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531 & 535 MILL ROAD, ŌHOKA RESIDENTIAL SUBDIVISION

CARTER GROUP LIMITED

Landscape and Visual Impact Assessment

Project No. 2021_097B

531 & 535 Mill Road, Ōhoka Residential Subdivision LVIA

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APPENDIX 1: Landscape and Visual Impact Assessment Methodology

SUPPORTING DOCUMENTS:

Ōhoka Residential Subdivision Urban Design and Landscape Masterplan (DCM Urban Design) Urban Design Assessment (DCM Urban Design)

Draft Landscape Management Plan (DCM Urban Design)

1. INTRODUCTION

1.1. Purpose and Scope

DCM Urban Design Limited has been commissioned by Carter Group Limited to assess the potential landscape and visual effects associated with the proposed Ōhoka Residential Subdivision at 531 and 535 Mill Road, Ōhoka, as part of an application under the Fast-track Approvals Act 2024.

The proposal site is located immediately south of the existing Ōhoka settlement and is bound by Mill Road to the north, Whites Road to the east and Bradleys Road to the west. The northeastern part of the site adjoins the existing village centre around the Mill Road and Whites Road intersection and Ōhoka Domain. The site is currently composed of a predominantly open and modified rural landscape, with pastoral land, established exotic shelterbelts and several waterways generally extending west-east through the site. The waterways, together with existing vegetation patterns, form important elements of the site and surrounding landscape character.

The proposal seeks approval to establish a comprehensive residential subdivision and development across the site. The masterplan proposes approximately 856 residential lots (ranging in size from 425-4,013m²) with a small village centre along Whites Road adjacent to the existing village centre and domain. The masterplan also includes a proposed retirement village (with approximately 250 units), to provide housing options for older generations, and a proposed polo ground (approximately 8.9ha) with associated facilities, as a local destination and point of interest. The proposal includes an interconnected road, pedestrian and cycle network and an extensive system of reserves, stormwater management areas and enhanced waterway corridors. Approximately 24ha of the site is proposed as a green space associated with waterways, stormwater management areas and reserves (excluding the ~8.9ha Polo Ground).

The landscape framework is a key component of the proposal and includes retaining selected existing vegetation, enhancement and naturalisation of the waterways, riparian planting, street and reserve planting, and specific landscape treatments along the external boundaries of the site. Substantial planting is proposed along Whites Road, Bradleys Road and the southern boundary to provide a vegetated rural edge, integrate the development with established vegetation patterns and reduce the visibility of built form when viewed from the surrounding rural and rural-residential environment. Internally, the waterways and associated green corridors provide a strong landscape structure through the development and establish connections with the wider Ōhoka green network.

This report provides an assessment of the potential effects of the proposal on the landscape character, landscape values and visual amenity of the site and surrounding receiving environment. Consideration is given to the site's relation to the existing Ōhoka settlement, surrounding rural and rural-residential land, Mill Road, Whites Road and Bradleys Road, the existing and proposed waterway corridors, established vegetation patterns and the wider Canterbury Plains landscape. The assessment also considers the existing landscape alongside the anticipated development pattern under the Rural Lifestyle Zone that applies to the site, recognising that subdivision into approximately 4ha lots (as anticipated by the Rural Lifestyle Zone) would result in a transition from the site's current open pastoral character towards a rural-residential landscape. The existing assessment identifies Ōhoka's wider landscape values as including its historic settlement pattern, waterways, open paddocks, established exotic shelterbelts, and views toward the Southern Alps.

This report is supported by Appendix 1, outlining our assessment methodology, as well as the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan, Urban Design Assessment and Draft Landscape

Management Plan also prepared by DCM Urban. The Masterplan includes a site location plan, a series of context plans, photos of the existing site and surrounding areas, viewpoint photos and a proposed masterplan.

1.2. Methodology

This Landscape and Visual Impact Assessment (LVIA) has been informed by *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* (Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022). The relevant provisions of the Fast-track Approvals Act 2024 and Partially Operative Waimakariri District Plan (2025) provide the statutory and policy framework within which the landscape assessment has been undertaken.

The broader methodology is outlined in Appendix 1, where the process that was followed by assessing the visual and landscape effects of this proposal is outlined, and includes the following:

- **Desktop Research and Site Visits:** A combination of desktop research and multiple site visits (including one on 28/01/2025 to capture viewpoint photos) were conducted to gather baseline data on the landscape's physical, perceptual and associative values. This provided a comprehensive understanding of the landscape character and visual context of the receiving environment. Photos were taken from key viewpoint locations (outlined within the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan) while visiting the site and surroundings.
- **Landscape Character and Visual Context Analysis and Assessment:** The landscape character and values of the site and surrounding receiving environment were analysed, including the existing pastoral land, waterways, vegetation patterns, rural and rural-residential development and the relationship with the existing Ōhoka settlement. The assessment also compares the existing environment, the anticipated rural-lifestyle development outcome (allowed under the Rural Lifestyle Zone that applies to the site) and the proposed comprehensive master-planned development.

The visual context was established as an area extending approximately 1.5km from the edge of the proposed development. This distance reflects the flat topography of the receiving environment and the influence of existing vegetation and development on longer-distance views. The seven representative viewpoints were selected to assess the viewing audiences with the greatest potential to be affected, including nearby residents, road users and users of public spaces.

The nature and degree of landscape and visual effects were assessed using the seven-point rating scale recommended by *Te Tangi a te Manu*. The assessment considers landscape character, landscape values and visual amenity, together with temporary construction effects, cumulative effects, night lighting and the effectiveness of planting mitigation at Years 1, 5 and 15.

- **Assessment Against the Relevant Statutory Matters:** The proposal was assessed against the relevant objectives and policies of the Partially Operative Waimakariri District Plan relating to landscape character, landscape values, rural amenity and visual effects. These provisions provide a basis for identifying the relevant landscape values and evaluating the effects of the proposal.

For further details on assessment methodology and specific terminology used, please refer to Appendix 1.

2. THE PROPOSAL

2.1 Description of the Proposal

The proposal involves the comprehensive development of approximately 154ha of land at 531 and 535 Mill Road, immediately south of existing Ōhoka settlement. It would provide approximately 856 residential lots, ranging in size from approximately 425m² to 4,013m², together with a village centre, a retirement village containing approximately 250 units, a polo ground and the associated facilities. The development would include internal roads, shared paths, reserves, stormwater management areas, landscape mitigation treatments and supporting infrastructure. The village centre is located adjacent to the existing commercial centre and Ōhoka Domain, while the residential lots are arranged around the internal road network, waterways, and areas of open space. The site is currently zoned Rural under the Operative Waimakariri District Plan and Rural Lifestyle under the Partially Operative Waimakariri District Plan.

Vehicle access is proposed from the surrounding road network, with primary and secondary roads extending through the site and connecting with Mill Road, Whites Road and Bradleys Road. These roads are supported by local streets and a connected pedestrian and cycle network. Direct vehicle access from individual residential lots onto Whites Road and Bradleys Road is generally avoided, allowing continuous landscape treatment and shared paths to be established along these boundaries. Approximately 24 ha of green space is proposed in association with the existing waterways, stormwater management areas and reserves, as well as a publicly accessible polo ground of approximately 8.9ha. The Ōhoka Stream Tributary, central waterway, pond and Ōhoka South Branch would be retained and enhanced through riparian planting and adjoining open-space corridors, providing for ecological enhancement, recreation, public access and stormwater management.

The proposal would result in earthworks and a transition from primarily open pastoral land to a more residential environment comprising dwellings, roads, property boundaries, domestic vegetation and lighting. While a transition towards rural-lifestyle development is anticipated under the current applicable zoning, the proposal would introduce a more concentrated and comprehensive form of development than the currently anticipated 4ha rural-lifestyle subdivision. The proposal manages the transition from the current rural use by retaining selected existing vegetation and shelterbelts and establishing new boundary, street, reserve and riparian planting. The landscape treatments along Whites Road, Bradleys Road and the southern boundary would contain and filter views of residential development while reflecting the established shelterbelt and boundary planting patterns around Ōhoka's wider environment.

3. RECEIVING ENVIRONMENT

3.1 Landscape Description and Characterisation

The site is located on the Canterbury 'Lower Plains', immediately south of the existing Ōhoka settlement within the Waimakariri District. Ōhoka is approximately 10 minutes by car from both Kaiapoi and Rangiora and approximately 25 minutes by car from central Christchurch. The wider receiving environment is composed of a flat, modified rural landscape with its character deriving from its productive farmland, rural-lifestyle properties. Waterways, drains, shelterbelts and dispersed residential development, with clusters of development within townships. The Southern Alps form a distant backdrop to the west and are intermittently visible across open paddocks and along road corridors.

The Waimakariri District – Rural Character Assessment prepared by Boffa Miskell (2018) provides the following description for the 'Lower Plains' Character Area which Ōhoka is situated in:

'This rural landscape is characterised by its changing character in relation to recent small lot development. Once predominantly rural, characterised by productive land uses, low density settlement and a sense of spaciousness, this area is now defined by its increasing finer grained settlement patterns and human induced characteristics that overlay the rural environment.'

It also states:

'While the rural roads and development contain limited 'urban' infrastructure, such as kerb and channel and street lighting, the regular spacing of letterboxes at driveways and linear hedgerow patterns, particularly where they follow the roadside, are indicative of the changing pattern of smaller scale subdivision into rural residential land use.'

The approximately 154ha site is located directly south of Mill Road and is primarily contained between Whites Road and Bradleys Road. It is surrounded by a varied mix of land uses and landscape features:

- **North of the site:** Mill Road extends along the majority of the northern boundary, where the established Ōhoka settlement is located. The settlement core is concentrated around the intersection of Mill Road and Whites Road and contains residential, commercial and community activities, including the Ōhoka Domain and community hall. Residential properties of varying sizes extend along Mill Road, with mature vegetation frequently filtering views of dwellings and other built form. The landscape beyond the settlement transitions back towards rural and rural-lifestyle land.
- **East of the site:** Whites Road defines the eastern boundary. Ōhoka Domain and Ōhoka Bush are located near the northeastern corner of the site, with established residential and rural-lifestyle properties which extend further south. These properties typically contain dwellings set back within large, landscaped curtilages, with boundary hedges, shelterbelts and mature trees which limit views of domestic activity. The rural-lifestyle settlement pattern continues southeast towards Mandeville.
- **South of the site:** The landscape is a mixture of rural and rural-lifestyle properties containing open paddocks, shelterbelts, scattered dwellings and domestic planting. The flat landform continues towards Tram Road, with vegetation along property and paddocks boundaries creating different levels of visual enclosure.
- **West of the site:** Bradleys Road defines much of the western boundary. The surrounding landscape is predominantly rural, with working farmland, scattered rural and rural-residential dwellings and established

shelterbelts. More open areas provide intermittent longer-distance views west towards the Southern Alps, although these views are frequently screened by vegetation.

The site is a highly modified rural landscape used primarily for dairy farming. It comprises broad, generally flat paddocks divided by fencing, drains, waterways and linear shelterbelts. The existing built form is limited to several dwellings and groups of farm buildings, which are generally associated with mature vegetation. The 66kv National Grid Transmission line crosses the western part of the site and forms a visible infrastructure element within the otherwise rural setting. The site also contains the recorded location of the former Ōhoka railway station and part of the former Eyreton Branch railway alignment, providing an association with the settlement's historical development.

Waterways and vegetation are a part of the landscape character of the site and wider Ōhoka landscape. The site contains springs, wetlands, drains and spring-fed waterways, which includes the Ōhoka Stream Tributary and Ōhoka South Branch. These waterways are modified by agricultural use and are bordered by mature trees, shelterbelts and riparian vegetation. Mature exotic shelterbelts, including pine, cypress, eucalyptus, poplar and willow, define paddock and property boundaries while creating alternating areas of enclosure and openness.

Ōhoka is a small rural settlement with a historic mill-settlement character, including heritage buildings, community facilities and the Domain. Mature vegetation, informal road edges and varied lot sizes contribute to the rural village character, while larger rural-lifestyle properties beyond the core are generally screened by boundary planting.

The Partially Operative Waimakariri District Plan identifies the Ōhoka Stream Tributary through the Ngā Wai Overlay, which recognises its cultural significance to Ngāi Tūāhuriri, including its relationship with tribal identity and mahinga kai. Overall, the receiving environment is a modified Lower Plains rural landscape undergoing gradual change, combined with productive farmland with rural-lifestyle and settlement development. Its character is defined by flat landform, spring-fed waterways, open paddocks, mature shelterbelts, intermittent views towards the Southern Alps and the established Ōhoka settlement.

3.2 Site Description

The project site comprises approximately 154ha of land across properties at 531 and 535 Mill Road. The site is located immediately south of the existing Ōhoka settlement and extends from Mill Road between Bradleys Road to the west and Whites Road to the east. The site is predominantly used for dairy farming and comprises broad open paddocks, existing dwellings and farm building, with areas of mature trees and established shelterbelts.

The site has a flat landform typical of the Canterbury Lower Plains. A shallow water table contributes to a network of springs, ponds, wetlands, drains and waterways extending generally west to east across the site, including the Ōhoka Stream Tributary and Ōhoka South Branch. Together with the waterways, paddock pattern and linear shelterbelts, contribute to the landscape pattern within the site. Vegetation is predominantly exotic and includes stands of pine, cypress, eucalyptus, poplar and willow. The 66kV National Grid transmission line crosses the western part of the site and forms additional modified element within the rural landscape.

The sites main public interfaces are from Mill Road, Whites Road and Bradleys Road. Visibility from these roads vary in between open views across pasture and contained views where existing roadside vegetation, shelterbelts and mature trees intervene. The northern and northeastern parts of the site are influenced by the Ōhoka settlement, including existing dwellings, commercial activity and Ōhoka Domain. Rural-lifestyle properties with dwellings set within landscaped curtilages are common to the east and south of the site, while the landscape to the west retains a large proportion of open rural land. Although open paddocks retain more of a rural character, the site does not occur in isolation from the existing settlement and rural-lifestyle development in the surrounding area. .

Overall, the site forms a transition between the existing Ōhoka settlement and the surrounding Lower Plains rural landscape. Its character is predominantly modified and rural, defined by open pasture, farming activity, waterways and established exotic shelterbelts. While the site provides intermittent longer-distance views towards the Southern Alps, vegetation creates localised enclosure and creates a division of the site into a series of visually contained areas.

3.3 Landscape Values

The site is located immediately south of Ōhoka within the Lower Plains landscape of the Waimakariri District. It is not identified within the applicable district planning maps as an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Amenity Landscape. The site currently reflects its longstanding rural use, although its Rural Lifestyle zoning under the Partially Operative Waimakariri District Plan anticipates a finer-grained and more compartmentalised pattern of rural-lifestyle development.

At a wider scale, the physical, perceptual and associative landscape values of the landscape are derived from:

- The broad, flat landform of the Canterbury Lower Plains, including productive farmland, open paddocks and intermittent longer-distance views towards the Southern Alps.
- The network of spring-fed waterways, drains and wetlands extending through the rural landscape, including the Ōhoka Stream tributaries.
- Established exotic shelterbelts, hedgerows and mature trees that define paddocks and property boundaries and create alternating areas of openness and enclosure.
- The mixed pattern of productive farmland, rural-lifestyle properties, large-lot residential development and the established Ōhoka settlement.
- The historic and community identity of Ōhoka, including its origins as a mill settlement, its historic buildings, rural roads, community facilities, Ōhoka Domain and weekly farmers market.

At a local level, the site contributes to the following landscape values:

Physical

The site's physical landscape values derive from its flat rural landform, broad pastoral paddocks, farming activity and network of springs, ponds, wetlands, drains and waterways. The Ōhoka Stream Tributary, South Ōhoka Branch and associated spring-fed channels extend generally west to east and provide an underlying physical structure across the site. Mature exotic shelterbelts and individual trees further divide the site into a series of paddocks and locally enclosed areas.

The site is highly modified through its use for dairy farming and contains an existing dwelling, farm buildings, fencing, drains and utility infrastructure, including the 66kV National Grid transmission line. These elements reduce its naturalness but form part of its established working rural character. While indigenous vegetation is limited, the waterways and mature vegetation remain identifiable landscape features within the modified pastoral environment.

Perceptual

The site's perceptual values are principally associated with its rural openness, the visual simplicity of its pastoral land cover and intermittent views towards the Southern Alps. Open paddocks provide a sense of spaciousness,

while shelterbelts and mature trees interrupt longer views and create localised enclosure. This combination of open pasture and linear vegetation is characteristic of the site and the wider Lower Plains landscape.

The site is experienced principally from Mill Road, Whites Road and Bradleys Road, where views vary between open views across pasture and more contained views filtered by roadside vegetation and shelterbelts. Its proximity to the existing Ōhoka settlement and surrounding rural-lifestyle properties means it is not experienced as an isolated or highly natural landscape. Rather, the site forms part of a modified settlement-edge environment where rural land, domestic activity and established vegetation occur together. Although the open paddocks contribute to the current rural outlook, this openness is not uniform and sits within a wider landscape that is becoming increasingly compartmentalised by rural-lifestyle development.

Associative

The site's associative values relate to its longstanding use as part of Ōhoka's working rural landscape and its relationship with the Ōhoka settlement's historical development. The former Eyreton Branch railway alignment and recorded site of the former Ōhoka railway station provide an association with Ōhoka's history as a rural service and mill settlement. The adjoining village, Ōhoka Domain, community facilities and farmers market also contribute to a distinct local identity and sense of community.

The waterways are longstanding and recognisable features of the site and the wider Ōhoka landscape. However, because the site is privately owned and public access to its waterways and internal landscape is limited, most direct associations with the site relate to its farming use, settlement history and position alongside the established Ōhoka settlement. It is recognized that cultural layers exist which form an important part of how landscape is viewed and experienced, commentary on this aspect is not within the scope of this report.

4 . R E C O M M E N D A T I O N S

4.1 Mitigation Measures (MM)

The following mitigation measures are recommended to avoid, remedy, or mitigate potential adverse effects on landscape character and visual amenity as perceived from the site's surroundings. These measures should be retained within the proposal and secured through the final landscape plans, consent conditions and Landscape Management Plan.

MM1 – Development Pattern and Lot Distribution

Provide a diversity of house sizes and lot sizes across the development. Higher-density development should remain concentrated near the existing Ōhoka settlement, village centre and main open spaces, with larger lots located towards the outer parts of the site. This development arrangement pattern will assist in managing the transition between the existing settlement, the proposed development and the surrounding rural and rural-lifestyle environment.

The proposed development pattern is shown on the overall masterplan and landscape concept plans in the Urban Design and Landscape Masterplan (page 23 and pages 24–28).

MM2 – Street Landscape Design

Establish a clear street hierarchy with road-reserve widths and modal arrangements appropriate to the function of each street. Streets will incorporate grassed or planted berms, street trees, swales and pedestrian and cycle facilities where indicated.

The street hierarchy, street typologies and indicative cross-sections are shown in the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan (page 41 and pages 43–50).

MM3 – Pedestrian and Cycle Connections

Provide a connected walking and cycling network integrated within the proposed green and blue network. The movement network should connect residential areas with waterways, reserves, the proposed commercial area, Ōhoka Domain and the wider Ōhoka Bush corridor. A combination of on road separated, and off-road facilities should be provided to support active transport and public access through the development.

The principal connections are identified on the overall masterplan and landscape concept plans (Urban Design and Landscape Masterplan, page 23 and pages 24–28), with the pedestrian connectivity plan shown on page 42 and the Whites Road threshold connection illustrated on page 38.

MM4 – Access from Whites Road and Bradleys Road

Individual vehicle access to residential properties shall not be provided directly from either Whites Road or Bradleys Road. All residential lots adjoining these roads should obtain vehicle access from the internal street network. This requirement will allow for the landscape treatment along both road corridors to remain continuous and will avoid repeated driveway crossings, gates and vehicle entrances. The planted road edge should only be interrupted where required for public roads, pedestrian or cycle connections and other access points specifically identified on the approved plans.

The relevant external interfaces and landscape treatments are shown in the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan on page 52 and detailed on pages 53–54, with illustrative views of the established Whites Road treatment shown on pages 35–36.

MM5 – Green Links, Waterways and Reserves

Provide a coordinated network of green links, reserves, stormwater management areas and waterway corridors throughout the development. Existing waterways will be retained as principal structuring elements and enhanced through riparian and wetland planting. The open-space network should provide landscape separation between areas of residential development, support walking and cycling connections and allow the waterways to remain legible within the future settlement. Planting should be designed to respond to the environmental conditions of each waterway and stormwater area.

The open-space framework is shown in the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan on page 51 and pages 57–58. The modification of waterways and the indicative stormwater and waterway treatments are shown on page 56 and pages 60–61, with the associated planting strategy and plant palettes shown on page 59 and pages 66–67.

MM6 – Fencing and Boundary Treatments

Solid fencing should generally be restricted to rear and side yards. Solid side fencing should not extend forward of the front wall of a residential dwelling closest to the street unless it is limited in height and visually recessive. Front boundary fencing should be avoided to maintain an open and vegetated streetscape. Solid

fencing shall not be installed along residential boundaries adjoining Whites Road or Bradleys Road. Post-and-rail or post-and-wire fencing should be used along these road frontages in association with the required landscape planting.

Relevant fencing and interface guidance is shown in the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan on pages 43, 53 and 54.

MM7 – Landscape Treatment A: Whites Road and Bradleys Road

Landscape Treatment A shall be established along the Whites Road and Bradleys Road frontages identified on the landscape masterplan. The treatment is intended to maintain a vegetated rural-residential road edge and filter views of residential built form.

The treatment comprises:

- A 10m-wide planted landscape strip within a 15m building setback measured from the cadastral road boundary.
- A 1.2m-high post-and-rail or post-and-wire fence, with solid fencing prohibited within the treatment area.
- A 2.5m-wide gravel shared path extending along the road frontages.
- Mixed native planting installed generally at 1m centres and arranged to achieve a minimum established height of approximately 5m through its combined tree and shrub structure.
- No individual vehicle access from adjoining residential properties to either Whites Road or Bradleys Road.

The treatment is intended to filter views and reduce the degree of contrast between residential built form and the surrounding vegetation patterns. It will not make the development entirely unseen, particularly at road intersections and other identified openings.

The extent of Landscape Treatment A is identified on page 52 and the treatment is detailed on page 53. Illustrative views showing established planting are provided on pages 35–36, its location is shown on the landscape concept plans on pages 24–28, and the associated plant palette is provided on page 69.

MM8 – Landscape Treatment B: Southern Boundary

Landscape Treatment B shall be established along the southern boundary adjoining rural land. Existing shelterbelts identified as Tree Groups 67, 69 and 78 should be retained and protected where appropriate, with an adjoining 6m wide landscape strip established to reinforce the existing vegetation pattern. Planting should be installed at a maximum spacing of 2m centres and should achieve a minimum established height of approximately 5m. If retained shelterbelt trees are removed due to poor condition, safety or failure, replacement planting shall be provided to maintain the continuity and function of the landscape treatment.

Landscape Treatment B is identified on page 52 and detailed on page 54. Its location is shown on the landscape concept plans on pages 24–28, the relevant existing shelterbelts are identified on the tree survey plan on page 63, and the associated plant palette is provided on page 69 of the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan.

MM9 – Landscape Treatment C: Northern Property Interfaces

Landscape Treatment C shall be established along with properties at 290 and 344 Bradleys Road, 507 and 547 Mill Road, and 401 Whites Road, as identified on the landscape plans. The treatment is comprised of a landscape strip that contains a row of planting at a maximum spacing of 1.5m centres. The planting should

achieve an established height of approximately 4m and an approximate width of 2m. It should be established early enough to provide a progressive screening of views as adjoining residential development is constructed.

Landscape Treatment C is identified on page 52 and detailed on page 54, with its location also shown on the landscape concept plans on pages 24–28. The associated plant palette is provided on page 69 of the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan.

MM10 – Landscape Treatment D: Whites Road Stormwater Interface

Landscape Treatment D shall be implemented along the Whites Road frontage adjoining the stormwater management area. It should be consistent with the character and planting approach of Landscape Treatment A and be comprised of:

- A 3m wide planted landscape strip.
- A 2.5m wide gravel shared path.
- Post-and-rail or post-and-wire fencing, with no solid fencing.
- Mixed planting typically planted at 1m centres and arranged to achieve a minimum established height of approximately 5m.

A separate building setback is not required within this section because the stormwater management area provides physical separation between Whites Road and residential built form.

Landscape Treatment D is identified on the Road and Boundary Interfaces Plan on page 52 and detailed on page 54 of the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan. The relationship with the stormwater management and waterway network is shown on page 56 and pages 60–61, while the plant palette applying to Landscape Treatments A and D is provided on page 69.

MM11 – Whites Road Threshold and Commercial Interface

Provide a coordinated landscape threshold along Whites Road near the Ōhoka stream and Ōhoka Bush alignment. This treatment shall reinforce the entrance to Ōhoka and provide a legible landscape connection between the existing settlement, the proposed commercial area, the waterway corridor and the wider environment. The design should include the pedestrian crossings identified along the Whites Road commercial frontage and provide clear pedestrian and cycle connections towards Mill Road and Bradleys Road. Planting, fencing, signage and other entrance elements should be coordinated so the threshold is clear and identified without creating visual clutter.

The Whites Road threshold is illustrated on page 38, the commercial-area concept plans are shown on pages 29–30, and an illustrative view of the established commercial frontage is provided on page 37 of the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan .

Landscape Implementation and Maintenance

For MM7, MM8, MM9, and MM10 a 24-month maintenance period is proposed to ensure the successful establishment of all landscape areas. The exact breakdown and composition of the planting of Landscape Treatments A, B, and C will be submitted to Council for comments during the engineering approval stage of the subdivision process. The same applies for reserves and riparian margins developed as part of the green/blue network within the Site.

In association with the maintenance period, a detailed landscape management plan is provided and should be adhered to. The management plan provides direction on the establishment of planting, weed and pest control, replacement planting, irrigation and other aspects of planting implementation and maintenance.

The maintenance of the landscape treatment/reserve areas proposed is an important part of the development, and will ensure a high-quality landscape outcome is achieved, and in doing so, will provide widespread amenity and integrate the site with its setting.

5. ASSESSMENT OF EFFECTS

Statutory Provisions

Relevant policy provides a framework for assessing the potential effects of the proposal on landscape values, as they identify the landscape characteristics and amenity outcomes to be maintained or achieved. Policy is therefore used to inform the assessment of effects rather than as a separate assessment.

The proposal has been considered against the Partially Operative Waimakariri District Plan (PODP), which became partially operative following the notification of decisions in July 2025 and is currently subject to appeals. The application of any provision that remains subject to appeal is a planning matter outside the scope of this assessment.

The assessment of landscape effects is considered in the context of the relevant Rural Lifestyle Zone (RLZ), Subdivision (SUB), Natural Character of Freshwater Bodies (NATC), Earthworks (EW), Light (LIGHT) and Public Access (PA) provisions. These provisions provide direction regarding rural-lifestyle character, subdivision design, landscape and visual amenity, waterway margins, temporary construction effects, night-time lighting and the relationship between development and open space.

The site is located within the RLZ under the PODP and is adjacent to the existing Ōhoka settlement. The RLZ provision anticipates a highly modified, rural-lifestyle environment which contains dwellings, buildings, fencing and domestic planting, while retaining open space and vegetation over built form. The SUB provisions are relevant given the proposal involves the comprehensive subdivision of the site, which includes the formation of allotments, roads, reserves, waterway corridors and landscaped interfaces.

To the extent that the Ngā Wai provisions relate to the natural character of waterways and their margins, those landscape matters are addressed within this assessment. Cultural and ecological matters are outside the scope of this report and have not been assessed.

The objectives and policies relevant to the proposal from a landscape perspective are considered below.

Partially Operative Waimakariri District Plan

Part 2 – District-Wide Matters

Natural Environment Values

NATC – Natural Character of Freshwater Bodies

Objectives:

NATC-O1 – Preservation of natural character

The preservation of the natural character of surface freshwater bodies, including wetlands, lakes and rivers and their margins.

NATC-O2 – Restoration or enhancement of degraded natural character

Degraded natural character of surface freshwater bodies and their margins is enhanced or restored, where this is appropriate.

NATC-O3 – Use of freshwater bodies and their margins

The use of wetlands, lakes and rivers and their margins is managed to preserve their natural character.

Policies:

NATC-P1 – Recognising natural character

Recognise the following elements and experiential qualities that contribute to the natural character values of surface freshwater bodies and their margins:

- 2. Landforms and landscapes, including geological and morphological aspects; and*
- 7. The experience of the relevant elements, patterns and processes.*

NATC-P4 – Preservation of natural character values

Preserve the natural character values of wetlands, lakes and rivers and their margins by:

- 1. Ensuring that the location, intensity, scale and form of subdivision, use and development take into account the natural character values of surface freshwater bodies; and*
- 3. Requiring setbacks of activities from wetlands, lakes, rivers and their margins, including buildings, structures and impervious surfaces.*

NATC-P5 – Activities within surface freshwater body setbacks

Enable activities that have a functional or operational need to be located within freshwater-body setbacks, provided that adverse effects on natural-character values are avoided, remedied or mitigated.

NATC-P6 – Structures within or over freshwater bodies – relevant landscape provisions

Provide for new structures on or over the surface of freshwater bodies where public access is maintained, the structure has a functional or operational need for its location, and adverse effects on natural character are avoided, remedied or mitigated.

Response: The site contains a network of springs, ponds, wetlands, drains and waterways, which includes Ōhoka Stream Tributary and the Ōhoka South Branch. These waterways extend west to east and provide a physical and visual structure across the modified pastoral landscape. Their existing character is currently influenced by surrounding farming activity, drainage works, pasture and mature exotic vegetation, with rural pasture directly adjacent to the majority of the waterways, with minimal setbacks.

The proposal retains the main waterways within open space corridors and provides substantial setbacks between the waterways and adjacent residential development (30m setback for Ōhoka Stream Tributary and 20m setbacks for Ōhoka South Branch and Springs Waterway Corridor). Planting, paths and adjoining reserves will change the appearance of these corridors from waterways within open pasture to waterways within a naturalised landscape network. This treatment will make the waterways more legible as continuous landscape features within the

development and will enhance the ecological and amenity values of these areas. The proposal significantly enhances the natural character of these waterways while providing recreation opportunities.

Paths, bridges, culverts and other crossings will be visible within the waterway corridors. Their design should respond to the scale and form of the waterways, avoid unnecessary engineered elements and maintain visual continuity along the corridors. Technical matters relating to hydrology, water quality, drainage and the design performance of structures are addressed by the relevant specialists. Overall, the setting surrounding the waterways will change, with the proposal retaining and naturalising them as defining physical features, incorporating them into the open-space network of the development while enhancing their recreational and ecological value.

Public Access (PA)

Objectives:

PA-O1 – Provision of public access

Public access to and along water bodies, and to reserves with high recreational, scenic or amenity values is provided for, maintained and enhanced, where this does not create adverse effects on natural character, landscape or recreational values.

Policies:

PA-P1 – Maintaining and enhancing public access

Maintain and enhance existing public access to and along surface freshwater bodies and reserves by managing the adverse effects of activities and development where these would limit public access, or compromise the use or enjoyment of these areas.

PA-P2 – Providing for public access

Provide for new and enhanced public access to and along water bodies and reserves, including encouraging the use of mechanisms such as easements to provide for public walking access when land use or development provides an opportunity for access.

Response: The site is currently privately owned, and public access to its waterways and internal landscape is limited. An anticipated rural-lifestyle subdivision would also be likely to retain the waterways predominantly within private properties. The proposal provides a connected network of reserves, shared paths and waterway corridors, creating a movement network that allows the public to move through areas that are not currently accessible. The enhancement and naturalisation of the waterways, together with riparian planting and the establishment of adjoining open spaces, will create more attractive and accessible landscape corridors and encourage their use by the public. This network will create additional opportunities to experience the waterways and the wider landscape of the site. The design of open spaces, paths, crossings and planting will provide a continuous and legible public open-space network while managing the relationship between public routes and adjacent residential properties.

Subdivision

Objectives:

SUB-O1 – Subdivision design

Subdivision design achieves an integrated pattern of land use, development and urban form that:

1. Provides for anticipated land use and density that achieve the identified future character, form or function of zones; and

2. Consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development.

Policies:

SUB-P1 – Design and amenity

Enable subdivision that supports the character, amenity values, anticipated form and function of the relevant zone.

SUB-P3 – Sustainable design

Ensure that subdivision design promotes water-sensitive design and the treatment or attenuation of stormwater prior to discharge.

SUB-P4 – Integration and connectivity

Subdivision on the boundaries between new and existing development is managed to avoid or mitigate significant adverse effects through the use of setbacks, landscaping to achieve screening and other methods, together with the continuation of pedestrian and cycle linkages.

SUB-P9 – Margins of water bodies

During subdivision development, ensure the protection and enhancement of the margins of water bodies.

SUB-P10 – Esplanade reserves and esplanade strips

Provide for the creation of esplanade reserves or esplanade strips where there is an actual or potential benefit for access or recreation.

Response – Refer to the Urban Design Assessment prepared by DCM Urban Design for assessment on subdivision matters.

General District-Wide Matters

Earthworks (EW)

EW-O1 – Earthworks

Earthworks are undertaken in a way that manages adverse effects on amenity values, property, infrastructure and the health and safety of people and the environment.

Policies:

EW-P1 – Enabling earthworks

Enable earthworks where they:

1. are compatible with the amenity values of the location and surrounding environment; and
6. minimise adverse dust, vibration and visual effects beyond the site.

EW-P3 – Scale of earthworks within or adjacent to urban environments

Minimise adverse effects related to the scale of earthworks on character and amenity values within or adjacent to urban environments by:

- 1. encouraging the integrated design and management of earthworks associated with subdivision, development and use; and*
- 2. minimising any off-site effects of earthworks by controlling the duration and sequencing of earthworks.*

EW-P4 – Rehabilitation

Require site rehabilitation during or immediately following the completion of earthworks activity to minimise adverse effects on amenity values, the quality of the surrounding environment and the future use of the site.

Response: The proposal will require earthworks to establish roads, residential lots, building platforms, stormwater management areas, paths and associated infrastructure. Although the site has a flat, low-relief landform, the overall extent of works means that exposed ground, stockpiles, machinery, temporary access routes and partly completed infrastructure may be visible from Mill Road, Whites Road, Bradleys Road and nearby properties. During construction, these elements may be readily visible and will contrast with the existing pastoral land cover. These effects will be temporary within each stage, although construction may continue across different parts of the site as development progresses.

Earthworks are proposed to be staged to limit the area of exposed ground at any one time. Stockpiles and construction areas should be located away from visually sensitive road boundaries where practicable, reducing the extent to which these elements are visible from surrounding roads and properties. Existing vegetation should be retained where feasible, with landscape buffers to be planted as early as possible. Early establishment of the external boundary treatments and waterway planting will assist in filtering views of later construction stages. The shaping of stormwater areas and other modified landforms should use gradual transitions that respond to the site's existing low-relief landform.

Overall, earthworks will result in temporary change in the appearance of active construction areas as the site transitions to a more residential character. Landscape and visual effects can be managed through sequencing, the location of temporary works, vegetation retention and progressive landscape buffer implementation. Sediment control, land stability, drainage, flooding and construction traffic are outside the scope of this LVIA.

Light – LIGHT

Objectives:

LIGHT-O1 – Outdoor lighting

Outdoor lighting enables a range of activities, including work, recreation activities, sport, entertainment and transportation, to occur beyond daylight hours while minimising adverse effects on amenity values and maintaining the safe operation of the transport system.

Policies:

LIGHT-P1 – Outdoor lighting

Enable outdoor lighting for night-time activities, safety and security while:

- 1. remedying or mitigating adverse effects from light spill or glare on the receiving environment by controlling the intensity, shielding, colour temperature and direction of light; and*
- 3. ensuring lighting is compatible with the zone or zones in which the light spill and glare is received by applying the light levels for the receiving zone.*

LIGHT-P2 – Outdoor lighting design – sky glow

Reduce the potential for upward light spill that contributes to sky glow by controlling the location, direction, design and operation of outdoor lighting to minimise adverse effects on amenity values, including the ability to view the night sky.

Response: Presently, the site has a low level of night-time lighting associated with rural dwellings, farm buildings and surrounding roads. The proposal will introduce street lighting, residential lighting and lighting associated with the commercial area and other facilities. This will increase the amount and distribution of visible lighting within the site. Lighting may increase the night-time visibility of the development when viewed from adjoining roads and rural-lifestyle properties. Proposed planting would filter some views as it establishes but should not be relied upon as the primary means of managing lighting effects.

External lighting should be directed downward, shielded and limited to the level required for safety and function. Warmer colour temperatures, controlled operating periods, and the avoidance of unnecessary lighting along external boundaries and waterway corridors will assist in limiting light spill and maintaining the existing distinction between settlement and surrounding rural environment. If sports or event lighting is proposed for the polo ground or other recreation facilities, this should be subject to a separate assessment once the location, height, intensity and operating periods of the lighting are confirmed.

Part 3 – Area-Specific Matters

Rural Lifestyle Zone

Objectives:

RLZ-O1 – Purpose of the Rural Lifestyle Zone

Primary production activities and activities reliant on the natural and physical resources of the rural environment occur while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone.

Policies:

RLZ-P1 – Character of the Rural Lifestyle Zone

Maintain the character of the Rural Lifestyle Zone, which comprises:

- 1. A highly modified landscape strongly influenced by fine-grained patterns and processes of human-induced activity, including a predominance of small rural lots with a resulting pattern of residential units, buildings, fencing, amenity and domestic planting mixed with smaller-scale primary production activities; and*
- 2. A dominance of human-modified open space and vegetation, including paddocks and trees, over buildings.*

RLZ-P2 – Activities in the Rural Lifestyle Zone – relevant provision

Retain opportunities for land within the zone to be used for primary production activities while maintaining the predominant character of small rural lots by avoiding new sites being created, or residential units being erected on sites, that are less than 4ha, unless specified exceptions apply.

Response: The proposed subdivision will introduce a form and density of development that differs from the low-density pattern anticipated within the RLZ. The existing pastoral character and open paddocks within the site will not be retained, and built development will become a defining component of its future landscape character.

However, the RLZ provisions do not anticipate the site remaining as an uninterrupted area of open pasture. Subdivision into approximately 4ha allotments would provide a dispersed pattern of rural-lifestyle development comprising dwellings, accessory buildings, driveways, fencing, shelterbelts and domestic planting. As individual properties became established, these elements would progressively subdivide and visually enclose the current pastoral landscape, as has occurred in the surrounding area.

The relevant comparison is therefore not solely between the proposal and the existing dairy farm. It also includes the anticipated rural-lifestyle environment, under which subdivision into approximately 4ha allotments could currently occur across the site. That design outcome would retain a lower density of development than what is proposed but would distribute buildings, private accessways and domestic curtilages across the wider site. Waterways and most open spaces would generally remain within private properties, with limited public access or coordinated landscape treatments.

In contrast, the proposal concentrates development around the existing Ōhoka settlement, with the smaller lots and commercial area closer to the centre of Ōhoka and provides a coordinated landscape framework which is comprised of vegetated boundaries, waterway corridors, reserves and stormwater management areas. The proposed design will represent a greater landscape change than the anticipated rural-lifestyle outcome under the RLZ, specifically in relation to building density and the loss of open pastoral land. However, the comprehensive design measures proposed provides a greater control over the location of development, the treatment of external interfaces and the establishment of a cohesive landscape structure. Along Whites Road, Bradleys Road and the southern boundary, the proposed treatments will continue the existing pattern of shelterbelts and mature vegetation associated with the surrounding rural-lifestyle properties. As planting establishes, it will filter views of residential built form and reduce its degree of contrast with the surrounding vegetation patterns. Therefore, although the proposal will not maintain the current rural character within the site itself, the external landscape treatments, retained and proposed vegetation, and coordinated open-space network will assist in managing effects on the landscape character and visual amenity of the surrounding rural and rural-lifestyle environment.

Effects on Landscape Character and Values

As discussed, the proposal site is located immediately south of the existing Ōhoka settlement and forms part of the transition between the settlement and the surrounding Lower Plains rural landscape. The sites existing landscape character is predominantly modified and rural, comprising dairy farmland, open paddocks, waterways, mature exotic trees and shelterbelts.

The proposal will introduce approximately 856 residential lots, a village centre, retirement village, polo ground, roads, reserves, stormwater management areas, waterway corridors and supporting infrastructure. This will change the site from a working rural landscape to a residential environment and extend the existing Ōhoka settlement southwards. The scale, density and visibility of this change are recognised within the assessment.

The effects have been assessed against the existing environment with consideration of the anticipated development pattern anticipated under the current RLZ zoning discussed above. A rural-lifestyle outcome of approximately 4ha allotments would introduce dwellings, accessory buildings, driveways, fencing, shelterbelts and domestic planting across the site, progressively dividing the existing paddocks and reducing continuity of open pastoral views. The comparison does not remove the effects of the proposal but assists in understanding the retention of the site as uninterrupted pasture is not the anticipated foreseeable future landscape condition.

Effects on landscape character and values have been assessed below in relation to the identified physical, perceptual and associative values of the site and the relevant statutory provisions. The long-term assessment assumes that the proposed landscape treatments are implemented, maintained and replaced where necessary and have reached the intended densities and heights.

Physical

The proposal will result in physical modification across approximately 154ha of land. Earthworks will be required to establish roads, residential lots, building platforms, stormwater management areas, reserves, paths and supporting infrastructure. Existing paddocks will be replaced by residential blocks, and dwellings, roads, lighting, fencing and domestic vegetation will become permanent components of the site. The site has a flat, low-relief landform, and the proposal does not require the modification of ridgelines or elevated landforms. The extent of the development will alter the agricultural landcover pattern across much of the site. Some existing trees and shelterbelts will be retained where feasible, while others will be removed or incorporated into new landscape treatments.

The existing waterways will remain part of the physical structure and framework of the site and will be incorporated and enhanced within wider planted corridors, reserves and stormwater management areas. Approximately 24ha of green space is associated with the waterways, stormwater areas and reserves. This provides a well-connected, high amenity landscape network through the development rather than dividing the waterways between individual residential properties. The proposed planting will also introduce a greater distribution of trees and vegetation across streets, reserves, waterway corridors and external boundaries.

Under an anticipated rural-lifestyle outcome comprising approximately 4ha allotments, the physical landscape would also change throughout the introduction of dwellings, accessways, fencing and private planting. That outcome would retain more undeveloped land between buildings but would produce a dispersed pattern of modification across the site. The proposal involves a greater concentration of built development but provides a coordinated framework for waterways, planting and open space.

The level of physical change at the site scale is high. This is moderated to some extent by the modified agricultural condition of the site, its low-relief landform, its direct relationship with Ōhoka and the retention of waterways and areas of existing vegetation within the landscape framework. Overall, adverse effects on the physical landscape character and values of the site are assessed as **moderate**, with a number of positive effects also anticipated in terms of the provision of amenity and naturalisation of the waterways.

Perceptual

The proposal will result in changing the appearance and experience of the site. Open views across pasture from Mill Road, Whites Road, Bradleys Road and nearby properties will be replaced or interrupted by residential development, roads, planting and associated activity. Currently, the visual simplicity and spaciousness of the pastoral landscape will reduce and the southern edge of Ōhoka will extend across land currently experienced as part of its rural surroundings. The degree of change will vary around the site. Views are already filtered in places by roadside vegetation, shelterbelts and mature trees, while other locations provide more open views across the paddocks. The flat landform and surrounding vegetation limit longer-distance visibility, which means the clearest change will generally be experienced by adjoining residents and people travelling along Mill Road, Whites Road and Bradleys Road.

The proposed landscape boundary treatments will establish planted interfaces along Whites Road, Bradleys Road and the southern boundary. These treatments reflect the existing pattern of shelterbelts, hedgerows and mature

planting associated with the surrounding rural and rural-lifestyle landscape. Their function is to filter views of residential built form and reduce its degree of visual contrast as planting establishes. They also allow the public road environment to continue to be experienced in relation to vegetation rather than as a continuous frontage of residential lots and buildings. Planting will not provide complete visual filtering when first established. During early stages, buildings, roads and other infrastructure will be more readily visible. As planting develops, views will become increasingly filtered, although the presence of a residential settlement will remain. The landscape treatments therefore assist with mitigation and integration but do not retain the existing open pastoral character of the site.

Within the site, waterways, reserves, stormwater areas and the polo ground will provide open areas between developed parts of the site. The retention of selected mature trees and the establishment of street and reserve planting will divide views of built form. Intermittent views towards the Southern Alps may remain along some open spaces and east-west road alignments, although the frequency and openness of these views will reduce compared with the existing site.

The proposal will also alter the night-time character of the site by introducing street, residential and commercial lighting into an area that currently has a low level of illumination. Downward-directed and shielded lighting, controlled colour temperatures and avoidance of unnecessary lighting near external boundaries will be required to limit light spill into the surrounding rural environment.

The perceptual change will be greater than that arising from an indicative rural-lifestyle subdivision of approximately 4ha allotments because of the proposal's density and the frequency of buildings, roads and activity. The coordinated planting and open-space framework will provide a more consistent treatment than the individual shelterbelts, driveways and domestic planting likely to result from separate rural-lifestyle properties.

Overall, taking account of the scale of the development, the reduction in rural openness, the existing areas of visual enclosure and the proposed landscape treatments, adverse effects on perceptual landscape values are assessed as **moderate**. Positive perceptual values are also anticipated with further associations built around recreation networks, naturalised waterways and amenities.

Associative

The site's associative values relate to its longstanding agricultural use and its relationship with the historical development and community identity of Ōhoka. Development of the site will remove its use of dairy farmland and change its association with the working rural landscape of the Lower Plains. This change will be permanent.

The proposal will also establish new recreational and community associations through public access to the waterways, approximately 24ha of green space, the path and reserve network, and the proposed polo ground. These areas will allow residents and visitors to access and experience parts of the site that are currently held as private farmland. The relationship between the existing village, Domain and community facilities will also become more direct as the site becomes part of the settled landscape of Ōhoka.

The proposal will therefore replace some existing rural-production associations while introducing residential, community and recreational associations. The adverse effect arising from the loss of the site's working rural association is assessed as **low-moderate**, alongside beneficial associative effects arising from increased public access and recreational use.

Overall Effects on Landscape Character and Values

The proposal will result in a permanent change from a predominantly open agricultural landscape to a residential settlement. The magnitude of change at the site scale is high, however, the level of landscape effect is also influenced by the site's modified condition, its position adjoining Ōhoka township, the anticipated progression towards a more compartmentalised rural-lifestyle landscape and the structure provided by the existing waterways and vegetation. The proposal concentrates development around the existing settlement and provides a coordinated arrangement of waterway corridors, reserves, stormwater areas, external planting and public open space.

The boundary treatments are intended to continue the vegetated edge conditions already present within Ōhoka. Boundary planting will filter views of development and reduce visual contrast, while the internal open-space network will retain the waterways as identifiable features and provide breaks between residential areas. These measures do not avoid the change in landscape character but assist in managing how the change is experienced from the surrounding environment, mitigating the outlook for adjoining residents.

The effectiveness of planting as a mitigation measure depends on its implementation and continued management. Plant grades, timing, density, maintenance, irrigation and replacement requirements should be confirmed through the landscape documentation and comply with the Draft Landscape Management Plan and Specification which would be provided at Landscape Plan Approval stage. Taking these matters into account, the overall adverse effects of the proposal on landscape character and values is assessed as **moderate**. This level of effect recognises the scale and permanence of the change while accounting for the site's settlement-edge location, anticipated rural-lifestyle development pattern and proposed landscape framework. If the intended landscape treatments are not established or retained, the resulting landscape and visual effects would be greater than assessed.

Temporary Effects

Temporary landscape effects will occur during earthworks and construction. These will include vegetation removal, exposed soil, stockpiles, machinery, temporary access routes, partly completed roads and infrastructure, construction and progressive building activity. Active construction areas will contrast with the existing pastoral land cover and will be visible from surrounding roads and nearby properties. The effects will be greatest where construction occurs near Mill Road, Whites Road, Bradleys Road and adjoining residential properties. Construction across separate stages means the entire site is unlikely to be disturbed at the same time, although temporary effects will continue as landscape works progress across different parts of the development.

Earthworks are proposed to be staged to limit the extent of exposed ground, and stockpiles and compounds are recommended to be located away from sensitive road and residential interfaces where acceptable. Existing vegetation should be retained where feasible, completed areas should be landscaped progressively and boundary and waterway planting should be established early enough to assist with later construction stages.

Temporary effects will reduce within each area as earthworks are completed, surfaces are stabilised, buildings are completed and planting establishes. Subject to appropriate construction staging and progressive landscape reinstatement, temporary effects on landscape character and values are assessed as **low-moderate**.

Cumulative Effects

Cumulative effects have been considered in relation to the existing Ōhoka settlement and the established pattern of rural-lifestyle and large-lot residential development in the wider landscape. These forms of development have progressively increased the settled extent of Ōhoka and divided parts of surrounding rural landscape into smaller properties. The proposal will add a residential area that is greater in scale and density than the surrounding rural-

lifestyle development. In combination with the existing settlement and other rural-residential development, it will extend the influence of residential land use southwards and reduce the proportion of open pastoral land immediately adjacent to Ōhoka.

This cumulative change is partially moderated by concentrating the development beside the existing settlement rather than distributing an equivalent number of dwellings across the wider rural environment. The landscape network within the proposal and placement of larger lots to the south will also establish a defined southern edge and retain a clear transition between the developed site and adjoining rural land. Waterway corridors, reserves and boundary planting will divide views of the development while maintaining vegetation as the main component of the settlement edge. The proposal will contribute to an overall reduction in rural openness and an increase in the extent of settlement around Ōhoka. On this basis, cumulative effects on landscape character and values are assessed as **moderate**.

Effects on Visual Amenity

The visual catchment of the receiving environment is considered to extend approximately 1.5km from the edge of the proposed development. This distance has been determined with reference to the scale of the proposal, the flat topography of the surrounding Lower Plains and the influence of existing shelterbelts, roadside vegetation, buildings and other intervening features. Beyond 1.5km, views towards the site are generally more limited by intervening vegetation and built development, while the proposal would occupy a smaller proportion of the wider view. A series of representative viewpoints have been selected to illustrate the existing visual environment and the potential visual effects of the proposal. These viewpoints are located on publicly accessible land and, where feasible, close to nearby dwellings, groups of dwellings and surrounding roads. The viewpoint photographs are provided in the Ōhoka Residential Subdivision Urban Design and Landscape Masterplan, pages 15-21, with the location map and character photos on pages 13 and 14. The representative viewpoints are:

VP1 – View north from 268 Whites Road

VP2 – View northwest from 324 Whites Road

VP3 – View southwest from 401 Whites Road

VP4 – View south from 536 Mill Road

VP5 - View east from 301 Bradleys Road

VP6 – View southeast from 301 Bradleys Road

VP7 – View east from 205 Bradleys Road

These viewpoints do not represent every location from which the proposal may be visible. However, they provide a representative sample of the viewing conditions experienced by nearby residents and road users. Where a viewpoint is used to represent views from a private property, the photograph has been taken from the nearest practicable public location. The precise view from a dwelling may differ because of its orientation, setback, elevation and intervening vegetation.

In assessing the visual effects, consideration has been given to the sensitivity of each receptor and the magnitude of visual change, this includes the distance from proposed development, the openness and the direction of the existing view, the proportion of the development likely to be visible, the duration and frequency of the view, and the degree of change between the proposal and existing wider environment. The assessment is undertaken against the existing environment, with the anticipated pattern of approximately 4ha rural lifestyle allotments considered as a relevant future comparison.

The assessment distinguishes between the initial condition, when buildings, roads and other infrastructure will be more readily visible, and the longer-term condition as the proposed boundary, street and reserve planting establishes. Existing vegetation outside the site has been taken into consideration as part of the viewing context but has not been relied upon as mitigation. Night-time effects associated with street, residential, commercial and any recreation lighting are also considered where receptors have views towards the site.

The following table assesses the potential visual effects on each representative receptor group. The assessment combines receptor sensitivity with the anticipated magnitude of change to determine the overall visual effect. The proposed landscape treatments and other mitigation measures have been taken into consideration when determining the residual effects of the proposal.

Table 1: Assessment of Effects on Visually Sensitive Receptors

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Effects before Mitigation	Mitigation Measures	Effects after mitigation
1	Residents at 241 and between 268 - 308 Whites Road	30	OPEN	Low-Moderate	MM4, MM5, MM7, MM8, MM10	Low
	Vehicle users along Whites Road	0	OPEN	Low	MM4, MM5, MM7, MM8, MM10	Very Low
2	Residents between 308 Whites Road and Ōhoka Bush	30	OPEN	Low-Moderate	MM4, MM5, MM7, MM10	Low
	Vehicle users along Whites Road	0	OPEN	Low	MM4, MM5, MM7, MM10	Very Low
3	Residents at 401, 505, 507 Whites Road	0	OPEN	Moderate-High	MM5, MM9	Moderate
	Vehicle users along Whites Road	0	OPEN	Low-Moderate	MM5, MM7, MM9	Low
	Ōhoka Domain	30	OPEN	Moderate	MM5, MM7, MM9	Low-Moderate
4	Residents at 547, 544, 540, 536 Mill Road, and 344 Bradleys Road	30	OPEN	Low-Moderate	MM5, MM9	Low
	Vehicle users along Mill Road	0	OPEN	Low	MM5, MM9	Very Low
5	Vehicle users along Bradleys Road	0	OPEN	Low-Moderate	MM4, MM7	Low
	Residents along Bradleys Road	0	OPEN	Moderate	MM4, MM7	Low-Moderate
6	Vehicle users along Bradleys Road	0	OPEN	Very Low	MM4, MM7	Very Low
	Residents at 290 and 301 Bradleys Road	0	OPEN	Low-Moderate	MM7, MM9	Low
7	Residents at 187, 205 and 211 Bradleys Road	30	OPEN	Low-Moderate	MM4, MM7, MM8	Low

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Effects before Mitigation	Mitigation Measures	Effects after mitigation
	Vehicle users along Bradleys Road	0	OPEN	Low	MM4, MM7, MM8	Very Low

1. VP1 - View looking north from 268 Whites Road

Description of existing view – From this viewpoint, an open view extends north from Whites Road across flat pastoral land which forms the southern and eastern parts of the site. The foreground is comprised of the grassed road margin, a shallow roadside drain and post-and-wire fencing. Broad paddocks occupy most of the view, with livestock and agricultural activity being a contributing factor of its working landscape rural character. A long and established shelterbelt extends across the left and central parts of the midground of the view, while lower and more scattered vegetation occurs towards the right. The vegetation divides the otherwise open landscape and provides a degree of visual containment. Limited longer-distance views are available through the gaps in vegetation. Built form is not a notable component of the central view, and the existing composition is defined mainly by pasture, fencing and linear exotic vegetation.

Description of Effects – This view represents residents at 241 Whites Road and properties between 268 and 308 Whites Road, together with people driving along Whites Road. The proposal will introduce residential dwellings, internal roads, street trees, lighting and associated infrastructure across the currently open paddocks of a large site, separated by large areas of open space within the proposed SMA areas located along the Whites Road boundary. The development will therefore change the view from open pastoral land to a residential settlement edge which contains a greater frequency of buildings and infrastructure, although from this specific view these will be at a distance given the large SMA area proposed within the site in front of this view. At completion and during the early planting-establishment period, large lot dwellings will be visible from this viewpoint, with possible views of roads beyond these lots due to the flat landform and the limited height of new planting. The proposal will not alter the distant landforms, although buildings and boundary planting will change the current and rural foreground context of any longer-distance views.

The combined Whites Road and southern boundary treatments include a 10m planted strip and 15m building setback along the road, with narrower planting where the boundary adjoins the stormwater management area, and retention and supplementary planting of shelterbelts along the southern boundary. No individual residential accesses are proposed directly onto Whites Road, allowing the road-edge planting to remain continuous. Once planting reaches its intended height and density, views of buildings will become filtered, although the development will remain apparent at road intersections and through other openings.

The mitigation will not retain the existing open-paddock view. Instead, it will establish a closer vegetated edge that which reduces the degree of contrast between the development and the surrounding pattern of shelterbelts and mature vegetation. Prior to mitigation becoming effective visual effects are assessed as **low-moderate** for residents and **low** for road users. With MM4, MM5, MM7, MM8 and MM10 established residual effects are assessed as **low** for residents and **very low** for road users.

2. VP2 - View looking northwest from 324 Whites Road

Description of existing view – From this viewpoint, views extend northwest across the grassed road margin, drainage channel and post-and-wire fencing towards the open pastoral land within the site. Mature, broad canopied trees occur in the foreground and midground, which includes a large specimen tree near the centre left of the view. Smaller trees and vegetation scattered across the paddock, with established vegetation defining the more distant boundaries of the site. The view maintains an open rural landscape character, although the mature trees create greater visual layering and enclosure than other views of the site. There is no built form within this view, and pasture remains the main visible land cover. The drainage channel and vegetation provide linear features within the flat landscape.

Description of Effects – This viewpoint represents residents along Whites Road, near 308 Whites Road, while representing Whites Road users. Residential development, roads and associated infrastructure will extend across the site, broken up by large areas of open space for the proposed SMA areas. This will replace the existing pastoral foreground and midground with a more structured pattern of development using buildings, streets and managed landscape areas. The retained waterways, stormwater management areas and adjoining reserves will provide open intervals within the development and retain these features as part of the view. The proposed road-edge treatments comprise the 10m-wide Landscape Treatment A and the narrower Landscape Treatment D where stormwater areas adjoin Whites Road. Both Landscape Treatments intend to reach a minimum height of approximately 5m. The absence of individual property accesses into Whites Road will reduce the number of breaks through this planting.

At completion, residential built form and infrastructure will be more visible between the existing trees across the currently open site. Existing vegetation will provide some immediate filtering, and as the proposed planting establishes, it will create a more continuous vegetated road edge and increasingly filter the views into the residential areas. Buildings are unlikely to be visible once the proposed mitigation planting is established, other than some possible views through road access points.

As a result, the outlook will be more enclosed and managed than the existing open paddock view. Before mitigation measures become effective, visual effects are assessed as **low-moderate** for residents and **low** for road users. With MM4, MM5, MM7 and MM10 established, residual effects are assessed as **low** for residents and **very low** for road users.

3. VP3 - View looking southwest from 401 Whites Road

Description of existing view – From this viewpoint, the foreground is comprised of the Whites Road margin, roadside drainage and fencing. Beyond the road, views extend southwest across the pastoral paddocks used for dairy farming. Livestock is visible across the foreground and midground, reinforcing the working rural landscape character of the site. A dense linear shelterbelt defines the left side of the view, while groups of mature trees and lower vegetation extend across the distant paddock boundaries. These landscape elements interrupt the otherwise open view and provide a vegetated backdrop. Although the site is seen as rural land, its location close to existing dwellings, Ōhoka Domain and the Mill Road-Whites Road intersection gives the view a settlement-edge context.

Description of Effects – The viewpoint represents residents at 401, 505 and 507 Whites Road, Whites Road users and users of Ōhoka Domain. The proposal will replace the visible pastoral land with the proposed village centre, roads and associated landscape and open-space areas. This will define the built edge opposite and near the existing village and Domain. From nearby residential properties, the change will be experienced from relatively

close and potentially sustained viewing positions. Commercial and residential buildings, vehicle movements, parking, streets and lighting will be more visible during the initial development and planting-establishment period. From Whites Road, views will generally be shorter and experienced when while driving. Domain users may experience the change for longer periods during recreation and community activities, although the development will be viewed in association with the existing settlement as well as through the existing well-established vegetation along the edge of the Domain (along Whites Road), although this cannot be relied upon.

The village centre is positioned adjacent the existing concentration of activity near the Mill Road-Whites Road intersection. The proposal will therefore be perceived as an extension of the existing commercial centre instead of a separate commercial area within the wider rural landscape. The retained stream corridor, reserves and proposed planting will provide naturalised separation between parts of the commercial and residential development and will introduce a high amenity landscape network through this part of the site.

Landscape Treatment C (refer to pages 52 and 54 of the Masterplan) is proposed along shared boundaries with existing properties and is intended to form a planting strip that is approximately 2m wide and at least 4m high once established. Road-edge and open-space planting will provide further softening from Whites Road and the Domain, although no boundary treatment is proposed where the commercial area adjoins Whites Road, opposite Ōhoka Domain. These treatments will not prevent all views but will reduce the degree of contrast and will visually separate existing properties from new development.

Before mitigation becomes effective, effects on residents are assessed as **moderate-high**, while effects on Whites Road and Domain users are assessed as **low-moderate** and **moderate** respectively. With MM5 and MM9 established for adjoining residents, residual effects are assessed as **moderate**. With MM5, MM7 and MM9 established, residual effects for Whites Road and Ōhoka Domain users are assessed as **low** and **low-moderate** respectively.

4. VP4 - View looking south from 536 Mill Road

Description of existing view – From this viewpoint, views extend south from Mill Road across the northern portion of the site. The foreground includes the road margin, post-and- wire fencing, and an existing farm entrance. Broad pasture occupies the central part of the view. Existing farm buildings, parked vehicles and service areas are visible towards the left, with another farm structure located towards the right. Scattered mature trees, including tall linear trees and larger specimen trees, extend across the midground and distant boundaries. The view therefore has an open pastoral character but includes clear evidence of farming activity and existing settlement-edge modification.

Description of Effects – This viewpoint represents residents at 536, 540, 544 and 547 Mill Road and 344 Bradleys Road, together with people driving along Mill Road. The proposal will introduce residential buildings, internal roads and direct property access, open-space areas, planting and associated infrastructure across the site. Existing farming structures and pasture will be replaced or incorporated into a more structured residential environment. The flat landform means that residential dwellings and roads will initially be visible from properties facing the site. Existing trees will break up the views, but any vegetation outside the site cannot be relied upon to provide permanent mitigation. Residents will experience the change from fixed and potentially sustained viewing positions, while views from Mill Road will generally be more transitory.

Landscape Treatment C (refer to pages 52 and 54 of the Masterplan) is proposed along the boundaries shared with existing properties. This comprises a planting strip intended to establish to 4m in height and will progressively

filter views between existing properties and the development. The retained and proposed trees, waterways, stormwater areas and reserves within the northern part of the site will provide additional visual separation between groups of development.

The proposal will remain perceptible as an extension of Ōhoka, particularly through the character of dwellings, street trees and views along access roads, with the proposal reflecting a similar character to that on the northern side of Mill Road.

Before mitigation becomes effective, effects on residents are assessed as **low-moderate**, while effects on Mill Road users are assessed as **low**. With MM5 and MM9 established, residual effects are assessed as **low** for residents and **very low** for road users.

5. VP5 - View looking east from 301 Bradleys Road

Description of existing view – From this viewpoint, open views extend east from Bradleys Road across the broad pastoral paddocks within the site. The foreground comprises the grassed roadside margin, post-wire-fencing and existing roadside utility elements. Pasture occupies most of the foreground and midground, with limited built form visible. Mature trees and shelterbelts extend across the distant boundaries, including a larger group of trees towards the right. These landscape features provide a vegetated backdrop and contain the view at a local level. The overall composition remains simple and rural, being defined primarily by flat pasture, fencing and mature boundary vegetation.

Description of Effects – This viewpoint represents residents and people traveling along Bradleys Road. Residential lots, internal roads, street planting and associated infrastructure will replace the current visible pastoral land. The open view across pasture will therefore change to a view of a developed settlement edge. During the construction phase and the early planting-establishment period, residential dwellings, roofs, roads, earthworks and services will be visible.

Landscape Treatment A (refer to pages 52 and 53 of the Masterplan) provides a 10m-wide planted strip along Bradleys Road, together with a 15m building setback and shared path. The planting is intended to reach a minimum established height of approximately 5m. The absence of individual residential accesses onto Bradleys Road will enable a generally continuous treatment, interrupted primarily by the proposed public-road connections.

Once the planting is established it will become the primary foreground element and will filter views of dwellings and internal roads. Shorter views into the development will remain available at intersections and through occasional gaps. The mitigation measures will change the road-edge outlook from an open pasture view to a more enclosed planted edge rather than retain the existing openness, which is allowed for under the current zoning.

Before mitigation becomes effective, effects on residents and vehicle users along Bradleys Road are assessed as **low-moderate** for vehicle users and **moderate** for residents. With MM4 and MM7 established, residual effects are assessed as **low** and **low-moderate**.

6. VP6 - View southeast from 301 Bradleys Road

Description of existing view – From this viewpoint, dense low roadside vegetation occupies much of the immediate view and provides partial screening across the lower part of the view. Beyond this vegetation, views extend southeast across flat pastoral paddocks. The existing farm buildings, tanks, silos and other working-rural elements

are visible in the midground. Linear shelterbelts and groups of mature trees extend across the distant parts of the view. The outlook remains open across the paddocks but is more visually modified than other views because of the foreground vegetation, farming structures and established shelterbelts.

Description of Effects – This viewpoint represents road users and the residents of 290 and 301 Bradleys Road. The proposal will introduce residential dwellings, streets, planting, lighting and associated infrastructure across the visible pastoral land. From the nearby residences, this will be a sustained change from a working-rural landscape. For Bradleys Road vehicle users, the viewing period will be shorter, and the existing foreground vegetation already limits part of the view. Existing roadside and property vegetation will provide some immediate filtering where it remains, but vegetation outside the site cannot be relied upon as permanent mitigation measures. Landscape Treatment A will establish a 10m-wide planted strip and 15m building setback along Bradleys Road, Landscape Treatment C will provide an additional planted interface along the boundaries adjoining the nearby properties (refer to pages 52 to 54 of the Masterplan).

After completion the proposal's dwellings, roads, and lighting will remain visible above and through the young planting. As the proposed treatments reach their intended height and density, they will increasingly filter and screen the development and reinforce the existing pattern of vegetated property boundaries. Views will remain available at road intersections and through gaps, and the change in land use will continue to be apparent, although the proposed Polo Ground will provide some visual relief from this viewpoint.

Effects on Bradleys Road users are assessed as **low** both before and after mitigation reflecting the existing foreground filtering and the short duration of views. Effects on residents at 290 and 301 Bradleys Road are assessed as **low-moderate** before mitigation becomes effective and **low** once MM7 and MM9 are established.

7. VP7 - View east from 205 Bradleys Road

Description of existing view – From this viewpoint, views extend east from Bradleys Road across flat, open pastoral land. The foreground comprises the grassed roadside margin and post-and-wire fencing. Pasture occupies most of the foreground and midground. A linear belt of mature trees extends across the central part of the view with a denser shelterbelt enclosing the right side. Existing utility infrastructure, including a telecommunications mast and electricity transmission structure, is visible above and between the vegetation. The view therefore retains rural character with a modified landscape through established shelterbelts, fencing and utility infrastructure.

Description of Effects – This viewpoint represents residents at 187, 205 and 211 Bradleys Road and people travelling along Bradleys Road. The proposed larger-lot and conventional residential areas, internal roads and associated infrastructure may be visible from this viewpoint. This will introduce a greater frequency of buildings into a view that is presently defined principally by pasture and linear vegetation. After completion and during early planting establishment period, dwellings and roads will be visible. Retaining shelterbelts may provide immediate filtering across parts of the view, but external vegetation cannot be relied upon where it is outside of the site or not secured for retention. The existing transmission infrastructure will remain and will continue to form part of the modified rural context.

Landscape Treatment A will provide a 10m wide planted edge and 15m building setback along Bradleys Road. Landscape Treatment B includes retention of identified shelterbelts along the southern boundary and an adjoining 6m wide planting strip intended to establish to at least 5m in height. No individual residential accesses are proposed directly onto Bradleys Road, enabling the road-edge treatment to remain generally continuous.

Once established, the combined planting will filter much of the lower built form and reduce the amount of contrast with the existing tree belts. The development will remain apparent through rooflines, road openings, lighting and occasional gaps in vegetation. The existing open outlook will be retained, but it will be replaced by a vegetated settlement edge that reflects the established pattern of shelterbelts around nearby rural-lifestyle properties. The proposed larger lot properties will appear more rural in character, mitigating effects against adjacent properties along the southern boundary.

Before mitigation becomes effective, effects on nearby residents are assessed as **low**, while effects on Bradleys Road users are also assessed as **low**. With MM4, MM7 and MM8 established, residual effects are assessed as **very low** for both residents and road users.

SUMMARY OF EFFECTS ON VISUAL AMENITY

Visual effects will vary with viewer proximity and sensitivity, viewing duration and mitigation measures. The flat topography allows views towards the site from Whites Road, Bradleys Road and Mill Road, while established shelterbelts, roadside vegetation and mature trees limit visibility from more distant location.

The proposal will change the site from open pastoral land to a developed residential environment with residential dwellings, internal roads, open/green spaces, stormwater areas, lighting and associated infrastructure. Although connected to Ōhoka, it will be more intensive than the existing dairy-farm use and the rural-lifestyle environment anticipated by the current RLZ zoning. The greatest change will be experienced by properties and roads immediately adjoining the site.

Nearby residents along Whites Road, Mill Road and Bradleys Road, may experience close and sustained views of the development. Before landscape mitigation measures are established, effects on these residents are assessed as **low-moderate** or **moderate**. Retained shelterbelts and proposed boundary, waterway, reserve and stormwater planting will progressively filter views and create a more vegetated settlement edge. Once established, residual effects are assessed as **low** or **low-moderate**.

For road users, views are generally brief and experienced intermittently as they are travelling. Effects are generally assessed as **low** before mitigation and **very low** once road-edge planting is established.

Views from Ōhoka Domain will change through the introduction of the proposed village centre and adjoining development west of Whites Road. This will be seen in association with the existing activity around the Mill Road-Whites Road intersection, with the proposed stream corridor, open spaces and planting providing natural separation from adjoining residential areas. Effects on Domain users are assessed as **low-moderate**, with the change being noticeable but not necessarily adverse.

During construction and planting establishment, earthworks, buildings, roads and infrastructure will be more visible. Lighting will also increase the visibility of development at night and should be managed through downward directed, shielded fittings and limits on unnecessary lighting near external boundaries and waterways. Future sports or event lighting should be assessed separately.

Overall, subject to implementation and maintenance of the proposed landscape treatments, adverse effects on visual amenity are assessed as **low-moderate**. The development will remain visible and permanently change the rural landscape but will generally be experienced as a planted extension of Ōhoka. The greatest effect will be experienced by adjoining residents with lower effects on road users and Ōhoka Domain users.

6. CONCLUSIONS

DCM Urban Design Limited has assessed the potential landscape and visual effects associated with the proposed Ōhoka Residential Subdivision at 531 and 535 Mill Road. The proposal provides for approximately 856 residential lots ranging in size, a village centre, retirement village, polo ground and associated roads and infrastructure. The proposal also includes approximately 24ha of waterways, reserves, stormwater management areas and other green/open space, together with an interconnected pedestrian and cycle movement network.

The site currently forms part of the transition between the existing Ōhoka settlement and the surrounding Lower Plains rural landscape. Its character is predominantly modified and rural, comprising open pastoral paddocks, dairy farming activity, waterways, mature exotic trees and established shelterbelts. The site is not identified as an Outstanding Natural Landscape, Outstanding Natural Feature or Significant Amenity Landscape, although Ōhoka Stream Tributary is recognised through the Ngā Wai Overlay. The Rural Lifestyle Zoning under the Partially Operative Waimakariri District Plan also anticipates that the site could be subdivided for rural-lifestyle development.

The proposal will result in a permanent change from a working agricultural landscape to a comprehensively developed residential environment. Open paddocks will be replaced by residential lots, dwellings, roads, lighting, domestic planting and associated activity. Although the flat site will remain and the principal waterways will be retained, the existing rural openness and visual simplicity of the site will be reduced. Taking account of the scale and permanence of this change, together the site's modified condition, settlement-edge location and proposed landscape framework, effects on landscape character and values are assessed as **moderate**, with some positive effects such as enhanced recreation and amenity provided along the waterways.

Visual effects will be greatest for residents that adjoin the site along Whites Road and Bradleys Road. Before the proposed planting becomes effective, effects on these residents are generally assessed as **low-moderate** or **moderate**, reducing to **low** or **low-moderate** as boundary, waterway, reserve and stormwater planting establishes. Effects on road users are generally assessed as **low-moderate** prior to mitigation and **low** once the road-edge treatments are established. Effects on users of Ōhoka Domain are similarly assessed as **low-moderate** before mitigation and **low** once the proposed landscape framework is established. Overall, long-term effects on visual amenity are assessed as **low-moderate**.

Temporary landscape and visual effects associated with construction and earthworks are assessed as **moderate**. These effects will occur from exposed ground, vegetation removal, stockpiles, machinery, temporary access routes and progressively establishing buildings and associated infrastructure. These effects will reduce as construction progresses and reaches completion, disturbed areas are reinstated and planting establishes. Cumulative effects are assessed as **moderate**, reflecting the extension of residential activity south of Ōhoka and the associated reduction in open pastoral land adjoining the settlement.

The proposed mitigation measures will be implemented to achieve the assessed landscape outcomes. These include the concentration of higher-density development near the existing settlement and principal amenity areas, while providing a coordinated street, pedestrian and cycle network. The proposal also intends to retain and enhance waterways within connected open-space corridors, restricting individual vehicle access from Whites Road and Bradleys Road, and implementing Landscape Treatments A, B, C and D along the boundary interfaces. Low and visually permeable fencing, early establishment of boundary planting and ongoing management through a Landscape Management Plan will assist in maintaining a vegetated settlement edge and reducing the level of contrast associated with residential built form.

Overall, the proposal will not retain the existing open pastoral character of the site and will result in **moderate** adverse effects on the landscape character and values of the surrounding environment. However, it will form a consolidated southern extension of the existing Ōhoka settlement rather than an isolated area of development within the wider rural landscape. The retained waterways, coordinated open-space network and external landscape treatments will provide highly positive effects and assist in the integration of the development with the established vegetation patterns that surround Ōhoka. The proposal is reliant on the timely implementation, successful establishment and continued maintenance of the recommended mitigation measures.