



Drury Centre Plan Change

Landscape and Visual Effects Assessment
Prepared for Kiwi Property Group Limited

5 February 2020



Document Quality Assurance

Bibliographic reference for citation:

Boffa Miskell Limited 2020. *Drury Centre Plan Change: Landscape and Visual Effects Assessment*. Report prepared by Boffa Miskell Limited for Kiwi Property Group Limited.

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Status: [FINAL]

Revision / version: [2]

Issue date: 5 February 2020

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Template revision: 20180621 0000

File ref: BM191000_LVEA_Final.docx

Cover photograph: Civitas Master Plan Graphic

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1.0 Introduction

Boffa Miskell has been requested by Barker & Associates on behalf of Kiwi Property Group Limited to undertake a Landscape and Visual Effects Assessment for the proposed Drury Centre Plan Change being brought privately by Kiwi Property Group Limited in respect of a 95 ha landholding at 120 Flanagan Road immediately south of the existing Drury settlement.

The land is currently zoned 'Future Urban' (the Site) and is subject to Auckland Council's Drury – Opāheke Structure Plan.

This assessment:

- Briefly describes the site and its landscape setting, recognising that a number of other documents supporting the plan change set out comprehensive descriptions of both;
- Places the proposed plan change in the context of the Council's Drury – Opāheke Structure Plan, and in particular the supporting landscape report prepared for the structure plan;
- Describes the nature of the plan change and the ways in which landscape attributes and visual amenity are provided for;
- Sets out an assessment of landscape and visual effects in respect of the plan change.

Kiwi Property Group Limited engaged Civitas (with Oculus) to undertake a masterplanning exercise for their landholding and the wider plan change area to inform and guide future development decisions including the plan change proposal. The Masterplan sets out a vision for Drury being:

"Drury Town Centre is a sustainable TOD, master planned new metropolitan centre organised around a Main Street. The Drury Town Centre Master Plan envisions a local community hub as well as regional destination, with a range of retail, dining, and leisure activities that integrate with a diverse portfolio of housing and commercial spaces."

The masterplan has informed the plan change but is not fully representative of the provisions of the plan change request, this assessment, whilst referring to the masterplan, provides an assessment in respect of the plan change provisions including the relevant zones and location specific precinct plan provisions.

The site sits within a larger area of Future Urban zoned land in the south which, along with Takaanini and Pukekohe – Paerata, is planned to accommodate the majority of Auckland's southern growth. In addition to the Kiwi Property Group Limited private plan change two further contiguous plan changes are proposed adjoining to the north – 'the Oyster site' and to the east – the 'Fulton Hogan site'. This assessment addresses only the Kiwi Property Group Limited, Drury Centre Plan Change.

2.0 The Site and Its Landscape Setting

The site comprises some 95 ha over multiple titles not all of which are in the ownership of Kiwi Property Group Limited. It is defined by the east bank of the sinuous alignment of the Hingaia Stream to the west, Brookfield Road to the south, Fitzgerald Road to the east and Waihoehoe Road / the North Island Main Trunk Rail Line (NIMTRL) and beyond that a section of Great South Road to the north / north-west.

The Hingaia Stream forms a clear landscape boundary to the site with the Drury settlement across the NIMTRL / Great South Road to the north-west also differentiated by its established commercial / residential character and amenity. The site's northern, eastern and southern boundaries are less clearly defined in landscape terms being contiguous with land of similar characteristics / topography / landcover / landuse. Refer Figure 1.



Figure 1: Plan Change boundary extent over aerial

The site has a gentle rolling topography forming part of the flats at the western base of the Hunua foothills. There is a main broadly north / south oriented low ridgeline falling west to the Hingaia Stream and east to a small gully with a reach of permanent stream – identified as Stream A in the Tonkin & Taylor Ecological Assessment – this feeds into the Fitzgerald Stream (Stream E), also a permanent waterway, which runs more or less east - west through the northern portion of the site. Refer Figure 2 below.



Very broadly speaking the land lies at around RL20 whereas the base of the Hunua foothills sits at approximately RL 80 to 100. The higher land within the site, up to RL25 / 26, lies toward the south east along Brookfield and Fitzgerald Roads, refer Figure 3 below.



The central and western portion of the site is more open in grazed pasture whilst in the south and northeast there is a greater presence of shelter belt and other planting as well as structures including housing and rural buildings. Also, in the north, there are a number of large-scale glasshouses accessed from Flanagan and Waihoehoe Roads. Flanagan and Waihoehoe Roads also provide access to some more residentially scaled lots / subdivision with associated housing.

The Flanagan homestead is located at the end of Flanagan Road (120 Flanagan Road). It was built around the 1880s and is a typical Victorian timber villa farmhouse set within landscaped grounds. The homestead is associated with an early farming family in Drury (refer Matthews and Matthews Heritage Assessment). The concluding discussion of this report notes that the Flanagan Homestead is considered to be of heritage value in the Drury local area, it states:

“The setting including mature trees, particularly to the east of the house, is also important in demonstrating how the house was positioned, and the views that were framed by landscaping”¹

In a wider context the Hunua foothills define the plains landscape to the east providing a well defined landscape and visual backdrop to the generally lower lying land to the south of Drury including the site. The hills defining the skyline to the Drury area rise to a high point of 329m, being the peak called Opāheke, and extend south to the Bombay Hills.

The foothills are extensively developed for rural residential / lifestyle living. There are also two rock aggregate quarries, the Winstone Quarry in the north, accessed from Hunua Road, and the former Stevenson Quarry in the south, accessed via Quarry Road.

Land to the immediate west of the former Stevenson Quarry on the flats between the toe of the foothills and SH1 has been subject to earlier plan changes (to the then Franklin and Papakura District Plans) to zone the land for both heavy and light industrial purposes. Earthworks, flood and stormwater management and riparian enhancement works along the Hingaia and Maketu Streams is underway associated with this development. Part of this land to the southwest on the west side of the Hingaia Stream adjacent to SH1 has also been consented as a Special Housing Area with earthworks and roading access underway. This area is serviced by both the Ramarama and Drury SH1 off / on ramps.

In the northwest the Manukau Harbour extends up Drury Creek with the Hingaia and Fitzgerald Streams providing tributaries to this upper arm of the harbour. The Hingaia is tidal in its lower Drury reaches but is freshwater adjacent to the site. Drury Creek feeds into the Pahurehure Inlet north of the Hingaia Peninsula which is rapidly urbanising including the Karaka Harbourside and Karaka Lakes residential areas.

The Papakura metropolitan centre lies some 5km to the north and Pukekohe 10km to the south. There are extensive areas of land use change associated with greenfield urban development in the wider context of the site much of which is apparent from SH1 and SH22, which accesses Pukekohe.

¹ Matthews and Matthews, Historic Heritage Assessment, Flanagan Homestead, 120 Flanagan Road, Drury, Auckland, page 31

3.0 Drury – Opāheke Structure Plan

Auckland Council has consulted widely in respect of the city's planned southern growth and associated structure plans. The Drury – Opāheke Structure Plan was released in August 2019. The stated vision for Drury – Opāheke is:

“Drury - Opāheke is a sustainable, liveable, compact, and accessible place with successful centres and residential options close to a variety of employment opportunities. It is well connected to the wider Auckland region through the rail and road networks. Cultural and heritage values are respected.”

Six key outcomes are identified the sixth of which is:

“6. The natural environment

- a. Management of the natural environment in a way that respects and is guided by Māori tikanga.*
- b. Freshwater quality within the catchment is improved.*
- c. The quality of the marine receiving environment is maintained or improved.*
- d. The freshwater management functions of riparian margins are improved.*
- e. Protect and improve biodiversity.”*

Under the “Quality- built environment” key outcome there are two further outcomes that relate broadly to landscape being:

- “c. Integrated open space and parks in urban residential areas, linked by transport networks (roads, cycleways and footpaths). And*
- e. Drury – Opāheke is a place that respects and celebrates its relationship with mana whenua and protects its historic heritage and character.”*

Landscape per se does not feature strongly in the vision and / or key outcomes for the Drury – Opāheke Structure Plan with section 3.7, the Blue-green network, providing the greatest specific direction. The ‘blue’ aspects relate to the streams, rivers, floodplains and coastal environments and the ‘green’ to areas of indigenous biodiversity and ecological significance as well as the parks and reserves. Figure 8 of the structure plan maps permanent and intermittent streams with a 20m riparian margin, the exert, Figure 4 below, shows the portion of the Structure Plan's Figure 8 incorporating the site.

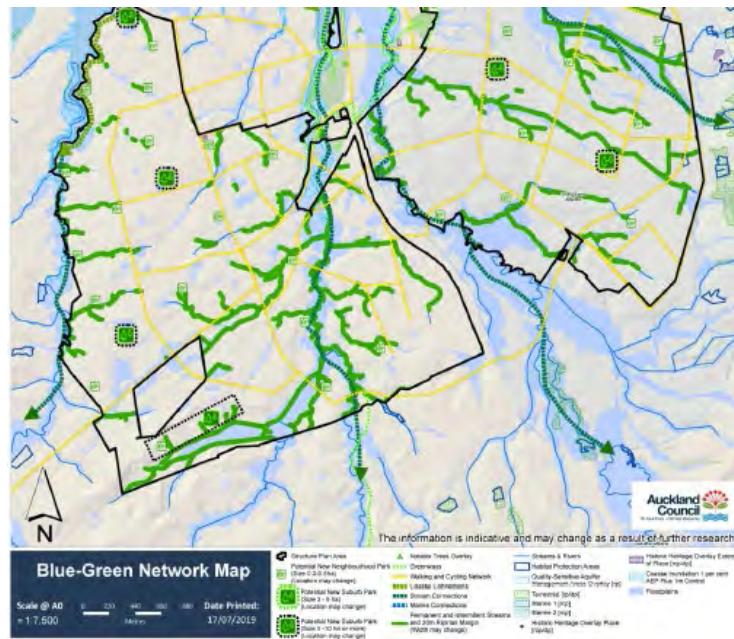


Figure 4: Exert from Figure 8 Drury – Opāheke Structure Plan Blue-Green Network Map. The Hingaia Stream corridor is in the centre right with the Fitzgerald Stream aligned east / west across the top of the site.

Whilst the structure plan identifies streams it is noted that these are indicative with the final extent of permanent and intermittent streams to be determined at the plan change and resource consent stages. The general proposition is for a 20m riparian restoration margin along permanent and intermittent streams again noting that this will require more detailed investigation at the plan change stage and may differ from 20m.

It is an aspiration that local paths, providing walking, cycling and ecological connectivity will follow esplanade reserves linking areas of housing and employment, open spaces, town centres, recreational facilities, places of interest and transport hubs.

There are no outstanding natural landscapes or features (ONL or ONF), significant indigenous vegetation areas (SEA) or notable trees identified within the site area, refer Appendix 1 for relevant AUP OI overlay maps. There are two notable tree references in the wider area, one being a single tree in the Drury township and the other the Oak(s) within the SH1 road corridor at Drury.

In terms of public open space aspirations, the need for open space provision is set out at 3.8 and 4.2.7 of the Structure Plan. It is recognised that in areas of higher residential density there is greater need for well-integrated open space / parks. The types of open space identified include; coastal esplanade reserves; stream esplanade reserves; neighbourhood parks (0.3 to 0.5ha within walking distance of all residential areas); suburban parks and sports parks (3 to 5ha including sports parks up to 10ha) and civic parks (small parks associated with town centres).

The Structure Plan (Figure 1 in the Structure Plan) indicatively locates neighbourhood and suburban parks, the exert below includes the area of the site, which does not indicate the provision of parks within the site.

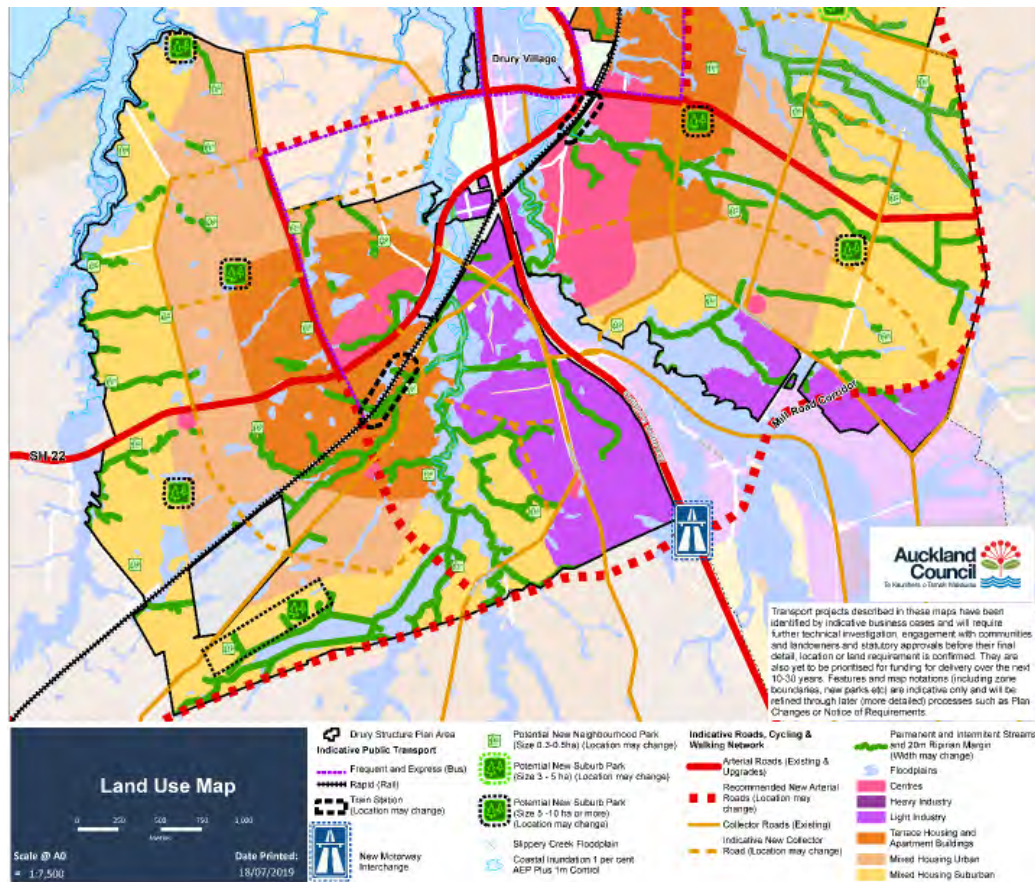


Figure 5: Southern portion of the Drury – Opāheke Structure Plan, noting no requirement for neighbourhood or suburb parks indicated within the area of the site.

4.0 Drury Structure Plan, Landscape and Visual Assessment Report

Opus International Consultants Ltd (Opus) prepared a Landscape and Visual Assessment report for Auckland Council (final dated 04 August 2017) in respect of the Council's Drury – Opāheke Structure Plan (August 2019). The Opus report provided landscape input to the Drury - Opāheke Structure Plan (Structure Plan) and set out an assessment of landscape and visual effects in respect of the associated change from rural to urban landuses.

This report acknowledges that the locality has been identified as suitable for urbanisation over the next 30 years and seeks to identify “ways in which the landscape can positively contribute to the area's future urbanisation”².

² Opus, Drury Structure Plan, Landscape and Visual Assessment Report, 04 August 2017, Executive Summary paragraph 1

The key outcomes sought are to:

- Identify ways in which the future urban form might reflect the underlying land-shaping processes, particularly the volcanic features, which give the landscape its unique identity
- Strengthen the natural character of the landscape by retaining and enhancing patterns, processes and elements such as streams corridors and forest tracts as part of an open space network
- Contribute to a high level of amenity, beauty and a quality lifestyle for future communities.

Broadly the Opus report delineates east and west landscape sub-areas with the proposed Drury Centre plan change located in the east (east of SH1). A further delineation of Landscape Character Areas is mapped³ (refer Figure 6 below) with three sub-areas identified in the east. The Drury Centre plan change area lies within the southern landscape character area in the east, Area 03, described as 'Flat – gently undulating rural lifestyle'.

Appendix B 'Landscape Character Area Tables' of the Opus report sets out a description of each of the Character Areas. In summary for Area 03 this identifies:

Area 03 Description: "Defined to the north by Waihoehoe Road which follows a low spur, eroded to form a separated knoll. Defined by the toe of the Hunua Ranges foothills. Defined to the south by Hingaia Stream. The west is defined by State Highway 1 and the North Island Main Trunk Rail corridor." Refer also Figure 6 below.

Existing Landscape Character: Landform characterised by a low spur extending from the Hunua foothills with perennial stream corridors on either side flowing west to the Hingaia Stream. An upper portion of Drury Creek flows north. Stream corridors modified by grazing. "No stands of significant mature vegetation or areas of contiguous native vegetation." Predominantly rural lifestyle landuse with some glasshouses, some taller shelterbelts.

Potential effect on landscape character from urbanisation:

- Sensitivity of drainage patterns including overland flow paths.
- Degradation of landform, especially secondary ridge and knoll.

Existing Visual Landscape:

The Hunua foothills, located to the east, are the most distinctive external landmark. Distant localised views west to the Waitakere Ranges in more elevated locations where vegetation doesn't preclude longer distance views. Southerly views, from elevated spur locations to the Bombay Hills and Pukekohe Hill. The area is viewed from external locations on SH1 and Quarry Road and roads accessing the Hunua foothills notably Macwhinney Drive / the rural residential properties on the foothills. Views from many of the internal roads are restricted by the flat topography and vegetation. The area has moderate to strong visual coherence due to its rural / rural residential character and amenity. There are low levels of both indigenous and perceived natural character.

³ Opus, Drury Structure Plan, Landscape and Visual Assessment Report, 04 August 2017, Map 5 Appendix B

Opportunities for landscape protection, enhancement and new interventions:

- Protect views to Hunua Ranges and Waitakere Ranges, Bombay Hills and Pukekohe Hill.
- Keep built form off top knoll and side spur.
- Create contiguous tract of vegetation along streams, reinforcing natural landscape pattern.
- Enhance riparian edges and recreation opportunities along streams.
- Create connected network of parks and public open space.
- Road alignments to harness scenic views of hills beyond – scenic amenity, distinctive sense of place, quality public realm.
- Integration of landscape and public open space with Stevenson's future urban development to the south.
- Views to the Hunua Ranges have been identified as important. The foreground to this landform is important as a result. There is opportunity for amenity enhancement at the edge of the transition to the foothills.

The Opus report Executive Summary identifies:

"The main potential landscape character effects from urbanisation are:

Drury East

- *Sensitivity of drainage patterns including the major low-lying flood plains and overland flow paths*
- *Change from rural patterns that distinguish the rural landscape and express the human processes associated with productive landscapes*
- *Sensitivity of the meagre remnant native bush patches that have ecological / biodiversity values. These are highly valuable due to their scarcity and highly vulnerable to edge effects and changes to the water table*
- *Severance of the natural patterns associated with the stream flow paths from the Hunua Ranges*
- *Changes to the topography associated with the second order spurs extending into the area*
- *Change from the distinctive, intimate scale of settlement at the tow of the Hunua Ranges.*

The main potential effects on visibility and visual amenity from urbanisation are:

Drury East

- *Change to visual cohesion associated with the strongly rural character*
- *Change to scenic amenity associated with views across the flood plains to the distinctive Hunua Ranges backdrop*
- *Change to views from the southern area to the Bombay Hills*
- *Change to long views to the Waitakere Ranges*
- *Potential for visual dominance and overlooking effect if the ridges of the side spurs are built on*

- *Potential loss of visual landmarks in relation to high topography, views to the Hunua Ranges and the remnant patches of kahikatea.*

The general opportunities across all Landscape Character Areas to protect and enhance natural landscape character and landscape amenity values are:

- *Retain and reinforce the natural drainage patterns as the key organising element of the landscape framework*
- *Establish wide and contiguous esplanade plantings and a network of public open space reserves along stream corridors*
- *Protect public views to Hunua Ranges, Bombay Hills, and Waitakere Ranges. Careful block layout and road alignments are fundamental to protecting views and enhancing quality public realm and distinctive sense of place*
- *Adopt 'roads as places' approach to all new roads, to provide enhanced landscape amenity, public use and enjoyment and ecological corridors*
- *Potential to retain some shelterbelt planting, amenity tree stands and elements associated with rural landscape as an historic trace and memory of past settlement."*

Figure 7 below is extracted from Map – 02 Topographical Map in the Opus report it illustrates the 'major' and 'minor' ridgelines, watercourses and contours at a high level within and surrounding the Drury Centre PC area which lies to the immediate south of the Drury Town Centre and east of the SH1 corridor. The spur / major ridgeline extending west from the Hunua foothills is located to the east beyond the subject PC area.



Figure 7: Exert from Map 02, Topographical Map, Opus report, Drury Structure Plan, Landscape and Visual Assessment

Under Section 9 of the Opus Report 'Landscape Opportunities and Constraints' a further identification of opportunities in respect of Character Area 03 is identified as below:

- *"Landscape capacity for urban development to integrate with the Drury South Business Project on the southern boundary. Opportunity to manage the interface though transition of scale, coordinated layout and integrated landscape framework*
- *Greater capacity for urban development as less impacted by major floodplains*

- *Harness amenity values relating to varied terrain and more intimate landscape scale at the transition between the flatlands and the foothills*
- *Provide open space link along distinctive knoll and side spur, connecting hills to Drury Centre*
- *Create ecological wild links between the hill country natural areas and coast/lowlands using the natural drainage patterns*
- *Create connected network of parks and public open space between the hill country natural area, coast/lowlands and Drury Urban centre and major transport network.”*

The overall Conclusions – Section 11 - of the Opus report are set out below:

“This assessment of the Drury structure plan area concludes that the landscape and visual effects of urbanisation will predominantly be low to medium, with the exception of the coastal edge and Ngakaroa Valley which are assessed as high. It is concluded that all areas can accommodate urban development with the appropriate mechanisms to mitigate adverse effects on the landscape.

Furthermore, there is an opportunity to significantly improve the natural landscape character from the current quality derived from agriculture, lifestyle and intensive cropping activities. This can be achieved by establishing an urban forest and open space network that will result in ecological and landscape amenity benefits through public use and enjoyment of an integrated open space network.

In summary, the following key landscape opportunities are identified:

- *Retain the reinforce the natural drainage patterns as the key organising element of the landscape framework*
- *Establish wide and contiguous esplanade plantings and a network of public open space reserves along stream corridors*
- *Protect public views to Hunua Ranges, Bombay Hills, and Waitakere Ranges. Careful block layout and road alignments are fundamental to protecting views and enhancing quality public realm and distinctive sense of place*
- *Adopt ‘roads as places’ approach to all new roads, to provide enhanced landscape amenity, public use and enjoyment and ecological corridors*
- *Potential to retain some shelterbelt planting, amenity tree stands and elements associated with rural landscape as an historic trace and memory of past settlement*
- *Establishing an urban forest green network throughout the entire structure plan area and connecting to the wider landscape to support broad sustainability objectives including wild links, community and individual wellbeing, and global sustainability.”*

5.0 Proposed Drury Centre Plan Change

The proposed Drury Centre Plan Change requests two zones with a total of four sub-precincts within the approximately 95 ha site area. Sub-precincts A, B and D are within the requested Business – Metropolitan Centre Zone and Sub-precinct C in the Business – Mixed Use Zone.

Generally, the relevant AUP OIP zone provisions for Business – Metropolitan Centre and Business – Mixed Use apply except where amended through the plan change provisions in this respect the Sub-precincts set requested zone heights (refer Drury Centre Precinct Plan 1 – Building Height) as follows: Sub-precinct A: 72.5m; Sub-precinct B: 40.5m; Sub-precinct C: 25.0m; Sub-precinct D: 72.5m as illustrated below, Figure 8.

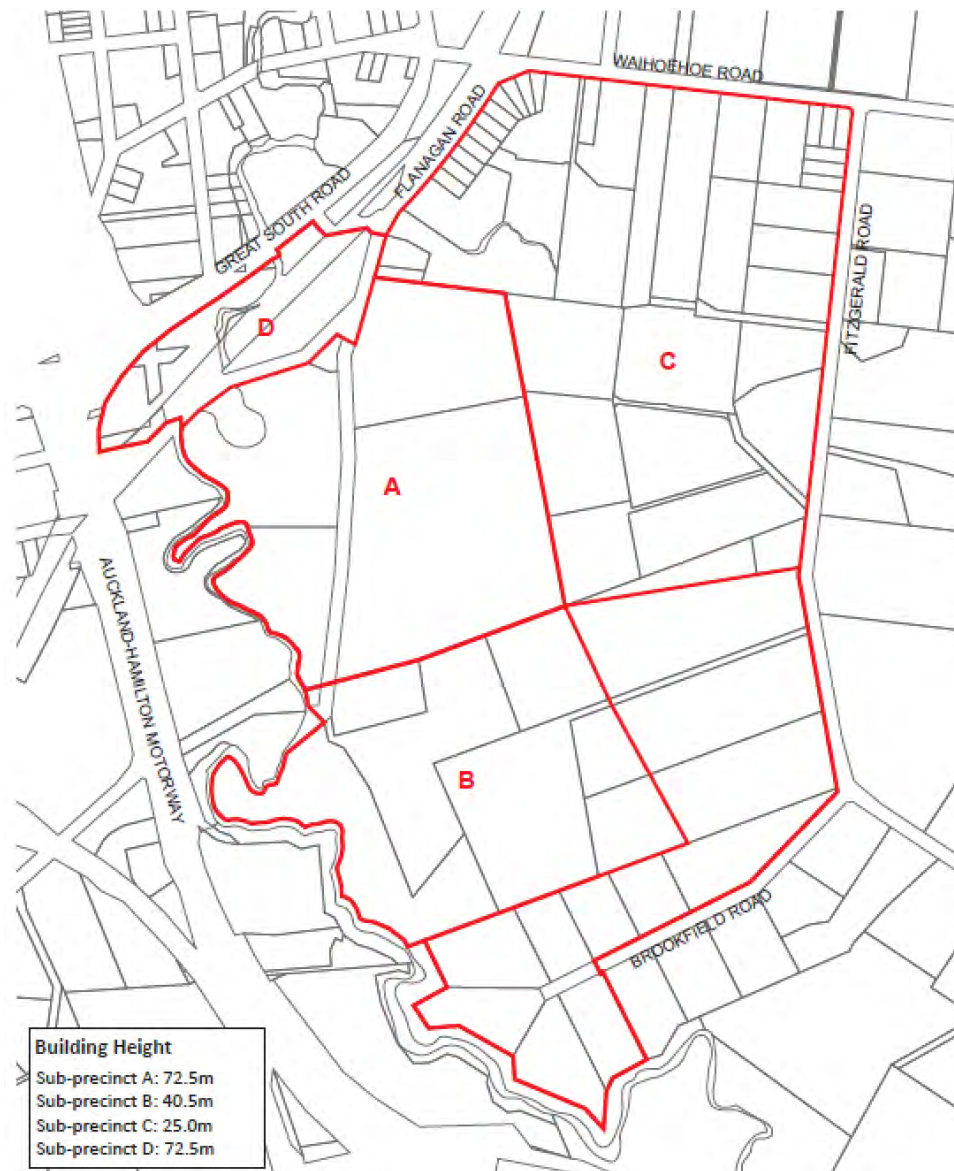


Figure 8: Drury Centre Plan Change Precinct Plan 1 Building Height.

In addition to the plan change, two further precinct plans, Drury Centre Precinct Plan 2 – Spatial Features and Drury Centre Precinct Plan 3 – Transport and Staging Boundary, comprise part of the plan change provisions with Precinct Plan 2 being of relevance to landscape matters. This precinct plan (refer Figure 9 below) indicates (in blue) the proposed location of a ‘key retail street’, which is a focus of the metropolitan centre, a ‘Homestead Park’ (green circle) and a ‘Station Plaza’ (orange circle) open space in addition to an indicative location / network of collector roads.

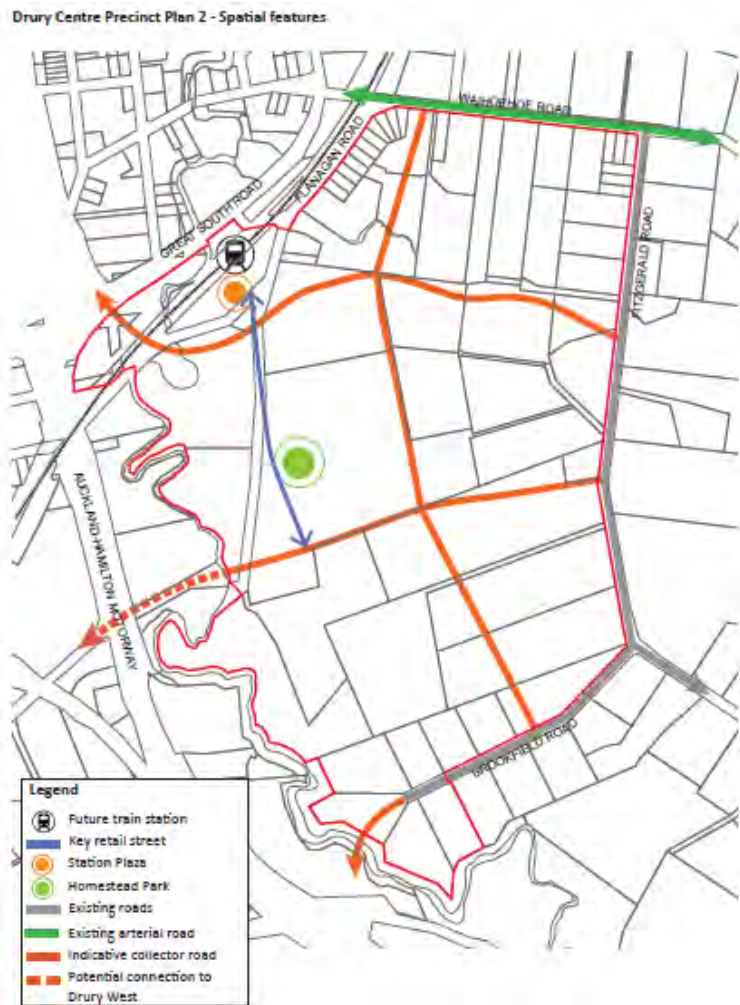


Figure 9: Drury Centre Plan Change Precinct Plan 2 Spatial Features.

The proposed 'Homestead Park' is located to enable the retention of the Flanagan homestead along with some of the associated vegetation / trees, it connects to the key retail street which is aligned, more or less to follow the main north / south oriented ridgeline within the site. Both these features have aspects that respond to the existing landscape of the site with the potential to maintain their presence in the future urban form and provide site specific structure to it.

As already noted, the Drury Centre Plan Change is informed by the master plan which is documented in the Drury Metropolitan Centre 2048 Master Plan Report for Plan Change: A New Town for Auckland, dated June 2019 prepared by Civitas.

The site analysis underpinning the Civitas Master Plan includes the site topography, ridgelines, streams (permanent and intermittent) as well as the feature of the Flanagan homestead as illustrated in the 'Existing Site Features diagram copied below, Figure 10.

2.4 Existing Site Features



Figure 10: Civitas 'Existing Site Features' diagram from Master Plan report.

Within the twelve Urban Design principles that underpin the master plan for the 'sustainable metropolitan centre TOD' there are two which relate directly to landscape being:

"Land Responsiveness: Integrate with and adapt to the landform not only for environmental sustainability but to reinforce the cultural values of Te Aranga Maori Design Principles."

And

"A Distinct Landscape Setting: Enhance the surrounding landscape, provide landscape views and vistas and express the local landscape character throughout the public realm to create a truly unique town centre grounded in its context, with a strong sense of local identity and a high level of public amenity."

In addition, the principles related to 'Walkable Place to Live / Work and Play', 'A Highly Connected Public Realm', 'A Variety of Public Experiences and Amenity' and 'Great Streets, Boulevards and Laneways' address open space qualities / amenity. The 'Climate Responsiveness' principal also relates to landscape particularly in respect of waterways / flooding and landscape resilience.

The urban design concept diagram, refer Figure 11 below, incorporates the open space corridors of the Hingaia and Fitzgerald Streams and the local ridgelines / topography.



Figure 11: Civitas urban design concept diagram including blue-green stream corridor open space and local ridgelines.

The overall master plan draws on these structuring landscape elements, illustrated below, Figure 12.



Figure 12: Civitas master plan; public realm plan.

The description and plan for the Homestead Park in the master plan (section 5.5) suggests retention of the homestead in its current location with some (potentially two or more) existing trees retained to the east but with retaining walls indicated to the west and northeast. The description for Hingaia Creek Reserve (section 5.7) shows development with a stepped west facing orientation over the sinuous stream alignment with walkway / cycleway access along the open space corridor. The provision of open space along the eastern side of the Hingaia Stream will be provided through a combination of the requirements for the provision of esplanade reserves and the proposed open space zone.

Barker & Associates have prepared an overlay plan illustrating the location of the Metropolitan Centre zone boundary relative to the very sinuous alignment of the Hingaia Stream with its +/- 20m esplanade reserve in the northern part of the site. This overlay plan, refer Figure 13 below, also includes the location of the transmission line corridor. The Open Space to Metropolitan Centre zone boundary along this western edge of the site has been located to provide for the required Transpower offset to the high voltage lines – the National Grid Corridor overlay - that traverse the locality and that serve Auckland.

This plan identifies that the esplanade reserve, which will be taken and vested as part of future development in accordance with the subdivision requirements, extends into the Metropolitan Zone. The final extent of open space along the Hingaia Stream, the location of public streets to define and interface with the open space and the location of the closest adjacent buildings are all matters that will be determined through future more detailed masterplanning / design, including agreement with Council's Open Space / Parks personnel and the related resource consent processes.

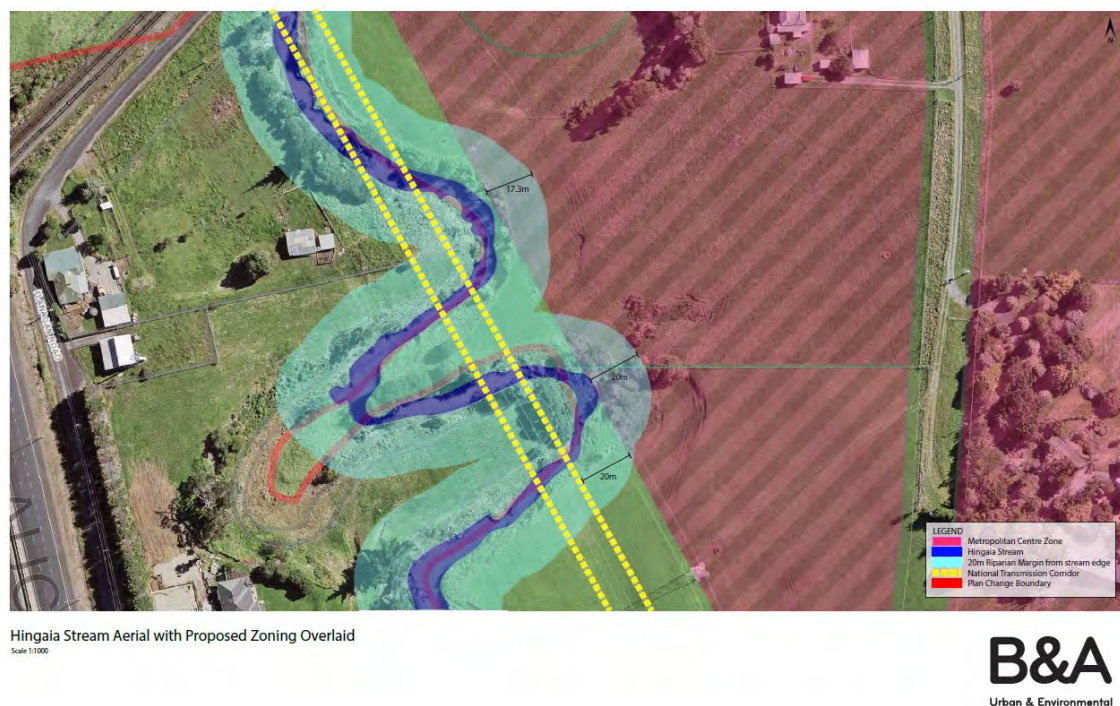


Figure 13: Overlay 20m Hingaia Stream corridor with zones and transmission line corridor.

As can be expected the Civitas master plan is more detailed, descriptive and illustrative than the plan change provisions, which are informed by it, with much of the design intent evident in the

master plan reliant on future resource consents guided by the provisions of the AUP and Precinct provisions.

The plan change sets out additional precinct specific provisions but otherwise all relevant overlay, Auckland-wide and zone provisions of the AUP apply. Under IX.2 Objectives, objective 3 states:

- (3) *Development reflects Drury's sense of place by incorporating distinctive natural and built site features, responding to landform and respecting Mana Whenua values.*

Policy IX.3 (8) seeks to manage building height and form adjacent to open spaces to minimise shading effects and policy IX.6.4 (1) requires the margins of permanent or intermittent streams to be planted to a minimum width of 10m either side, measured from the top of the bank.

In respect of the matters over which Council will reserve its discretion and related assessment criteria for areas of open space greater than 100m² there are additional matters of discretion set out at IX.8.1(2)(a) – (b) (in addition to those set out at E38.12.1 in the AUP). The assessment criteria at IX.8.2(2) (a) – (e) relate to the indicative open spaces identified on Precinct Plan 2 being Homestead Park and the Station Plaza see below:

(2) Development of open space greater than 1000m²:

Location and design of indicative open spaces shown on IX.10.2 Drury Centre Precinct Plan 2

- (a) Whether Homestead Park and Station Plaza are provided in locations generally consistent with their indicative locations shown on IX.10.2 Drury Centre Precinct Plan 2;
- (b) Encourage the existing Homestead building to be retained, repurposed and incorporated into a high amenity open space for informal recreation, which forms a focal point of the Drury Centre;
- (c) Whether existing indigenous trees are retained within Homestead Park where possible;
- (d) Whether Station Plaza is designed as a civic open space which will act as a major entrance way to Drury Centre, integrating the train station with the Drury Centre;
- (e) Whether any buildings or kiosks which locate in the Station Plaza are designed to ensure they do not compromise or dominate the use of the space for public recreational use.

The provision of sunlight to both these public spaces between 10am and 4pm is addressed at IX.8.2 (3) (b):

- (b) Whether the height and form of buildings provides for four hours of sunlight access to over 75% of the net site area of Station Plaza and Homestead Park between the hours of 10am-4pm during the Equinox (22 September. Demonstrating this may require the height of buildings to be reduced below that allowed by Rule IX.6.1 Building Height.

The height of retaining walls, if required, is also addressed:

- (g) Whether the height of retaining walls to streets and public open spaces are minimised where practicable. Where retaining walls are required, they should be stepped and landscaped.

Together, along with the AUP provisions, these mechanisms seek to ensure that future development is responsive to the landscape attributes of the site.

6.0 Assessment of Landscape and Visual Effects

Landscape and visual impacts result from natural or induced change in the components, character or quality of landscape. When plan changes are proposed the inevitable consequence is a transition of the landscape to a new form of landuse with its consequent changed character and amenity.

The landscape and visual effects generated as a result can be perceived as:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

The degree to which landscape and visual effects are generated depend on a number of factors, these include:

- The degree to which the outcomes of the plan change contrasts, or is consistent, with the qualities of the surrounding landscape.
- The way in which the plan change area is observed and experienced, determined by the observer's position relative to the area and its extent.
- The distance and context within which the proposal is viewed / experienced.
- The area or extent of visual catchment.
- The number of viewers, their location and situation - static, or moving.
- The backdrop and context within which the area is viewed.
- The predictable and likely known / expected future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not of itself, constitute an adverse landscape or visual effect.

When assessing the potential effects arising from a plan change current land ownership should be ignored, as the plan change affects zoning and the land can be sold with the provisions of the zone prevailing. Furthermore, the assessment should consider the nature of maximised potential future development enabled by the provisions of the plan change. It is noted that the Civitas master plan illustrates a lesser form of built development than is enabled by the Business: Metropolitan Centre and Business: Mixed Use zones requested through the plan change.

As a rough / approximate measure of the greater extent of height enabled by the plan change as opposed to the Civitas modelled master plan height the eight figures set out in Appendix 2

take the four 3D model views included under 3.15 'Overall Built Form Analysis' in the masterplan report and simply extrude these to the enabled zone heights (ignoring further setbacks). Those heights are; Sub-precinct A: 72.5m, Sub-precinct B: 40.5m, Sub-precinct C: 25.0m, Sub-precinct D: 72.5m. The various colours in the plan change height images define the four sub-precincts.

As can be seen the plan change enables considerably greater height than Civitas master plan. Having said that the new greenfield development at Drury has the potential to deliver quality, compact urban form in the nature of a TOD, in that respect zoning that aspires to an optimised development outcome reflecting the hierarchy of the centre is considered to be generally appropriate and desirable.

Landscape Effects

The conversion of the 95ha site from a rural, albeit in parts relatively highly urbanised for rural living, land use to an urban form of development comprising the two higher intensity zones of the AUP will lead to a complete change to the nature of the landscape. This change has long been signalled and foreshadowed including through Council's extensive Structure Planning processes.

Whilst substantial landscape change will occur provisions of the AUP and Precinct will provide for the retention, restoration and enhancement of the site's main watercourses as natural features of the urban landscape that will structure the form of development and establish linear, connected open space. The proximity of future intensive urban development to the relatively sensitive, small scale waterways including the Hingaia and Fitzgerald Streams will need to be sensitively managed, in this respect the height in relation to open space boundary controls will assist in setting and stepping taller development back from the stream corridor whilst enabling an urban interface.

Future earthworks across the site, to establish the street network and land suitable for urban development, will reduce the more intimate rolling nature of the topography whilst at the same time retaining the broad ridge and gully structure of the site, set in part due to the required stream retention. In addition, the positioning of the Main Retail Street – Precinct Plan 2 – to align along the main north / south ridgeline will reflect the site's natural topography in the urban form of the future centre. The positioning of the Homestead Park and Station Plaza open space further reinforce this connection to the site's original topography and natural as well as cultural heritage.

The extensive nature of earthworks will mean that little vegetation will be retained other than in close proximity to the retained waterways. However, the site does not include vegetation identified to be significant either in respect of ecological values – SEA – or as notable trees. The trees, including indigenous species trees, within the existing garden of the Flanagan villa currently have some presence in the landscape, given their high point location and age / scale. The precinct provisions include assessment criteria in respect of the potential retention of some of these trees (IX.8.2 (2) (c)). The majority of the vegetation that will be removed relates to the rural / rural lifestyle present day use of the site including shelter belts and planting around established low density housing / rural sheds. The pattern of such planting does not relate to the intended future urban use or amenity and is not of sufficient value to warrant protection / retention.

It is considered that in respect of the site itself the AUP and Precinct provisions sufficiently provide for the landscape attributes of the site.

In a wider landscape context, the site is backdropped by the Hunua Ranges. Potential future development up to 72.5m height, enabled by the Metropolitan Centre zone, will reach an RL of

approx 92.5m. The toe slopes of the Hunua Ranges start at around RL 80m and extend to ridgelines at RL 250m approx with high points of around 329m – Opāheke. The proportional potential future height and scale of the future Metropolitan Centre and Mixed Use zones will sit comfortably away from this primary landscape backdrop.

In summary therefore, whilst a substantial change will be introduced over time to the landscape the future form of the Drury Centre will retain a response to the site's natural landscape and connect future residents and users to the natural environment. The potential development outcomes are considered to be in line with the expectations of the Drury – Opāheke Structure Plan and to sufficiently address the more detailed commentary of the Opus report in support of the Structure Plan.

The proposed urban form will signal the nature of the centre, creating a legible urban heart associated with the public transport rail network and proportionate in scale with the hill backdrop of the distant Hunua Ranges.

Visual Effects

The specific nature of visual effects will depend considerably on the future more detailed masterplanning and design of specific development proposals. Each of such proposals will require resource consent and be subject to a range of assessment criteria including those that address visual amenity and interface outcomes.

The visual catchment of the future urban area will be extensive including the west facing slopes of the Hunua Ranges, with their well established rural lifestyle development, as well as the adjacent public road network including the adjacent section of SH1 proximate to the Drury interchange. The context of such views will however encompass a much wider changing landscape with the full Drury – Opāheke Structure Plan area in view as well as the more advanced Drury South plan change area comprising both industrial (light and heavy zones), some commercial and medium density residential (SHA) housing activities.

Seen in the context of an extensive area of landuse transformation the subject site has the potential, given its more intensive Metropolitan Centre and Business – Mixed use zones with their associated height opportunities, to take on an urban form that signals an urban heart to the Drury East community. In terms of future urban form and the legibility of the urban centre the achievement of legible height in the landscape and more urban, high-rise buildings associated with the town centre will be beneficial reinforcing the destinational nature of the centre relative to its more sub-urban (allbeit medium density) residential surrounds.

Similar emerging metropolitan town centres are becoming apparent across urban Auckland expressing the 'quality compact' urban form aspirations of the Auckland Plan and AUP. Whilst 'tall' development comprising mid and potentially high rise buildings up to 72.5m (up to 20 / 21 storeys) has the potential to be initially incongruous, over time as the centre establishes and consolidates the presence of the urban node will establish height variability relative to the surrounding residential neighbourhoods.

The primary established viewing audience with the potential to be adversely affected by the introduction of buildings up to the heights enabled by the Metropolitan Centre and Business – Mixed Use zones are those people living in rural residential properties on the west facing slopes of the Hunua Ranges including in Drury Heights and properties located on Elizabeth Place and Taraire Drive as well as, to a lesser extent, further south on Macwhinney Drive. Future urban zones extend to the base of the Hunua foothills such that views from these properties can be anticipated to change from their current rural / rural residential outlook to one encompassing an urban middle-ground.

Some distant views toward the West Coast, Manukau Harbour and Waitakere Ranges will however remain albeit they will also include the potential for high and mid-rise development associated with the proposed town centre. The separation distance between these established Hunua Foothills / Ranges properties and the future town centre means that potential adverse effects from dominance, loss of privacy or shading will be avoided. It is not considered that simply seeing taller development in the context of their wider views will result in any high degree or even moderate level adverse visual effects. This is particularly the case given the prior structure planning processes and signalling of future urban landuses at Drury including the proposed town centre.

7.0 Conclusion

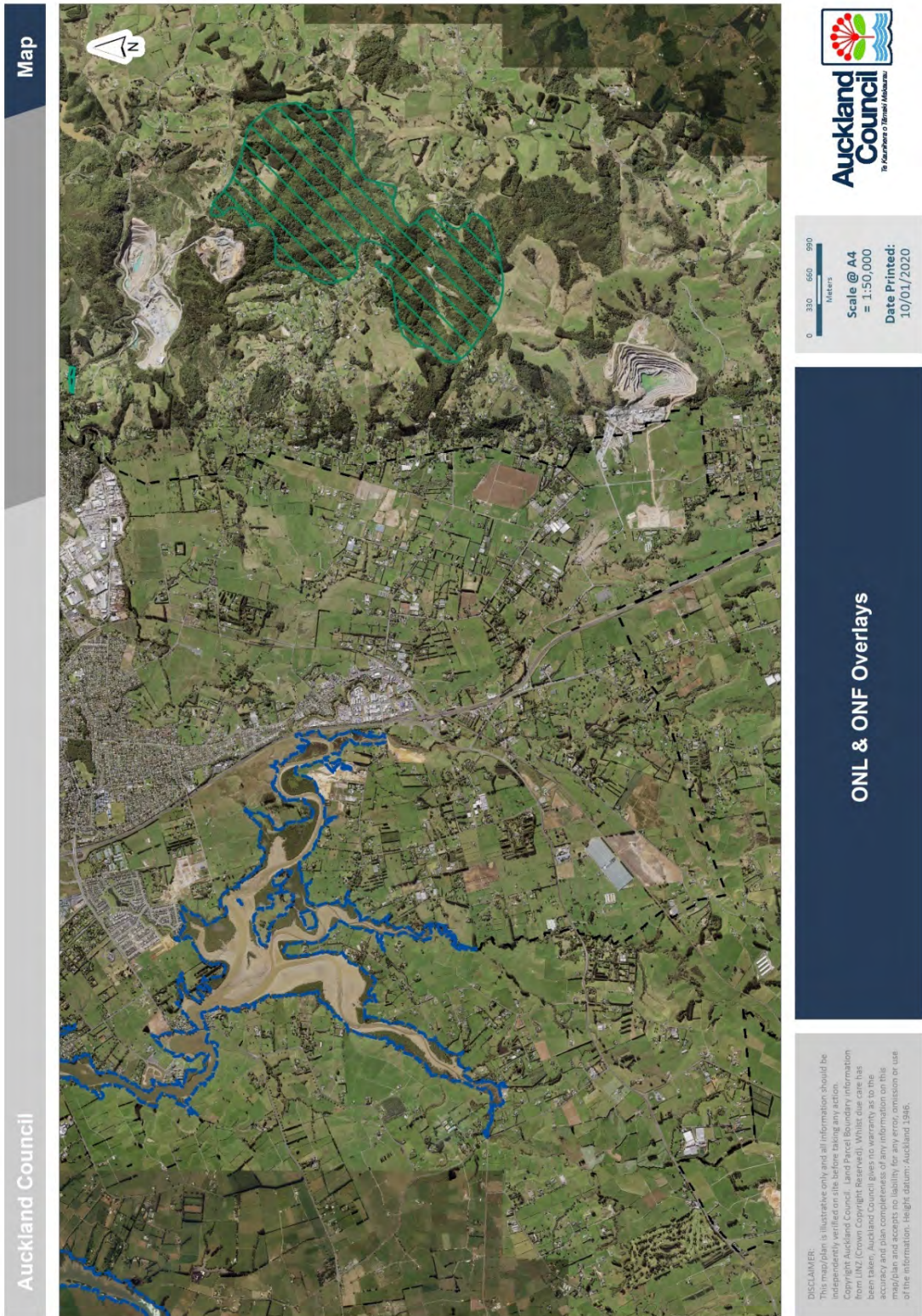
In conclusion, from a landscape and visual effects perspective it is considered that the proposed zones – Metropolitan Centre, Business – Mixed Use and Open Space with their related sub-precinct heights: Sub-precinct A: 72.5m; Sub-precinct B: 40.5m; Sub-precinct C: 25.0m; Sub-precinct D: 72.5m (illustrated Figure 8 above) and related Precinct provisions, are appropriate in respect of the landscape and visual attributes of the Drury – Opāheke local area.

The Future Urban nature of the site and the wider area along with the structure planning process has forecast this future change to the landscape. The proposed plan change will establish the area's primary retail and commercial, mixed use centre with supporting higher density residential development adjacent to the centre. This form of development is consistent with and has the potential to deliver on the quality compact urban form aspirations on the AUP and create a TOD in support of public transport investment.

The Precinct specific provisions are considered to appropriately complement the AUP, enabling a more refined consideration of site specific landscape features and amenity outcomes at future resource consent phases of development. As such it is considered that the future urban form of the Drury Centre will respond to and maintain a connection with the natural landscape attributes of the site and lead to the creation of a quality form of urban development.

Rachel de Lambert

Appendix 1: Overlays Maps







Appendix 2: Overall Built Form Analysis



Figure i) 3D Massing View from SH1 Looking South as shown on page 37 Master Plan document. Civitas Model

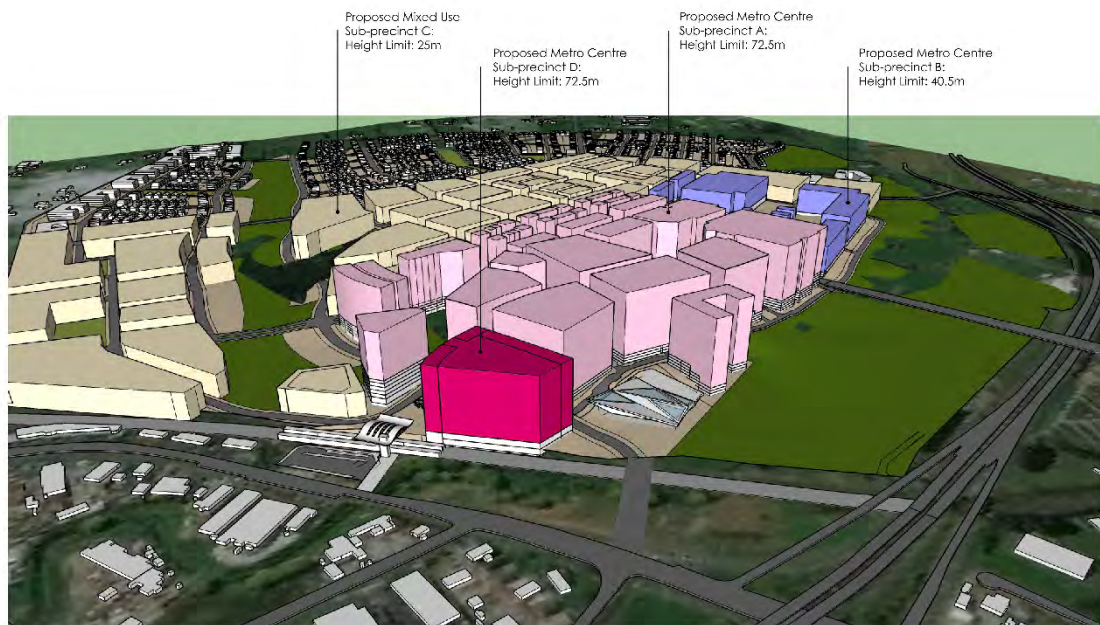


Figure ii) 3D Massing View from SH1 Looking South. Footprints from Civitas model extruded to sub-precinct zone height as requested in the Drury Centre Plan Change (note other zone controls including HiRB not modelled).



Figure iii) 3D Massing View from South Looking North as shown on page 37 Master Plan document. Civitas Model.



Figure iv) 3D Massing View from South Looking North. Footprints from Civitas model extruded to sub-precinct zone height as requested in the Drury Centre Plan Change (note other zone controls including HiRB not modelled).



Figure v) 3D Massing View from SH1 Looking Northeast as shown on page 37 Master Plan document. Civitas Model

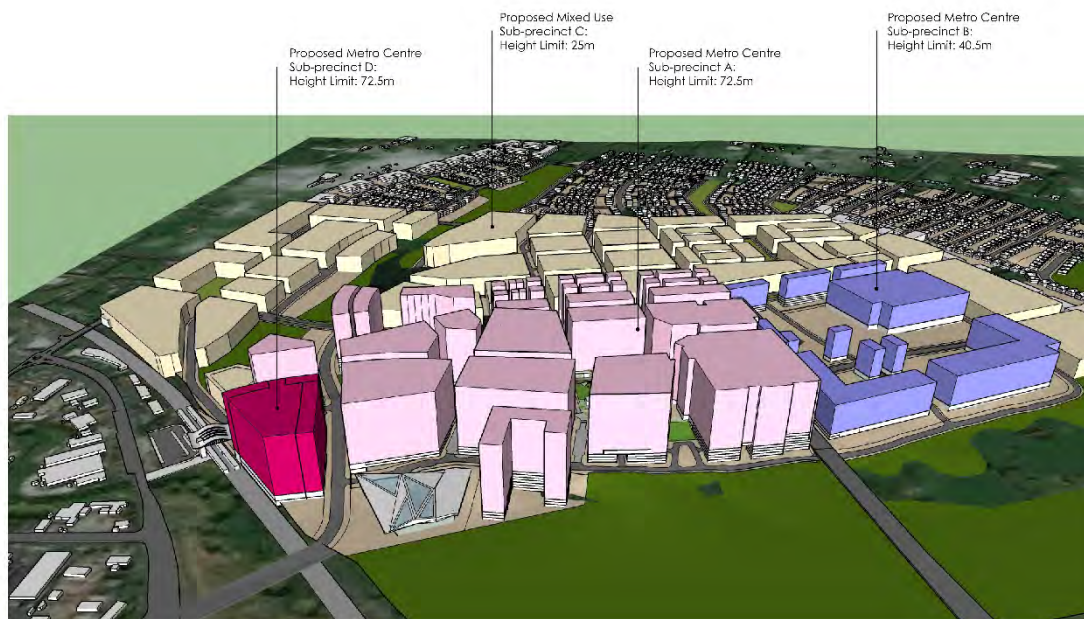


Figure vi) 3D Massing View from SH1 Looking Northeast. Footprints from Civitas model extruded to sub-precinct zone height as requested in the Drury Centre Plan Change (note other zone controls including HiRB not modelled).



Figure vii) 3D Massing View from South Looking at Main Street as shown on page 37 Master Plan document. Civitas Model.

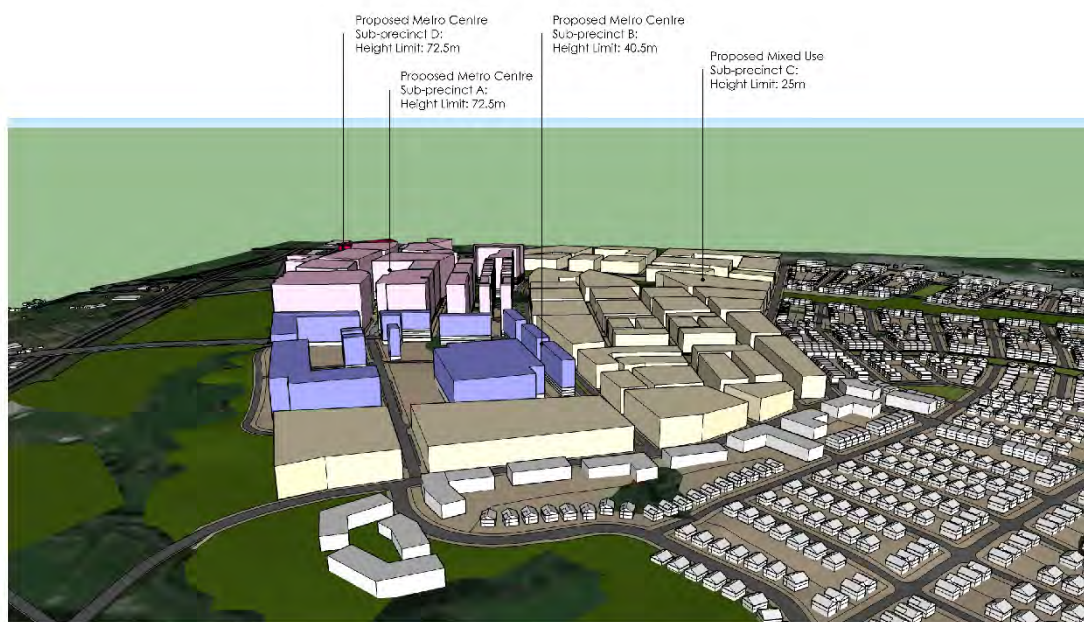


Figure viii) 3D Massing View from South Looking at Main Street. Footprints from Civitas model extruded to sub-precinct zone height as requested in the Drury Centre Plan Change (note other zone controls including HiRB not modelled).

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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