

Waikanae North

169-171 Peka Peka Road, Waikanae



Landscape & Visual Assessment

local
landscape architecture collective limited.

Prepared for Waikanae North Developments Ltd by Sam Hendrikse (Landscape Architect) on behalf of Local Landscape Architecture Collective Ltd

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1.0 Executive Summary

Waikanae North Developments Limited has engaged Local Landscape Architecture Collective to assess the landscape and visual effects of a proposed residential development in Peka Peka. The proposal is for up to 1,200 residential lots and the associated infrastructure of roads, open spaces and a small commercial centre, on a 139.3572 ha site with a 3.3 ha stormwater easement and is currently zoned *General Rural*. The site contains the northern extent of Ngārara Dunes and numerous wetlands, including the two named wetlands Te Harakeke Swamp and Peka Peka Road Swamp. The proposal seeks to develop the site in a manner that provides a high amenity environment for residents while maintaining and enhancing natural features within the site.

This assessment demonstrates that the proposal is generally in accordance with the outcomes anticipated by the relevant planning provisions and employs mitigation measures where it deviates from statutory allowances. It is sympathetic to, respects and emphasises key landscape features.

The proposal has the greatest effect on the landscape during construction when bulk earthworks will be undertaken, transforming it from a relatively empty rural site to a well-structured and populated suburban development. Once construction is completed and planting is implemented, adverse landscape effects begin to diminish, and positive effects begin to establish. The development proposes a series of measures that further limit adverse effects such as screening planting along external boundaries, controlled building height and colour in visually sensitive areas, and earthworks and stormwater systems that reflect the site's natural character.

Although the proposal presents a high degree of change to the site, it does so in a manner that improves amenity, provides high quality housing, maintains and restores natural character, and provides access for public enjoyment of the site's natural features.

The author of this assessment has read and familiarised themselves with the Environment Court's Code of Conduct for Expert Witnesses as contained within the Environment Court Practice Note 2023. Except where stated, the author confirms that the matters addressed in this assessment are within their area of expertise and that facts known to them that might affect this assessment or the opinions expressed have not been omitted.

2.0 Introduction & Scope of Development

Local Landscape Architecture Collective Limited (Local) has been engaged by Waikanae North Developments Limited (WNDL) to provide a Landscape and Visual Effects Assessment (LVEA) for a proposed residential development in northern Waikanae. The design team is comprised of Local (landscape architects), McIndoe Urban (urban designers) and Landlink (land development, surveyors & civil engineering).

The proposed development is for the subdivision of a 139.3572 hectare rural site with a 3.3 hectare stormwater easement into approximately 1,200 residential allotments (Figure 1). This report assesses the landscape and visual effects of the proposal on the site and surrounding landscape.



Figure 1: Illustrated plan of the proposed development (not to scale).

The site is currently zoned *General Rural*¹ in the Kāpiti Coast District Plan (KCDC DP), is within the Coastal Environment overlay, and *Special Amenity Landscape* (SAL) 19 covers the western side of the site. In addition, three Precinct notations apply to various parts of the site. The land is currently used for pastoral farming.

¹ The initial section of the access from Peka Peka Road and the land on Paetawa Road is zoned *Rural Lifestyle*.

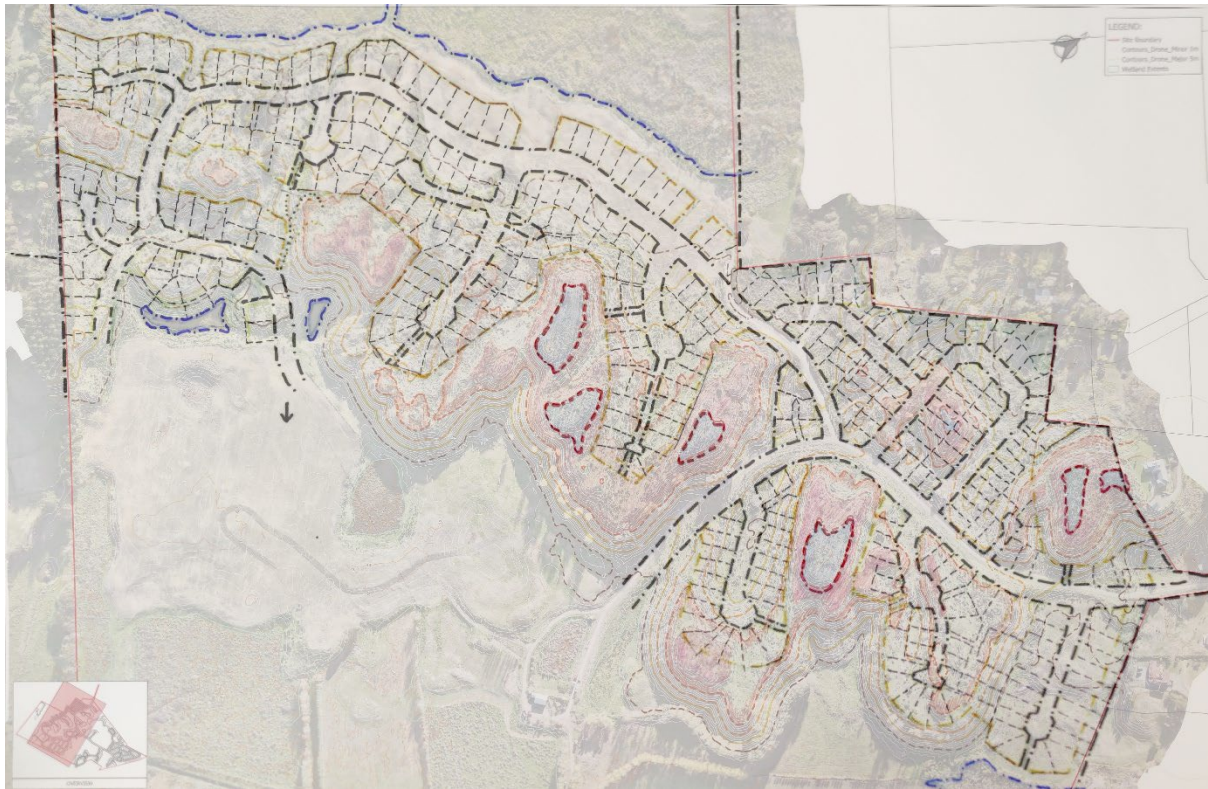


Figure 2: Concept layout prepared by Frank Boffa illustrate the relationship between the most sensitive dune ridgelines and the proposed lot layout (not to scale).

The Waikanae North development has been designed with respect for the dune system that extends across the site. Landscape architect Frank Boffa was engaged to prepare conceptual sketches for the initial stage of the design process that have guided the development layout. This concept ensures that the most sensitive dune peaks (shown red in Figure 2 above) are retained throughout development and that the natural characteristics of Ngārara dunes are maintained.

3.0 Methodology

This assessment follows the concepts and principles of *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*. These guidelines provide a seven-point universal scale to rate qualitative assessments using neutral terms to avoid confusing magnitude with qualitative aspects. This assessment uses this rating scale and equates a low or low-moderate rating with the RMA term 'minor' and low or very low as 'less than minor' (Figure 3).

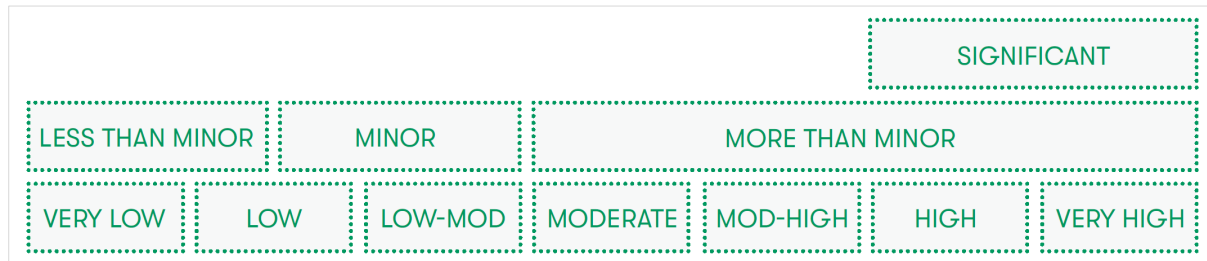


Figure 3: *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* seven-point universal scale at the bottom with equivalent RMA rating shown above.

The assessment process began with a desk-top study into the project background, statutory framework and landscape context. With an understanding of the proposal and the surrounding landscape, a digital mapping exercise was then undertaken to estimate the visual catchment and identify viewpoints where the proposal might be visible.

A site visit was conducted on 19th May 2025 between 10:30-15:00 to analyse the landscape and confirm the potential visual catchment and viewing audiences by looking outward from within the site. The weather was varied with sporadic, light rain in the morning and low cloud in the afternoon. Due to previously poor weather, a follow-up site visit was conducted on 18th June 2025 during fine weather to take photographs from the previously identified potential viewpoints using a Canon 90D digital camera with a Canon EF 50 mm lens (refer 9.22 *Public Viewpoints* and Appendix B: *Viewpoint Photographs*). Drone photos were taken on 2nd December 2025 to illustrate the boundary conditions and have been included in section 12.0 *Drone Photographs*.

An assessment of the potential landscape and visual effects of the proposed development was undertaken using various maps, photographs from within and beyond the site, and a 3D digital model of the proposal. Mitigation measures have been recommended to align the proposal with landscape values and statutory objectives.

Documents referred to in this assessment include:

- Scheme plan by LandLink 17th December 2025
- Waikanae North Masterplan Design Report by McIndoe Urban and Local Collective
- Kāpiti Coast District Plan 2021
- Kāpiti Coast Natural Character Evaluation: Natural Character of the Kāpiti Coast Coastal Environment 2024
- Restoration Planting on the Coast from Hawera to Paekākāriki: A Guide to the Foxton Ecological District
- *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*
- Appendix A: Landscape Context Maps
- Appendix B: Viewpoints Map, Viewing Audience Map & Viewpoint Photographs
- Appendix C: Mitigation Measures Plan

4.0 Project Description

The proposed development of 169-171 Peka Peka Road comprises the subdivision of a 139.3572 hectare rural site with a 3.3 ha stormwater easement into approximately 1,200 residential allotments with the associated infrastructure of roads, parks & open spaces, and a small commercial centre (Figure 1).

The development proposes two access points into the site, a primary access via the existing right-of-way off Peka Peka Road and a secondary access servicing nine lots from Paetawa Road, with a road layout that has been designed to facilitate future connections to adjoining sites and the wider road network. A primary collector road extends from the primary access point through to the southern edge of the site with secondary collectors branching off connecting to local roads.

The majority of the residential subdivision has been designed to accommodate single, stand-alone residential dwellings. These are to be developed in accordance with the standards of the *General Residential Zone*, which provides for a building height of up to 11 metres. The proposal also includes medium density areas developed in line with the proposed typologies and building heights up to 14 metres in line with *General Residential* standards.

Building height and colour has been restricted at the rural interface and on elevated dune lots to assist with integrating the residential development into the rural environment. Selected lots along external boundaries and within the dunes are proposed to be limited to a building height of 8 metres, as per the *General Rural Zone* standards, while buildings on the most elevated lots on the dunes are proposed to be limited to heights of 4.5 metres that restricts dwellings to a single storey. All height restricted lots are also subject to a proposed restriction in building colour and must use cladding materials with a Light Reflectance Value (LRV) of 30% or less. Other development controls include a comprehensive landscape plan, rural-style boundary treatment, and sensitively designed earthworks and stormwater systems that respect, reflect and enhance the site's natural character².

Development of the site will greatly increase the quantum and extent of residential development that would otherwise be possible under the District Plan. However, the iterative, multi-disciplinary design process has sought to achieve landscape and ecological outcomes, high amenity streets and public spaces, and specific development controls to ensure that the development occurs in a manner that is compatible with the receiving landscape and addresses the objectives set by Kāpiti Coast District Council (KCDC).

² Earthworks have been designed to avoid the highest dune ridges and stormwater systems are designed to use natural elements such as wetlands, basins and swales.

5.0 Landscape Context

5.1 Wider Landscape – Kāpiti Coast

Kāpiti Coast is an extensive coastal landscape aligned approximately north-south along the west coast of the lower North Island (Figure 4). Kāpiti Island is a defining geological feature of seaward (western) views while the Tararua Ranges form the backdrop of views to the east. The expansive beaches that line the coast have undulating sand dunes that, despite a history of modification for access and development, remain a prominent feature. These dunes, that also offer a protective function, have allowed for human occupation up to the beach edge, resulting in the large, residential settlements of Raumati Beach, Paraparaumu Beach and Waikanae Beach. Residential land use predominates areas closest to the beach while agricultural sites tend to be further inland due to the unsuitably sandy soils near the beach.



Figure 4: Wide landscape context map (not to scale, refer to appendix for scaled map).

5.2 Local Context – Waikanae & Peka Peka

The site is on the boundary between Waikanae and Peka Peka. Waikanae is located directly east of Kāpiti Island and is approximately central within the Kāpiti Coast region (Figure 5). Unlike Waikanae Beach, which has direct access to the beach and is predominately residential, Waikanae's seaward boundary is approximately 500 metres inland and has an even mix of rural and residential land use. Peka Peka is north of Waikanae and has a much smaller land area and population.



Figure 5: Local landscape context map (not to scale, refer to appendix for scaled map).

Waikanae is intersected by SH1 which severs a small, portion of low-density settlement in the northwest from the rest of Waikanae to the south. The site is located within this smaller portion of land northwest of SH1 where development density is comparatively low and natural features such as dunes, fields and wetlands are dominant over man-made structures.

Views to Kāpiti Island are limited to beachfront and elevated sites due to intervening dunes while the Tararua Ranges are visible throughout much of Waikanae and Peka Peka.

SAL19 Ngārara Dunes is the only *Special Amenity Landscape* in Waikanae and it is extensive, spanning 4.5 km from Waikanae Park in the south up to Peka Peka Road and the western edge of the site in the north (Figure 5). *Schedule 5 – Special Amenity Landscapes*³ describes the Ngārara Dunes as a sequence of dune ridges and intervening wetlands and dune lakelets with picturesque, undulating topography and a moderate-high degree of natural character.

³ Schedule 5 – Special Amenity Landscapes, Kāpiti Coast District Council Operative District Plan 2021.

5.3 Site Context

The site comprises the entirety of 169-171 Peka Peka Road, Waikanae with an area of 139.3572 hectares with a 3.3 ha stormwater easement (Figure 6). The site is located approximately 3.5 km north of Waikanae town centre and approximately 500 m south of Peka Peka, straddling the cadastral boundary between Waikanae and Peka Peka. The site is bound by SH1 to the southeast but is otherwise surrounded by rural-residential properties that contribute to the contained nature of the site with dense boundary vegetation.

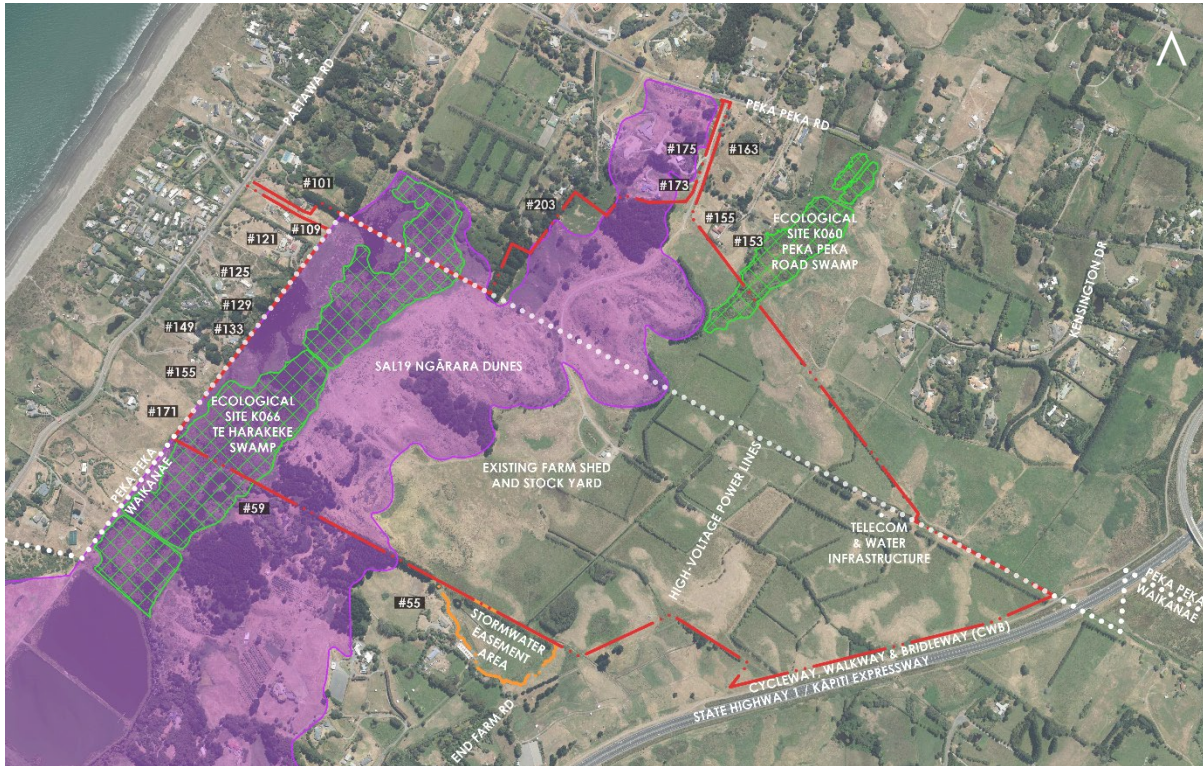


Figure 6: Site context map showing ecological areas, Special Amenity Landscape, and neighbouring properties.

Topography across the site is varied and changes from swamp and dunes near the sea, to flats further inland. The northwest portion of the site contains most of Te Harakeke Swamp (ecological site K066) which abuts the Ngārara Dunes (Figure 6). These dunes reach heights of up to 37 m above sea level and span across the site from north to south. The remaining (southeast) portion of the site is relatively flat land that has been intersected by post & wire fencing and large-scale shelterbelt planting to enable agricultural grazing.



Figure 7: Site photo from the southern boundary.

Vegetation, like topography, varies further from the sea. Te Harakeke Swamp displays little evidence of modification and has high natural character as an expanse of native wetland vegetation. The dunes, however, have very little native vegetation cover after being cleared of exotic forestry and consists of mixed exotic shrubland, rank grassland and scattered exotic trees. As the site flattens out further from the sea, the landcover becomes predominately pasture intersected by mature poplar, macrocarpa and willow shelterbelts.

Two named wetlands have been identified within the site, the northern part of Te Harakeke Swamp (Figure 8) and southern part of Peka Peka Road Swamp (ecological site K060). While Te Harakeke Swamp occupies 7.7% of total site area (10.74 ha), Peka Peka Road Swamp (Figure 11) only covers 0.5% (0.71 ha) of the northern part of the site. *Schedule 1 – Ecological Sites*⁴ describes Peka Peka Road Swamp as a moderately sized (4.4 ha) wetland with a small area of open water with flaxland, rushland and coprosma scrub associations. By comparison, Te Harakeke Swamp is described as the second largest area (65.26 ha) of flaxland and reedland in the Kāpiti Coast District that is an important representation of habitat formerly common in the district. There are numerous constructed drainage channels that intersect the site that will be retired and replaced with a comprehensive stormwater management system that includes the realignment of Paetawa Stream.



Figure 8: View from top of the dunes across Te Harakeke Swamp towards Kāpiti Island.

The site is largely devoid of structures and currently contains a farm shed with an associated stock yard that is accessed via a 1.1 km driveway, the first 200 m of which is shared with neighbouring properties #173 & #175 Peka Peka Road (Figure 9). Throughout the site is a matrix of post & wire fences to contain grazing stock and water troughs in most paddocks. There are five power pylons within the site that support high-voltage transmission lines running in a roughly north-south direction across the site. There is also telecommunication infrastructure and water bore infrastructure within the site, and access will be maintained throughout, including once the development is completed.

⁴ Schedule 1 – Ecological Sites, Kāpiti Coast Operative District Plan 2021.



Figure 9: Site photo showing dunes and driveway on the left and open pasture and Tararua Ranges on the right.

Adjoining residential properties include:

- North: #153, #155, #163, #173, #175, & #203 Peka Peka Road.
- West: #101, #109, #121, #129, #133, #149, #155 & #171 Paetawa Road.
- South: #55 & #59 End Farm Road.

Refer to Figure 6 and Figure 30 for the location of these properties in relation to the site.

5.4 Landscape Values

The site is zoned *General Rural* and is subject to several overlays within the KCDC Operative District Plan 2021 including the *Coastal Environment* overlay, *Special Amenity Landscape* (SAL19), two *Ecological Sites* (K060 & K066) and three *Precincts* (PREC19 Ngārara Eco Hamlet, PREC48 Rural Dunes & PREC61 Waikanae North Eco Hamlet). There are no *Outstanding Natural Features* or *Outstanding Natural Landscape* overlays applied to the site, nor areas of high or outstanding natural character. The site is located within a rural area and has rural character, so is deemed to have rural landscape amenity values relating to:

- The undulating dunes that occupy the western side of the site and are prominent in views within and from beyond the site. These dunes evoke a sense of enclosure when experienced from lower elevations and enable long-range views from the upper peaks.
- The flat pastureland that covers the eastern side of the site. This area has a typical rural character, being relatively flat and intersected by long, linear drainage channels, established shelterbelt plantings, some sandy dunes and post & wire fencing delineating paddocks.
- The wetlands within the site, particularly Te Harakeke Swamp, which is large and close to the dunes. This open wetland offers natural amenity value to adjoining properties to the west, connects to a wider network of wetlands, and provides for local iwi, underpinning their identity and rights as mana whenua. A large, unnamed wetland central to the site will be enhanced as part of the development and contribute significantly to the natural value of the site.
- Vegetation comprised of native species within the wetlands and rows of mature exotic trees that follow fence lines and define paddocks. The juxtaposition of these two vegetation types is limited by the dunes that separate the eastern and western parts of the site.
- Views westward across the ocean to Kāpiti Island and views eastward of the Tararua Ranges.

6.0 Site Analysis

A thorough site analysis has been undertaken and is published within Section 2 of the Waikanae North Masterplan Design Report.

7.0 Statutory Framework & Planning Provisions

The proposal has been assessed against the relevant aspects of the following statutory documents that are considered pertinent to landscape values, natural character and visual matters:

- Resource Management Act 1991
- New Zealand Coastal Policy Statement 2010
- National Policy Statement on Urban Development 2020
- Wellington Regional Policy Statement 2013
- Wellington Natural Resources Plan 2023
- Kāpiti Coast District Plan 2021

For the purposes of this assessment, these provisions seek to ensure that the landscape effects of the proposal are appropriately considered and, as relevant, are avoided or suitably mitigated. The purpose of reviewing the provisions is to help frame the landscape assessment, it is not to undertake a planning assessment of the proposal against the provisions.

7.1 Resource Management Act 1991

The Resource Management Act (RMA) is the highest order document. Part 2 of the RMA outlines its purpose and principles. The provisions considered relevant to landscape and visual effects are:

- Section 6(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.*
- Section 6(c): *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
- Section 7(c): *the maintenance and enhancement of amenity values.*
- Section 7(f): *maintenance and enhancement of the quality of the environment.*

The site is within the mapped coastal environment and expresses strong coastal character on its western edge with its dunes and wetlands, which will be protected from inappropriate development with no modification to Te Harakeke Swamp, limited works affecting Peka Peka Road Swamp, and limited modification of the most prominent dune ridges. Two areas of significant indigenous vegetation have been identified, Te Harakeke Swamp and Peka Peka Road Swamp, the former of which is also a significant habitat for indigenous fauna. Both of these ecological sites will have buffers to protect them from the ingress of exotic species. The proposal results in a reduction in rural amenity values but, over time, enhances natural amenity with restoration planting in reserves and amenity planting in public spaces and private gardens. The proposed development enhances the quality of the environment by restoring land degraded by agriculture to a more natural and biodiverse state.

7.2 New Zealand Coastal Policy Statement 2010

The site is located entirely within the coastal environment, as mapped by the District Plan. It is noted that the District Plan maps the coastal environment as extending some 4 km inland past the application site and incorporating all of the existing urban Waikanae Area. As such, the following objectives and policies of the New Zealand Coastal Policy Statement (NZCPS) are relevant to the landscape considerations for the site:

Objective 1: To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems including marine and intertidal areas, estuaries, dunes and land, by:

- *maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;*
- *protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and*
- *maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.*

Objective 2: To preserve the natural character of the coastal environment and protect natural features and landscape values through:

- *recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;*
- *identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and*
- *encouraging restoration of the coastal environment.*

Objective 4: To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:

- *recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;*
- *maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and*
- *recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.*

Objective 6: To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development recognising that:

- *the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;*
- *some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;*
- *functionally some uses and developments can only be located on the coast or in the coastal marine area;*
- *the coastal environment contains renewable energy resources of significant value;*

- the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;
- the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;
- the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and
- historic heritage in the coastal environment is extensive but not fully known, and
- vulnerable to loss or damage from inappropriate subdivision, use, and development.

Policy 1: Extent and characteristics of the coastal environment

1. Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.
2. Recognise that the coastal environment includes:
 - a. the coastal marine area;
 - b. islands within the coastal marine area;
 - c. areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;
 - d. areas at risk from coastal hazards;
 - e. coastal vegetation and the habitat of indigenous coastal species including migratory birds;
 - f. elements and features that contribute to the natural character, landscape, visual qualities or amenity values;
 - g. items of cultural and historic heritage in the coastal marine area or on the coast;
 - h. inter-related coastal marine and terrestrial systems, including the intertidal zone; and
 - i. physical resources and built facilities, including infrastructure, that have modified the coastal environment.

Policy 3: Precautionary approach

- a. Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.
- b. In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:
 - a. avoidable social and economic loss and harm to communities does not occur;
 - b. natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and
 - c. the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.

Policy 6: Activities in the coastal environment

1. In relation to the coastal environment:
 - a. recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;

- b. consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;
- c. encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;
- d. recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;
- e. consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;
- f. consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;
- g. take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;
- h. consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;
- i. set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and
- j. where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.

2. Additionally, in relation to the coastal marine area:

- a. recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;
- b. recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;
- c. recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;
- d. recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and
- e. promote the efficient use of occupied space, including by:
 - i. requiring that structures be made available for public or multiple use wherever reasonable and practicable;
 - ii. requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and
 - iii. considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.

Policy 11: Indigenous biological diversity (biodiversity)

To protect indigenous biological diversity in the coastal environment:

- a. avoid adverse effects of activities on:

- i. indigenous taxa that are listed as threatened⁵ or at risk in the New Zealand Threat Classification System lists;
 - ii. taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;
 - iii. indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;
 - iv. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;
 - v. areas containing nationally significant examples of indigenous community types; and
 - vi. areas set aside for full or partial protection of indigenous biological diversity under other legislation; and
- b. avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:
 - i. areas of predominantly indigenous vegetation in the coastal environment;
 - ii. habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;
 - iii. indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;
 - iv. habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;
 - v. habitats, including areas and routes, important to migratory species; and
 - vi. ecological corridors, and areas important for linking or maintaining biological values identified under this policy.

Policy 13: Preservation of natural character

1. To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:
 - a. avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and
 - b. avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;

including by:

 - c. assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and
 - d. ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.
2. Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:
 - a. natural elements, processes and patterns;
 - b. biophysical, ecological, geological and geomorphological aspects;

- c. natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
- d. the natural movement of water and sediment;
- e. the natural darkness of the night sky;
- f. places or areas that are wild or scenic;
- g. a range of natural character from pristine to modified; and
- h. experiential attributes, including the sounds and smell of the sea; and their context or setting.

Policy 14: Restoration of natural character

Promote restoration or rehabilitation of the natural character of the coastal environment, including by:

- a. identifying areas and opportunities for restoration or rehabilitation;
- b. providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;
- c. where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:
 - i. restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or
 - ii. encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or
 - iii. creating or enhancing habitat for indigenous species; or
 - iv. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or
 - v. restoring and protecting riparian and intertidal margins; or
 - vi. reducing or eliminating discharges of contaminants; or
 - vii. removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or
 - viii. restoring cultural landscape features; or
 - ix. redesign of structures that interfere with ecosystem processes; or
 - x. decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.

Policy 15: Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- a. avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
 - b. avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;
- including by:

- c. identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:
 - i. natural science factors, including geological, topographical, ecological and dynamic components;
 - ii. the presence of water including in seas, lakes, rivers and streams;
 - iii. legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes;
 - iv. aesthetic values including memorability and naturalness;
 - v. vegetation (native and exotic);
 - vi. transient values, including presence of wildlife or other values at certain times of the day or year;
 - vii. whether the values are shared and recognised;
 - viii. cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;
 - ix. historical and heritage associations; and
 - x. wild or scenic values;
- d. ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and
- e. including the objectives, policies and rules required by (d) in plans.

Policy 18: Public open space

Recognise the need for public open space within and adjacent to the coastal marine area, for public use and appreciation including active and passive recreation, and provide for such public open space, including by:

- a. ensuring that the location and treatment of public open space is compatible with the natural character, natural features and landscapes, and amenity values of the coastal environment;
- b. taking account of future need for public open space within and adjacent to the coastal marine area, including in and close to cities, towns and other settlements;
- c. maintaining and enhancing walking access linkages between public open space areas in the coastal environment;
- d. considering the likely impact of coastal processes and climate change so as not to compromise the ability of future generations to have access to public open space; and
- e. recognising the important role that esplanade reserves and strips can have in contributing to meeting public open space needs.

Policy 19: Walking access

- 1. Recognise the public expectation of and need for walking access to and along the coast that is practical, free of charge and safe for pedestrian use.
- 2. Maintain and enhance public walking access to, along and adjacent to the coastal marine area, including by:
 - a. identifying how information on where the public have walking access will be made publicly available;
 - b. avoiding, remedying or mitigating any loss of public walking access resulting from subdivision, use, or development; and
 - c. identifying opportunities to enhance or restore public walking access, for example where:

- i. connections between existing public areas can be provided; or
 - ii. improving access would promote outdoor recreation; or
 - iii. physical access for people with disabilities is desirable; or
 - iv. the long-term availability of public access is threatened by erosion or sea level rise; or
 - v. access to areas or sites of historic or cultural significance is important; or
 - vi. subdivision, use, or development of land adjacent to the coastal marine area has reduced public access, or has the potential to do so.
- 3. Only impose a restriction on public walking access to, along or adjacent to the coastal marine area where such a restriction is necessary:
 - a. to protect threatened indigenous species; or
 - b. to protect dunes, estuaries and other sensitive natural areas or habitats; or
 - c. to protect sites and activities of cultural value to Māori; or
 - d. to protect historic heritage; or
 - e. to protect public health or safety; or
 - f. to avoid or reduce conflict between public uses of the coastal marine area and its margins; or
 - g. for temporary activities or special events; or
 - h. for defence purposes in accordance with the Defence Act 1990; or
 - i. to ensure a level of security consistent with the purpose of a resource consent; or
 - j. in other exceptional circumstances sufficient to justify the restriction.
- 4. Before imposing any restriction under (3), consider and where practicable provide for alternative routes that are available to the public free of charge at all times.

The objectives and policies have been given effect in the *Coastal Environment* section of the KCDC District Plan and are assessed in section 7.6.6 *Coastal Environment*. For the reasons specified below, the proposal demonstrates a general alignment with the objectives and policies of the NZCPS.

7.3 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development (NPS-UD) is a relevant consideration to this application. Specific to this assessment, the following provisions are relevant:

Objective 1: *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

Objective 4: *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

- a. have or enable a variety of homes that:
 - i. meet the needs, in terms of type, price, and location, of different households; and
 - ii. enable Māori to express their cultural traditions and norms; and
- b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

- c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- e. support reductions in greenhouse gas emissions; and
- f. are resilient to the likely current and future effects of climate change.

The development site is zoned *General Rural* so the proposal for a suburban subdivision is unanticipated. However, the proposal adheres to *General Residential Zone* standards and results in a well-functioning urban development in accordance with the NPS-UD.

The site currently has amenity values derived from the open pastures and general absence of structures. Because the site is private, enjoyment of this amenity is limited to those who borrow views into the site such as adjoining residences. Development of the site changes amenity values and who experiences them. The proposal results in a reduction of rural amenity and replaces them with amenity values associated with a well-functioning urban environment. New amenity values will arise from the tree-lined streets, high-quality parks and open spaces, and the rejuvenation of degraded wetlands and sand dunes. This new amenity will be enjoyed by more people, not limited to residents of the development, with public access throughout the previously inaccessible, private site.

7.4 Wellington Regional Policy Statement 2013

Regional policy statements (RPS) are required under the RMA to provide an overview of the region's resource management issues, and to state the policies and methods required to achieve the integrated management of the region's natural and physical resources. The relevant provisions⁵ of the Wellington RPS are:

Objective A:

Integrated management of the region's natural and physical resources:

- a. is guided by Te Ao Māori; and
- b. incorporates mātauranga Māori in partnership with mana whenua / tangata whenua; and
- c. recognises and provides for ki uta ki tai – the holistic nature and interconnectedness of all parts of the natural environment; and
- d. recognises and provides for the relationship of mana whenua / tangata whenua with te taiao and protects and enhances mana whenua / tangata whenua values, in particular mahinga kai; and
- e. is informed by the input of communities; and
- f. protects and enhances the life-supporting capacity of ecosystems; and
- g. recognises the dependence of humans on a healthy natural environment; and
- h. recognises the role of the resource management and planning system in reducing gross greenhouse gas emissions; and
- i. recognises the role of both natural and physical resources, including highly productive land and regionally significant infrastructure, in providing for well-functioning urban and rural areas and improving the resilience of communities to climate change; and
- j. recognises the benefits of protecting and utilising the region's significant mineral resources; and
- k. responds effectively to the current and future effects of climate change, population growth, and development pressures and opportunities.

⁵ As amended by Change 1 to the RPS.

Policy IM.1:

Integrated management – ki uta ki tai – consideration.

Objective 3:

1. Habitats and features in the coastal environment that have significant indigenous biodiversity values are protected; and
2. Habitats and features in the coastal environment that have recreational cultural, historical or landscape values that are significant are protected from inappropriate subdivision, use and development.

Objective 4: The natural character of the coastal environment is protected from the adverse effects of inappropriate subdivision, use and development.

Objective 5: Areas of the coastal environment where natural character has been degraded are restored and rehabilitated.

Objective 8: Public access to and along the coastal marine area, lakes and rivers is enhanced.

Objective 18: The region's special amenity landscapes are identified and those landscape values that contribute to the amenity and the quality of the environment are maintained or enhanced.

Policy 35: Preserving the natural character of the coastal environment – consideration.

Policy 36: Managing effects on natural character in the coastal environment – consideration.

Policy 38: Identifying the landward extent of the coastal environment – consideration.

Policy 53: Public access to and along the coastal marine area, lakes and rivers – consideration.

Policy 37: Safeguarding life-supporting capacity of coastal ecosystems – consideration.

Policy 41: Minimising the effects of earthworks and vegetation disturbance – consideration.

Policy 47: Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values and other significant habitat of indigenous fauna – consideration.

Policy 54: Achieving the region's urban design principles – consideration.

Policy 55: Maintaining a compact, well designed and sustainable regional form – consideration.

Policy 56: Managing development in rural areas – consideration.

Policy 67: Maintaining and enhancing a compact, well designed and sustainable regional form – non-regulatory.

The proposal generally aligns with the RPS by protecting valuable habitats and features within the coastal environment, enabling public walking access within the dunes, promoting the site's natural character, minimising adverse impacts on the *Special Amenity Landscape* and promoting higher density and mixed use developments. The proposal recognises and provides for the holistic nature and interconnectedness of the natural environment by shaping the development around the key natural landscape features, the dunes and wetlands. In turn, these key natural features contribute to a high quality development and to the health and wellbeing of those who visit these spaces.

7.5 Wellington Natural Resources Plan 2023

The Wellington Natural Resources Plan (NRP) promotes the sustainable and integrated management of land and water in the Wellington region with objectives, policies and methods that protect land resources and freshwater resources. The following objectives and policies are considered relevant to this landscape and visual assessment:

Objective O7: The recreational values of the coastal marine area, rivers and lakes and their margins and natural wetlands are maintained and where appropriate for recreational purposes, is enhanced.

Objective O8: Public access to and along the coastal marine area and rivers and lakes is maintained and enhanced, other than in exceptional circumstances, in which case alternative access is provided where practicable.

Objective O14: The natural character of the coastal marine area, natural wetlands, and rivers, lakes and their margins is preserved and protected from inappropriate use and development.

Objective O21: Vegetated riparian margins are established, maintained or restored to enhance water quality, aquatic ecosystem health, mahinga kai and indigenous biodiversity of rivers, lakes, natural wetlands and the coastal marine area.

Objective O22: The extent of natural wetlands is maintained or increased, their values are protected, and their condition is restored. Where the values relate to biodiversity, aquatic ecosystem health and mahinga kai, restoration is to a healthy functioning state as defined by Table 3.7.

Objective O25: Outstanding water bodies identified in Schedule A (outstanding water bodies) and their significant values are protected and restored. Where the significant values relate to biodiversity, aquatic ecosystem health and mahinga kai, restoration is to a healthy functioning state including as defined by Tables 3.4, 3.5, 3.6, 3.7 and 3.8.

Objective O28: Ecosystems and habitats with significant indigenous biodiversity values are protected from the adverse effects of use and development, and where appropriate restored to a healthy functioning state including as defined by Tables 3.4, 3.5, 3.6, 3.7 and 3.8.

Policy P8: Public access to and along the coastal marine area and the beds of lakes and rivers. Maintain and enhance the extent or quality of public access to and along the coastal marine area and the beds of lakes and rivers.

Maintain and enhance the extent or quality of public access to and along the coastal marine area and the beds of lakes and rivers except where it is necessary to:

- a. protect the values of estuaries, sites with significant mana whenua values identified in Schedule C (mana whenua), sites with significant historic heritage value identified in Schedule E (historic heritage) and sites with significant indigenous biodiversity value identified in Schedule F (indigenous biodiversity), or
- b. protect public health and safety, or protect Wellington International Airport and Commercial Port Area security, or
- c. provide for a temporary activity such as construction, a recreation or cultural event or stock movement, and where the temporary restrictions shall be for no longer than reasonably necessary before access is fully reinstated, and

with respect to (a) and (b), where it is necessary to permanently restrict or remove existing public access, the loss of public access shall be mitigated or offset by providing enhanced public access at a similar or nearby location to the extent reasonably practicable.

Policy P24: Preserving and protecting natural character from inappropriate use and development.

To preserve natural character and protect it from inappropriate use and development by:

- a. avoiding adverse effects of activities on the natural character of areas within the coastal environment that have outstanding natural character, and
- b. avoiding significant adverse effects and avoid remedy and mitigate other adverse effects of activities on the natural character of areas within the coastal environment that do not have outstanding natural character, and
- c. outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have outstanding natural character, provided that the outstanding natural character of the area taken as a whole is retained, and
- d. outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating significant adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that have high natural character, provided that the high natural character of the area taken as a whole is retained, and
- e. outside the coastal environment, avoiding, remedying or mitigating other adverse effects of activities on the natural character of wetlands, rivers, lakes and their margins that are not addressed under (c) or (d) of Policy P24.

Policy P35: Restoration of wetlands.

The restoration of natural wetlands and the construction of artificial wetlands to meet the water quality, aquatic ecosystem health and mahinga kai objectives set out in Tables 3.7 and 3.8, to provide habitat for indigenous flora and fauna, to carry out the physical and ecological functions of natural wetlands, and to provide for amenity values where this aligns with restoration appropriate to the area and wetland type shall be encouraged and supported.

Policy P37: Adverse effects on outstanding water bodies.

The adverse effects of use and development on outstanding water bodies and their significant values identified in Schedule A (outstanding water bodies) shall be avoided, unless there is a functional need for operation, maintenance or upgrade of existing Regionally Significant Infrastructure in which case adverse effects of activities shall be managed by:

- a. avoiding adverse effects where practicable, and
- b. where adverse effects cannot be avoided, minimising them, and
- c. where adverse effects cannot be minimised, they are remedied where practicable, and
- d. where residual adverse effects cannot be avoided, minimised, or remedied, offsetting is provided where possible.

Proposals for biodiversity mitigation and biodiversity offsetting will be assessed against the principles listed in Schedule G1 (biodiversity mitigation), and Schedule G2 (biodiversity offsetting). A precautionary approach shall be used when assessing the potential for adverse effects on outstanding water bodies.

Where more than minor adverse effects on outstanding water bodies cannot be avoided, minimised, remedied or redressed through biodiversity offsets, the activity is inappropriate.

Policy P38: Indigenous biodiversity values within the coastal environment.

To protect the indigenous biodiversity values, use and development within the coastal environment shall:

- a. avoid adverse effects on indigenous biodiversity values that meet the criteria in Policy 11(a) of the New Zealand Coastal Policy Statement (NZCPS) namely:
 - i. indigenous taxa listed as threatened or at risk in the NZ Threat classification system lists or as threatened by the International Union for Conservation of Nature and Natural Resources;
 - ii. indigenous ecosystems and vegetation types in the coastal environment that are threatened or are naturally rare;
 - iii. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;
 - iv. areas in the coastal environment containing nationally significant examples of indigenous community types;
 - v. areas set aside for full or partial protection of indigenous biological diversity under other legislation; and
- b. avoid significant adverse effects, on indigenous biodiversity values that meet the criteria in Policy 11(b) (i) – (vi) of the NZCPS, and
- c. manage non-significant adverse effects of activities on indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS by:
 - i. avoiding adverse effects where practicable, and
 - ii. where adverse effects cannot be avoided, minimising them where practicable, and
 - iii. where adverse effects cannot be minimised they are remedied where practicable, and
 - iv. where residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, and
 - v. if biodiversity offsetting of residual adverse effects is not possible, the activity itself is avoided unless the activity is Regionally Significant Infrastructure then biodiversity compensation is provided, and
 - vi. the activity itself is avoided if biodiversity compensation cannot be undertaken in a way that is appropriate as set out in Schedule G3, including Clause 2 of that schedule, and
- d. for all other sites within the coastal environment not meeting Policy 11(a) or (b) of the NZCPS, manage significant adverse effects on indigenous biodiversity values using the effects management hierarchy set out in (b) to (g) of Policy P32.

Policy P42: Ecosystems and habitats with significant indigenous biodiversity values.

Protect in accordance with Policy P31 and Policies P38-P41 and, where appropriate, restore the following ecosystems and habitats with significant indigenous biodiversity values:

- a. the rivers and lakes with significant indigenous ecosystems identified in Schedule F1 (rivers/lakes), and
- b. the habitats for indigenous birds identified in Schedule F2 (bird habitats), and
- c. natural wetlands, including the natural wetlands identified in Schedule F3 (identified natural wetlands), and
- d. the ecosystems and habitat-types with significant indigenous biodiversity values in the coastal marine area identified in Schedule F4 (coastal sites) and Schedule F5 (coastal habitats).

Policy P52: Protecting natural features and landscapes from inappropriate use and development.

To protect natural features and landscapes (including seascapes) of the coastal environment, rivers, lakes and their margins and natural wetlands and their values, from inappropriate use and development by:

- a. avoiding adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes in the coastal environment, and*
- b. avoiding significant adverse effects of activities on the natural attributes and characteristics of natural features and landscapes in the coastal environment and avoid, remedy and mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment, and*
- c. outside the coastal environment, avoiding and, where avoidance is not practicable, remedying or mitigating adverse effects of activities on the natural attributes and characteristics of outstanding natural features and landscapes, provided that the values of the natural features or landscapes that contribute to its outstanding status are retained.*

The proposal demonstrates a general alignment with the NRP by facilitating public walking access through the dunes, maintaining the natural character of the wetlands and dunes, establishing vegetated riparian margins, and protecting habitats with indigenous biodiversity values. Schedule A3 of the NRP identifies Te Harakeke Swamp as having outstanding indigenous ecosystem values that are highly representative, rare and diverse. The proposal avoids works within Te Harakeke Swamp and seeks to protect it with buffer zones. There are works proposed that infringe on Peka Peka Road Swamp but the proposal seeks to enhance this area with restoration planting and a planted buffer that remedies the slight loss of wetland area and will enhance the wetland over time.

7.6 Kāpiti Coast District Plan 2021

The Kāpiti Coast District Plan outlines the controls for land use and subdivision within the district and specifies the desired environmental outcomes. Figure 10 below illustrates the planning controls that apply to the site.

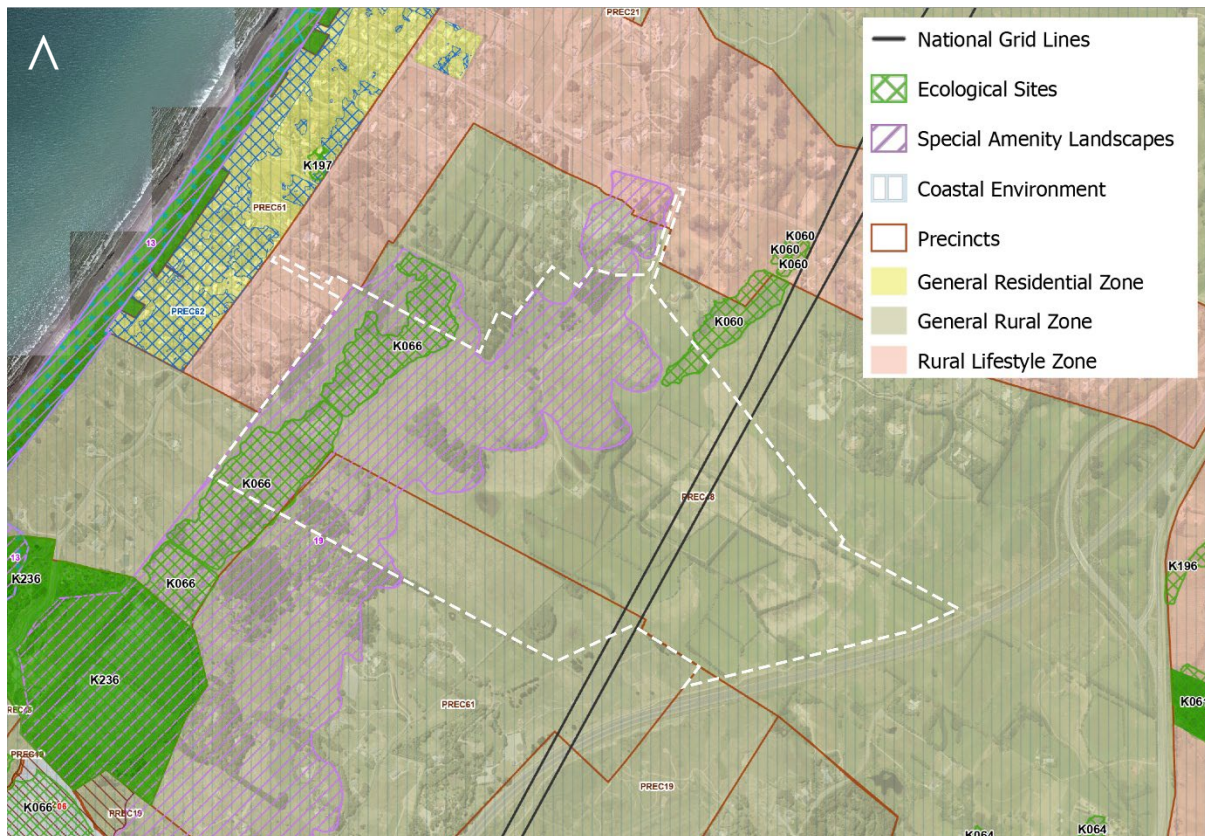


Figure 10: Site in relation to Kāpiti Coast District Plan 2021 zoning and overlays (not to scale).

The *General Rural Zone* and *Coastal Environment* overlay apply to the entire site. SAL 19 extends across the western side of the site, and two ecological sites extend into the site. Three precincts are within the site boundary, the main one being Precinct 48 Rural Dunes, the second largest is Precinct 61 Waikanae North Eco Hamlet, and Precinct 19 Ngārara Eco Hamlet occupies just a small corner in the south.

Framing the landscape and visual effects of the proposal within the context of the District Plan must in the first instance take place in the context of the rural zoning of the site. Notwithstanding that starting point, the proposal is for an urban subdivision of the site, to be progressed under the Fast-track Approvals Act 2024 (FTAA). To facilitate that subdivision, and subsequent development, the proposal adopts land use controls from the District Plan's *General Residential Zone* and *Local Centre Zone* provisions. As such, the framing of landscape and visual effects against statutory provisions considers both the rural zone provisions (particularly when considering the interface of the project with adjoining properties) but also those of the residential zone, acknowledging that the development will have a residential character and will ultimately assume a future zoning of *General Residential*.

The relevant sections of the District Plan are:

- Part 2: District-wide matters
 - Strategic direction
 - Urban form and development
 - Natural environmental values
 - Ecosystems and indigenous biodiversity
 - Natural features and landscapes
 - General district-wide Matters
 - Coastal environment
- Part 3: Area-specific matters
 - Zones
 - General Residential Zone
 - General Rural Zone
- Part 4: Appendices and Maps
 - Schedules
 - Schedule 1 – Ecological Sites
 - Schedule 5 – Special Amenity Landscapes

7.6.0 Relevant Objectives

The following District Plan objectives are considered relevant to this assessment:

DO-O2 Ecology and Biodiversity

To improve indigenous biological diversity and ecological resilience through:

- 1. protecting areas of significant indigenous vegetation, and significant habitats of indigenous fauna;*
- 2. encouraging restoration of the ecological integrity of indigenous ecosystems;*
- 3. enhancing the health of terrestrial and aquatic ecosystems; and*
- 4. enhancing the mauri of waterbodies.*

DO-O3 Development Management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the development of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

...

- 6. management of development in areas of special character or amenity in a manner that has regard to those special values;*
- 7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity; ...*
- 9. management of the location and effects of potentially incompatible land uses including any interface between such uses;*

DO-O4 Coastal Environment

To have a coastal environment where:

- 1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation, and significant habitats of indigenous fauna are identified and protected;*

2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

DO-O6 Rural Productivity

To sustain the productive potential of land in the District, including: ...

4. reducing conflict between land uses in the rural environment and adjoining areas; and
5. avoiding, remedying or mitigating adverse effects on the efficient operation of existing primary production activities from sensitive activities establishing on adjoining subject sites;

while safeguarding the life-supporting capacity of air, water, soil, and ecosystems by avoiding, remedying or mitigating adverse effects on the environment.

DO-O9 Landscapes, Features and Landforms

To protect the District's identified outstanding natural features and landscapes from inappropriate subdivision, use and development; and

1. maintain or enhance the landscape values of special amenity landscapes and identified significant landforms; and
2. avoid, remedy or mitigate adverse effects of earthworks on natural features and landforms.

DO-O11 Character and Amenity Values

To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities;
- ...
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse effects.

DO-O17 Open Spaces / Active Communities

To have a rich and diverse network of open space areas that:

1. is developed, used and maintained in a manner that does not give rise to significant adverse effects on the natural and physical environment;
2. protects the District's cultural, ecological and amenity values, while allowing for the enhancement of the quality of open space areas;

3. supports the identity, health, cohesion and resilience of the District's communities; and

4. ensures that the present and future recreational and open space needs of the District are met.

DO-O20 Well-functioning Urban Environments

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Our overall assessment is that the proposal generally aligns with the objectives of the District Plan. Where the proposal deviates from planning directives, mitigation measures have been recommended to manage adverse effects on landscape values and character. The policies derived from these objectives are used to contextualise the proposal in greater detail in the following sections.

7.6.1 Urban Form and Development

The policies within *Urban Form and Development* apply to all zones. The following provisions are considered relevant to this assessment:

UFD-P3 Managing Intensification

The effects of residential intensification on character and amenity values will be assessed where provided for in the District Plan, while recognising that character and amenity values may develop and change over time in response to the diverse and changing needs of people, communities and future generations.

This report provides an assessment of the effects of the proposal on character and amenity values. The proposed development changes the character of the site to a more densely populated, residential site with amenity values from increased biodiversity, high quality open spaces and improved public access. Beyond the site, effects on character and amenity are managed using design controls that restrict building height, limit material reflectivity, and require rural-style fencing and screening planting along key external interfaces. The result of these controls is a development that is well integrated into the landscape with limited visual impact and adverse landscape character effects.

UFD-P7 Accessibility

Subdivision, land use and development will be undertaken in a manner which enables all urban residences to have access to public open space within a distance of 400 metres.

The proposal has numerous public open spaces throughout the site, so all residences have access to at least one public open space within 400 metres.

UFD-P8 Parks and New Development

1. New publicly accessible local parks which are of a size, shape and location that meet the open space and recreational needs of the Community will be provided within new subdivisions; ...

Parks and open spaces within the proposed development have been designed to meet the open space and recreational needs of the community. There are several open spaces distributed across the site such as ecological reserves, stormwater reserves, recreation reserves, dune and other walking tracks, a dog park and urban public space that provide a wide range of recreational options for the community.

UFD-P10 Cycleway, Walkway and Bridleway Network

Council will ensure the continued development and maintenance of a public cycleway, walkway and bridleway network as part of the wider open space network in co-operation with relevant stakeholders, linking residential areas with open space, schools, commercial and community facilities, public transport nodes and important natural areas.

The proposal includes on-road cycle lanes, shared paths and walking tracks through reserves that link residences with open spaces, important natural areas and the wider community, including the adjacent CWB. The proposal includes an access from Paetawa Road that will enable users of the CWB to access the beach via the site using the safer, suburban scale streets as an alternative to Peka Peka Road which lacks provisions for pedestrians and cyclists.

UFD-P11 Amenity Values

1. New subdivision, land use and development within reserves and areas identified in the District Plan as having significant scenic, ecological, cultural, scientific and national importance will provide for the amenity values of these areas, including (but not limited to) values associated with:

- a. a sense of openness and visual relief from more intensive urban areas;
- b. indigenous vegetation (excluding planted vegetation);
- c. significant landforms; and
- d. natural character. ...

The areas of the site that have been identified as having scenic and ecological importance under the KCDC DP, such as SAL19 and eco sites K060 & K066, will have their amenity values maintained throughout development. The most prominent dune ridges within the SAL are retained in a largely unmodified state and all buildings located within the dunes are subject to controls that limit adverse effects on amenity. The amenity values of both ecological sites are maintained by limiting works within the sites and are enhanced with buffers along margins.

7.6.2 Ecosystems and Indigenous Biodiversity

The site contains two ecological sites, Peka Peka Road Swamp (Figure 11) and Te Harakeke Swamp, that are managed by the *Ecosystems and Indigenous Biodiversity* chapter of the District Plan.

ECO-P2 Management Approach to Biodiversity Protection

Adverse effects, including cumulative effects, from subdivision, use and development on significant indigenous vegetation, and significant habitats of indigenous fauna including aquatic ecosystems will be avoided, or where it cannot be avoided, remedied or mitigated in order to maintain the values and characteristics of the significant indigenous vegetation, and significant habitats of indigenous fauna, including by:

- 1. avoiding where practicable the modification of significant indigenous vegetation, in particular all indigenous vegetation within ecological sites;
- 2. managing land use activities resulting in increased sediment and contaminant levels of surface water, including storm water, to reduce the likelihood of aquatic ecosystems being detrimentally affected;
- 3. creating and maintaining appropriate buffers around ecological sites, key indigenous trees and rare and threatened vegetation species, significant habitats of

indigenous fauna including aquatic ecosystems to ensure that wider ecological processes are considered when making decisions about applications for subdivision and land use consent;

4. preventing where practicable the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;

5. enabling pest and weed management and passive recreational activities within ecological sites including the associated construction and maintenance of tracks (where the biodiversity gains from pest control will outweigh the loss of significant indigenous vegetation from track construction) and the construction and maintenance of fences at the margins of ecological sites;

6. providing for appropriate trimming of indigenous vegetation while avoiding inappropriate trimming of significant indigenous vegetation.

7. ensuring that subdivision which creates allotments which are entirely within an ecological site or which necessitate modification of any key indigenous tree species or rare and threatened vegetation species protects the values and characteristics of those areas.

8. ensuring that subdivision which creates boundaries that cut through any ecological site, or any key indigenous tree species or rare and threatened vegetation species, protects the values and characteristics of those areas.

The proposal recognises the value of the ecological sites and limits modification of significant indigenous vegetation by excluding Te Harakeke Swamp from the works area, restricting works within Peka Peka Swamp, and utilises stormwater systems that prevent sediment and contaminants from entering aquatic ecosystems. Planted buffers are provided around ecological sites and properties that adjoin these sites are restricted to planting only indigenous species along the interface. Passive recreation has been enabled with walking paths through the dunes, a boardwalk proposed through Te Harakeke Swamp to Paetawa Road, and access along the margins of both swamps. The ecological sites are within their own allotments to protect the values and characteristics of these areas and to promote the natural character and biodiversity as these areas regenerate and improve post-development.



Figure 11: Peka Peka Road Swamp as seen from within the site.

7.6.3 Natural Features and Landscapes

This chapter manages land use in respect of *Outstanding Natural Features and Landscapes*, *Special Amenity Landscapes* and *Geological Features*. The site contains the northern extent of Special Amenity Landscape 19 – Ngārara Dunes (Figure 12). Ngārara dunes are a sequence of dune ridges and intervening wetlands and dune lakelets that extend from Waikanae in the south and terminates just past the subject site in the north. Further detail of the characteristics, qualities and values of SAL19 is provided in KCDC DP Schedule 5 *Special Amenity Landscapes*.



Figure 12: Dune formations of SAL19 as seen from within the site.

The following policy is relevant:

NFL-P2 Special Amenity Landscapes

Subdivision, use and development in special amenity landscapes will be located, designed and of scale and character that maintains or enhances the values of the landscape areas identified in Schedule 5 of this Plan and taking into account existing land uses including primary production.

SAL19 covers an area of 54.92 ha or 39.4% of the site (Figure 10). Te Harakeke Swamp occupies 10.74 ha or 19.5% of this area, with the remaining area being predominately sand dune formations. While the terrain displays strong natural characteristics, it has been modified with access tracks, and the vegetative cover is predominantly exotic weeds. The SAL does not have the effect of precluding development. Rather, it is important to consider the effects of a proposal on the values of the SAL.

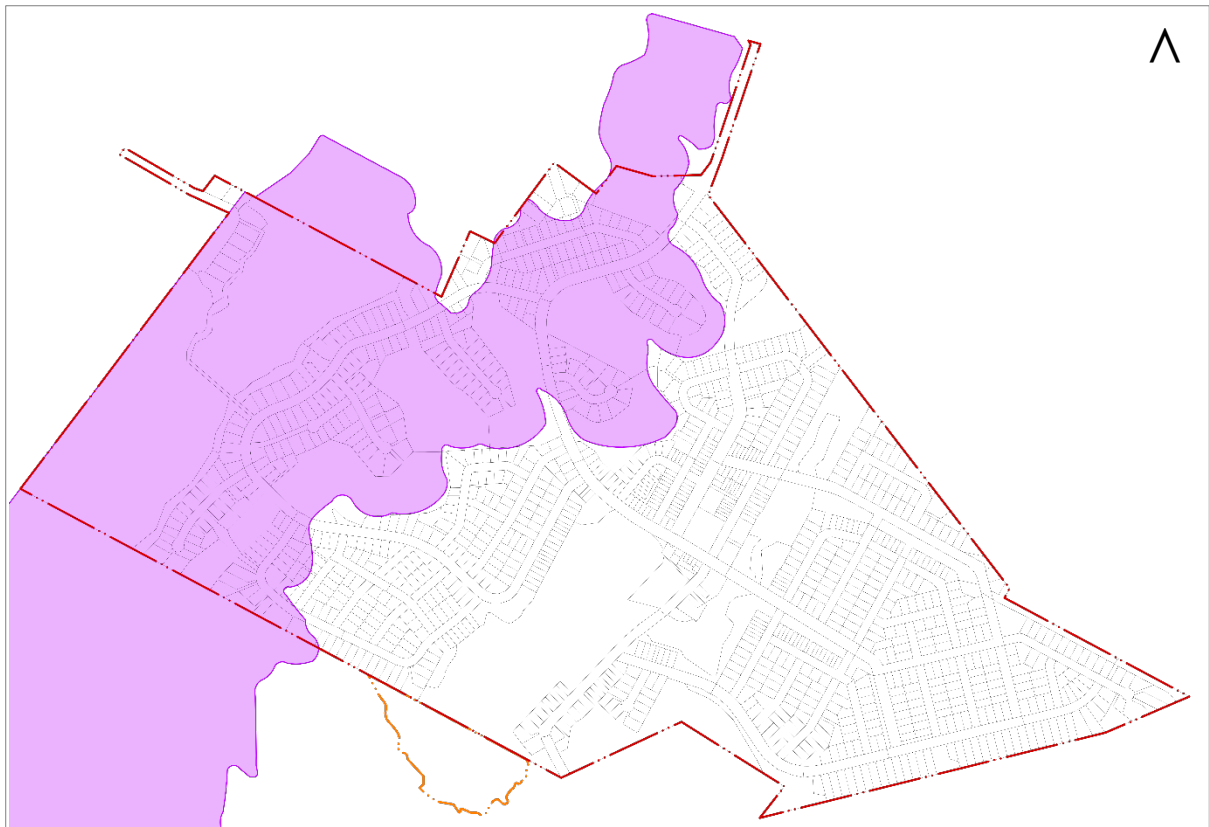


Figure 13: SAL boundary in relation to lot layout (not to scale).

Consideration of the dunes is reflected in the subdivision layout with lots arranged outside the eastern edge of the SAL (Figure 13). The earthworks controls that apply to the site limit retaining walls to 1 m in height and require replanting of exposed earthworks faces are critical in maintaining the values and characteristics of the SAL, such as the distinctive dune ridges and undulating terrain. The planting of exposed slopes will enhance the vegetative character of the SAL, bolstering the existing natural character and increasing biodiversity. Most lots within the SAL are subject to controls that maintain the values of the SAL by using recessive cladding materials and limiting building height to two storeys. Lots near the most sensitive dune ridgelines have further controls limiting height to just 4.5 m, restricting fencing to visually permeable, rural-style fences and requiring additional planting to further integrate houses into the landscape.

7.6.4 Coastal Environment

The *Coastal Environment* chapter addresses the extent of the coastal environment and the identification, preservation and restoration of natural character, public access, natural processes and natural dunes. As mapped by KCDC, the coastal environment extends from the foreshore up to 4 kilometres inland past the site, covering the entire site.

The site is not identified as being within an area of mapped outstanding or high natural character. Similar to the approach to SAL's, the chapter does not contain any rule triggers relevant to this application, with the sole relevance being consideration of the relevant policies:

CE-P3 Preservation of Natural Character

Preserve natural character in the coastal environment, and protect it from inappropriate subdivision, use and development, including by: ...

- 2. avoiding significant adverse effects, and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas of the coastal environment;*
- 3. reinstating dunes which function as natural buffers where practicable;*
- 4. providing managed public access ways to the beach and foreshore and limiting damage to dunes from unmanaged access; ...*

The aforementioned coastal characteristics are preserved by limiting development within the wetlands and applying a sensitive design approach to dwellings within the dunes using extensive design controls that limit the height and colour of buildings and ensure that earthworks are designed to reflect the natural landform. The value of the dunes as a natural buffer is recognised by retaining the dunes in place and avoiding modification to the highest peaks. The site does not connect to the beach but does provide dedicated walking trails throughout the dunes to limit the potential for damage from unmanaged access.

CE-P4 Restore Natural Character

Promote restoration of the natural character of the coastal environment where practicable, by:

- 1. creating or enhancing indigenous habitats and ecosystems, using local genetic stock;*
- 2. encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests;*
- 3. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes;*
- 4. restoring and protecting riparian and intertidal margins; ...*

Beyond mitigation, the proposal seeks to restore natural character within the site by enhancing existing wetlands with restorative planting and buffers, alongside the creation of new wetland areas.

CE-P5 Amenity and Public Access

Maintain and enhance amenity values in the coastal environment, such as open space and scenic values, and provide opportunities for recreation and the enjoyment of the coast, including the enjoyment of a high tide dry beach by the public. Public access to and along the coast will be maintained and enhanced while minimising any significant adverse effects on the public's use and enjoyment of the coast.

Development of the site will change it from a private, rural property to a residential site with public access. The proposal includes a network of pathways through the dunes that will allow the public to access the dunes and enjoy views from the dune peaks. Public access from the CWB to the beach will be enhanced with access through the site providing a safer route than Peka Peka Road.

CE-P7 Natural Dunes

Natural dune systems will be protected and enhanced (including through restoration) and natural dune function will be enabled where practicable.

As previously mentioned, revegetation is expected to protect and enhance the dunes and enable a more natural dune function. The proposed earthworks avoid compromising the core values of the SAL by retaining the most prominent dune ridgelines in a largely unmodified state. Modification within the most sensitive parts of the dunes is for enhancement only and is limited to the construction of public walking tracks.

7.6.5 General Residential Zone

Although the site is currently zoned *General Rural*, the proposal is for a suburban residential development of the site. It is therefore relevant to consider the resulting development outcomes against the *General Residential* provisions. This chapter provides for areas where residential activities are the primary activity. This is particularly so, given that the proposal seeks to adopt development standards from the *General Residential* zone to manage resulting development outcomes. It is anticipated that, ultimately, the zoning of the site will be changed to reflect a consented development outcome.

GRZ-P7 Development and Landforms

Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

- 1. the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character;*
- 2. the extent of cut and fill;*
- 3. the need for and the height of retaining walls; and*
- 4. the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.*

The proposal reduces the visual impact of buildings on landscape character and values, ecological sites, and geological features by restricting the location and scale of dwellings within the most visually prominent parts of the site, such as the dunes and along edges interfacing with other rural properties. The earthworks required to facilitate the proposal have been carefully designed to minimise, as far as practicable, the extent of cut & fill and avoid retaining walls over 1.0 m high. Detailed design of each dwelling is not provided as part of the proposal, but the recommended building controls limit height as measured from ground level so dwellings on sloping sites are expected to have dwellings that follow the contours of the land beneath.

GRZ-P9 Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)

Residential activities will be recognised and provided for as the principal use in the Residential Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:

- 1. adverse effects on natural systems will be avoided, remedied or mitigated; ...*

The proposal avoids adverse effects on natural systems by refraining from works within Te Harakeke Swamp and the most sensitive dune ridges. The adverse effects of works within Peka Peka Road swamp will be remedied with restoration planting at its margins and a buffer zone, as per the Ecological Management Plan (EMP) provided as part of this application.

GRZ-P10 Residential Amenity

Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles:

- 1. building size and footprint will be proportional to the size of the allotment;*
- 2. usable and easily accessible private outdoor living spaces will be provided;*

3. buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments;
4. buildings and structures will be designed and located to respond to the planned built character of the Zone;
5. appropriate separation distances will be maintained between buildings;
6. yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;
7. hard and impermeable surfaces will be offset by permeable areas on individual allotments;
8. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;
9. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and
10. service areas for non-residential activities will be screened, and planting and landscaping will be provided.

The proposal achieves on-site amenity for residents by enabling residential building that, with reference to the zone standards, will be proportional to lot size, will have easily accessible private outdoor spaces, and will be located to maximise amenity, privacy, and sunlight access. Future standalone buildings internal to the site will be designed and located to respond to the planned built character of *General Residential Zone* while standalone buildings along the rural-suburban interface and within the dunes will adopt characteristics from the *Rural Zone*. There are a smaller number of medium density buildings proposed within the centre of the site where they are better screened than the standalone buildings nearer the edges and offer a high level of amenity at a higher occupied density. The development has been designed to ensure that the amenity of neighbouring sites is maintained with generous building setbacks, high quality outdoor spaces, screened service areas and planting along external boundaries.

GRZ-P11 Residential Streetscape

Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Residential Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline:

1. direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable;
2. where practicable, at least one habitable room will be orientated towards the street;
3. the safety of road users, including pedestrians and cyclists, will not be adversely affected; and
4. on-site vehicle manoeuvring will be provided for rear allotments, allotments with significant sloping driveways and on strategic arterial routes.

Streets within the development have been designed in accordance with the Council's Streetscape Strategy and Guidelines to provide direct access from the street to each dwelling's front door (where practicable) and dedicated footpaths, cycle lanes and shared paths to ensure the safety of vulnerable road users. The proposed streetscape has a high

level of amenity with generous berms, wide pathways and an extensive network of street trees.

GRZ-P12 Landscaping

Landscaping will be required for non-residential activities and residential development in the Residential Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles:

- 1. the visual impact of large buildings will be reduced by appropriate screening and planting;*
- 2. service areas, loading areas and outdoor storage areas will be screened;*
- 3. on-site outdoor living spaces will be defined and enhanced by landscaping;*
- 4. sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;*
- 5. public infrastructure and services will not be damaged or blocked;*
- 6. planting of locally indigenous vegetation will be encouraged; and*
- 7. permeable surfaces will be provided for the natural infiltration of surface waters.*

Design of the subdivision has been led by a team of landscape architects, urban designers and engineers with a focus on positive landscape outcomes. The proposed landscape design includes screening planting along boundaries to reduce the visual impact of buildings and high-amenity outdoor living spaces for residents. The design also includes a selection of indigenous species that will be planted throughout the development, in addition to ornamental species that can be planted away from ecologically sensitive areas.

7.6.6 General Rural Zone

The General Rural Zone comprises a range of landscapes, landforms and land uses across the Kāpiti Coast. Although the proposal is for a suburban, residential subdivision, the site is zoned General Rural, adjoining properties are zoned General Rural or Rural Lifestyle, and there is General Residential zoning nearby to the north. The proposal adopts the height control of 8 m from the Rural Zone for sites that interface with other rural properties and uses characteristic elements such as rural-style fencing and low-reflectance materials to reduce edge effects and soften the rural-suburban interface. As such, the following policies help to contextualise the landscape and visual assessment.

GRUZ-P2 Rural Character

Subdivision, use and development in the Rural Zones will be undertaken in a manner that maintains or enhances the District's rural character, including:

- 1. the general sense of openness;*
- 2. natural landforms;*
- 3. overall low density of development; and*
- 4. the predominance of primary production activities.*

The general sense of openness, overall low density of development and predominance of primary production activities that the policy seeks will be impacted, in part, by the proposal. While the rural character of the site will be changed by its urban development, measures have been taken to reduce adverse effects on adjoining sites and to maintain and enhance natural character where possible.

While the policy notes the predominance of primary production activities, the general subdivision pattern in the area means that there are no significant primary activities operating in the locality. Rather, the area is characterised by rural lifestyle development and hobby farming activities.

GRUZ-P5 Management of Conflicting Uses

Manage the interface between activities on adjoining sites in the Rural Zones in order to avoid, remedy or mitigate adverse effects on amenity values and on the effective and efficient operation of rural activities.

The proposal introduces a suburban residential density to a rural site that is adjoined by rural and rural-lifestyle properties. Adverse effects on amenity values of neighbouring rural-lifestyle sites are managed with a series of design controls applied to dwellings along key external boundaries. The expected outcomes of these controls are that the development is visually contained with screening along boundaries and any houses that are visible along the boundary are of an appropriate scale and colour.

GRUZ-P7 Growth Management

Avoid the use of land in the General Rural Zone for urban development or rural lifestyle development where such a proposal would: ...

- 3. compromise the distinctiveness of existing settlements or reduce rural character values between and around settlements; ...*

The contained nature of the site, in conjunction with extensive boundary controls proposed as part of this application, limits effects on rural character values between and around settlements.

GRUZ-P9 Residential Units and Buildings (excluding minor buildings).

New residential units (excluding visitor accommodation which is not temporary residential rental accommodation) and other buildings (excluding minor buildings) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:

1. limiting the number of residential units and minor residential units to one of each per subject site, except for papakāinga and where Development Incentive Guidelines are complied with;
2. managing the location and scale of buildings (excluding minor buildings); and
3. recognising the operational requirements for buildings (excluding minor buildings) that are ancillary to primary production activities.

Matter (2) is of primary relevance to this assessment. The proposal uses building setbacks and vegetative screening along external boundaries, reduced building heights, low reflectance cladding materials, sensitively designed earthworks and extensive landscaping to mitigate effects on the landscape character of the rural area.

7.6.7 Precincts

Three precincts apply to the site (Figure 10); Rural Dunes Precinct (covering 84% of the site), Waikanae North Eco Hamlet Precinct (15.84%) and Ngārara Eco Hamlet Precinct (0.16%). The Ngārara Precinct just cuts a corner of the site and the relevant structure plan does not account for the expressway, so it has no relevance in this case. This assessment uses the policy of the dominant precinct, Rural Dunes, to contextualise the landscape and visual effects of the proposed development. The introduction to the *General Rural Zone* chapter provides descriptions of the precincts:

Rural Dunes Precinct of the General Rural Zone

The Rural Dunes Precinct comprises the sand country, including consolidated sand dunes, interdune sandplains and wetlands. It is characterised by undulating topography with slopes of up to 25 degrees and is exposed to salt laden winds. The dune area is generally unsuitable for horticulture and intensive agriculture. Land use and development in the Rural Dunes Precinct are anticipated to be carried out in a manner that retains the sensitive landscape and ecological character of the area, including wetlands.

The natural character of the zone can be adversely affected by the presence of highly visible development and changes to dune landforms which cause disturbance to the natural contours and any significant cultural and ecological features of the area. The overall density of development should be very low so as to retain the area's sense of openness. However, where multiple buildings are proposed for a given location within the zone, clustering may be an appropriate response to mitigate the built impact.

Rural Eco-Hamlet Precinct of the General Rural Zone

The Rural Eco-Hamlet Zone comprises the land adjacent to identified urban growth areas at Waikanae North and Ōtaki (which include consolidated sand dunes, interdune sandplains and wetlands) and shares similar physical characteristics with the Rural Dunes Precinct. Land use and development in the Rural Eco-Hamlet Precinct are anticipated to be carried out in a manner that enhances the carrying capacity of the area in terms of primary production activities or ecological restoration, and recognises the sensitive landscape and ecological character of the area. The sandy soils of the dunes filter stormwater and effluent easily, making these areas more suitable to accommodate denser clustered development in some

areas with the interdune hollows and peaty soils retained as open balance allotments. The intention is to provide a buffer or transition between the proposed urban area and the Rural Zones.

Development should entail minimal disturbance to the natural contours and any significant cultural and ecological features of the area. While some development is anticipated to be clustered, the overall density of development should be relatively low so as to retain the area's sense of openness.

Appendix 12 of the District Plan comprises the Waikanae North Eco Hamlet Structure Plan and identifies which areas (some of which fall within the site boundary, refer Figure 14) are suitable for development and areas that are unsuitable for development, such as visually sensitive ridgelines and wetlands. The proposal uses a similar development approach by limiting works within the visually sensitive ridgelines and, wherever possible, excluding less suitable areas such as wetlands.

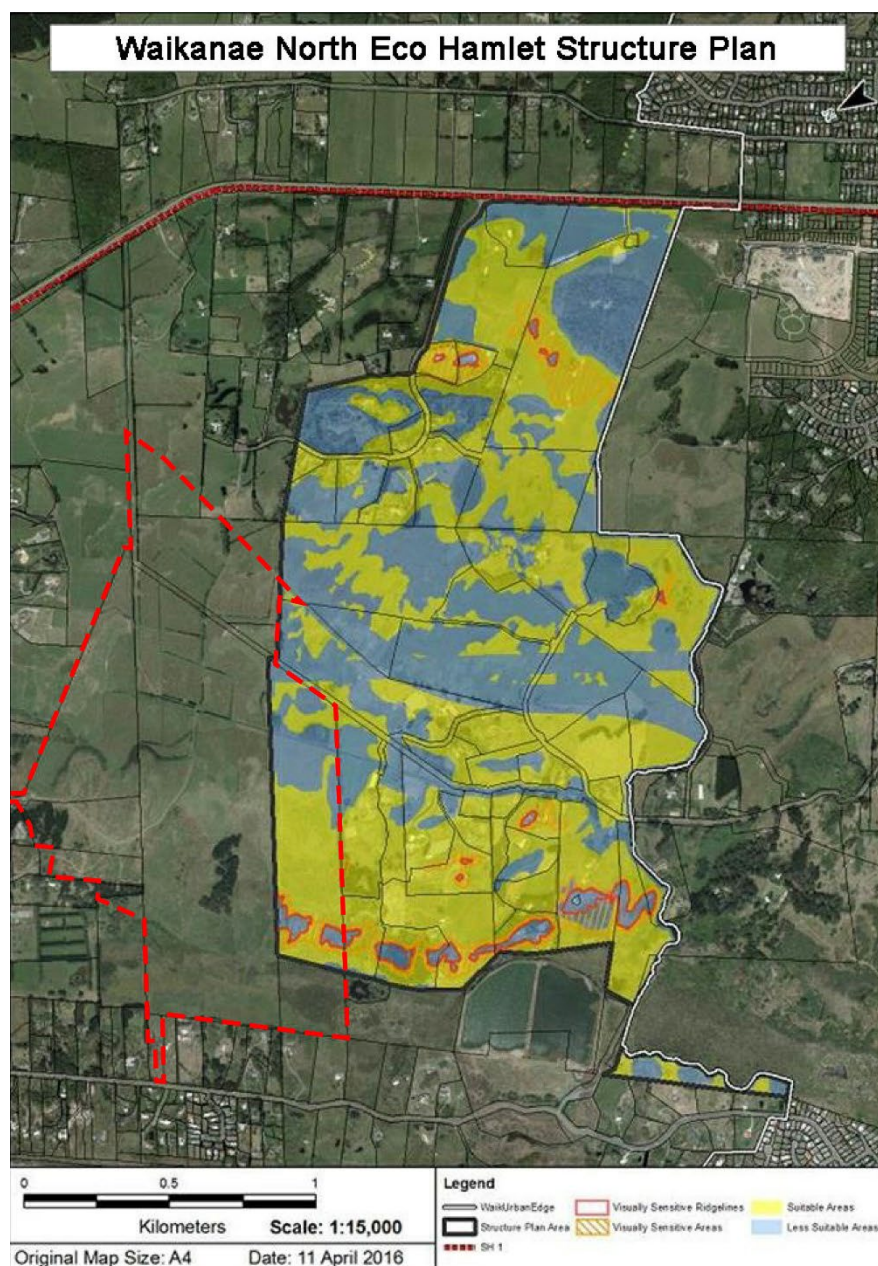


Figure 14: KCDC Appendix 12 Waikanae North Eco-Hamlet Zone Structure Plan with site boundary shown red dashed (not to scale, not northed).

GRUZ-P10 Rural Dunes Precinct

Subdivision, use and development in the Rural Dunes Precinct will be undertaken in a manner which:

- 1. supports the primary production activity focus of the Rural Zones while protecting the valued landforms and ecological character, including dunes and wetlands of the Precinct;*
- 2. retains an overall low density scale and intensity to retain an overall rural character;*
- 3. avoids activities, such as industrial, commercial or retail activities which are not ancillary activities to primary production activities;*
- 4. ensures sensitive areas and areas of visually sensitive open space in the Rural Dunes Precinct are protected;*
- 5. clusters development in areas characterised by undulating topography where the development can be accommodated in a sensitive manner, with minimal disruption to natural landform;*
- 6. locates buildings and other structures in a way which avoids adverse visual and landform effects on dominant dune ridges;*
- 7. provides areas which are capable of accommodating a primary residential building which is not at risk from identified natural hazards; and*
- 8. encourages increases in biodiversity, water quality and energy efficiency.*

The proposed subdivision will result in the primary production activity (grazing) being retired from the site but also results in the valued landforms and natural character being protected and enhanced. The overall low density is not retained with over a thousand houses proposed, however buildings have been located to minimise adverse visual and landform effects on dominant dune ridges. The proposal adopts principles from the Eco-Hamlet Structure Plan (Figure 14) such as, wherever possible, locating development outside of identified wetland areas and avoiding works within visually sensitive ridgelines. While the shift from rural to residential represents a significant change in land use character, the development is sympathetic and overall natural character, biodiversity and water quality of the site will improve as a result.

8.0 Development Layout & Design

The layout and design of the development is provided in detail within Section 3 of the Waikanae North Masterplan Design Report.

9.0 Effects Assessment

Landscape effects are the consequences of changes to the physical properties of the landscape. A change in the physicality of a landscape often also affects its associative and perceptual values. However, change itself is not an effect, as landscapes are in a constant state of change. Rather, it is the implications of change for the landscape's values that constitutes an effect. Not all landscape effects are adverse, positive effects must also be identified and considered.

The existing environment and relevant statutory provisions form the basis from which the effects on landscape values are assessed. The statutory provisions often anticipate change so the expected outcomes of the District Plan and potential landscape values must also be regarded. Both the nature and the magnitude of an effect must be considered when assessing whether effects on landscape values are appropriate.

This assessment uses the landscape's capacity for change in conjunction with the visibility and scale of the proposal to determine potential effects on landscape values. The qualitative aspects of the proposal are expressed using the seven-point scale as per the NZILA assessment guidelines (Figure 3).

Landscape effects of the proposal relate to effects on the rural and natural character of the site and surrounding landscape, and effects on visual amenity from public viewpoints and adjoining residential properties. The main elements of the proposal that generate landscape and visual effects are the change of the site's existing rural landscape character to an urban one, earthworks, and the potential reduction in visual amenity as experienced from properties that overlook the site.

9.1 Landscape Effects

The proposed development changes the landscape, and the consequences of these changes are expressed as physical effects and character effects. While physical effects are often easy to discern, character effects can be more complex to assess. A landscape's character is more than its physical elements, rather, it encompasses the entirety of a landscape including its physical, associative and perceptual dimensions. The site has a rural land use character with physical elements such as open fields, stock fences, drainage channels, shelterbelts, gravel access tracks, and farm sheds as well as perceptual elements like open space, the sense of isolation/distance from neighbours, and the general quietness.

Many of the natural elements that dominate the site, such as shelterbelts and open fields have been introduced for the purpose of farming, are highly modified and do not contribute to a sense of naturalness or reflect the indigenous patterns present before settlement. However, there are parts of the site with elements that are reminiscent of pre-settlement conditions and are considered to have higher/better natural character than parts of the site that have been intensively farmed. The named wetlands, Te Harakeke Swamp and Peka Peka Road Swamp, have had stock excluded, contain indigenous vegetation and provide habitat for native fauna. In contrast, the dunes have not benefited from the same protection as the wetlands so the landcover has been decimated by stock and replaced with weeds. Despite this, the geological expression of the largest dunes remains relatively intact and contributes strongly towards the site's natural character.

9.11 Physical Effects

The site is currently used for agricultural grazing with expansive pastures covering the eastern half of the site that are intersected by shelterbelts, stock fences, drainage channels and access tracks.

Most of the terrain will be modified during construction with extensive areas of earthworks required to create level building platforms, accessible outdoor areas, roads and stormwater systems. Only Te Harakeke Swamp and the most sensitive dune ridges avoid modification, maintaining the natural qualities of the site.

There is no vegetation being retained within the earthworks areas. Only vegetation beyond the earthworks area within the wetlands and dunes is being retained. Vegetation being removed is predominately pasture and exotic tree species typical of the rural environment with one māhoe and two cabbage trees above the height of interest under the KCDC DP. Ecological Site Te Harakeke Swamp remains unmodified as part of this development while Peka Peka Road Swamp will be slightly affected by the development. The amount of vegetation will increase following development as the wetlands are revegetated, the central degraded wetlands are restored, new wetlands are established, streets and public open spaces are planted with trees, and residents undertake amenity planting in private gardens.

Some of the long, linear drainage channels that intersect the site are being replaced by more organically shaped, naturalised swales and stormwater basins. This is the physical manifestation of the changing site character as elements of rural activities are replaced by systems that more closely align with nature. Although removal of lineal drains results in a reduction of rural features, the proposed stormwater systems are of higher biological value and will be more aesthetically pleasing with natural shapes and native plants offering shade and habitat.

The site will become more accessible and public once developed. Currently, the site is private with fences along external boundaries and a locked gate at the entrance. Once developed, the site will be publicly accessible, allowing people to connect with the dunes and wetland ecosystems, as well as providing a safer route from the CWB to the beach. This will allow local iwi Te Ātiawa ki Whakarongotai to exercise their customary rights and freely access Te Harakeke Swamp.

Although the proposal presents a high degree of change to the site, the site's history of modification and diminished natural features give it the capacity for change and opportunity for enhancement. Restricting modification within the wetlands and maintaining the prominent dune ridges limits adverse effects on the most sensitive and highly valued parts of the site. The planned increase of vegetation and biodiversity post-development further mitigates adverse effects and generates positive effects in the long term. During construction, the proposed development will have moderate adverse physical effects on the site. These effects reduce to low-moderate once construction is complete with positive effects being generated as planting matures and biodiversity increases.

9.12 Character Effects

The development of the site will change the character of the landscape from rural to urban and has potential landscape character effects that relate to the increased built density on a currently largely undeveloped rural site that only anticipates a maximum of one residential unit. It involves changes to the terrain, removal of vegetation and reconfiguration of hydrological systems before the addition of buildings, roads, urban recreational spaces and planting.

The landscape's capacity for change varies across the site. The flats are highly modified and generally have low amenity and ecological value, while the dunes and main wetlands have been identified in the District Plan as *Special Amenity Landscapes* and *Ecological Sites*, respectively, due to their higher value. The proposed development recognises this value by limiting works within these more sensitive areas and enhancing their natural character through protection and/or restoration. While the addition of houses to the dunes somewhat diminishes the natural character of the SAL, this will be minimised with building controls and mitigated with planting and weed control to return landcover to its natural state and improve the natural character overall. Other areas of limited value, such as the large central wetlands, will be significantly improved with extensive planting proposed along the margins. Any wetland areas that are lost will be replaced (offset or compensated). The proposal limits future building heights within the dunes to one or two storeys, depending on the visual prominence of the allotment, to further reduce impacts on natural character.

The site is within the *General Rural Zone*, adjoined by rural-residential properties, and in close proximity to residential properties on Peka Peka Road, Paetawa Road and Maram Way. Large-scale farms and rural production activities are uncommon in the immediate area. Many of the surrounding rural-residential properties back onto the site and 'borrow' views across the land. The site adjoins the *General Rural Zone* and *Rural Lifestyle Zone* but does not adjoin the *General Residential Zone*, so would introduce a new, residential character to the site at a similar density as nearby residential properties on Maram Way and at the intersection of Peka Peka Road and Paetawa Road. Just as the surrounding sites have been subdivided into rural-residential blocks, the proposal is a continuation of residential subdivision, albeit at a suburban density.

The effect of the proposal on the character of the surrounding area is limited by the contained nature of the site. Most of the houses, including the medium density housing around the local centre, are located on the flats where visibility from neighbouring sites is constrained by landform and vegetation. More prominent houses that are on the edges or elevated are height and colour restricted to minimise any potential effects. Selected edges will be planted with screening vegetation to assist with integration along the rural-urban interface.

A series of recommendations have been made to minimise any potential adverse effects from the proposal on the character of the site and surrounding landscape. Refer to section 10.0 *Recommendations* for further detail. Planting is a key element, not only to provide visual screening and reduce adverse edge effects, but to enhance the site's natural character over time.

Planted buffers, along with rural-style post & rail or post & wire fences, are proposed along specified boundaries (Figure 32) to lessen the contrast between the urban development and adjoining rural lifestyle sites. Selected properties within the dunes are also recommended to have planted buffers that soften building form and assist with visual integration.

Revegetation of the wetland margins is proposed to restore the natural character and to positively contribute to natural character over time. To maintain the characteristic undulating

topography of the site, it is proposed that retaining walls over 1.0 m high are avoided and any exposed earthworks faces are replanted as soon as practicable. The proposed approach to stormwater uses natural elements such as swales, wetlands, raingardens and stormwater basins, to reflect and compliment the site's natural character.

This assessment has identified several dune-top properties where building colour is restricted, and height is limited to 4.5 m to allow the dunes to predominate. Restrictions on colour and a height limit of 8.0 m apply to buildings in less prominent locations within the dunes and along the rural-urban boundary to ensure that character effects along these interfaces are suitably managed. These recommendations have been incorporated into the development design and are reflected in the proposal.

To summarise, the proposed development of the site will change the land use from rural to suburban. This results in a considerable change to the site's character from an open, relatively empty, private site to a publicly accessible site that contains approximately 1,200 dwellings, a local commercial & community centre, open space networks, and associated infrastructure. External landscape character effects are largely contained by the site's topography and will be further managed with specific boundary treatments and building restrictions on the most prominent lots. In contrast to the highly modified pastures, the dune system peaks and Te Harakeke Swamp have good natural character so will be maintained and restored as part of this development. The existing unnamed wetlands central to the site are degraded but will be significantly enhanced as a result of this development.

The proposal will generate temporary, moderate, adverse landscape character effects as construction commences with vegetation clearance and large-scale earthworks and the site character transitions from rural to suburban. Once dwellings and other buildings are constructed and planting establishes within streets, reserves, private gardens, areas of ecological enhancement and crucially, along boundaries, the adverse landscape character effects on the site and surrounding landscape reduce to low-moderate.

Positive character effects begin when planting matures and enhances the natural character of the site.

9.2 Visual Effects

Visual effects are a subset of landscape effects and are a consequence for landscape values as experienced in views⁶. Visual assessment helps with understanding visual effects. Visual effects arise from changes to landscape values, particularly changes to the physical and aesthetic qualities of a landscape.

Visual amenity contributes to a landscape's amenity values, defined under Section 2 of the RMA as: "those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes".

The visual effects of the proposal relate to the addition of new buildings and associated infrastructure to a site that currently has few structures. The nature and magnitude of these effects are determined by the physical properties and aesthetic qualities of the proposal, the landscape character and its absorption capability, any intervening landform, vegetation or structures, the distance between the viewer and the proposal, viewing duration, and the nature of the view. The nature of a view depends on who is perceiving it, how it is perceived, the duration of the view, and how much the view is (or isn't) valued. This assessment makes educated assumptions about the viewer and how the viewer perceives and values their view.

Potential adverse visual effects have been mitigated by locating buildings and roads in a manner that respects the natural dune forms. Roads weave between the dunes, leaving the highest peaks untouched and future houses will be nestled into the landscape to reduce visual prominence. This is ensured primarily by restricting their future height and controlling their reflectivity.

Adverse visual effects will be further mitigated over time as planting along boundaries establishes and screens views of the development. The proposal will eventually result in positive visual effects as restoration planting within the dunes and wetlands matures and enhances the natural character of the site.

⁶ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines. 6.08 "A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects."

9.21 Visual Catchment and Viewing Audiences

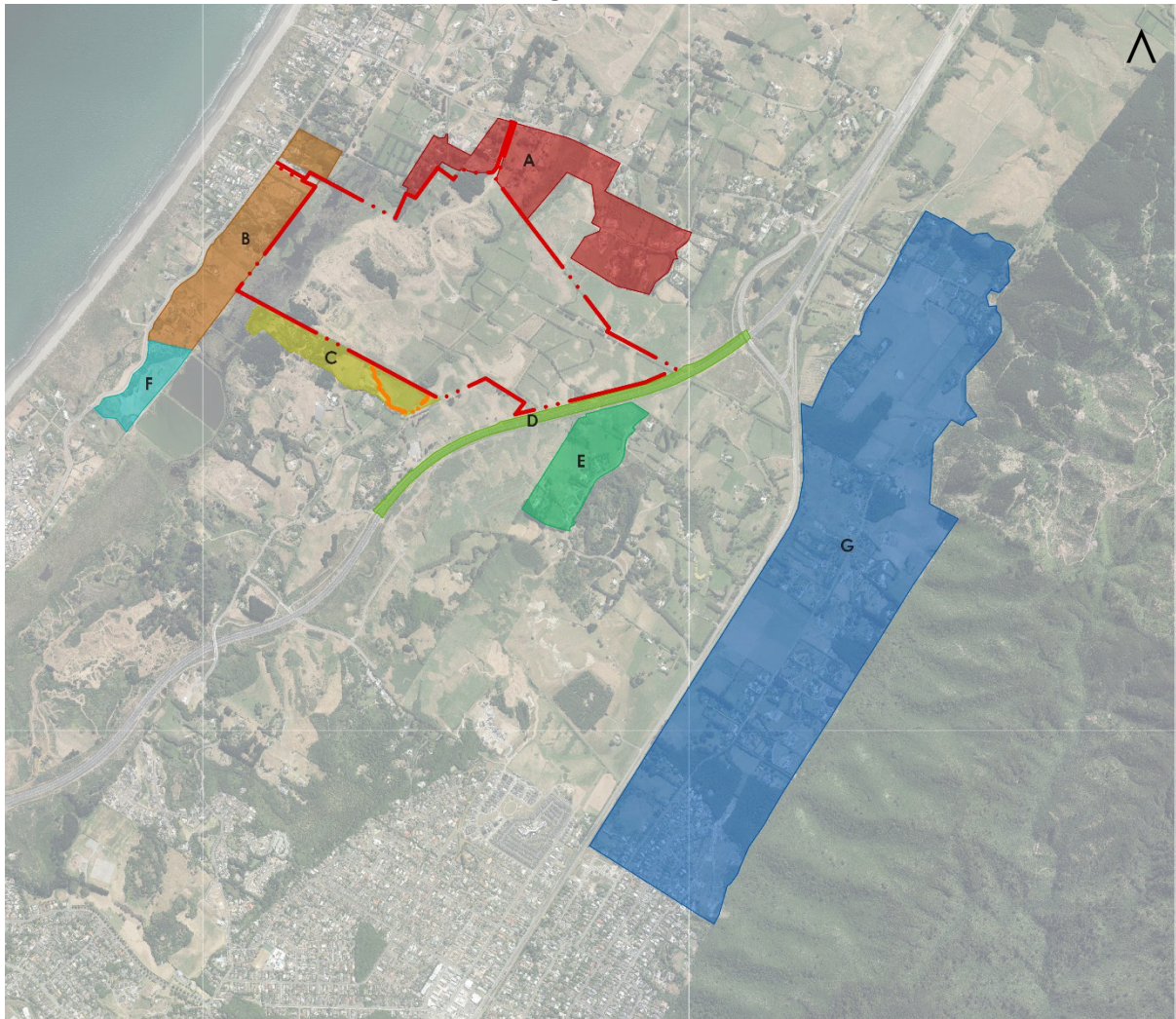


Figure 15: Map of viewing audiences (not to scale, refer to LA2.02 Viewing Audience Map within Appendix B for full-sized, to-scale map).

The site is large and so is the visual catchment. Most of the site is flat, so close-range views are often limited to the edge of the site with intervening topography or vegetation restricting views further into site. The dunes are tall and hence more prominent, often appearing in more distant views and screening views into the site from the west. The hills east of the site provide an elevated vantage point with views across the entire site, although the increased viewing distance (1.2-2.5 km) reduces the proportion of the scene occupied by the proposal. The visual catchment has been categorised into viewing audiences to assess visual effects on groups of viewers (Figure 15). The selected viewing audiences are:

- A. Northern neighbours; Peka Peka Road and Kensington Drive
- B. Western neighbours; Paetawa Road
- C. Southern neighbours; End Farm Road
- D. Kāpiti Expressway and Cycle, Walkway & Bridleway (CWB) users
- E. Greenhill Road
- F. Pharayzn Reserve
- G. Eastern Hills; Hadfield Road, Huia Street, Wilson Way and Te Au Track

9.22 Public Viewpoints

The following public viewpoints have been selected to approximate views experienced by each viewing audience (Figure 16). Private residences have not been visited as part of this assessment, so the following conclusions about views from private properties are based on desktop analysis and observations made during the site visit. Properties that adjoin the site experience close-range views with landform and vegetation limiting views further into site. From further afield in the eastern foothills, the elevated position means more of the site can be seen but the distance reduces the magnitude of visual effects. Refer to the viewpoints map below for the viewpoint locations and refer to Appendix B for full-sized map and viewpoint photographs.



Figure 16: Viewpoints map (not to scale, refer to LA2.01 Viewpoints Map within Appendix B for full-sized, to-scale map).

9.22.1 Viewpoint A1 – Kensington Drive



Figure 17: Viewpoint A1, from Kensington Drive looking south towards the site at a distance of 450 metres.

Viewpoint A1 is from the road edge outside #45 Kensington Drive facing south towards the site at a distance of 450 m from the nearest site boundary and an elevation of 9 m.

This viewpoint is representative of views experienced by residents on the south side of Kensington Drive. Road users will only experience this view briefly before turning the corner and redirecting their view to align with the road.

Viewers at this location experience the northeastern side of the site and are likely to have partial views of the back of up to 11 one or two storey standalone houses along this boundary. Views further into the site are limited by the flat terrain and proposed boundary planting.

Adverse visual effects from this viewpoint are moderate but reduce to low-moderate as screening planting along boundaries matures.

9.22.2 Viewpoint A2 – Peka Peka Road



Figure 18: Viewpoint A2, from Peka Peka Road looking south towards the site at a distance of 440 metres.

Viewpoint A2 is from the road edge outside #127 Peka Peka Road facing south towards the site at a distance of 440 m from the nearest site boundary and an elevation of 6 m.

This viewpoint is representative of views experienced by residents on the south side of Peka Peka Road. Road users travelling on Peka Peka Road will only experience this view peripherally and briefly as they travel east or west past the site.

Viewers at this location experience the northern side of the site and will likely have partial views of the back of up to 5 one or two storey standalone houses along this boundary. Views further into the site are limited by the flat terrain and existing vegetation in the Peka Peka Road Swamp.

Adverse visual effects from this viewpoint are low-moderate but reduce to low as screening planting along boundaries matures.

9.22.3 Viewpoint B – Paetawa Road



Figure 19: Viewpoint B, from Paetawa Road looking east towards the site at a distance of 240 metres.

Viewpoint B is from the road edge outside #107 Paetawa Road facing east towards the site at a distance of 240 m from the nearest site boundary and an elevation of 4 m.

This viewpoint is representative of views experienced by residents on the east side of Paetawa Road. Road users have perpendicular views aligned with the direction of travel, rather than towards the site.

Viewers at this location will see the driveway leading to the nine lots north of Te Harakeke Swamp but are unlikely to see any of these houses due to the undulating terrain and existing dwelling. Viewers experience the eastern side of the site and are likely to have partial views of up to 8 houses located on the dunes. Views further into the site are limited by existing vegetation and dune landform.

Adverse visual effects from this viewpoint are moderate but reduce to low-moderate as planting within private lots and across the dunes matures.

9.22.4 Viewpoint C – End Farm Road



Figure 20: Viewpoint C, End Farm Road looking northeast towards the site at a distance of 150 metres.

Viewpoint C is from the road edge outside #55 End Farm Road facing northeast towards the site at a distance of 150 m from the nearest site boundary and an elevation of 6 m.

This viewpoint is representative of views experienced by residents on the north side of End Farm Road.

Viewers at this location experience the southern side of the site and will have views across the wetlands, views of up to 15 one or two storey houses near the boundary and houses surrounding the wetland with unrestricted views into the site.

Adverse visual effects from this viewpoint are moderate but reduce to low-moderate as screening planting along the boundary matures.

9.22.5 Viewpoint D1 – CWB Northbound



Figure 21: Viewpoint D1, CWB looking north towards the site at a distance of 240 metres.

Viewpoint D1 is from the CWB facing north towards the site at a distance of 240 m from the nearest site boundary and an elevation of 8 m.

This viewpoint is representative of views experienced by pedestrians, cyclists and horse riders travelling north on the CWB and, to a lesser extent, motorists travelling north on the Kāpiti Expressway. Views tend to be aligned with the direction of travel, rather than towards the site so are predominantly peripheral. When travelling northward, the site is in view for approximately 1.35 km, or a duration of 5:24 if cycling at 15 kph or 0:44 at 110 kph on the adjacent expressway.

Viewers at this location experience the southern side of the site and will have views of the houses located on the flats. Views further into the site extend to the dunes but future dwellings and boundary vegetation are expected to restrict these views.

Adverse visual effects from this viewpoint are moderate but reduce to low-moderate as planting along the boundary establishes.

9.22.6 Viewpoint D2 – CWB Trail Southbound



Figure 22: Viewpoint D2, CWB looking west towards the site at a distance of 60 metres.

Viewpoint D2 is from the CWB facing west towards the site at a distance of 60 m from the nearest site boundary and an elevation of 8 m.

This viewpoint is representative of views experienced by pedestrians and cyclists travelling south on the CWB and, to a lesser extent, motorists travelling south on the Kāpiti Expressway. As with Viewpoint D1, views are transient, lasting 5.5 minutes cycling or 44 seconds driving, and generally aligned with the direction of travel rather than towards the site.

Viewers at this location experience the southern side of the site and will have views of the houses located on the flats. Views further into the site extend to the dunes but future dwellings and boundary vegetation are expected to restrict these views.

Adverse visual effects from this viewpoint are moderate but reduce to low-moderate as planting along the boundary establishes.

9.22.7 Viewpoint D3 – Peka Peka Link Road



Figure 23: Viewpoint D3, Peka Peka Link Road looking west towards the site at a distance of 380 metres.

Viewpoint D3 is from Peka Peka Link Road facing west towards the site at a distance of 380 m from the nearest site boundary and an elevation of 18 m.

This viewpoint is representative of views experienced by road users travelling south on Peka Peka Link Road. The view shown is perpendicular to the direction of travel and above a ~1 m concrete barrier, so drivers will only experience this view peripherally and for a short span of time, if at all. The viewpoint is from a bridge above the expressway so views from the expressway below are much less expansive and restricted by vegetation.

Viewers at this location experience an elevated view and fleeting view of the site and will have views across the site to the dunes with Kāpiti Island in the background. The proposal does not interfere with views of Kāpiti Island from this perspective.

Adverse visual effects from this viewpoint are low-moderate but reduce to low as planting along the boundary establishes.

9.22.8 Viewpoint E – Greenhill Road



Figure 24: Viewpoint E, Greenhill Road looking northwest towards the site at a distance of 490 metres.

Viewpoint E is from the road edge outside #103 Greenhill Road facing northwest towards the site at a distance of 490 m from the nearest site boundary and an elevation of 10 m.

This viewpoint is representative of views experienced by residents on the west side of Greenhill Road. Motorists travelling north on the Greenhill Road only experience this fleeting view peripherally.

Viewers at this location experience long-range views of the site over the Kāpiti Expressway and will have views of houses within the dunes. Views of the flats are limited by intervening topography and vegetation.

Adverse visual effects from this viewpoint are low-moderate.

9.22.9 Viewpoint F – Pharazyn Reserve



Figure 25: Viewpoint F, Pharazyn Reserve looking east towards the site at a distance of 840 metres.

Viewpoint F is from an elevated position within Pharazyn Reserve facing east towards the site at a distance of 840 m from the nearest site boundary and an elevation of 14 m.

This viewpoint is representative of the most elevated views experienced by users of Pharazyn Reserve.

Viewers at this location experience long-range views of the site over the Pharazyn Reserve and will have views of the tops of the dunes. Views of the flats are limited by intervening topography and pine trees on the neighbouring site.

Adverse visual effects from this viewpoint are low.

9.22.10 Viewpoint G1 – Hadfield Road



Figure 26: Viewpoint G1, Hadfield Road looking west towards the site at a distance of 1,570 metres.

Viewpoint G1 is from an elevated position at the end of Hadfield Road facing west towards the site at a distance of 1,570 m from the nearest site boundary and an elevation of 113 m.

This viewpoint is representative of views experienced by residents of Hadfield Road. Motorists travelling up Hadfield Road face away from the site while motorists travelling down have views obscured by vegetation along the road edge.

Viewers at this location experience long-range views of the site with little intervening landform or vegetation and Kāpiti Island in the background. The proposal does not interfere with views of Kāpiti Island.

Adverse visual effects from this viewpoint are low-moderate.

9.22.11 Viewpoint G2 – Huia Street



Figure 27: Viewpoint G2, Huia Street looking northwest towards the site at a distance of 1,210 metres.

Viewpoint G2 is from the road edge outside #258 Huia Street facing northwest towards the site at a distance of 1,210 m from the nearest site boundary and an elevation of 61 m.

This viewpoint is representative of views experienced by residents of Huia Street and, to a lesser extent, motorists driving along Huia Street who experience this view peripherally as it is perpendicular to the direction of travel.

Viewers at this location experience long-range views of the site with some intervening vegetation, open pasture in the foreground and the northern side of Kāpiti Island in the background. The proposal does not interfere with views of Kāpiti Island.

Adverse visual effects from this viewpoint are low-moderate.

9.22.12 Viewpoint G3 – Te Au Track



Figure 28: Viewpoint G3, Te Au Track looking northwest towards the site at a distance of 2,100 metres.

Viewpoint G3 is from the start of Te Au Track facing northwest towards the site at a distance of 2,100 m from the nearest site boundary and an elevation of 136 m.

This viewpoint is representative of views experienced by people exiting Te Au Track towards Huia Street.

Viewers at this location experience long-range views of the site with intervening foreground vegetation, open farmland in front of the site, and the ocean behind. Due to the density of the bush canopy, views of the site from the further up the track are not possible.

Adverse visual effects from this viewpoint are low.

9.22.13 Viewpoint G4 – Wilson Way



Figure 29: Viewpoint G4, Wilson Way looking northwest towards the site at a distance of 2,550 metres.

Viewpoint G4 is from the road edge outside #26 Wilson Way facing northwest towards the site at a distance of 2,550 m from the nearest site boundary and an elevation of 119 m.

This viewpoint is representative of views experienced by residents of Wilson Way.

Viewers at this location experience long-range views of the site with little intervening landform or vegetation. The foreground includes nearby houses, construction sites and farmland with the ocean in the background, but do not include Kāpiti Island.

Adverse visual effects from this viewpoint are low.

9.22.2 Summary of Viewpoints

A range of potential viewpoints were visited and those where the site is visible have been included. Viewpoints closer to the site tend to be lower and will see few dwellings at a greater scale, with dwellings along the edges blocking views further into the site. Viewpoints further from the site tend to be elevated and will see more dwellings but at a reduced scale, with the entire site sometimes being visible.

- **A1** Kensington Drive looking south at a distance of 450 m. Mid-range views of dwellings on the flats with terrain, existing vegetation and proposed dwellings restricting views further into site. Adverse visual effects are moderate reducing to low-moderate as boundary vegetation establishes.
- **A2** Peka Peka Road looking south at a distance of 440 m. Mid-range views of dwellings on the flats with terrain, existing vegetation and proposed dwellings restricting views further into site. Adverse visual effects are moderate reducing to low-moderate as boundary vegetation establishes.
- **B** Paetawa Road looking east at a distance of 240 m. Close-range views of the secondary driveway entry and houses on the west side of the dunes with views further into site blocked by the dunes. Adverse visual effects are moderate reducing to low-moderate as planting within private lots establishes.
- **C** End Farm Road looking northeast at a distance of 150 m. Close-range views of dwellings on the flats with the dunes visible in background. Adverse visual effects are moderate reducing to low-moderate as boundary vegetation establishes.
- **D1** CWB northbound at a distance of 240 m. Close-range, peripheral and transient views across the site with dunes in background that are likely to be blocked by houses near the south boundary. Adverse visual effects are moderate reducing to low-moderate as boundary vegetation establishes.
- **D2** CWB southbound at a distance of 60 m. Close-range, peripheral and transient views across the site with the dunes in the background that are likely to be blocked by houses near the south boundary. Adverse visual effects are moderate reducing to low-moderate as boundary vegetation establishes.
- **D3** Peka Peka Link Road at a distance of 380 m and elevation of 18 m. Mid-range, transient and peripheral views across the site with Kāpiti Island in the background. Adverse visual effects are low-moderate reducing to low as boundary vegetation establishes.
- **E** Greenhill Road at a distance of 490 m. Mid-range views across the highway to houses on the flats with the dunes visible in the background. Adverse visual effects are low-moderate.
- **F** Pharazyn Reserve at a distance of 840 m and an elevation of 14 m. Long-range views mostly obscured by vegetation leaving only some dune sites visible. Low adverse visual effects.
- **G1** Hadfield Rd at a distance of 1,570 m and an elevation of 130 m. Long-range views across the site with Kāpiti Island in the background. The proposal does not interfere with views of Kāpiti Island. Adverse visual effects are low-moderate.
- **G2** Huia St at a distance of 1,210 m and an elevation of 61 m. Long-range views over the site with northern edge of Kāpiti Island in the background. The proposal does not interfere with views of Kāpiti Island. Low-moderate adverse visual effects.
- **G3** Te Au Track at a distance of 2,100 m and an elevation of 136 m. The site is partially obscured by foreground vegetation but otherwise long-range views across the site. Views from further along the track are not possible due to dense canopy. Adverse visual effects are low.
- **G4** Wilson Way at distance of 2,550 m and an elevation of 119 m. Long-range views over the site with little intervening vegetation. Low adverse visual effects.

9.23 Visual Effects on Private Properties

No private properties were visited as part of this assessment so the analysis of visual effects on private properties relies on a combination of desktop research and observations made during site visits. Only developed residential properties immediately adjoining the site were analysed, refer to Figure 30 for the location of these properties. Site visibility refers to the assumed level of visibility of the site from the principal dwelling on each property.



Figure 30: Map showing the adjoining properties that have been assessed (not to scale) with each principal dwelling emphasised in black.

Address	Site visibility	Existing view	Potential visual effects
#153 Peka Peka Road	Open	Unrestricted close-range view across backyard extends into the site. (Refer Figure 33)	These properties have similar southern views towards the site that would change from open, rural pasture into an urban development of a higher density than anticipated by the underlying <i>General Rural Zone</i> . There are ten standalone dwellings proposed along the boundary. All are limited to no taller than two storeys, are required to use low reflectance materials, and are required to use rural-style fencing and screening planting along the external boundary. These development controls, in conjunction with the anticipated amenity planting within streets and on private properties, aims to soften the transition between rural and urban development and generate positive visual effects over time. Initially, effects on these properties would be <u>moderate</u> but reduce to <u>low-moderate</u> over time as planting matures and biodiversity increases.
#155 Peka Peka Road	Open	Close-range views extend into the site with existing on-lot boundary vegetation providing little visual screening. (Refer Figure 33)	
#163 Peka Peka Road	Partial	Partial mid-range view of driveway but views further into site restricted by on-lot vegetation.	The principal dwelling is located far from the boundary adjoining the site entrance and intervening vegetation partially obscures views. Distance, topography and on-lot vegetation obscure southward views of proposed houses. Effects on this property are <u>very low</u> .
#173 Peka Peka Road	Open	Unrestricted close-range view from elevated position near site entrance. View directed seaward away from site.	This property is located against the site entrance and northern boundary. The principal dwelling is not visible at close range from within the site due to the steep terrain and appears to be oriented west towards Kāpiti Island. The adjacent land will remain unmodified to protect the most sensitive dune formations so there will be no houses along this boundary. The nearest houses will be height and colour restricted to limit prominence and assist with visual integration. Effects on this property are <u>low-moderate</u> , decreasing to <u>low</u> as planting establishes.
#175 Peka Peka Road	Partial	Close-range views from elevated position near site entrance limited by on-lot vegetation. View directed seaward away from site.	This property adjoins the site entrance with a dwelling elevated at 12 metres and surrounded by dense vegetation. No dwellings adjoin this property, and close-range views are limited by the steep terrain and on-lot planting. Effects are <u>low</u> .

Address	Site visibility	Existing view	Potential visual effects
#203 Peka Peka Road	Glimpsed or none	Principal dwelling located away from adjoining boundary so views towards the site are blocked by neighbouring sites (#191 & #193). On-lot vegetation further limits views.	Views into the site from this property are restricted by terrain, vegetation and the position of the dwelling away from the site boundary. While views from the dwelling are unlikely, glimpses of houses on the dunes may be possible from southern parts of the property. These houses have development controls that limit height and colour. Effects from this property are <u>low</u> .
#101 Paetawa Road	None	Dwelling located far from the adjoining boundary with dense on-lot pine trees preventing any views of the site.	The dwelling on this property is screened by dense stands of trees along both of the adjoining boundaries. The existing dwelling at #107 Paetawa Road adjoins the property and will remain in place. The site is not visible so no change will be perceived. Effects are <u>neutral</u> .
#109 Paetawa Road	Partial	Partial mid-range views of the western dune faces behind on-lot vegetation and ancillary buildings. Dunes prevent views further into the site.	The principal dwelling is partly obscured by terrain, ancillary buildings and on-lot vegetation, but the new driveway and dwellings would be visible along the northern (side) boundary while the dunes would be clearly visible from the backyard (eastern boundary). Screening planting along the northern boundary limits close-range views of the nearest dwellings while the dunes prevent views further into site, limiting visible houses to those on the western dune faces with building controls that limit visual prominence. Effects are <u>moderate</u> , decreasing to <u>low-moderate</u> as screening and restoration planting establishes.
#121 Paetawa Road	Partial	Principal dwelling near adjoining boundary but extensive on-lot planting obscures views.	Although the principal dwelling is near the adjoining boundary, it appears to be oriented for seaward views away from the site and has dense vegetation along all boundaries. Effects are <u>low</u> .
#125 Paetawa Road	Partial	Close-range views into site are somewhat screened by vegetation while dunes prevent further views.	Views into the site are partly obscured by vegetation. Houses on the dunes are visible between trees but views further into site are blocked by the dunes. Effects on this property are <u>low-moderate</u> and reduce to <u>low</u> as planting establishes.
#129 Paetawa Road	Glimpsed or none	Dwelling oriented for seaward views. Dense on-lot vegetation near adjoining boundary restricts views into the site.	The dwelling is located 125 m from the adjoining boundary and on-lot vegetation limits site visibility. Glimpses of houses on the dunes may be possible from the backyard. Effects are <u>very low</u> .

Address	Site visibility	Existing view	Potential visual effects
#133 Paetawa Road	Glimpsed	Dwelling located near adjoining boundary but dense on-lot vegetation limits views of the site.	Views from this property are limited by vegetation along the adjoining boundary. Houses on the western dune faces will be visible but views further into the site are restricted by the dunes. Effects are <u>low</u> .
#149 Paetawa Road	None	Dense on-lot vegetation and an existing ancillary building prevents views of the site from the dwelling.	It is assumed that the ancillary building and 80 metres of vegetation between the dwelling and site boundary prevents any views of the site. As such, effects are <u>neutral</u> .
#155 Paetawa Road	Open	Unrestricted close-range views of the site from the dwelling near the adjoining boundary. The western face of the dunes is clearly visible but views further into site are blocked by the same dunes.	Eastward views towards the site are open and unrestricted from these two properties. From over the wetland, western dune faces and houses are visible but also prevent views further into the site. The dwelling at #155 is closer to the adjoining boundary than #171 but visibility remains similar. Effects from these properties are <u>moderate</u> , decreasing to <u>low-moderate</u> as planting within private lots, streets and reserves establishes.
#171 Paetawa Road	Open	Unrestricted mid-range views of the western dune faces. Views further prevented by dune topography.	
#55 End Farm Road	Open	Open view of the site with on-lot vegetation along adjoining boundary providing minimal visual screening. (Refer Figure 34)	This property has an open view of the flats, central wetland and foothills, with the dunes in the background that will be populated with houses, roads and parks. The houses closest to the boundary will have height, setback, fencing colour and boundary treatment controls that assist with easing the transition between rural and suburban. Effects will initially be <u>moderate</u> , reducing to <u>low-moderate</u> as boundary planting matures and the wetland is restored.
#59 End Farm Road	Glimpsed	Views of the site are limited by on-lot tree planting along adjoining boundary. (Refer Figure 35)	An existing dwelling is positioned centrally on this site, lower than the adjoining property and surrounded by dense vegetation including planting along the adjoining boundary. Any views of the site will be glimpses of height controlled houses, due to the density of planting and steep terrain. Effects are <u>low</u> .

9.24 Effects on Visual Amenity

Visual amenity is a subset of landscape values that comprise the visual and aesthetic qualities of the landscape. The site has visual amenity values derived from the undulating dune formations, open wetlands, rolling pastures and views to the Tararua Ranges and Kāpiti Island. The site is surrounded by rural-lifestyle properties that back onto the site with similar features such as sand dunes or wetlands that extend across site boundaries. Some of these adjoining properties have views that extend into the site but more often than not, properties have established vegetation along their common boundaries with the application site that restrict views into the site (Figure 31). Adjoining properties, particularly on Paetawa Road, tend to be oriented towards views of Kāpiti Island rather than the site.



Figure 31: View from the dunes across Te Harakeke Swamp towards Paetawa Road properties showing extensive established vegetation along the boundary.

The proposal affects visual amenity by introducing a residential development that is currently not anticipated by the District Plan. The visual changes are primarily of a suburban character and are expected to manifest in mostly one to two storey houses with a smaller number of medium density dwellings (196 terraced dwellings and 2 apartment buildings) located around a small local centre of circa 3,900 m². The proposal manages adverse visual effects on the amenity values with a comprehensive design that enhances natural site features and incorporates them into the subdivision layout.

The proposal avoids modification to Te Harakeke Swamp and most sensitive dune tops, limits building height near ridgelines to 4.5 m in order to avoid impacts on the dune ridgeline and uses stormwater systems that reflect the natural hydrology of the site.

Adverse visual effects on rural amenity values are appropriately mitigated through a range of specific controls. These include a maximum building height of 8 m along external boundaries, greater setback requirements and a more restrictive height in relation to boundary standard, and rural-style boundary treatment, such as screening planting and post & wire or post & rail fencing.

All height restricted houses are also proposed to be subject to a restriction in Light Reflectance Value (LRV) so would be required to use colours and materials with a LRV below 30%. Beyond avoidance and mitigation, the proposal seeks to enhance the visual quality of the site with extensive planting proposed within streets, public open spaces and ecological enhancement areas.

It is anticipated that, over time, residents will populate private outdoor spaces with amenity planting that further contributes to the revegetation of the site. So, while the outcome proposed is not one anticipated by the existing District Plan and is being progressed under the FTAA as a project of regional importance, the proposal aims to integrate the development in a visual manner that is appropriate to the current rural locale and generate positive visual effects as time goes on.

This landscape and visual assessment demonstrates that while the visual catchment is broad, the site is enclosed to its immediate surrounds meaning close-range views are limited by existing vegetation and topography and will be limited further by the proposed planting along external boundaries. Long-range views of the site are only possible from elevated

positions. While an elevated viewpoint increases the proportion of site that is visible, the distance reduces the magnitude of any visual effects. Overall, effects on visual amenity from public viewpoints are considered to be low-moderate.

Private properties adjoining the site have widely varying degrees of visibility depending on dwelling location and the presence of vegetation along their common boundary with the application site. Properties to the north on Peka Peka Road experience the site entrance and houses on the northern part of dunes. Most of the properties to the west on Paetawa Road experience the western dunes dwellings from across Te Harakeke Swamp, but views further into the site are impeded by the dunes. The exception is #109 Paetawa Road which will have views of the new driveway and a few of the dwellings north of Te Harakeke Swamp. However, screening planting is proposed along the adjoining boundaries and these dwellings have controls limiting height and reflectivity to minimise adverse visual effects. There are only two properties adjoining the southwest boundary, one with open views and the other with views limited by on-lot vegetation. Some of these sites are so heavily vegetated that the proposal is not visible and therefore has little to no effect on visual amenity. Overall, visual amenity effects from private properties are low-moderate.

10.0 Recommendations

The following design controls and mitigation measures have been recommended to ensure that the proposal minimises adverse landscape and visual effects, is integrated appropriately into the local environment, and has positive visual and ecological outcomes as planting matures and biodiversity increases. The plan below details the location of these controls and the affected lots (Figure 32).

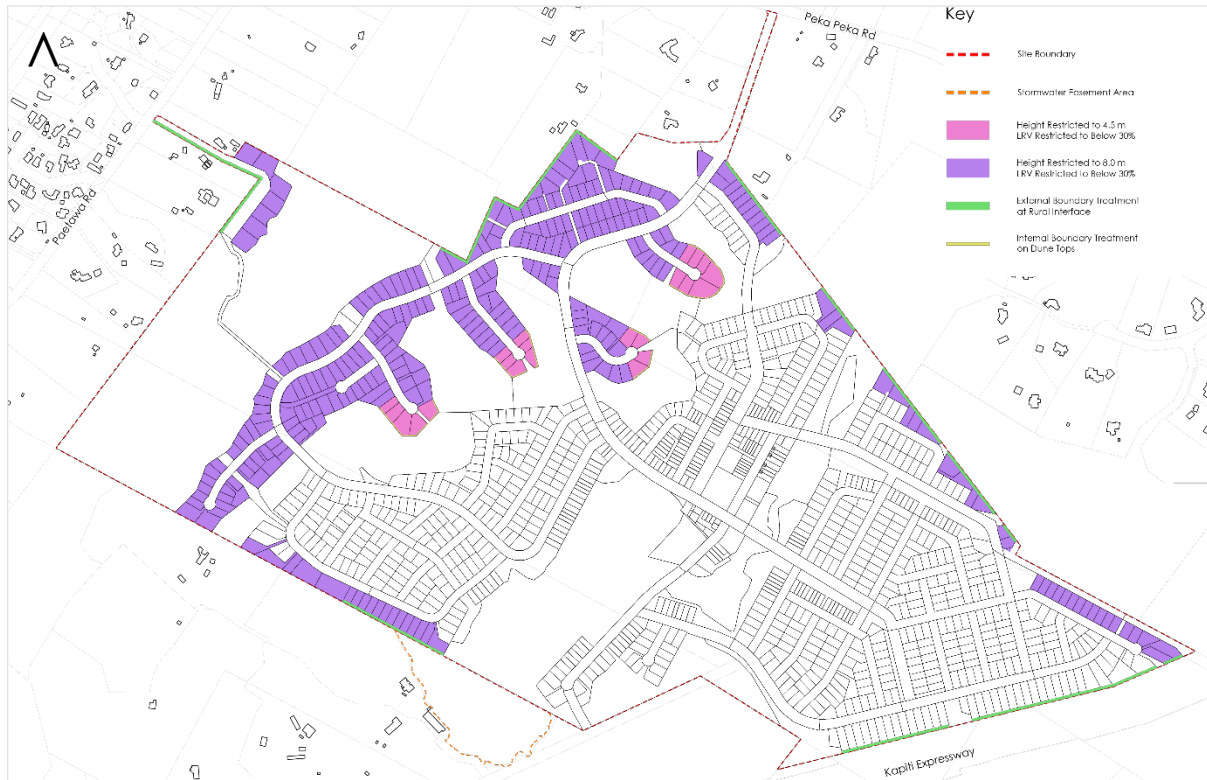


Figure 32: Design controls and mitigation measures plan (not to scale, refer to Appendix C for full-sized plan).

10.1 Planting

A landscape plan is provided as part of the application that includes:

- Street amenity planting, trees & shrubs.
- Typical on-lot landscape treatment.
- Restriction of species on lots that adjoin ecological zones.
- Restoration planting in the wetlands.
- Comprehensively designed parks and open spaces.
- Boundary buffer planting along a minimum of 50% of the specified external boundaries to a height of 4 m and a depth of 5 m.
- Dune buffer planting along a minimum of 50% of the specified internal boundaries to a height of 3 m and a depth of 2 m.
- Plant species and layout that aligns with the natural character of the site.
- No invasive plant species are permitted within the development as per the Department of Conservation's List of Environmental Weeds in New Zealand 2024.

10.2 Boundary Treatment

Boundary treatment is proposed, where relevant, to be compatible with neighbouring rural character:

- Fencing at external interfaces is proposed to be of a rural style, such as post & rail or post & wire, until such a time that the adjoining land is no longer rural.
- Fencing on specified boundaries is proposed to be no more than 1.5 m in height and at least 50% visually permeable.
- Planting along the specified boundaries to a height of 4 m and depth of 5 m is proposed in order to provide visual screening with species from the approved landscape drawings.

10.3 Earthworks

The proposed earthworks have been designed to appropriately integrate the proposal into the existing terrain, with particular regard for the dunes and interfaces with surrounding properties. In addition to the design of the bulk earthworks, the following measures are proposed:

- Earthworks have been designed to avoid retaining walls over 1.0 m high.
- Exposed earthworks faces are proposed to be replanted in the first planting season (April-August) following construction.
- Areas outside of the identified earthworks area are to be left undisturbed except for localised works needed to form pedestrian access paths.

10.4 Stormwater Design

The stormwater network is comprehensively designed using systems that reflect and enhance the natural character such as swales, dry basins, wetlands and rain gardens.

10.5 Building and Structures Height & Colour

- Building and structure height is proposed to be restricted in specific locations to minimise visual dominance:
 - Maximum height limited to 4.5 m above ground level on the most prominent dune lots.
 - Maximum height limited to 8.0 m above ground level on the less prominent dune lots and lots adjoining external boundaries.
- Building and structure colour is proposed to be restricted in specific locations to assist with visual integration:
 - Building colour and material is to have a Light Reflectance Value (LRV) below 30% on the specified lots.

11.0 Conclusion

Waikanae North Developments Limited is proposing the subdivision of a 139.3572 ha rural site with a 3.3 ha stormwater easement into a suburban development with approximately 1,200 residential lots, associated infrastructure of roads, parks & open spaces, and a small commercial centre.

The site is located approximately 3.5 km north of Waikanae town centre and 500 m south of Peka Peka and straddles the cadastral boundary between Peka Peka and Waikanae. The site has sand dunes that cover the western side of the site while the eastern side is in pasture. The site contains numerous wetlands, including named wetlands Te Harakeke Swamp and Peka Peka Road Swamp. Existing vegetation is mostly limited to indigenous species within the wetlands and exotic species used for sheltering pastures, with only three indigenous trees proposed to be removed.

The site is largely devoid of structures, having only a farm shed, stock yard, fences and water troughs. The site is intersected by high-voltage transmission lines supported by five pylons within the site and has telecommunication and water bore infrastructure located nearer the expressway.

The proposal demonstrates a general alignment with the planning provisions relevant to landscape and visual matters and where it deviates from the provisions, it suitably mitigates any adverse effects. Although the outcome of the proposal is not one anticipated by the existing District Plan and the proposal is being progressed under the FTAA as a project of regional importance, the proposal integrates the development in a manner that is appropriate to the current rural locale and will generate positive landscape and visual effects over time.

Physical landscape effects arise from the modification to the terrain with earthworks required to create building platforms, roads and stormwater systems, removal of vegetation and the addition of buildings. While the proposal presents a high degree of change to the site, the site's history of modification and diminished natural features give it the capacity for change and opportunity for enhancement. Limiting modification within the largest and most important wetland and maintaining the prominent dune ridges minimises adverse effects on the most sensitive and highly valued parts of the site while the planned increase of vegetation and biodiversity post-development further mitigates adverse effects and generates positive effects in the long term.

During construction, the proposal will have moderate adverse physical effects on the site however, these effects reduce to low-moderate once construction is complete with positive effects being generated as planting matures and biodiversity increases.

The proposal affects landscape character by changing the site from rural to urban. This manifests in an increased built density and the associated roads, parks and planting, changes to the terrain, removal of vegetation, and changes to hydrological systems. Character effects on the surrounding area are limited by the contained nature of the site and by restricting works within the most sensitive parts of the site, such as the dunes and wetlands. This assessment recommends a series of controls to further minimise adverse landscape character effects and generate positive effects over time.

Adverse effects on landscape character will be moderate during construction but reduce to low-moderate following completion and generating positive effects as revegetation enhances the natural character of the site.

Adverse visual effects are managed with specific controls that restrict building height and colour, impose building setbacks and specify boundary treatment. The visual catchment is broad due to the eastern hills overlooking the site. Properties that adjoin the site experience close-range views with landform and vegetation limiting views further into site while further afield in the eastern foothills, the elevated position means more of the site can be seen but the distance reduces the magnitude of visual effects. The same controls proposed to manage physical and character effects also serve to mitigate visual effects. Overall visual effects from both public and private viewpoints are considered to be low-moderate in the long term.

This assessment has identified a number of design controls and mitigation measures to ensure that the proposal manages adverse landscape and visual effects, is integrated appropriately into the local environment, and has positive visual and ecological outcomes as planting matures and biodiversity increases. Controls include planting along boundaries, a restriction of plant species, boundary treatments that soften the rural-suburban interface, retaining walls limited to 1 m high, exposed earthworks faces replanted, stormwater systems that reflect the natural character such as swales and wetlands, and restrictions on building height and colour that limit visual prominence. These controls have been adopted by the proposal and have shaped the design of the development.

Overall, the proposal will have low-moderate landscape and visual effects with positive effects being generated as planting within the site matures.

12.0 Drone Photographs



Figure 33: Drone photo of the boundary with #153 & #155 Peka Peka Road (left).



Figure 34: Drone photo of the boundary with #55 End Farm Road (right).



Figure 35: Drone photo of the boundary with #59 End Farm Road (right).