating to landscape effects have been incorporated into the design of the Middle Road Development and these include:

- larger lots located along the external boundaries to maintain a sense of openness and to echo the established built development densities to the north, east and south, and rural interface to the west;
- the implementation of rural style fencing treatment (e.g. x-fence) along south-western boundary where it adjoins the rural land use; and
- providing riparian plantings along Herehere Stream margins to help restore natural character.

7.0 Conclusion

The Middle Road Development will transform the Site from a predominantly rural and semi-rural landscape to a residential neighbourhood. While this will result in a change to the existing character of the Site, the proposal is located within a highly modified urban-edge environment that is closely associated with surrounding residential development and has the capacity to accommodate this change.

The proposal has been informed by landscape and urban design considerations and incorporates an integrated network of open spaces, drainage reserves, street tree planting and riparian enhancement. These measures will assist in integrating the development into its surroundings while contributing positively to amenity and ecological values.

Natural character effects on Herehere Stream are assessed as low to beneficial, physical landscape effects as low, landscape character effects as low-moderate and visual effects as generally very low to low, with the highest effects limited to a small number of adjoining properties and reducing over time as planting matures.

Appendix 1: Method Statement

Method Statement

22 November 2023

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

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

The Existing Landscape

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

Physical –relevant natural and human features and processes;

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

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

Engagement with tāngata whenua

Mana whenua values are an important consideration in relation to the assessment of landscape effects. Mana whenua engagement has been undertaken as detailed in the record of consultation that is submitted. It is understood there were no specific issues raised relating to landscape effects.

Statutory and Non-Statutory Provisions

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

The Nature of Effect

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

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

The Level of Effect

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

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH
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Landscape Effects

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

Visual Effects

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

Natural Character Effects

Natural Character, under the RMA, specifically relates to 'the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development'. Therefore, the assessment of natural character effects only involves examining the proposed changes to natural elements, patterns and process which may occur in relevant landscape / seascape contexts.

As with assessing landscape effects, the first step when assessing natural character effects involves identifying the relevant physical and experiential characteristics and qualities which

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

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

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



The Significance of Effects

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor³⁷ or if an adverse effect on the environment is no more than minor³⁸. For non-complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

This assessment has adopted the following scale applied to relevant RMA circumstances³⁹ (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant⁴⁰.



³⁷ RMA, Section 95E

³⁸ RMA, Section 95E

³⁹ Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

⁴⁰ The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

Appendix 2: Residential Visual Effects Tables

Table 1 Visual Effects Table (Refer to Graphic Supplement, **Figure 4: House Location Plan** for location).

Visual Effects Table from Private Properties					
ID	Address(es)/ description of location of house(s)	Distance ⁴¹ & Nature of View	Visual Effect ⁴²		Notes
			Year 1	Year 10	
1	122 Te Aute Road (James Wattie Retirement Village) This retirement village is located to the northwest of the Site across Te Aute Road, containing two to three-storey serviced apartments and single-storey villas.	38-178m Partial to open views southeast towards the Site.	Low (lower storey) Low (upper storeys)	Very Low (lower storey) Very Low (upper storeys)	Available views of the Site are primarily from apartments and villas located along Te Aute Road. From the villas and the lower storey of the apartments, views of the Site are filtered by existing vegetation and part-permeable fence, offering partial views of the Site. From the upper storeys of the apartments, open frontal views of the Site are available, particularly from the balconies. Roadside tree planting and planting within future house sites will further assist to reduce visual effects from the lower storey.
2	67, 69 & 92 Te Aute Road, 6-28 (even number) Upham Street Properties located on Upham Street and Te Aute Road, containing single-storey dwellings and associated sheds. These dwellings are bordered by the Site to the southwest (except 92 Te Aute Road).	25-35m No to glimpsed views south and southwest towards the Site.	Neutral to Very Low	Neutral to Very Low	Existing vegetation and built structures (sheds and fences) within these properties largely screen views south and southwest towards the Site. The proposed drainage reserves in the northern part of the Site will provide further setback (approximately 68-147m) from the subdivision and will soften by plantings within the proposed reserves.
3	80 Middle Road	58m	Neutral	Neutral	The dwellings are set back from the boundaries of the

⁴¹ Measurement taken from GIS and is an estimate only. It is measured from the edge of the roofline to the nearest point of the Site boundary.

⁴² Based on a seven-point scale: Very Low, Low, Low-Moderate, Moderate, Moderate-High, High and Very High.

	This property is bordered by the Site to the north and west. The property contains two single-storey dwellings and multiple associated sheds and shipping containers.	No to glimpsed views northwest and southwest towards the Site.			Site, approximately 55-105m away. The main living area of the dwellings appear orientated northeast and northwest. Existing vegetation and built structures within this property largely screen views towards the Site. Potential glimpsed views of the northern part of the Site, where drainage reserves are proposed, are available through gaps between vegetation. Built forms of the subdivision are unlikely to be visible from the dwellings in this property.
4	84 Middle Road (Trevelmond Accommodation) This property is located immediately east of the Site, containing multiple single-storey dwellings and a double-storey dwelling.	8m No views west towards the Site from the lower storey. Open oblique views are available from the upper storey.	Low (lower storey) Very Low (upper storey)	Very Low (lower storey) Very Low (upper storey)	Existing vegetation and built structures within the Site assist to screen views will be removed, opening up views to the Site. Open views of the Site can be obtained from the upper storey of the double-storey dwelling.
5	97 Middle Road This property is located to the east of the Site and contains a single-storey dwelling and associated shed.	52m No views west towards the Site.	Neutral	Neutral	Existing vegetation surrounding this property and built structures (neighbouring houses) assist to screen views towards the Site.
6	99 Middle Road This property is located to the east of the Site and contains a single-storey dwelling and associated shed.	40m No views west towards the Site.	Neutral	Neutral	Existing vegetation surrounding this property and built structures (neighbouring houses) assist to screen views towards the Site.
7	101 Middle Road This property is located to the east of the Site and contains a single-storey dwelling and associated shed.	39m No to glimpsed views towards the Site.	Very Low	Very Low	Intervening vegetation within this property and neighbouring property assist to screen views towards the Site. Glimpses through gaps between vegetation are possible along the driveway.
8	103 Middle Road	37m	Very Low	Very Low	Existing vegetation surrounding the property and within the Site assist to screen

	This property is located to the east of the Site and contains a single-storey dwelling and associated shed.	Glimpsed views towards the Site.			views towards the Site. There are potential glimpsed views through gaps between vegetation.
9	105 Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated shed.	35m Partial oblique views west towards the Site.	Low-Moderate	Low	The main living area appear orientated northwest. Existing vegetation within this property and street trees assist to filter views towards the Site. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
10	107 Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated shed.	34m Partial oblique views west towards the Site.	Low-Moderate	Low	Existing vegetation within the property and street trees assist to filter views of the Site. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
11	109 Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated shed.	34m Partial views west towards the Site.	Low-Moderate	Low	Existing vegetation within the property and street trees assist to filter views of the Site. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
12	115 Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated shed.	40m Glimpsed to partial frontal and oblique views west towards the Site.	Low	Very Low	The main living area appears orientated north with views towards the Site largely screened by intervening vegetation within this property and along the street. Clear views of parts of the Site can be obtained from the driveway. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
13	117 Middle Road This property is located to the south of the Site and contains a single-storey	36m Glimpsed to partial oblique views west towards the Site.	Low	Very Low	The main living area appears orientated west towards the Site. Existing vegetation within the property and street trees assist to partially screen views of the Site.

	dwelling and associated shed.				Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
14	1A Breadalbane Road This property is located to the south of the Site and contains a single-storey dwelling.	39m Partial frontal views west towards the Site.	Low-Moderate	Low	Open boundary with the street with the main living area appears orientated west towards the Site. Clear views can be obtained towards part of the Site. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
15	119 Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated sheds.	35m Partial frontal and oblique views west towards the Site.	Low-Moderate	Low	The main living area appears orientated west towards the Site. Existing vegetation surrounding the property and built structures (houses and sheds) assists to screen views towards the Site; however, clear views can be obtained towards part of the Site opposite. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
16	121 Middle Road This property is located to the south of the Site and contains a double-storey dwelling.	35m No views from the lower storey and open views west and northwest from the upper storey towards the Site.	Neutral (lower storey) Low (upper storey)	Neutral (lower storey) Very Low (upper storey)	This property contains an open boundary with the street; however views from the lower storey are entirely enclosed by a solid wall of the property. Open views can be obtained from the front yard and from the upper storey of the dwelling.
17	121B Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated shed.	44m Partial frontal views west and northwest towards the Site.	Low	Very Low	The main living area appears orientated northwest towards the Site, with views partially filtered by existing vegetation within the property and built structures within the Site. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
18	123 Middle Road This property is located to the south of the Site and contains	38m Partial oblique views northwest towards the Site	Low (lower storey)	Very Low (lower storey)	The main living area appears orientated northeast away from the Site, although clear views of part of the Site can

	a double-storey dwelling.	from the lower storey and open views from the upper storey.	Low (upper storey)	Low (upper storey)	be obtained from the driveway and front yard. Open views can also be obtained from the upper storey.
19	125 Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated shed.	34m Partial oblique views northwest towards the Site.	Low	Very Low	The main living area appears orientated northwest towards the Site, with views partially screened by intervening vegetation. Existing vegetation within the Site which assist to screen views will need to be removed, opening up views of the Site. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
20	127 Middle Road This property is located to the south of the Site and contains a single-storey dwelling and associated shed.	36m Glimpsed frontal views northwest towards the Site.	Low	Very Low	The main living area appears orientated northwest towards the Site; however, these frontal views are largely screened by existing vegetation within the property. Roadside tree planting and planting within future house sites will further assist to reduce visual effects.
21	Iona Development Consented residential development located to the south of the Site, with existing developed lots containing single-storey dwellings. This development area is within the Iona Special Character Zone which enables a minimum residential density of one principal residential building per 700m ² net site area where located adjoining or opposite sites zoned Plains Production Zone.	30m Existing developed lots appear to have partial views northwest towards the Site.	Low	Very Low	While largely not developed (except 129 Middle Road), the Iona Development is anticipated to contain residential development comprising single- and double-storey dwellings and rear lot development with landscaped gardens, and tree-lined streetscape. Views towards the Site from these residential dwellings will likely to be partially filtered by street trees along both of Middle Road. The proposed drainage reserve within Paddock D opposite to these dwellings will provide further setback to the built elements of the subdivision.
22	147 Middle Road This property is located to the south of	55m	Low	Very Low	The main living area appears orientated northwest towards

	the Site and contains a single-storey dwelling and associated shed.	Partial frontal views northwest towards the Site.			the Site. Clear views of parts of the Site can be obtained. The proposed drainage reserves will provide some setback to the built elements of the subdivision when looking north, and the proposed development will be further filtered by roadside tree plantings.
23	149 Middle Road This property is located to the south of the Site and contains a single-storey dwelling.	35m Glimpsed to partial frontal and oblique views northwest towards the Site.	Very Low	Very Low	The main living area appears orientated northwest towards the Site, with views largely screened by existing vegetation within the property. Partial oblique views of parts of the Site are available. The proposed drainage reserves will provide some setback to the built elements of the subdivision when looking north, and the proposed development will be further filtered by roadside tree plantings.
24	151 Middle Road This property is located on a slightly elevated topography to the south of the Site and contains a single-storey dwelling.	30m Partial oblique views northwest towards the Site.	Low	Very Low	The main living area appears orientated northwest towards the Site, with clear views of parts of the Site can be obtained. Roadside tree planting and planting within future house sites will further assist to soften the built forms of the proposed development. When viewing north, the proposed drainage reserves will provide further setback to the built elements of the subdivision.
25	150 Middle Road This property is a larger lot rural property located on a slightly elevated topography immediately south of the Site. The property contains a single-storey dwelling and associated sheds.	24m Partial frontal views north towards the Site.	Low-Moderate	Low	The main living area appears orientated northeast towards the Site. Existing vegetation and built structures (sheds and neighbouring houses) within this property and the Site assist to screen views of the Site. Clear views of parts of the Site can be obtained. Some of these vegetation that currently provide screening will need to be removal, opening up views of the Site.

26	166 Middle Road This property is a larger lot rural property located on a slightly elevated topography to the south of the Site. The property contains a single-storey dwelling and associated sheds.	171m No to glimpsed oblique views northeast towards the Site.	Very Low	Very Low	The main living area appears orientated northwest. Existing vegetation and built structures (fences and sheds) within this property and neighbouring property largely screen views of the Site.
27	7 Gilpin Road This property is located to west of the Site and contains a single-storey dwelling and associated shed.	185m No to glimpsed oblique views southeast towards the Site.	Very Low	Very Low	The main living area appears orientated east where views towards the Site are largely screened by existing vegetation and built structures (shed) within this property. Glimpses of southern part of the Site are possible.
28	169 Te Aute Road This property is located immediately west of the Site and contains a single-storey dwelling and associated sheds. The dwelling is set back approximately 165m from the northwestern boundary of the Site.	165m No to glimpsed oblique views southeast towards the Site.	Very Low	Very Low	Views towards the Site are largely screened by existing vegetation surrounding the dwelling. Glimpses of southern part of the Site are possible.
29	167 Te Aute Road This property is located immediately west of the Site and contains three single-storey dwellings and associated sheds. The dwellings are set back approximately 145-175m from the northwestern boundary of the Site.	145-175m Partial views southeast towards the Site.	Low	Very Low	Intervening vegetation and built structures within this property and the Site assist to screen views of the Site. These available views are primarily associated with the southern part of the Site. Existing vegetation within the Site that currently provides partial screening to the Site will be removed, opening up views of the subdivision. The proposed drainage reserves will provide further setback to the built forms of the proposed development.
30	147 Te Aute Road (Village Baptist Church) The church is bordered by the Site	15m Partial views towards the Site.	Low	Very Low	Existing vegetation within the property and the Site assists to screen views of the Site. When viewing north from the church building, partial views of the Site associated with

	to the northeast and southeast. The broader landholding of the church comprises three land parcels and contains multiple single-storey buildings and associated car park area at the northern part of the landholding near Te Aute Road.				Paddock C are available, with the rest of the Site remaining curtailed by vegetation. Removal of vegetation within the Site will further open up views of the subdivision.
31	150 Te Aute Road This property is located to the west of the Site.	51m No views west and south towards the Site.	Neutral	Neutral	The main living areas of these dwellings appear orientated north away from the Site. Existing vegetation within this property and Village Baptist Church entirely screen views of the Site.

Appendix 3: Graphic Supplement

MIDDLE ROAD DEVELOPMENT

APPENDIX 3: GRAPHIC SUPPLEMENT

30 SEPTEMBER 2026





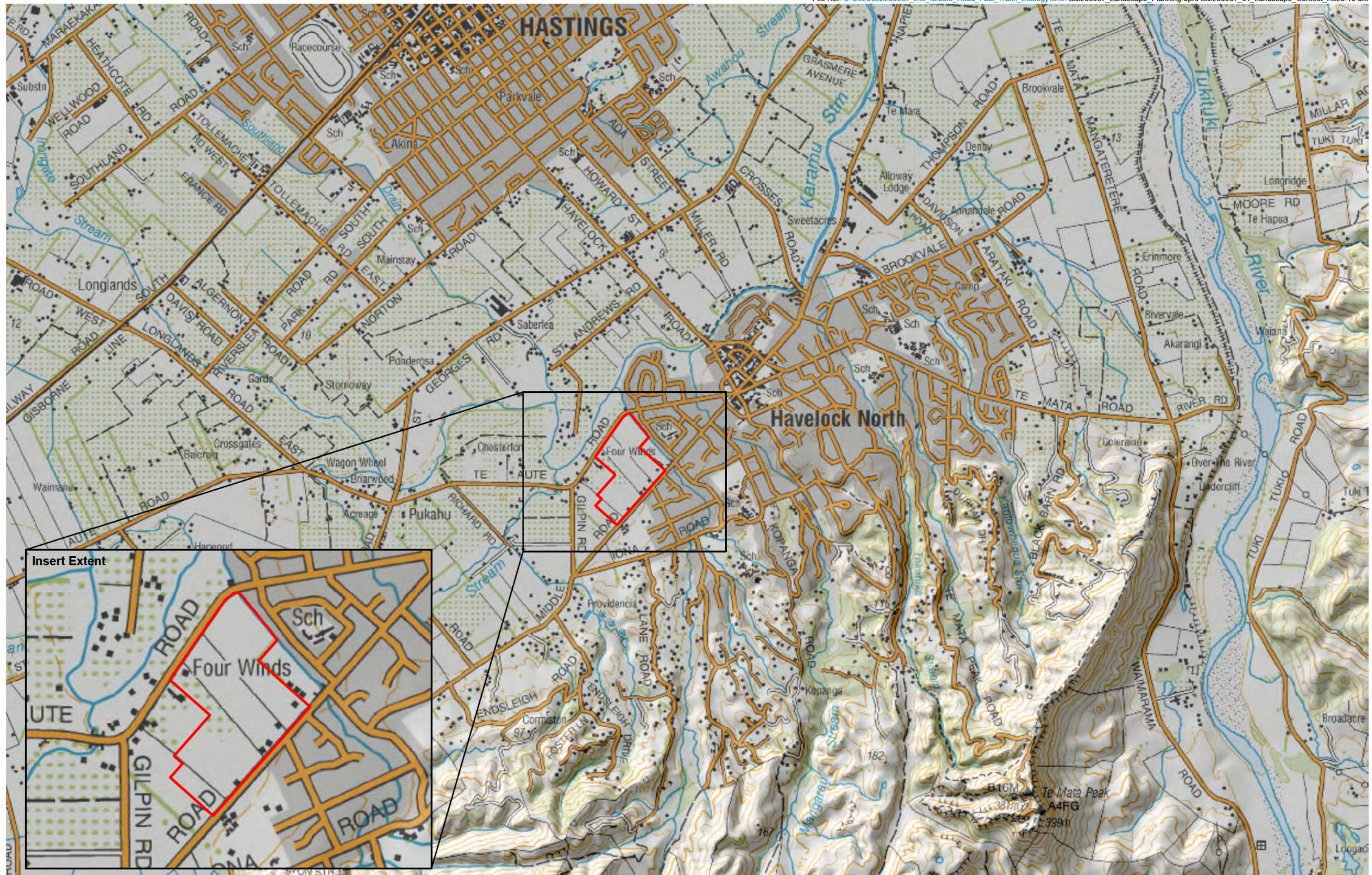
CONTENTS

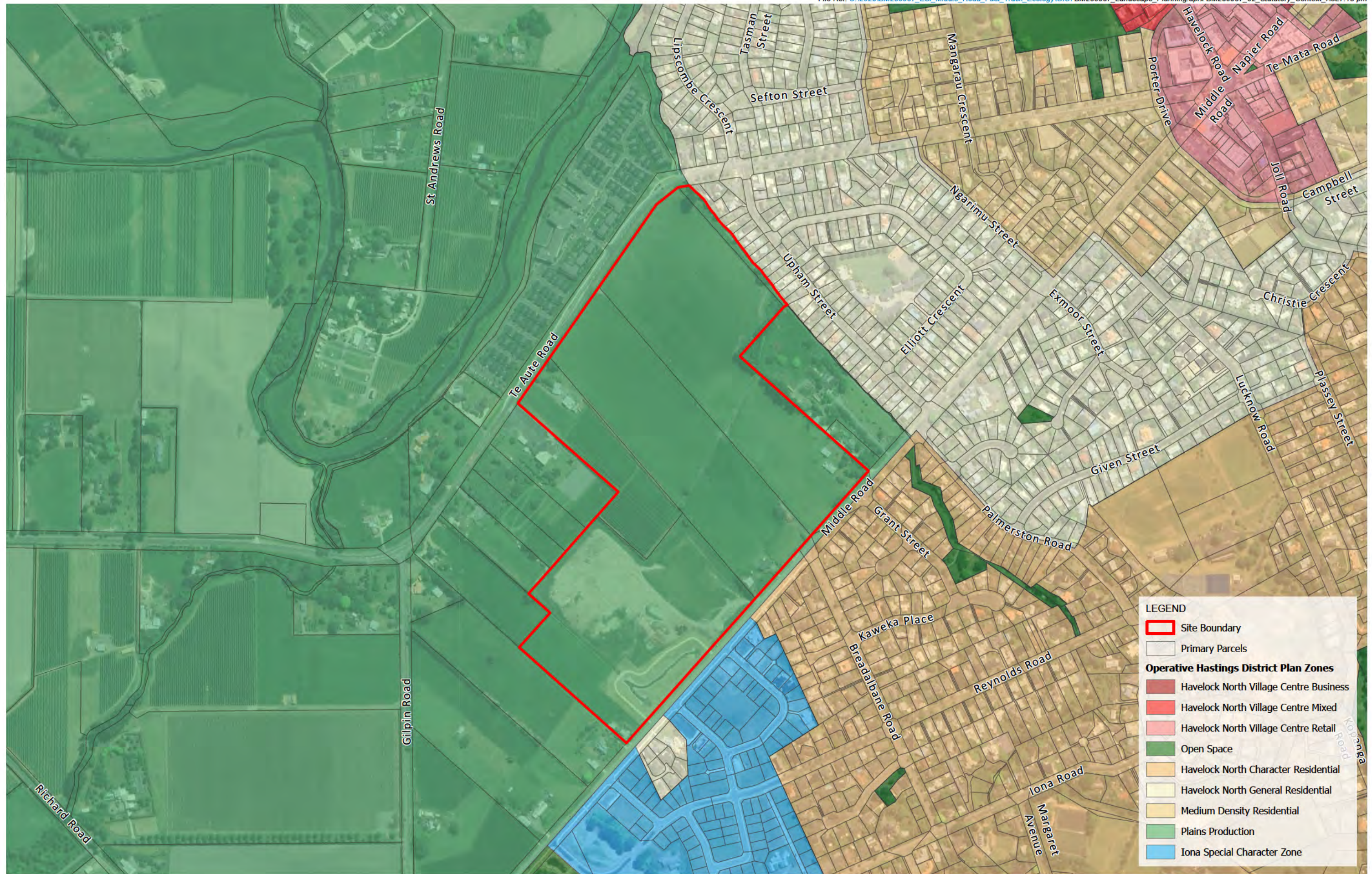
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Release and Reliance
This Graphic Supplement has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.

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Site Photograph 1: Photograph taken on the southern boundary of the Site, looking in a northerly direction towards the Site.



Site Photograph 2: Photograph taken on the southern boundary of the Site, looking in a westerly direction towards the Site.



Site Photograph 3: Photograph taken from a location on Middle Road, approximately 15m southeast of the Site, looking in a westerly direction towards the Site.



Site Photograph 4: Photograph taken on the southern boundary of the Site, looking in a northerly direction across the Site.



Site Photograph 5: Photograph taken from a location on Middle Road, approximately 25m south of the Site, looking in a northeasterly direction towards the Site.



Site Photograph 6: Photograph taken from the intersection of Breadalbane Road, Arcadia Lane and Kaweka Place, approximately 185m southeast of the Site, looking in a northwesterly direction towards the Site.

Existing house at 148 Middle Road within Paddock D
Middle Road
Upham Street



Site Photograph 7: Photograph taken from a location on Middle Road, approximately 185m east of the Site, looking in a southwesterly direction towards the Site.

Elliott Crescent
Upham Street



Site Photograph 8: Photograph taken from the intersection of Upham Street and Elliott Crescent, approximately 75m east of the Site, looking in a southeasterly direction. The Site is obscured by existing houses and vegetation along Upham Street.



Site Photograph 9: Photograph taken from the northern corner of the Site near Te Aute Road, looking in a southerly direction across the Site.



Site Photograph 10: Photograph taken at the entrance of James Wattie Retirement Village on Te Aute Road, approximately 20m west of the Site, looking in a southeasterly direction towards the Site.



Site Photograph 11: Photograph taken at the entrance of Village Baptist Church, approximately 15m west of the Site, looking in a southeasterly direction towards the Site.



Site Photograph 12: Photograph taken from Te Mata Peak, approximately 4.3km southeast of the Site, looking in a northwesterly direction towards the Site.

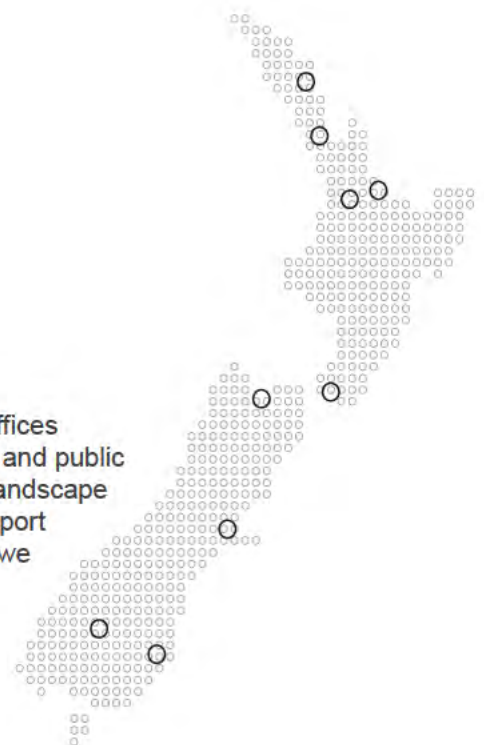
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