

# Arataki Residential Project

Landscape Effects Assessment  
Prepared for CDL

15 July 2025





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# 1.0 Introduction

## 1.1 Scope of the report

Boffa Miskell Limited (BML) have been engaged by CDL Ltd to prepare an assessment of landscape (and visual) effects for a proposed subdivision (the Project) at 86,108 and 122 Arataki Road, Havelock North (the Site). A separate **Landscape Concept Report**<sup>1</sup>, **Landscape Management Plan**<sup>2</sup> and **Urban Design Assessment**<sup>3</sup> has also been undertaken.

The Site comprises approximately 11 ha of greenfield land adjoining the existing town of Havelock North.

The Project is for a 171-lot residential subdivision with associated infrastructure, servicing, and earthworks.

The Site is currently zoned for rural activity under the Plains Production Zone within the Hastings District Plan (HDP) however it borders the existing urban residential boundary to the west and a future Greenfield Capacity area to the north. The Site has been identified as an area for 'Future Urban Development' within the HPUDS<sup>4</sup> and is still supported through the Recommended Napier Hastings Future Development Strategy<sup>5</sup>.

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

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

The following **Landscape Effects Assessment (LEA)**, which includes a visual assessment will:

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

A separate **Graphic Supplement** has been prepared and is attached.

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<sup>1</sup> Prepared by Boffa Miskell.

<sup>2</sup> Prepared by Boffa Miskell.

<sup>3</sup> Prepared by Urban Acumen.

<sup>4</sup> Heretaunga Plains Urban Development Strategy (adopted 2017).

<sup>5</sup> Napier Hastings Future Development Strategy 2025-2054: Technical Report 2025.

## 1.2 Project Background

A growth strategy for the region, referred to as the 'Heretaunga Plains Urban Development Strategy' (HPUDS), was prepared by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council and first adopted in 2010. A revised version was re-adopted by the three councils in early 2017.

HPUDS is based on a preferred settlement pattern of 'compact design' for the Heretaunga Plains. The direction for growth through to 2045 relies on Napier and Hastings having defined growth areas and urban limits, with a need to balance increased intensification and higher densities close to the commercial nodes and higher amenity areas in the districts, against the provision of lifestyle choice.

As a result of the review, Arataki Extension or 'the Site' was identified as an area for future residential growth. Within the revised version of HPUDS (2017), it states the following:

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

- a) *Arataki Extension (with the intention that this area may be reintroduced (e.g. as part of any HPUDS Review process in the future) as a greenfield growth area ahead of other growth areas, should the odour and reverse sensitivity issues due to proximity of the mushroom farming operations, be overcome)<sup>6</sup>*

It is noted that the review was undertaken prior to the requirements of the National Policy Statement on Urban Development (NPS-UD) which contain prescriptive requirements relating to housing capacity in the short, medium and long term.

Following the review, and within the joint Hastings District Council, Napier City Council, Hawke's Bay Regional Council and iwi Post-Settlement Groups (Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua), along with resident inputs, the draft Hastings and Napier Future Development Strategy (FDS) was developed which was notified in 2024 and responds directly to the prescriptive housing capacity requirements of the NPS-UD. This document further identified the Arataki Site as appropriate for residential development within a medium to longer term priority timeframe. A recommended version of the FDS was released in May 2025, stating that intensification around Havelock North (and Arataki) be established.

## 1.3 Other Relevant Technical Reports

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

- Landscape Design and Supporting Graphics, prepared by BML.
- Urban Design report, prepared by Urban Acumen.
- Residential Development Framework, prepared by Woods.

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<sup>6</sup> Heretaunga Plains Urban Development Strategy – 2017, pages 4 and 5.

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

- The HDP and HPUDS.
- Aerial photography, Google Earth Pro and Site Visit photographs (7 March 2025).

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

## 1.4 Assessment Process

This assessment follows the concepts and principles outlined in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*<sup>7</sup> and has been undertaken by an NZILA registered landscape architect.

In assessing the magnitude (degree, level) of landscape and visual effects, a seven-point scale has been applied, comprising: very low, low, moderate low, moderate, moderate high, high and very high<sup>8</sup>.

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

Visual effects, which are part of landscape effects, have been assessed in terms of the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

The scale and methodology is explained in more detail in **Appendix 1** of this LEA. The author's technical experience is outlined within **Appendix 3**.

### 1.4.1 Site visit

A visit to the Site and the broader area was undertaken by James Bentley, Landscape Architect at Boffa Miskell on 7 March 2025. The weather was bright and sunny, with clear skies and good visibility. A previous visit to the Site was undertaken by Tom Lines, Landscape Architect at Boffa Miskell, in October 2024.

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

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

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<sup>7</sup> *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

<sup>8</sup> As recommended in *Te Tangi a te Manu: Landscape Assessment Guidelines*.

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

## 2.0 The Proposal

### 2.1 Description of the Proposal

This report is submitted in support of CDL's Substantive Application (Application) to the Environmental Protection Authority (EPA) to authorise the residential subdivision and development of the Arataki Extension land, located at 86, 108, 122 Arataki Road, Havelock North, Hawkes Bay (Site).

The proposal, which is also referred to as the 'Arataki Project', will provide for the residential subdivision of the Site to enable the development of 171 detached dwellings to contribute additional housing capacity to Havelock North and the Hawkes Bay region. The development will be supported by a local road network, pedestrian accessways, and required infrastructure. A planning design framework is proposed to facilitate residential built form development on the future lots.

The Arataki Project will comprise two phases of development. The first phase will realise the residential subdivision of the land and will be delivered by CDL. The residential subdivision and bulk earthworks phase will create 171 residential lots (average lot size 450m<sup>2</sup>), along with a drainage reserve to vest, a series of roads, accessways and JOALs<sup>9</sup>, bulk earthworks landform modification, infrastructure and stormwater provision, buffer planting and external boundary fencing.

The second phase of development will deliver the residential built form in accordance with the planning design framework established for the site. This phase of development will be delivered by CDL's build partners and will involve house construction on individual lots and include vehicle access, parking, landscaping and fencing.

The Assessment of Environmental Effects (AEE) prepared by Woods to support the substantive application under the FTAA provides a full description of the proposal. With respect to matters relating to landscape effects, the following aspects of the proposal are set out in further detail.

### 2.2 Key Design aspects of the Proposal

Overall, the purpose of the proposed Concept Plan is to facilitate a neighbourhood design and open space framework that supports a mix of property sizes and housing typologies. The Proposal will bookend Havelock North's rural/urban boundary east across Arataki Road. The proposed design and housing standards/rules within the Residential Development Framework appended to the substantive application will provide for residential development and construction.

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<sup>9</sup> A definition (acronym) for a privately owned right of way. JOAL therefore means: Jointly owned access lots.

A model and typologies have been developed (refer to the Supporting Graphics in the Urban Design Statement appended to the application) to represent the potential densities that could be established on the Site under the proposed controls.

The concept planning process and the scale and discrete location of the Site allows it to be planned for and developed in a comprehensive way.

The Landscape Concept Report<sup>10</sup> highlights the key landscape objectives and details the type of planting, boundary treatments and different street networks.

### 2.2.1 Landscape Design

It is proposed to establish three principal areas of planting within the subdivision, each retaining different purposes:

- **Buffer Planting:** It is proposed to plant a 5m wide strip of trees and shrubs along the south-eastern boundary of the Site, and a 7m wide planted strip along the southern boundary. This is where the Site abuts the rural zoned land. The buffer planting will essentially form an extension of the strip of land to the north-east of the Site, which is currently occupied by mature eucalyptus trees and owned by council. The proposed buffer planting to the south-east and southern boundaries will support a variety of exotic and indigenous species that will provide a visual softening to the adjacent rural land as well as affording glimpse and partial views out from the eastern boundary to the broader landscape for the residents.
- **Stormwater Planting:** Planting around the stormwater dry basin within the northern part of the Site will feature predominantly low growing native vegetation with some scattered taller native trees and a small number of exotic feature trees.
- **Streetscape and general amenity planting:** This type of planting will typically comprise street trees and areas of shrub planting. The streets typically have grass berms with exotic street trees that have a single clear trunk. Within the development, selected streets have higher amenity and are referred to as 'Green Streets'. These streets have a wider berm, feature low growing, predominantly native planting and clusters of native trees.

The eucalyptus trees located within the council reserve strip are outside of the control of the applicant and fall outside the scope of this application. Should they be removed, it is understood from council consultation that these would be replanted with trees and shrubs.

## 3.0 Existing Environment

### 3.1 Wider Landscape Context

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

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<sup>10</sup> Boffa Miskell Ltd (2025)

The wider Heretaunga Plains covers an area from Waipatiki to the North, Waimarama to the South, Maraekakaho to the west and the Pacific Coast to the East and includes the urban settlements of Havelock North / Hastings and Napier to the north. The fertile soils of the Plains are characterised by orchards, vineyards and croplands, and industry generally based around horticulture.

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

The settlement of Havelock North primarily consists of low density residential and rural-residential housing, with only a relatively small and compact industrial and commercial centre.

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

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

*'There is a strong focus on ensuring the suburb does not expand and spill onto the productive Plains land that bound it.'*<sup>11</sup>

## 3.2 Site and Local Context

The Site comprises a narrow, rectangular tract of generally flat, low-lying, rural land, approximately 11 ha in size and located approximately 2km east of the Havelock North Commercial Centre. This is illustrated on **Figure 3: Site and Visual Appraisal Plan** and via **6 Site Appraisal Photographs**.

The Site is bordered to the west by Arataki Road, to the north by Brookvale Road, to the east by a slender strip of land owned by council containing mature eucalyptus trees and beyond the former Te Mata Mushrooms factory (now closed and operating as the Brookvale Business Hub) as well as the Shaggy Range Dog Daycare Centre, and to the south by an orchard block with the Arataki Honey Visitors Centre beyond. Private access to the Shaggy Range property (104 Arataki Road) is via the Site, dividing it at approximately 190m from the southern boundary.

### 3.2.1 Landform, Landcover and Land use

The topography of the Site is relatively flat with a gentle fall from the southern end of Arataki Road, north towards Brookvale Road. However, there is a significant elevation change along the eastern boundary where the land falls away steeply, the embankment providing a strong boundary to much of the eastern edge of the Site. Existing vegetation, fencelines and built structures within the Site have further demarcated the Site into three parts (Paddocks A, B and C – refer to **Diagram 1**, below). These paddocks, illustrated on **Figure 3: Site and Visual Appraisal Plan** are broadly defined by post and wire fencing, and small areas of vegetation associated with residential dwellings. Paddocks B and C are demarcated by the entranceway to 104 Arataki Road (Shaggy Range), which is demarcated by post and wire fencing and mature trees and a short mature hedge.

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<sup>11</sup> Hasting District Council, Plan Change 5, 8.2 Havelock North Residential Environment, 8.2.1 Introduction.

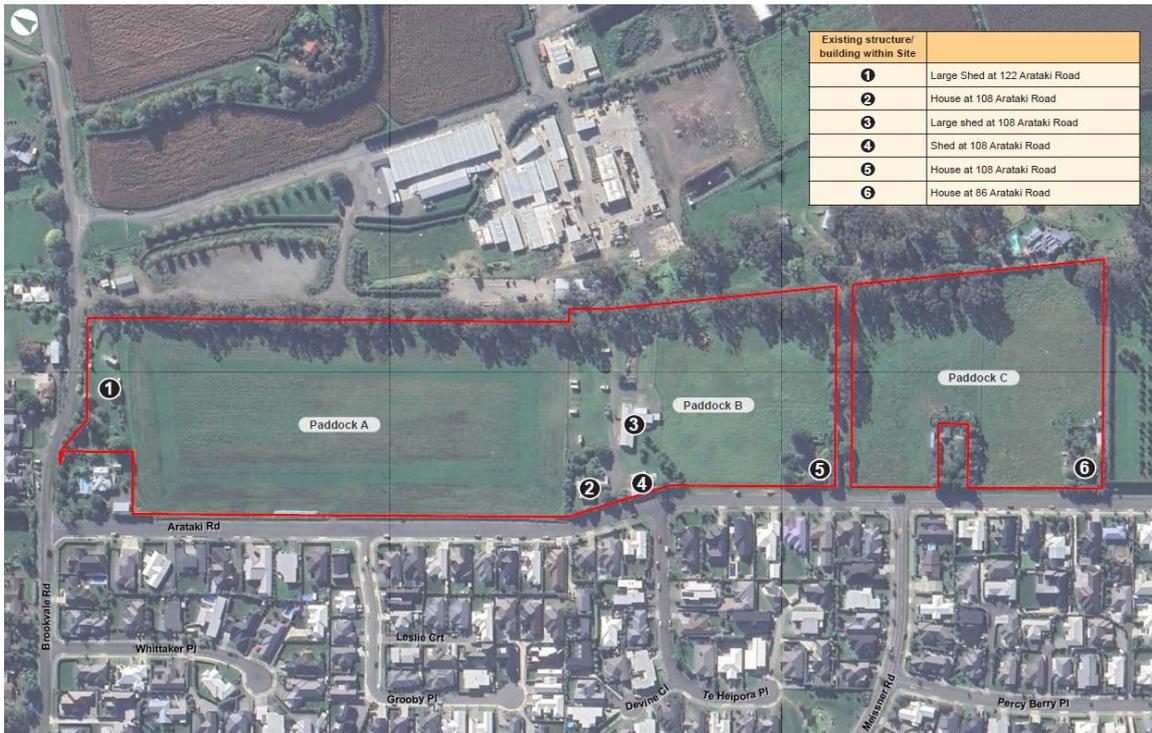


Diagram 1: The Site and the location of the three paddocks and site features.

The Site is currently largely in pasture grasslands, used for agricultural purposes, however there is evidence of former crops being present, including turnips. There are a small number of existing dwellings and associated outbuildings also associated with the Site, although these are mainly located sporadically along Arataki Road across Paddocks A, B and C, as demonstrated in **Site Appraisal Photographs A to F**. There are three former dwellings (two associated with 108 Arataki Road and one associated with 86 Arataki Road) and two large sheds. There are also areas of hardstanding present with some disused vehicles (including a bus) also present within Paddock 2. The vegetation that is present is primarily located along the northern and eastern perimeter boundaries of the Site and occasionally along internal boundaries and fence lines associated with the gardens and comprising mature ornamental plantings close to dwellings within the Site. Representative photographs are illustrated on **Site Appraisal Photographs D to F**.

The most distinctive vegetative feature is the relatively continuous strip of mature Eucalyptus trees along the eastern boundary and embankment, as illustrated by **Site Appraisal Photographs A, B and F**. While the mature eucalyptus trees adjacent to Paddock A are contained within the HDC council-owned strip, further south, these eucalyptus trees extend into the Site.

This strip of mature trees forms both a visual and physical buffer to the Brookvale Business Hub property, further east. The private access to 104 Arataki Road is also lined with mature tree species.

There are no wetlands or streams within the Site and terrestrial habitats have been assessed as having low indigenous biodiversity values<sup>12</sup>.

<sup>12</sup> Boffa Miskell (2025) Ecology Report.

The Land Use Capability (LUC) map categorizes the Site as LUC Class 3, lower than much of the surrounding alluvial plains which are categorised as Classes 1 and 2.

### 3.2.2 Landscape Character

The Site has a settled rural character with attributes relating to openness and mature perimeter vegetation as well as domestic-scale garden plantings.

Land immediately to the west of the Site comprises the existing residential neighbourhood of Arataki, characterised by curved roads and cul-de-sacs with predominantly single storey, detached dwellings and rear lot development<sup>13</sup>. The interface between this residential zone and the rurally zoned Site is currently open, with views available from Arataki Street and adjacent residences, across the open paddocks and between internal trees and shrubs to the eucalypts on the far boundary.

To the north, immediately across Brookvale Road from the Site, are rural zoned lots, with a mixed character: from a few well-spaced two storey houses on larger lots with vegetated perimeters and a more rural character, to a small, higher density cluster with a suburban residential character. This area is part of the wider 'Brookvale Road' area identified in the District Plan as having greenfield development capacity.

Immediately east of the Site at the Brookvale Road end is a narrow strip of sloping HDC owned land in grass and eucalyptus trees. Beyond this and also east of the Site is further rural zoned land, characterised by a large grouping of rural industrial buildings and carparking associated with the former mushroom factory.

Land immediately to the south is currently an orchard block and forms the northern edge of the Te Mata Special Character Area, a character predominantly associated with viticulture and low-density rural lifestyle development. This zone also contains an Outstanding Natural Feature and Landscape Area - Te Mata Peak and a Significant Amenity Character Area (foothills of Te Mata Peak).

### 3.2.3 Landscape Values

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

The area retains a degree of rural character and provides a level of amenity, despite its reasonably modified nature. Predominantly exotic vegetation is noted along the council-owned strip adjacent to the north-eastern boundary of the Site, and these trees provide a level of amenity and rural aesthetic, although this is considered reasonably low, due to their mature habit. Other rural values lie in the openness of the Site and its association with the edge of the built-up part of Havelock and the broader, cultivated rural land.

From a mana whenua perspective, the broader plains were the common domain for all hapu although specific areas were the preserve of specific hapu or rangatira. Approximately 90% of all food collected was from Heretaunga waterways or bodies in the form of fish, waterfowl, kaimoana and so on<sup>14</sup>. Furthermore, Te Mata Park is part of the land associated with the ancestor Te Rehunga of Ngāti Ngarengare, a sub-tribe of Ngāti Kahungunu. The Park has a

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<sup>13</sup> It is noted that 153 Arataki Road is two storey.

<sup>14</sup> Heretaunga Plains Urban Development Strategy (2017), page ii.

rich human history spanning several centuries. The upper parts of the Park in particular have a strong cultural importance to Māori.<sup>15</sup>

### 3.3 Visual Catchment

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

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

As a result, a series of Site Context Photographs (**Site Context Photographs 1-10**) were taken from publicly accessible areas where views (or potential views) towards the Site could be determined. These photographs are contained within the accompanying Graphic Supplement and their locations are outlined on **Figure 1: Landscape Context Plan** and **Figure 3: Site and Visual Appraisal Plan**, as well as locally below. Broadly, the Site is well contained and contains limited visibility in the broader landscape, largely due to the flat topography nature of the Site and intervening vegetation and built forms. It is only from selective elevated views, at distance, that the Site is partially visible.

As part of the visibility assessment, all adjacent residential properties have been considered and are listed within **Appendix 2**. In total, 44 properties have been identified, including those along Arataki Road (Houses 9-44 and Houses 1, 2 and 3) and those on Brookvale Road (Houses 4-8).

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<sup>15</sup> [www.tematapark.co.nz](http://www.tematapark.co.nz).



Diagram 2: Location of Site Context Photographs 1, 2 and 3.

**Site Context Photograph 1** is taken at the intersection of Arataki Road and Brookvale Road, looking towards the Site and Paddock A to the northwest of the Site. This vantage point demonstrates that existing mature vegetation and trees, associated with House 3 (160 Arataki Road) effectively screen views towards the majority of the Site. Houses 6 – 9 which overlook this part of the Site are retain truncated or glimpsed views towards to the Site (and Paddock A), largely due to the screening provided by the mature vegetation.

Moving east along Brookvale Road, **Site Context Photograph 2** demonstrates a view towards the northeastern corner of the Site. From this vantage point, the Site is largely screened by a slight topographical difference, along with the existing mature vegetation that is associated with the small linear council-owned land that forms the eastern boundary of the Site. Other scrubby vegetation on the road embankment/ cutting also assists to partially screen the Site.

**Site Context Photograph 3** demonstrates a view on north Arataki Road, where partial views towards the Site and Paddock A are available due to some screening provided by existing vegetation at associated with House 3 (160 Arataki Road). The existing shed within Paddock B is visible from this vantage point. Immediately south of this viewpoint, views into the Site become more open, due to the open nature of the western boundary of this part of the Site.

The relatively open nature of the western boundary of the Site continues along Arataki Road, where the majority of houses facing Arataki Road (and the Site) receive relatively open views. At points where roads extend off of Arataki Road, such as Grooby Place and Te Heipora Place, longer, more channelised views towards specific paddocks on the Site are gained.



Diagram 3: Location of Site Context Photographs 4 and 5.

This is illustrated with reference to **Site Context Photograph 4** which is taken at the intersection with Meissner Road, where open views towards Paddock C are obtained. Views towards the wider Site are truncated by existing vegetation associated with House 1 (96 Arataki Road), and along private access road to House 2 (104 Arataki Road) which forms the northern boundary of Paddock C. The mature eucalyptus trees forming the Site's eastern boundary are clearly visible.

Further south, and beyond the immediate vicinity of the Site, **Site Context Photograph 5** illustrates a view from the intersection of Arataki Road and Albany Road. Albany Road leads to the Arataki Honey factory and Visitor Centre. From this vantage point, some 180m to the south of the Site, views are truncated due to intervening vegetation.

In terms of middle-distance views, the Site is broadly difficult to see, due to the relatively flat topography of the local area and intervening vegetation truncating views.

From Brookvale Road, some 130 metres northeast of the Site looking in a south-westerly direction, the Site is largely screened by intervening vegetation, notably that vegetation associated with the council-owned land to the south-east of the Site, as illustrated in **Site Context Photograph 6**. The existing shed within the Site (and Paddock A) is just within visibility.



Diagram 4: Location of Site Context Photographs 6, 7 and 8.

**Site Context Photograph 7** demonstrates a view further east along on Brookvale Road, some 590 metres northeast of the Site. As is evident in the view, intervening vegetation screens views into the Site. Only the tops of the mature existing vegetation associated with the adjacent council-owned land adjacent to the eastern boundary of the Site is visible from this vantage point, as are some mature eucalyptus trees along the Site's south-eastern boundary.

Further northeast, **Site Context Photograph 8** illustrates a longer-distance view from a location on Te Mata Mangateretere Road, approximately 1 kilometre to the east of the Site. In this view, the Site is largely screened by intervening vegetation, however the adjacent property, House 2 (104 Arataki Road) is just visible through the vegetation.

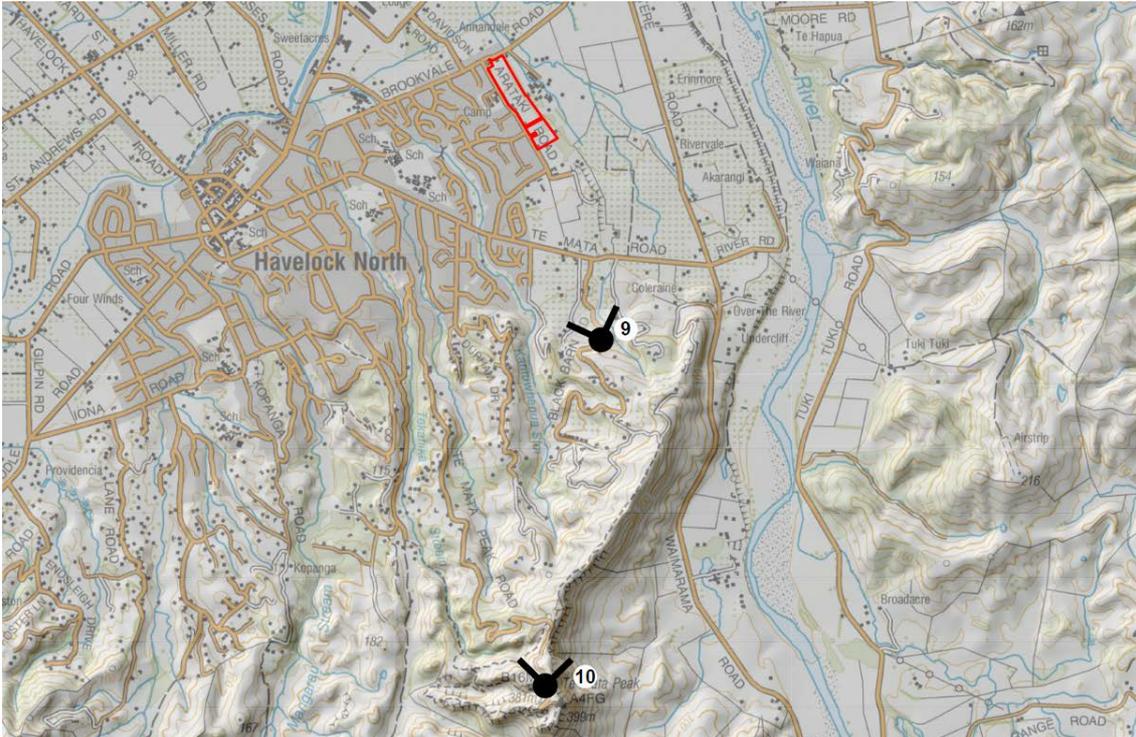


Diagram 5: Location of Site Context Photographs 9 and 10.

**Site Context Photograph 9** represents a view from the foothills of Te Mata Peak. This slightly elevated vantage point is taken from a location on Black Barn Road, some 1.5 kilometres to the south of the Site. In these views, the Site is broadly screened by intervening vegetation in the wider landscape and if the Site is seen, it would be the tops of the mature eucalyptus trees associated with the south-eastern boundary of the Site.

In terms of longer distance views, the principal vantagepoint is from Te Mata Peak, some 4.1 kilometres south of the Site. Here, panoramic views of almost the entire Site and the Heretaunga Plains are clearly visible. This iconic vantagepoint encompasses views as far as Napier and the Ruahine Range. The Site forms a very small component of this panoramic view as illustrated on **Site Context Photograph 10**.

In summary, and due to the largely flat topography of Havelock North, available views towards the Site are largely limited to the Site’s immediate surrounding houses and roads. These views are identified as either open, partial, glimpsed and often truncated due to existing vegetation and built structures curtailing views. Views towards the Site are primarily from Arataki Road and those houses located to the immediate vicinity of the Site.

## 4.0 Relevant Statutory Provisions

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

## 4.1 Fast Track Approvals Act

The Arataki project is identified as a listed Project under Schedule 2 of the Fast Track Approvals Act. This includes requirements to assess applications under the Resource Management Act under Schedule 5 as set out below.

## 4.2 Resource Management Act

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

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

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

The Site is not contained within the coastal environment, or within wetlands, and lakes and rivers and their margins, therefore Section 6(a) is not applicable to this project. Further, the Site is also not subject to an Outstanding Natural Landscape or an Outstanding Natural Feature within the HDP, so Section 6(b) is also not applicable. Based on this, there are no 'matters of national importance' concerning natural character or landscape on the Site. Remaining relevant RMA considerations are therefore focussed to:

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

## 4.3 Hastings District Plan

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

Within the HDP, the Site is currently zoned Plains Production. The Site borders the existing urban residential boundary to the west and a future Greenfield Capacity area to the north. The Site has previously been identified as an area for 'Future Urban Development' within the HPUDS.

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

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

The narrow parcel of land to the northeast of the Site (and council-owned) containing mature eucalyptus trees is also zoned Plains Production.

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

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

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

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

#### 4.3.1 Heretaunga Plains Urban Development Strategy (HPUDS)

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

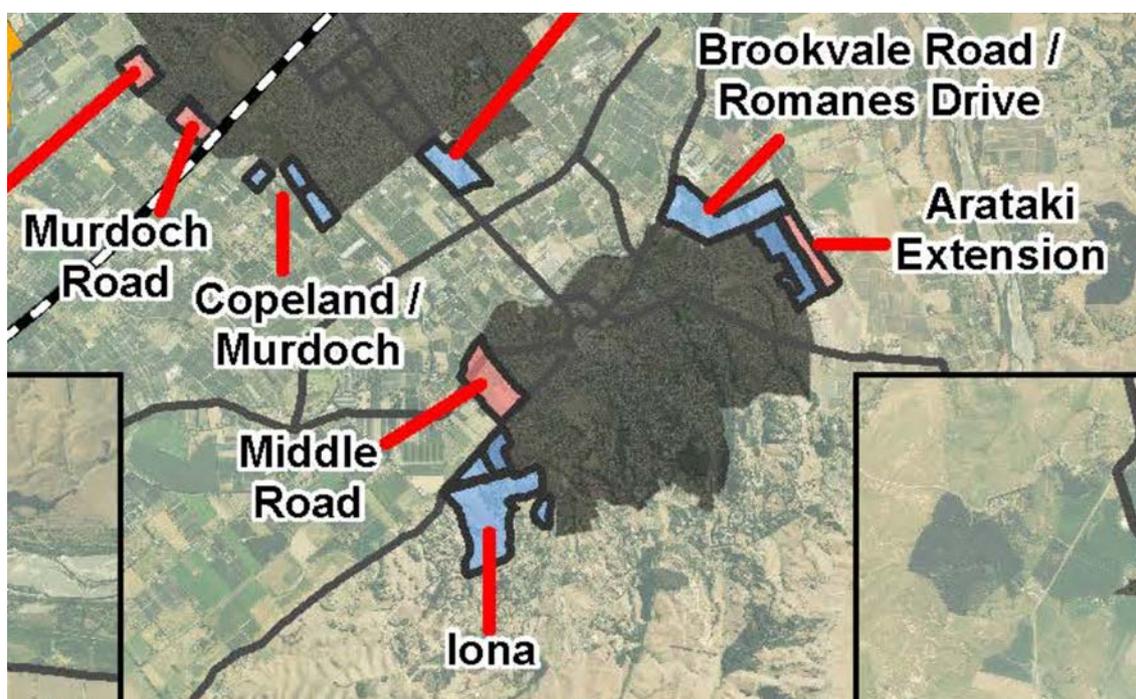


Diagram 6: Excerpt of the HPUDS, Map 3 page 24 of the HPUDS – 2017 report

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

HPUDS mapping identifies Industrial and Residential Growth Areas and Reserve Residential Growth Areas. The Site has been identified as the latter (refer to **Figure 1** above). 'Reserve areas' were included in response to 2016 HPUDS Review findings where issues were identified with some of the greenfield growth areas: the Reserve Growth Areas 'will act as replacements

for those, and may also be advanced if there is a rapid and significant change in growth demand, or retirement village needs cannot reasonably be met within the preferred greenfields areas.’<sup>16</sup>

Within Chapter 2.1.6 ‘Replacement Greenfield Growth Areas’ and in response specifically to progressing the Arataki extension: ‘The independent evaluation as part of the 2016 HPUDS review process, confirmed the replacement of Arataki Extension with Brookvale as appropriate, having regard to the growth area selection criteria in HPUDS. As a result, Brookvale has been added to the Heretaunga Plains Settlement Pattern as a Greenfield Growth Area, and Arataki Extension has been removed’<sup>17</sup>.

‘The Arataki Extension has been placed on the reserve list should the mushroom farm odour reverse sensitivity issue preventing its delivery in the short to medium term be resolved’<sup>18</sup>.

The Strategy is based on a preferred settlement pattern of ‘compact design’<sup>19</sup> for the Heretaunga Plains. In particular, this recognises the community’s preference to maintain the versatile land of the Heretaunga Plains for production purposes. The direction for growth through to 2045 relies on Napier and Hastings having defined growth areas and urban limits, with a need to balance increased intensification and higher densities close to the commercial nodes and higher amenity areas in the districts, against the provision of lifestyle choice. Defined growth areas are a key element of the settlement pattern. They are more efficient and cost effective from an infrastructure and servicing point of view, and ensure land use and infrastructure can be co-ordinated, development well planned, and growth on the versatile land of the Heretaunga Plains avoided as much as possible<sup>20</sup>.

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

- a) An average yield of 15 lots or dwellings per hectare in each greenfield growth area developed post 31 December 2015;
- b) An average yield of 20 lots or dwellings per hectare within each intensification development area<sup>21</sup>.

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

*Heretaunga Plains Urban Development Strategy – 2017 a) Arataki Extension (with the intention that this area may be reintroduced (e.g. as part of any HPUDS Review process in the future) as a greenfield growth area ahead of other growth areas, should the odour and reverse sensitivity issues due to proximity of the mushroom farming operations, be overcome)*<sup>22</sup>.

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<sup>16</sup> HPUDS, page 2 (footnote 3).

<sup>17</sup> HPUDS, page 18, Section 2.1.6

<sup>18</sup> HPUDS, page 18, Section 2.1.6.

<sup>19</sup> Three growth scenarios were considered in the initial consultation on the Strategy in 2009, these were: the then current approach (no change), consolidation with growth off the plains, and compact development.

<sup>20</sup> HPUDS, page 1.

<sup>21</sup> HPUDS, page 2.

<sup>22</sup> HPUDS, pages 4-5.

### 4.3.2 Future Development Strategy

Hastings District Council, Napier City Council, Hawke's Bay Regional Council and iwi Post-Settlement Groups (Maungaharuru Tangitū Trust, Mana Ahuriri Trust and Tamatea Pōkai Whenua), with input from residents, interest groups and industry, have jointly developed the draft Hastings and Napier Future Development Strategy<sup>23</sup> (FDS). The FDS will guide the location of urban, industrial and commercial development in the two districts over the next 30 years. The FDS replaces the Hastings and Napier's long-standing Heretaunga Urban Development Strategy prepared by the councils in 2010 and updated in 2017.

The FDS is in a Recommended Version, following the Independent Hearings Panel recommendations, dated May 2025.

Within this document, the Site is proposed to be a New Residential Greenfield Development Area (HN2b). This is considered a short to medium term<sup>24</sup> greenfield development site (i.e. 11-30 years).

The key elements of the HPUDS settlement pattern identified within the strategy are:

- Providing for an increase in households within a smaller land footprint.
- Ensuring that there are incentives to provide more intensive forms of housing.
- Providing housing choices in both Napier and Hastings to maintain a balanced market.
- Providing housing locations that make efficient use of servicing and transport infrastructure.

## 5.0 Assessment of Effects

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

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

The assessment of potential effects is based on a combination of the landscape's values and visibility together with the nature and scale of the development proposed. The landscape and

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<sup>23</sup> As is required under the National Policy Statement on Urban Development.

<sup>24</sup> Short term is defined as within the next three years, medium term as between 3 and 10 years, and long term as between 10 and 30 years, NHFDS 2025-2054 page 31 (footnote 3).

visual effects have been determined using a seven-point scale ranging from very low to very high as set out in **Appendix 1** of the assessment methodology.

Specific consideration of the proposal will be focussed on:

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

## 5.1 Landscape Effects

### 5.1.1 Physical Effects

The Site is predominately used for agricultural purposes and is reasonably flat. Preparing the land for residential development will result in modification of the Site's existing contours. Limited earthworks will be required across the Site<sup>25</sup> to establish the road and stormwater network, including new retention basins and to level the land for future building platforms (approximate total cut volumes will be approximately 35,400m<sup>3</sup> and total fill is approximately 16,400m<sup>3</sup>, meaning approximately 19,000m<sup>3</sup> will be removed from Site) which will subtly change the Sites' topography. No existing noted topographical features (including the terrace slopes along the eastern boundary of the Site) will be affected

The nature of proposed earthworks will result in very little vegetation within the Site being retained. While it is unclear around the future of the eucalyptus trees within the council -owned strip to the east, they are not identified as notable and there is no vegetation identified as significant in terms of ecological value. Considerable replacement tree and shrub planting is proposed in the Landscape Concept Report where a mix of both indigenous and native species are proposed to be used which will complement species already present in the local area.

The proposed earthworks required to implement the Plan Change will initially/temporarily create **Low** adverse landscape effects. Overall, the agricultural use of the Site on the urban-rural fringe has led to a context of human modification, reducing the biophysical values and naturalness of the rurally zoned site such that the proposed physical effects are considered to be low. Provided the planting recommendations from the Indicative Concept plan and Planting Strategy are implemented, physical effects on the landscape will be positive.

Planting of public open spaces, stormwater reserves or other areas within the site will provide an opportunity for improving ecological values. We suggest that these opportunities should reflect their urban and wider rural context and seek to enhance general ecosystem functions as well as indigenous biodiversity, for example increasing habitat complexity and structure and diversity of resources particularly for birds such as feeding, roosting and nesting habitats.

### 5.1.2 Landscape Character Effects

Landscape character is derived from the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It reflects particular combinations of geology,

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<sup>25</sup> Refer to Cut & Fill Plan (Drawing No: P24-244-00-1200-EW) prepared by Woods.

landform, soils, vegetation, land use and features of human settlement. It creates the unique sense of place defining different areas of the landscape.

The future conversion of the Site from a rural land use to an urban form of development will lead to a complete change in the character of the landscape at the Site and one that is recognised in the Hawkes Bay Regional Policy Statement and the Draft FDS, however currently not enabled through the underlying zoning by the District Plan. Built form will replace a relatively open semi-rural series of paddocks. However, the Site is located adjacent to an existing area of residential development, on a similar elevation, where the proposed built forms, up to two storeys in height on the Site, will essentially echo the vernacular of what is currently present. Further, the Site retains a natural eastern boundary definition, where it forms the edge of a natural terrace and is defined by a small council-owned strip of land contained by mature trees. It is these features which assist define the Site as appropriate from the landscape character perspective, where it is physically associated more with the adjacent residential development, than the broader rural area to the east. A defining shelterbelt along the Site's southern boundary also assists to clearly define an edge to the olive plantation immediately south.

Design measures will be incorporated to ensure that those proposed houses that will front Arataki Road will comprise the same or similar built form standards to ensure a similar built outcome to what is currently present to the west of Arataki Road. Whilst the character of Arataki Road will change, the change is consistent to the style of development which is already present<sup>26</sup>.

New street trees and paving details will provide a higher level of residential amenity, building on the existing level of amenity provided by the residential development to the west of the Site<sup>27</sup>.

Within the Site, a range of lots sizes will present a more varied built typology, along with laneways and squares to improve legibility and connectivity. However, those fronting Arataki Road will be largely similar to the existing residential style. New footpaths and street trees will provide a high level of amenity to the area, akin to broadly what is evident within the adjacent residential area.

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<sup>26</sup> Also refer to the Urban Acumen Report and Residential Development Framework..

<sup>27</sup> Refer to the Boffa Miskell Landscape Concept Report.



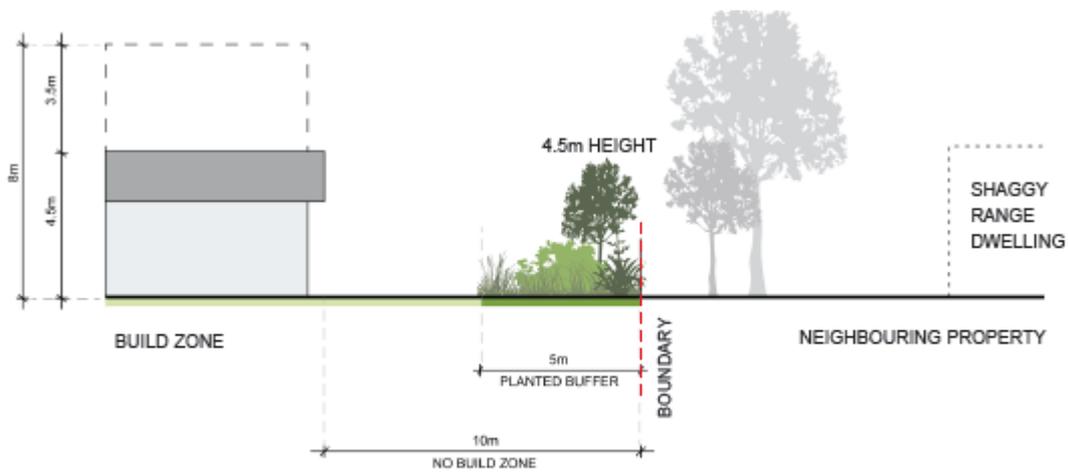
- **Lot Type 1:** applies to the majority of sites in the development. Site sizes are sized 400m<sup>2</sup> and above, and away from the Arataki Road and rural residential interface. Lot Type 1 is required to comply with Section 6.2.
- **Lot Type 2:** applies to a small number of sites located internally within the development. These sites are sized below 400m<sup>2</sup> and situated in areas where a more compact built form can be appropriately integrated into the development. Lot Type 2 is required to comply with Section 6.3.

Diagram 7: Excerpt of the different lot typologies.

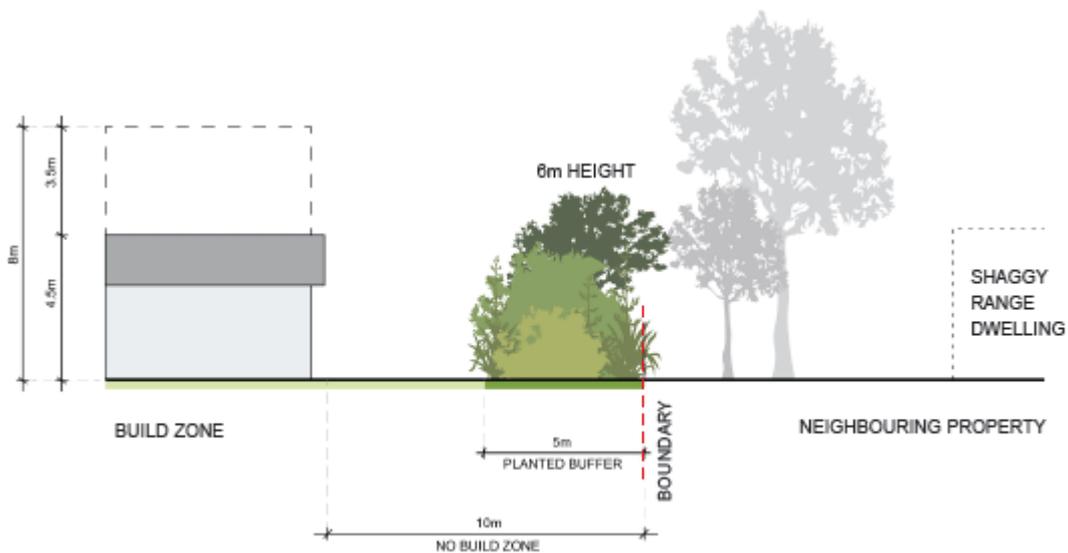
The sensitivity of the Site to land use change of the nature proposed is considered to be low given it is not identified as an ONL or ONF and contains no features that are character defining when compared to the wider context. The Site is reflective to the landscape around it and would be contiguous with an established residential area.

An important aspect of the development will be its edges and boundary treatment, especially to the surrounding rural areas to the east and south of the Site. The existing mature eucalyptus trees within the council-owned land to the east of Paddock A do not form part of this Application, as they are not within the Site.

To the east of Paddocks B and C, there is an opportunity to replace the existing eucalyptus trees that are contained within the Site and to replace these with a 5 metre-wide planting strip that will encompass a range of exotic and native vegetation, including trees. This new buffer planting along the eastern boundary will provide a soft edge to this part of the Site, provide a level of screening to House 2 (104 Arataki Road) and to also provide opportunities for residents to obtain views over the plains to the east.



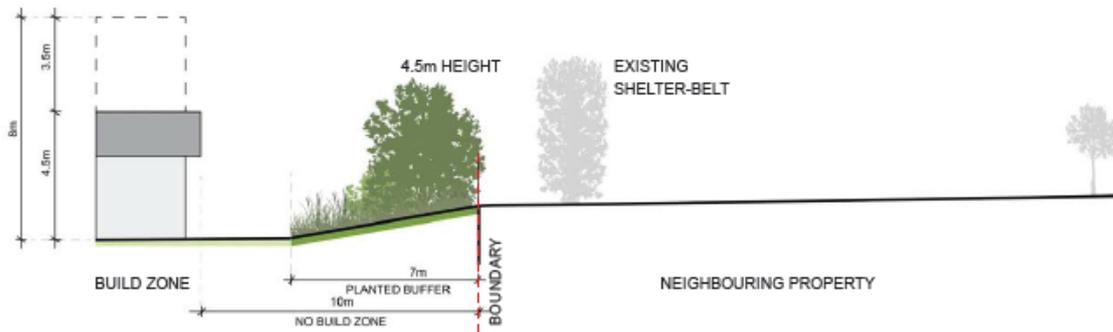
**SECTION 3 (2-YEARS GROWTH)**



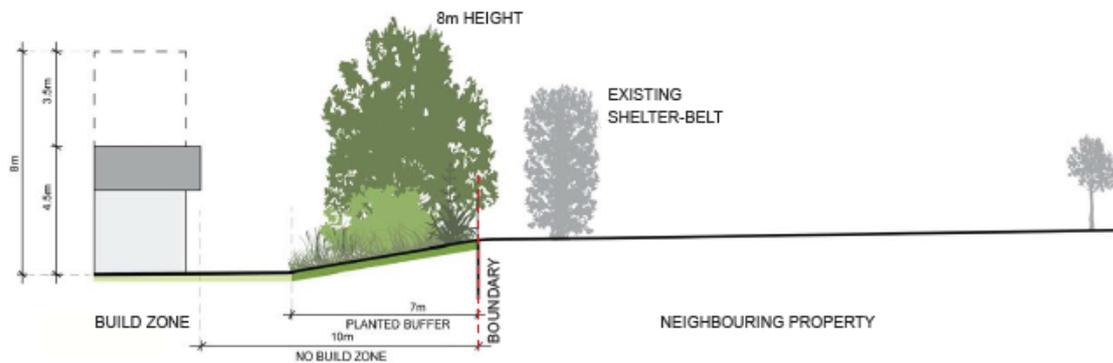
**SECTION 3 (10-YEARS GROWTH)**

Diagram 8: Cross section between the Site and House 2 (104 Arataki Road)

The southern boundary would have a greater number of trees to enable more of a green edge to the proposed housing and the olive grove beyond, reinforced further with a solid fence.



**BOUNDARY INTERFACE C - SECTION 4 (2-YEARS GROWTH)**



**BOUNDARY INTERFACE C - SECTION 4 (10-YEARS GROWTH)**

*Diagram 9: Cross section between the Site and the land to the south*

Fencing to the east will be permeable enabling views to be obtained through the fencing and for vegetation (especially along the landscape buffer part of the Site) to also be seen, therefore softening this sensitive edge.

A grass stormwater pond is proposed within the northern part of the Site, which will act as a drainage area. Whilst the area will be predominantly grass, there will be an opportunity to plant trees and some shrubs around this area to enable a higher level of amenity to be appreciated by the residents. Walkways and access to the stormwater area will be provided from Arataki Road as well as internally within the Site.

While introducing a slight increase in density, the scale of this Proposal is well distributed on the Site, including in responding to the character of the different boundaries. To the west, the size of the lots are similar to those on the other side of Arataki Road and within the east and south (as the Site abuts the residential area), there are lots of similar sizes where additional controls including a landscaping strip and a no-build area will assist in managing this interface. Smaller lots are contained within the centre of the Site. Lot sizes across the Site vary but average 450m<sup>2</sup>.

Based on this, adverse landscape character effects are considered to be **Low-Moderate**.

## 5.2 Visual Effects

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

viewer and the proposal, the nature and complexity of the intervening landscape and the nature of the view. Te Tangi a te Manu states:

*'Visual effects are effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects'.<sup>28</sup>*

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

- Existing tree removal and associated earthworks.
- The development of a residential subdivision involving up to 171 lots, including new roads, footpaths and planting areas.

### 5.2.1 Public vantage points

Public viewpoints towards the Site are reasonably limited and associated with roads within proximity to the Site, including Arataki Road and Brookvale Road. Middle and longer distance views are also available from selected locations, including from sections of Te Mata Mangateretere Road as well as from Te Mata peak.

Local views towards the proposed subdivision will be greatest from a large section of Arataki Road, where open views towards the Site are obtained, as illustrated on **Site Context Photographs 3 and 4**. In these views, the character of the streetscape will change, to one where residential development will be appreciated on both sides of the road for approximately 500m, rather than just on one side. Rural characteristics will essentially be removed and the road will appear more urban and residential in context, where driveways, side roads and houses will occupy paddocks. Arataki Road will also appear less open than what is currently experienced, however with development restrictions echoing the existing residential character and form, setback distances and height of buildings will ensure that there is a level of urban consistency to the streetscape. New street trees will be planted, and design controls around fencing will enable purchasers of the individual lots accessed from Arataki Road to retain a similar form of development to what is currently present.

So, whilst there will be a change in views experienced from a broadly 500m length of Arataki Road, the character and style of the development will be broadly similar to what is existing on the western side of the road. Based on this, it is considered that the adverse visual effects, whilst different, will be **Low**. Within the southern part of Arataki Road, beyond the Site, rural characteristics resume, albeit that they are currently defined by a large evergreen clipped shelterbelt. Adverse visual effects in this part of the road, before the bend to the west, are considered to be **Very Low**.

**Site Context Photograph 1**, at the junction of Arataki Road and Brookvale Road demonstrates that House 3 (160 Arataki Road) and its associated vegetation and built forms on the property will effectively screen the majority of the new subdivision from this vantagepoint. The view up Arataki Road will change to a more urbanised road, however this junction will essentially retain the majority of its characteristics. Further eastwards along Brookvale Road, the road descends slightly, where views into the Site become somewhat truncated. Within this section of the Site, a stormwater pond and new trees will become established. There will be, over time, removal undertaken to the adjacent mature eucalyptus trees within the adjacent council strip, however these will be replaced by new trees.

In terms of local views from Brookvale Road, it is assessed that whilst there will be a change on Site, visually these changes will not significantly change the character currently experienced

<sup>28</sup> Te Tangi a te Manu; Landscape Assessment Guidelines (July 2022); paragraph 6.25.

along this road corridor. Based on this, the level of adverse visual effects is considered to be **very low**.

Further east along Brookvale Road, around **Site Context Photographs 6 and 7**, the Site becomes difficult to see. The tops of the large eucalyptus trees are evident as is small glimpses through intervening vegetation. As stated above, it is understood that over time, removal of the adjacent mature eucalyptus trees within the adjacent council-owned strip will occur, however these will be replaced by new trees (noting that this does not form part of this Application). There may be occasional glimpses of new houses through existing gaps in vegetation, however this is already the case for other houses within the landscape. A five-metre planted landscape strip, comprising a mix of trees and shrubs will be planted along the southern section of the eastern boundary, coupled with the retention of the council-owned strip to the northern part of the Site. These, with building setback requirements and internal additional planting, will ensure that any residential development will appear integrated into the landscape. As a result, adverse visual effects from between a 130 and a 600 metre stretch of Brookvale Road is considered to be **Very Low**.

In terms of views towards the Site from the east, the nearest public vantage point is from stretches of Te Mata Mangateretere Road, as illustrated on **Site Context Photograph 8**, approximately 1k away. In these views, the Site forms part of the broader landscape. There will be glimpses of the residential development as it fronts the eastern part of the Site, and this will become most evident in the early first few years of the development, before the boundary vegetation is sufficiently mature to effectively visually soften the development. The development will be seen in context to existing development already present in the landscape, including House 2 (104 Arataki Road), the industrial buildings associated with the site to the immediate east of the Site and the housing development on the lower toe slopes of Te Mata Peak. As a result, adverse visual effects from a short section of Te Mata Mangateretere Road is considered to be **Very Low**.

Further south, there are numerous roads that extend into the foothills of Te Mata Peak, including Black Barn Road. As illustrated in **Site Context Photograph 9**, trying to observe the Site from these roads is difficult, due to intervening vegetation, buildings and the nature of the topography. It is possible that a number of private driveways and residencies within this rural-residential area would experience views towards the Site and would result effectively an enlargement of roofs visible. Any views would be seen in the context of the existing urban edge of Havelock North in this location. As a result, visual effects from these foothills are considered to be **Very Low** and, in most cases, **Neutral**.

From the panoramic vantagepoint of Te Mata Peak (refer to **Site Context Photograph 10**), the Site is just visible as a small green area adjacent to the eastern built-up area of Havelock North. The entire Heretaunga Plains are visible. Views also encompass Napier and the Ruahine Range. The Site forms a very small component of this panoramic view and any change from this vantagepoint would be **Neutral** as the Site would essentially be an extension to the urban form of Havelock North.

### 5.2.2 Private vantage points

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

As expected, the majority of views received towards the Site are from those existing residences fronting onto Arataki Road. Many of these properties receive a mix of glimpsed and partial views towards the Site. Due to the relatively level topography and direct and slightly oblique views received from these houses, no one property will view the entire Site, rather the views will be contained to parts of the proposed subdivision.

Many of the houses on Arataki Road have a large garage which occupies part of each property's road frontage. Often there is only a single window from the house that fronts the street, with the majority of the main living orientated to the western side of the property and away from Arataki Road. There are also a number of properties that have an open boundary to Arataki Road, (i.e. no fences or trees) and therefore receive a slightly more open view to the Site.

In terms of those houses where visual effects are considered to be greatest, these are limited to three properties. House 1 (96 Arataki Road) is bordered by the Site to the north, east and south and is located off Arataki Road to the southwest. The property contains a single storey dwelling and associated sheds and a number of mature trees. The proposed subdivision will be located immediately next to this property, along three of its boundaries. Some adjacent vegetation immediately adjacent to the property and within the Site will need to be removed, therefore slightly opening up views. As a result, and due to the close proximity of this property to the proposed subdivision, adverse visual effects are assessed as **Moderate** for Year 1, reducing to **Low-Moderate** at Year 10 once vegetation proposed as part of the subdivision matures.

The remaining two property's visual effects at Year 1 are considered to be Low-Moderate, reducing to Low by Year 10. These two properties are House 2 (104 Arataki Road and referred to as Shaggy Range) and House 3 (160 Arataki Road).

House 2 (104 Arataki Road – Shaggy Range) is located to the east of the Site, and accessed from a driveway that essentially divides the Site into two (between Paddocks A and B from Paddock C). The driveway extends from Arataki Road, through the Site and turns south to the immediate east of the Site extending to the house. The house is located immediately adjacent to the southeastern boundary of the Site. Mature trees flank much of this driveway. The upper parts of the house is visible from within the southern part of the Site. As part of the proposal, the mature eucalyptus trees on the Site and aligning part of the Site's eastern boundary will be removed and replaced by sections. A small level change will mean that a slope (1:5 maximum) is required within the sections fronting the southeastern part of the Site. Coupled with this will be a 5-metre-wide landscape strip, comprising a mix of trees and shrubs which will assist to visually soften and mitigate the proposal from the property. Some tree removal along the driveway of the property is also proposed (in consultation with the owner) and replaced with smaller street trees. A solid black 1.8m fence is proposed along the driveway. As a result, and due to the close proximity of this property to the proposed subdivision, adverse visual effects are assessed as **Low-Moderate** for Year 1, reducing to **Low** at Year 10 once vegetation proposed as part of the subdivision matures.

To the south, and abutting the adjacent olive grove, a 7m planted landscape strip is proposed along this southern boundary of the Site, coupled with a further 5m no-build area to ensure a softer interface with surrounding rural land. This boundary would have a greater number of trees to enable more of a green edge to the proposed housing and the olive grove land beyond, reinforced further with a solid fence.

The remaining property where adverse visual effects are considered to be in the **Low-Moderate** range is House 3 (160 Arataki Road). This property is located on the north-western corner of the Site, at the junction of Arataki Road and Brookvale Road. The property contains a two-storey dwelling and associated sheds along with numerous mature trees. It is proposed that the

subdivision extend along Arataki Road, and therefore adjacent to the property's southern boundary. Some vegetation within the Site that is located close to this property will need to be removed, including part of the hedge along Arataki Road, which will partly open up views.

To the immediate east of House 3 will be a stormwater pond and recreation/ amenity area for the subdivision. As a result, and due to the close proximity of this property to the proposed subdivision, adverse visual effects are assessed as **Low-Moderate** for Year 1, reducing to **Low** at Year 10 once vegetation proposed as part of the subdivision and stormwater area matures.

The remaining houses on Arataki Road will receive **Low** visual effects during the first year, reducing to **Very Low** after 10 years. The same has been assessed for those houses on Brookvale Road, with some being considered **Neutral** (i.e. no change). The proposed houses fronting Arataki Road front the street which responds to the residential typology on the opposite side of the road.

### 5.3 Effects in relation to Statutory Provisions

Residential development on the Site is considered appropriate from a landscape perspective due primarily to the contained nature of the Site and its immediate location adjacent to an area of residential development within Havelock North's eastern fringe. The principal change will occur to the character of Arataki Road, where current open paddocks will be replaced with residential activity. However, the proposed residential activity is consistent with the type of existing residential land use activity to the west of Arataki Road. The proposal would essentially form a residential extension to this part of Havelock North.

Despite the underlying zoning being Plains Production under the HDP, the Site has long been considered appropriate as a residential extension to eastern Havelock North. The contained nature of the Site (for example the Site is approximately the same topographic elevation as the adjacent residential area and is located at the edge of a terrace, and retains a strong tree belt along its eastern boundary – which will be replaced and retained) means that the proposal represents a logical extension to the same type of land use to that which is located on the western side of Arataki Road. As a result of the Site being zoned Plains Production, the proposal is considered a non-complying activity.

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

The adjacent land residential area is zoned Havelock North General Residential. Of importance is Objective HNRO1, which identifies that: *'New developments will be of a design, scale, layout and intensity that is consistent and compatible with the existing residential areas of Havelock North'*. Objective HNRO6 states: *'To ensure that intensification of housing in Havelock North is sympathetic to the existing environment in its design and location'*.

#### 5.3.1 Design, scale and layout

In terms of the design, layout and intensity, the proposal will result in essentially an extension of existing residential development to the west of Arataki Road, however there will be some design aspects integrated into the layout of the proposed residential extension to ensure that the proposal appropriately reflects its location adjacent to rural land and retains an individual character whilst being as consistent as possible with the existing residential characteristics in the area.

The majority of the proposed lots, as well as those fronting Arataki Road will adopt similar residential standards as the adjacent Havelock North General Residential Zone to maintain a consistent character along the road. There will be a 5m planted landscape strip along the south-eastern boundary of the Site, a 7m planted landscape strip along the southern boundary of the Site, coupled with a further 5m no-build area to both boundaries to ensure a softer interface with surrounding rural land. The southern boundary would have a greater number of trees to enable more of a green edge to the proposed housing and the olive grove beyond, reinforced further with a solid fence.



Diagram 10: Excerpt of the Landscape Concept. Sketch of the interface between the Site and the southern boundary.

The south-eastern 5m wide buffer planting will comprise predominantly native shrub and tree planting which will assist to partially screening houses, while allowing some views to the broader plains to be obtained. Larger growing native trees that will provide summer shade will be planted to provide summer shade. The existing mature eucalyptus trees on the council-owned strip of land to the north-east of the Site will selectively be removed and be replaced with tree and shrub species that will be more appropriate to a residential area.

As each lot develops, there will be a level of residential diversity (as is already apparent to the west of Arataki Road), where each owner will build a house within the rule framework resulting in a variation of architectural form, height and orientation.

There will be a variety of open spaces, and a designed unity applied to the streetscape character. Each internal street will have trees either side, and some areas of roadside parking. JOALS and smaller shared spaces will be designed to encourage slower vehicle movements and create a high level of amenity.



Diagram 11: Excerpt of the Landscape Concept. Refer to Arataki Fast Track Landscape Concept Report.

From further vantage points, the proposed residential area will be seen as an extension to the existing residential edge of Havelock North. Where views are obtained, these will be glimpsed or partial and will be seen against a context of a residential edge of Havelock North (such as from the vantage point on Te Mata Peak).

### 5.3.2 Intensification and appearance

As noted, it is proposed to create a series of different lot sizes, however reflecting as similarly as possible, those lot sizes and characteristics consistent with the adjacent residential zone along Arataki Road. The Site has reflected its location adjacent to residential zoned land by reflecting those residential characteristics and its location adjacent to rural zoned land by creating a no-build and landscape strip along those interfaces.

As outlined within the Landscape Concept Report, a carefully curated palette of plants, fencing styles and streetscape will ensure that the proposed residential extension will retain a high level of amenity and be seen as a logical extension to Havelock North whilst being sympathetic to the Site's location and adjacent context.

## 6.0 Recommendations

### 6.1 Response to Landscape Principles

Throughout the design of the proposed housing extension, landscape principles have played an important part. This has resulted in:

- An appropriate landscape treatment to interfacing rural land, where a 5m and 7m planted strips, coupled with a further 5m no-build area, will ensure that there is a softer edge to the Site's eastern and southern boundaries where rural land continues, which assists to integrate the development into the Site and reduce potentially greater visual effects.
- A series of different vegetation styles to ensure that the proposal is well integrated into the local area through careful selection of species. These different vegetation styles

include the buffer planting to the eastern and southern boundaries, the planting associated with the stormwater amenity area and the internal amenity planting associated with the streets, including the appearance of Arataki Road.

- That a maximum of two storeys of houses are proposed, to ensure that the residential character appears consistent to that west of Arataki Road, where similar lot sizes, setbacks and fencing treatments (as the front onto Arataki Road) will reinforce those characteristics. Within the Site, a range of different lot sizes will be available, however not lower than 303m<sup>2</sup> with an average of 450m<sup>2</sup>.
- Internal greenways, squares, play areas and open spaces, including the stormwater area will create a green connection through the Site, amplifying residential amenity.

## 6.2 Landscape Management

It is recommended that the following requirements be included as any condition of consents to ensure that the landscaping is appropriately maintained and managed:

- That the final landscape plan is reflective of the landscape concept report prepared by Boffa Miskell dated June 2025 including landscaping requirements for areas of private land (i.e. squares, JOALS, and the 5m and 7m wide landscape buffer planting).
- That a detailed landscape plan including the species and numbers be submitted to Council prior to the implementation of landscaping works and that a confirmation of compliance with the landscaping requirements be provided to Council prior to the issue of a s224(c) certification.
- That a mechanism (such as a consent notice) be implemented that requires the future residents to take responsibility for the maintenance of the approved landscaping including the replacement of diseased/dying plants.

## 7.0 Conclusion

It is proposed as part of the Fast Track consenting to establish a residential extension to the east of Havelock North within a track of land that is well contained. The Site is located next to an existing area of residential development and on an area of agricultural land that is reasonably well contained by existing trees which align the edge of a natural terrace. While the majority of the trees will be removed, those mature eucalyptus trees associated with the council-owned strip to the north-east of the Site will be gradually replaced. Buffer landscape planting and controls around no-build areas will also assist to mitigate landscape effects from the adjacent rural land.

The proposed residential expansion has already been identified as a future urban area, and this proposal represents a carefully considered design outcome to ensure that the proposal is integrated into the immediate context, taking cues from the existing adjacent residential zone and surrounding rural areas. While there will be adverse landscape and visual effects, these are considered to be primarily either low or very low resulting in less than minor effects. Only House 1 (96 Arataki Road) is considered to receive moderate visual effects at Year 1, which will reduce to low-moderate by Year 10 once vegetation proposed as part of the subdivision matures. There are two more properties: House 2 (104 Arataki Road and referred to as Shaggy Range) and

# ARATAKI SUBDIVISION

GRAPHIC SUPPLEMENT

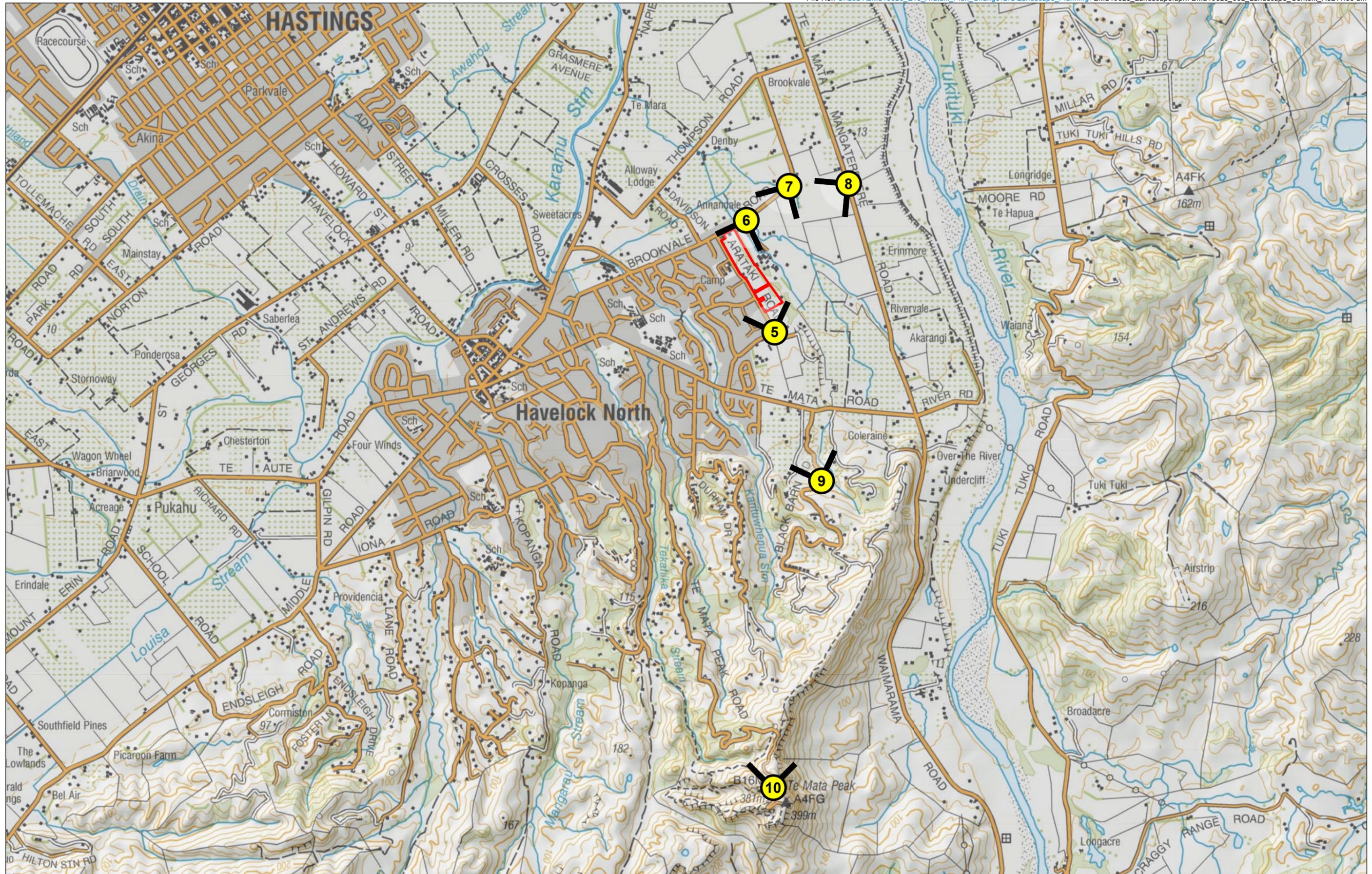
15 JULY 2025

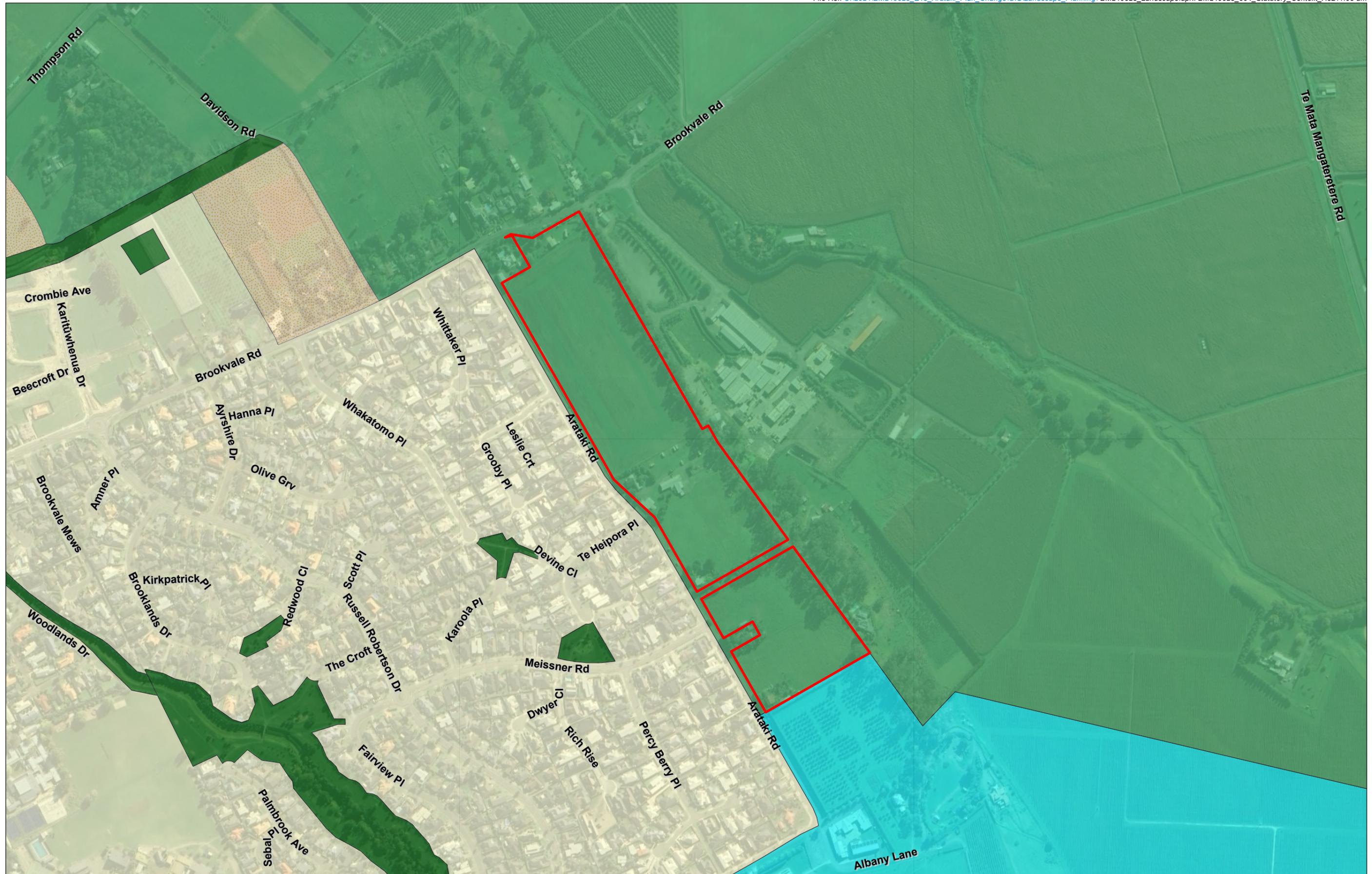




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Existing structure/ building within Site	
①	Large Shed at 122 Arataki Road
②	House at 108 Arataki Road
③	Large shed at 108 Arataki Road
④	Shed at 108 Arataki Road
⑤	House at 108 Arataki Road
⑥	House at 86 Arataki Road





**Site Appraisal Photograph A:** Photograph taken from the northeastern corner of Paddock A, looking in a southerly direction.



**Site Appraisal Photograph B:** Photograph taken from the northwestern corner of Paddock A, looking in a southeasterly direction.



**Site Appraisal Photograph C:** Photograph taken from the southeastern corner of Paddock A, looking in a northwesterly direction.



**Site Appraisal Photograph D:** Photograph taken from southeastern corner of Paddock B, looking in a northwesterly direction.

Existing house at 86 Arataki Road within Paddock C

96 Arataki Road (House 1)

Existing shed at 108 Arataki Road within Paddock B



**Site Appraisal Photograph E:** Photograph taken from a location on the southern boundary of the Site, looking in a westerly direction.

96 Arataki Road (House 1)

Existing shed at 108 Arataki Road within Paddock B

Existing vegetation forming the eastern boundary of the Site

104 Arataki Road (House 2)



**Site Appraisal Photograph F:** Photograph taken from a location on the southern boundary of the Site, looking in a northeasterly direction.



**Site Context Photograph 1:** Photograph taken from the intersection of Arataki Road and Brookvale Road, approximately 60 metres northwest of the Site, looking in a southeasterly direction towards the Site.



**Site Context Photograph 2:** Photograph taken from a location on Brookvale Road, approximately 25 metres northeast of the Site, looking in a southwesterly direction towards the Site.



Site Context Photograph 3: Photograph taken from a location on Arataki Road, approximately 15 metres west of the Site, looking in a southeasterly direction towards the Site.



Site Context Photograph 4: Photograph taken from the intersection of Arataki Road and Meissner Road, approximately 25 metres west of the Site, looking in a northeasterly direction towards the Site.



Site Context Photograph 5: Photograph taken from the intersection of Arataki Road and Albany Lane, approximately 185 metres south of the Site, looking in a northwesterly direction towards the Site.



Site Context Photograph 6: Photograph taken from a location on Brookvale Road, approximately 130 metres northeast of the Site, looking in a southwesterly direction towards the Site.



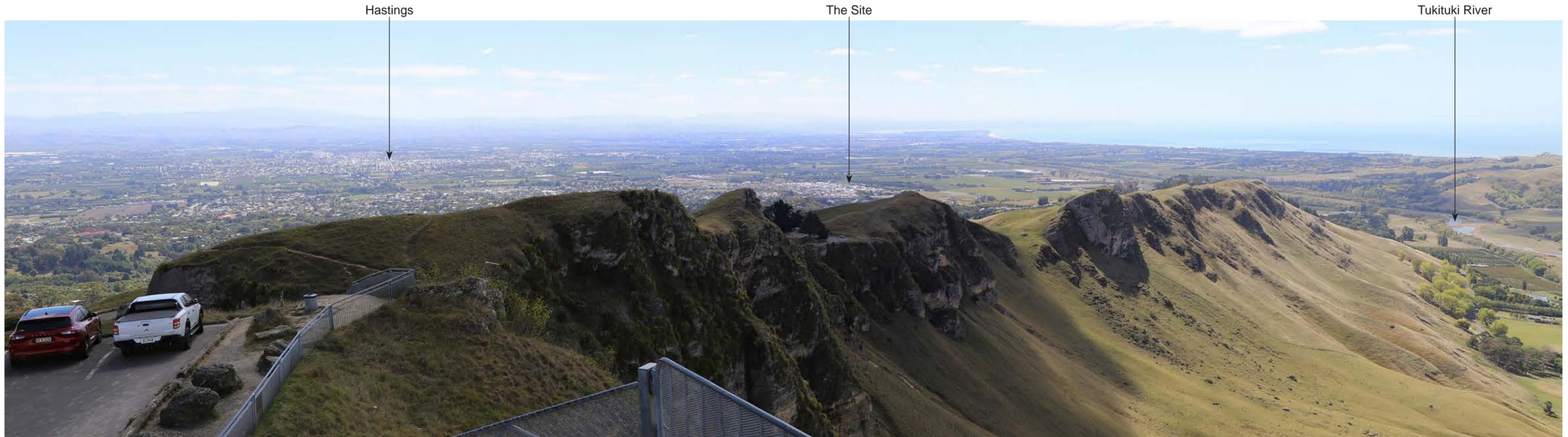
Site Context Photograph 7: Photograph taken from a location on Brookvale Road, approximately 595 metres northeast of the Site, looking in a southwesterly direction towards the Site.



Site Context Photograph 8: Photograph taken from a location on Te Mata Mangateretere Road, approximately 1 kilometre northeast of the Site, looking in a southwesterly direction towards the Site.



Site Context Photograph 9: Photograph taken from a location on Black Barn Road, approximately 1.5 kilometres southeast of the Site, looking in a northwesterly direction towards the Site.



Site Context Photograph 10: Photograph taken from Te Mata Peak, approximately 4.1 kilometres south of the Site, looking in a northerly direction towards the Site.



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09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460

House 3 (160 Arataki Road) where visual effects at Year 1 are considered to be Low-Moderate, reducing to Low by Year 10.

# Appendix 1: Method Statement

## Method Statement

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22 November 2023

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

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

### *The Existing Landscape*

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

***Physical*** –relevant natural and human features and processes;

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

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

### ***Engagement with tāngata whenua***

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

### ***Statutory and Non-Statutory Provisions***

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

### *The Nature of Effect*

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

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

### *The Level of Effect*

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



### *Landscape Effects*

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

### *Visual Effects*

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

### *The Significance of Effects*

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor<sup>29</sup> or if an adverse effect on the environment is no more than minor<sup>30</sup>. For non-complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

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<sup>29</sup> RMA, Section 95E

<sup>30</sup> RMA, Section 95E

This assessment has adopted the following scale applied to relevant RMA circumstances<sup>31</sup> (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant<sup>32</sup>.



<sup>31</sup> Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

<sup>32</sup> The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.



## Appendix 2: Residential Visual Effects Tables

Visual Effects Table from Private Properties					
ID	Address/ description of location of house	Distance <sup>33</sup> & Nature of View	Visual Effect <sup>34</sup>		Notes
			Year 1	Year 10	
1	96 Arataki Road  This property is bordered by the Site to the north, east and south. The property contains a single-storey dwelling and associated sheds.	0m  Glimpsed views towards the Site. Existing views are screened by vegetation curtailing the property.	Moderate	Low-Moderate	Existing vegetation to the within the property partially screens the Site. Some vegetation adjacent to this property will be removed, which will open up views to a small degree.
2	104 Arataki Road (Shaggy Range)  This property is located immediately east of the Site, at a slightly lower elevation. The property contains a two-storey dwelling and associated farm sheds and is accessed off a private driveway flanked by mature trees.	7m  Glimpsed views towards the Site.	Low - Moderate	Low	Existing vegetation within the property assists to screens views towards the Site. With the removal of vegetation along the Site's eastern boundary, this would open up views from this property. Proposed 5m width planting along the southeastern boundary of the Site will further assist to soften views as the vegetation matures from this property.
3	160 Arataki Road  This property is located immediately northwest of the Site. The property contains a two-storey dwelling and associated sheds.	0m  Glimpsed to open views towards the Site.	Low-Moderate	Low	The main living area of this dwelling appears orientated northwest away from the Site. Existing vegetation within the property and built structures including fences and shed to the southeast of the dwelling partially screen the views towards the Site. Vegetation within the Site and adjacent to this property will be removed, therefore potentially opening views. A stormwater pond is located to the east.  Open views of the Site are likely to be obtained from the second storey.

<sup>33</sup> Measurement taken from GIS and is an estimate only. It is measured from the edge of the roofline to the nearest point of the Site boundary.

<sup>34</sup> Based on a seven-point scale: Very Low, Low, Low-Moderate, Moderate, Moderate-High, High and Very High.

Visual Effects Table from Private Properties					
4	163 Brookvale Road  This property is located at a lower elevation to the north of the Site. The property contains a two-storey dwelling and associated outbuildings.	30m  No views to glimpsed views south to southwest towards the Site.	Very Low	Very Low	Existing vegetation to the south associated with the council strip and southwest of the dwelling, coupled with topographical variation largely screens views towards the Site.
5a & 5b	161 Brookvale Road  This property is located to the northwest of the Site. The property contains two single-storey dwellings and associated outbuildings.	20-50m  No views (5b) to partial views (5a) southeast to southwest towards the Site.	Low to Very Low	Very Low	The main living area of the dwellings appear orientated northwest away from the Site. Views towards the Site are partially screened by existing vegetation and built structures within the property. Proposed landscaping/pond area at the northeast corner of the Site will provide further screening to the Site.
6	159 Brookvale Road  This property is located to the northwest of the Site. The property contains a two-storey dwelling and associated outbuildings.	30m  No views to glimpsed views southeast to southwest towards the Site.	Very Low	Very Low	The main living area of this dwelling appears orientated northwest away from the Site. Existing vegetation along Brookvale Road largely screens views towards the Site. Potential glimpsed views available through gaps between vegetation. Proposed landscaping/pond area at the northeast corner of the Site will provide further screening to the Site.
7a & 7b	155 Brookvale Road  This property is located to the northwest of the Site. The property contains two, two-storey dwellings and associated outbuildings.	25-30m  No views to glimpsed views southeast towards the Site.	Very Low	Very Low	The main living of the dwellings appears orientated northeast and northwest away from the Site. Intervening vegetation and built structures screen views of the Site. Potential glimpsed views are available through gaps between vegetation.
8	145 Brookvale Road  This property is located to the northwest of the Site and contains a single-storey dwelling.	90m  No views southeast towards the Site.	Neutral	Neutral	Views towards the Site are screened by intervening vegetation and built structures (houses).
9	159 Arataki Road  This property is located to the northwest of the Site and contains a single-storey dwelling.	35m  Glimpsed oblique views southeast towards the Site.	Very Low	Very Low	Views towards the Site are largely screened by intervening vegetation From House 3 and built structures (fences). Potential glimpsed views will be obtained towards the proposal.

Visual Effects Table from Private Properties					
10	157 Arataki Road This property is located to the west of the Site and contains a single-storey dwelling.	25m Glimpsed oblique views east to southeast towards the Site.	Low	Very Low	Views towards the Site are obtained clearly from the driveway, limited views from the living area. Roadside tree planting and planting within future house sites will assist to reduce visual effects.
11	155 Arataki Road This property is located to the west of the Site and contains a single-storey dwelling.	25m Partial oblique views northeast to southeast towards the Site.	Low	Very Low	The main living area of the dwelling appears orientated northwest away from the Site. Views towards the Site are obtained clearly from the driveway, limited views from the living area. Roadside tree planting and planting within future house sites will assist to reduce visual effects.
12	153 Arataki Road This property is located to the southwest of the Site and contains a two-storey dwelling.	20m Partial views northeast to southeast towards the Site.	Low	Very Low	Views towards the Site are partially screened by intervening vegetation (hedges and trees) and built structures (fences) within property and adjacent neighbouring houses.  More open views are likely to be obtained from the second storey.
13	151 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	25m Limited to no apparent views to towards the Site.	Very Low	Very Low	Views towards the Site are screened by an existing hedge along the property boundary which assists to visually curtail views.
14	149 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	25m Partial views orientated northeast towards the Site.	Low	Very Low	Views towards the Site are partially screened by existing vegetation and built structures (fences and garage) within the property.
15	147 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	25m Partial views northeast to southeast towards the Site.	Low	Very Low	Open frontage to street with young hedge plantings. Views towards the Site are partially screened by adjacent structures (fences and neighbouring houses) and street trees.
16	145 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	25m Glimpsed views northeast to southeast towards the Site.	Low	Very Low	Solid fence to street. Views towards the Site are largely screened by the fences within the property.

<b>Visual Effects Table from Private Properties</b>					
<b>17</b>	143 Arataki Road This corner property is located to the southwest of the Site and contains a single-storey dwelling.	25m Partial views northeast to southeast towards the Site.	Low	Very Low	Views towards the Site are partially screened by the property fence.
<b>18</b>	141 Arataki Road This corner property is located to the southwest of the Site and contains a single-storey dwelling.	25m No views to glimpsed views northeast to southeast towards the Site.	Low	Very Low	Views towards the Site are largely screened by existing vegetation and a solid fence surrounding the property.
<b>19</b>	139 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	20m Partial views northeast to southeast towards the Site.	Low	Very Low	Open boundary with the street. Views towards the Site are partially screened by neighbouring built structures (fences and garage) however clear views are obtained towards part of the Site opposite.
<b>20</b>	137 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	20m Partial views northeast to southeast towards the Site.	Low	Very Low	Open boundary with the street. Views towards the Site are partially screened by neighbouring built structures (fences and garage) however clear views are obtained towards part of the Site opposite.
<b>21</b>	135 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	20m Partial views towards northeast to southeast towards the Site.	Low	Very Low	Views towards the Site are partially screened by part-permeable fence
<b>22</b>	133 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	25m Partial views northeast to southeast towards the Site.	Low	Very Low	Open boundary with the street. Views towards the Site are partially screened by neighbouring built structures (fences and garage) however clear views are obtained towards part of the Site opposite.
<b>23</b>	131 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	25m Partial views northeast to southeast towards the Site.	Low	Very Low	Views towards the Site are partially screened by built structures (fences and garage) within the property.
<b>24</b>	129 Arataki Road This property is located to the southwest of the	25m Glimpsed views northeast to	Low	Very Low	Views towards the Site are largely screened by existing vegetation within the property and built structures (fences and neighbouring houses).

Visual Effects Table from Private Properties					
	Site and contains a single-storey dwelling.	southeast towards the Site.			
25	127 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	20m  No views to glimpsed views northeast to southeast towards the Site.	Low	Very Low	Existing vegetation within the property provides partial screening to towards the Site.
26	123 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Glimpsed to partial views northeast to southeast towards the Site.	Low	Very Low	Existing vegetation within the Site that currently provides screening to the Site will be removed. Views will become more open towards the new subdivision, however new street trees and amenity planting will assist to mitigate effects.
27	121 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	25m  No views to glimpsed views north to southeast towards the Site.	Low	Very Low	Existing vegetation within the Site that currently provides screening to the Site will be removed. Views will become more open towards the new subdivision, however new street trees and amenity planting will assist to mitigate effects
28	119 Arataki Road  This corner property is located to the southwest of the Site and contains a single-storey dwelling.	25m  No views north to southeast towards the Site.	Low	Very Low	Existing vegetation and buildings within the Site that currently provides screening to the Site will be removed. Views will become more open towards the new subdivision, however new street trees and amenity planting will assist to mitigate effects
29	117 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	30m  Partial views north to southeast towards the Site.	Low	Very Low	Existing vegetation and buildings within the Site that currently provides screening to the Site will be removed. Views will become more open towards the new subdivision, however new street trees and amenity planting will assist to mitigate effects
30	115 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	30m  Partial views north to southeast towards the Site.	Low	Very Low	Existing trees on the property assist to curtail views, coupled with existing and new street trees.
31	113 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Partial views north to southeast towards the Site.	Low	Very Low	Open boundary to the road, however only one window to the street, with main living to the rear of the property.

Visual Effects Table from Private Properties					
<b>32</b>	111 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Partial views north to southeast towards the Site.	Low	Very Low	Partially open boundary to the street. Some existing vegetation assists to screen views towards the Site.
<b>33</b>	109 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	20m  Partial views north to southeast towards the Site.	Low	Very Low	Existing vegetation and buildings within the Site that currently provides partial screening to the Site will be removed. Views will become more open towards the new subdivision, however new street trees and amenity planting will assist to mitigate effects
<b>34</b>	107 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Glimpsed views north to southeast towards the Site.	Low	Very Low	Existing vegetation and buildings within the Site that currently provides partial screening to the Site will be removed. Views will become more open towards the new subdivision, however new street trees and amenity planting will assist to mitigate effects.
<b>35</b>	105 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Partial views north to southeast towards the Site.	Low	Very Low	Open boundary to street. Directly opposite to driveway of House 2 (104 Arataki Road). Whilst some existing vegetation will be removed, the view will become more open, however new street trees and amenity planting will assist to mitigate effects.
<b>36</b>	103 Arataki Road  This corner property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Glimpsed views north to southeast towards the Site.	Low	Very Low	Views towards the Site are largely screened by the property's fence.  Potential glimpsed views to the top parts of the subdivision will be available.
<b>37</b>	93 Arataki Road  This corner property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Glimpsed views north to southeast towards the Site.	Low	Very Low	Existing vegetation and a semi permeable fence surrounding this property assists to partly curtail views towards the Site.  The retained house and vegetation associated with House 1 (96 Arataki Road) will continue to curtail views to some degrees to the new subdivision.
<b>38</b>	91 Arataki Road  This property is located to the southwest of the Site and contains a single-storey dwelling.	25m  Glimpsed views northeast towards the Site.	Very Low	Very Low	Semi-open boundary to the street. Existing vegetation along the fenceline will partly assists to partly curtail views towards the Site.

Visual Effects Table from Private Properties					
					The retained house and vegetation associated with House 1 (96 Arataki Road) will continue to curtail views to some degrees to the new subdivision.
39	89 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	20m Glimpsed views northeast towards the Site.	Low	Very Low	Views towards the Site are largely screened by existing vegetation within the property and built structures (fences, street trees and neighbouring houses).
40	87A Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	25m Partial views northeast towards the Site.	Low	Very Low	Open boundary with the street. Views are narrow and contained by adjacent properties. New street trees and amenity planting will assist to mitigate effects
41	87 Arataki Road This property is located to the southwest of the Site and contains a single-storey dwelling.	35m Glimpsed views northeast towards the Site.	Low	Very Low	Views are largely screened by existing vegetation curtailing the dwelling. Potential glimpsed views are available through gaps between vegetation.
42	85 Arataki Road This property is located in proximity to the southwest corner of the Site and contains a single-storey dwelling.	25m Glimpsed views northeast towards the Site.	Low	Very Low	Existing vegetation and buildings within the Site that currently provides screening to the Site will be removed. Views will become more open towards the new subdivision, however new street trees and amenity planting will assist to mitigate effects
43	83 Arataki Road This property is located in proximity to the southwest corner of the Site and contains a single-storey dwelling.	25m Glimpsed views north to northeast towards the Site.	Very Low	Neutral	Existing vegetation and buildings within the Site that currently provides screening to the Site will be removed. Views will become more open (obliquely) towards the new subdivision, then more screened as the planting on the southern boundary matures.
44	81B Arataki Road This property is located in proximity to the southwest corner of the Site and contains a single-storey dwelling.	35m No views to glimpsed views north to northeast towards the Site.	Very Low	Neutral	Existing vegetation and buildings within the Site that currently provides screening to the Site will be removed. Views will become more open (obliquely) towards the new subdivision, then more screened as the planting on the southern boundary matures.



## Appendix 3: Technical Author Experience

### **Technical author: James Bentley, Landscape Architect**

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

James is a registered member (NZ, 2010) of the New Zealand Institute of Landscape Architects (NZILA) as well as an elected chartered member (London, 2002) of the British Landscape Institute (CMLI). James holds a post-graduate diploma (2000) in Landscape Architecture as well as a Bachelor of Arts with Honours Degree in Landscape Architecture (1998) from the Cheltenham and Gloucester College of Higher Education (now the University of Gloucestershire) in the United Kingdom.

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

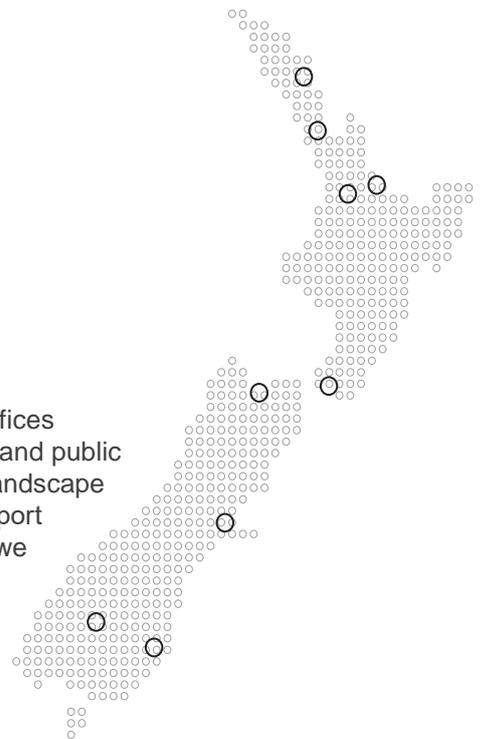
Much of James' work has focused on broad scale landscape and natural character assessments for second generation resource management plans, where he has identified Outstanding Natural Landscapes and Natural Character areas throughout the country. He has continued this through providing advice regarding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

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

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

## Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



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