

Karaka and Drury Limited
Auranga B2 Private Plan Change

Landscape and Visual Effects Assessment

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Auranga Stage B2 – Private Plan Change

Landscape and Visual Effects Assessment

1. Introduction

- 1.1 LA4 Landscape Architects have been requested by Karaka and Drury Limited ('KDL') to undertake a landscape and visual effects assessment to inform and support the proposed Private Plan Change Request ('PPC') to rezone approximately 35 hectares of land in Burberry Road from Future Urban Zone ('FUZ') to Mixed Housing Urban ('MHU'), Terrace Housing and Apartment Building ('THAB'), and Business Town Centre ('TC') zones.
- 1.2 This assessment investigates the existing character of the PPC area and surrounding environment, identifies the key landscape and visual features of the area and describes the visual and landscape implications of the PPC on the sites and surrounding area.
- 1.3 Investigations of the PPC area and surrounding environment were undertaken during February and March 2019.

2. Project Overview

- 2.1 The proposed development is adjacent to the operative Drury 1 Precinct of the Auckland Unitary Plan ('AUP') (known as the 'Auranga A and B1' developments) which are located immediately to the north of the PPC area. The existing Drury 1 Precinct comprises approximately 168 hectares of land zoned Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings, along with an area of Town Centre Zone.
- 4.1 The PPC area is currently zoned FUZ and sits within the Rural Urban Boundary ('RUB'). The maps illustrating proposed extent of zoning and the Precinct Plan are included in Appendix 1. These illustrate the zones, along with the main structural elements associated with, for example, the road networks.

3. The Subject Site and Surrounding Environment

- 3.1 The PPC area comprises approximately 34.77 hectares of land. It is bounded by Karaka Road/State Highway 22 (SH22) to the south, the Auranga A residential development to the north, the Ngakoroa Stream to the northeast and Future Urban zoned land to the west. SH22 intersects with Great South Road and then at McPherson Road to the south of the PPC area.
- 3.2 In general, the PPC area is a highly modified semi-rural lifestyle environment with peripheral rural activities. Burberry Road extends through the central part of the site. The 'Drury Structure Plan – Landscape and Visual Assessment Report' prepared by Opus in 2017¹, identifies the site as being within Landscape Character Area 4 – 'flat to gently rolling rural lifestyle', with a low sensitivity to modification.
- 3.3 Refer to:

Figure 1 – The Site and Viewpoint Location Plan

Figures 2-5 – Viewpoint Photographs

¹ Drury Structure Plan – Landscape and Visual Assessment Report, Opus International Consultants, August 2017

Landform and Catchment

- 3.4 The land is characterised by flat to gently rolling landform dropping off towards the Ngakoroa Stream edge. The land falls from several high points along the western boundary at 20m ASL in an easterly direction to 5m ASL along the eastern boundary with the Ngakoroa Stream. The central and northern parts of the PPC area are predominantly flat, at approximately 15m ASL. The land then falls in a southerly direction towards Karaka Road at approximately 10m ASL.

Land Use

- 3.5 The PPC area comprises a number of lifestyle properties with ten dwellings with associated garages and accessory sheds and buildings. The majority of the land is characterised by the lifestyle properties with small scale grazed pastoral land use, expansive mowed lawn areas and amenity plantings around the dwellings. Gravel and paved drives traverse the site providing vehicular access to the individual properties.

Streams and Watercourses

- 3.6 The Ngakoroa Stream extends along the northeastern corner of the site. The stream is located on a middle order stream in a medium gradient valley approximately 14km from the coast. The catchment is 450 hectares in size, with predominantly rural land use.
- 3.7 Several minor watercourses are also located in the northeastern part of the property, draining into the Ngakoroa Stream. The PPC's Ecology Report prepared by Dr Graham Ussher of RMA Ecology Ltd addresses the ecological values of the stream in more detail.
- 3.8 A large constructed lake is located within the property at 6 Burberry Road towards the Karaka Road frontage. An outfall is located at the boundary with Karaka Road which then enters a culvert under the road before heading towards the Council's Ngakoroa Reserve and under the railway line.

Vegetation

- 3.9 Vegetation patterning comprises shelterbelt and hedgerow plantings along fence lines and road boundaries, indigenous and exotic tree species and specimen tree and amenity plantings clustered around dwellings.
- 3.10 Tall exotic tree species including pine (*Pinus radiata*), macrocarpa (*Cupressus macrocarpa*), poplars (*Populus spp.*) eucalyptus (*Eucalyptus spp.*) and willows (*Salix spp.*) are present throughout the site. Groupings of amenity exotic and native tree species are planted around some of the dwellings including oak (*Quercus spp.*), liquidambar (*Liquidambar styraciflua*), evergreen magnolia (*Magnolia grandiflora*), and London plane (*Platanus orientalis*), tulip trees (*Liriodendron tulipifera*), ash (*Fraxinus spp.*), melia (*Melia azedarach*), and others. A large area of mixed exotic tree plantings is located on the eastern side of the farm pond.
- 3.11 Shelterbelts and hedgerows are scattered throughout the site defining the paddocks. Typical species include Leyland cypress (*Cupressus leylandii*), pine (*Pinus radiata*), poplar (*Populus spp.*), Japanese cedar (*Cryptomeria japonica*), lilli pilly (*Eugenia ventinatii*) and barberry.

The Wider Landscape Context

- 3.12 The wider surrounding area is dominated by horticultural, agricultural, recreational, lifestyle and transportation land uses. There is a general patterning of smaller scale lifestyle type lots scattered along the roads surrounding the area. Further away from the site, lot sizes tend to increase in size.

- 3.13 Rural and rural lifestyle land use surrounding the site has an influence on the character and visual amenity of the area. Pastoral grazing and horticultural activities are the predominant land uses and impart the wider landscape with a largely open spatial character. A number of large-scale glasshouses are prominent within the wider area. A degree of compartmentalisation is provided by exotic shelter planting on property and paddock boundaries, which enclose views to the broader landscape from some locations.
- 3.14 While the site has distinctive rural lifestyle characteristics, the surrounding area to the north and northeast is more diverse in character due to the existing Auranga A and B1 development, the Drury Sports Complex, the dominance of the southern motorway, the Drury industrial area and Drury Township. The more distant HV transmission pylons and overhead lines and the southern motorway impart a more utilitarian characteristic to the wider area.
- 3.15 Rural land use around the area to the west and south is predominantly pastoral. Rural-residential lifestyle blocks are characterised by grazed paddocks with horses and sheep, blocks of farm forestry, native vegetation in the stream gullies, exotic tree plantings, remnant pines, wattle and eucalypts, areas of gorse and noxious weeds, glasshouses and horticultural plots.
- 3.16 The extensive NZ Hothouse tomato production facility occupies a very large land holding to the southwest and adjacent to this is a poultry farm. The southern railway line and railway embankment is located to the south of Karaka Road. Ngakoroa Reserve is located on the eastern side of Great South Road, albeit undeveloped and landlocked on three sides by roads and the southern railway line.
- 3.17 The Drury township and industrial area is located on the eastern side of the southern motorway, beyond which is the Drury residential area. The Drury Sports Complex with clubrooms, playing fields and car parking area is located on the eastern side of the Ngakoroa Stream. A large plant nursery and landscape contractors depot is located to the southeast in Pitt Road. A contractors storage yard is located adjacent to the Great South Road off-ramp to the southern motorway.
- 3.18 The wider rural landform is generally characterised by expansive areas of undulating to gently rolling lowland pasture, with areas of more localised fragmentation by shelterbelts and stream corridors. The land to the south and west is more of a working landscape, intensively farmed with small landholdings along with relatively well-established rural living and lifestyle block development.

4. Evaluation of the Proposal

- 4.2 The key to assessing the visual and landscape effects of the proposed PPC is first to establish the existing characteristics and values of the landscape and then to assess the effects of the proposal on them. In accordance with the Resource Management Act (1991) this includes an assessment of the cumulative effects of the development enabled by the PPC combined with existing developments and Precincts.

Natural Character Effects

- 4.3 Natural character relates to the degree of 'naturalness' of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns and elements in the landscape. The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which a proposal alters the biophysical and / or perceived naturalness of a landscape.

Natural Character Effects Analysis

- 4.4 While the estuarine edge of the Ngakoroa Stream retains level of natural character, the site itself is not high in natural character values and has been highly modified through past pastoral activities. The site is a component of the wider modified semi-rural environment and located within an area zoned for future urban intensification.
- 4.5 The existing lake within the site is to be retained, enhanced and incorporated into the town centre environs as a natural landscape element. Extensive indigenous riparian planting is to be undertaken along the esplanade reserve of the Ngakoroa Stream (refer Precinct planting rule). Overall, the adverse effects of the proposal on the natural character values of the site and surrounding area would be low.

Landscape Effects

- 4.6 Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change and development. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.
- 4.7 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. This landscape is undergoing rapid change and development with the adjoining Drury 1 Precinct development works transforming the previously rural landscape to one of highly modified characteristics through the current earthworks, ground shaping and roading construction for future urban development. Houses would follow with the issue of titles.
- 4.8 The attributes that contribute to the semi-rural lifestyle character of the area will become progressively less pervasive as the surrounding area develops with the Drury 1 Precinct activities. Development enabled by the PPC will inevitably transform the local rural character to that of intensive and mixed urban which will also have an influence on the surrounding area. It is important to note however that this type of development has been advanced by a number of planning strategies (Auckland Plan, Future Land Supply Strategy and draft Council Structure Plan) and the AUP identifies the site and surrounding environs as one of the key areas to accommodate future urban growth requirements in this part of the city.
- 4.9 It is also important to note that although the site and local area currently exhibit semi-rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, the patterns of rural-residential / countryside living settlement, existing infrastructure, the southern motorway, SH22, railway line and the adjoining Drury industrial area and Drury township to the east. The construction of SH22, railway line and Burberry Road has historically involved reasonably significant land modification with overpasses and underpasses for the road network associated with the railway line, the elevated nature of the railway line and extensive watercourse diversion and drainage channel creation under SH22.
- 4.10 Similarly, the estuarine/riparian edge does not display high natural character values that would be affected by development within the PPC area. Consequently, distinctly urban influences are already evident in the area, which further reduce the sensitivity of the site and surrounding environment to change as anticipated by the PPC.

Landscape Effects Analysis

- 4.11 Based on the preceding description and analysis of the site and surrounds it is clear that there are relatively low landscape values and sensitivity associated with the area away from the riparian edge. The PPC site is a relatively degraded, modified rural lifestyle environment lacking any significant landscape features (other than the Ngakoroa Stream), has moderate natural character values (primarily focussed around the Ngakoroa Stream, lake and stream/drainage networks), and generally relatively low visual amenity. Therefore, the only negative outcomes in landscape terms will be the loss of the remaining rural character, which is anticipated by the relevant planning strategies for the area.
- 4.12 The key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development. Although the proposal will result in the loss of rural character there are number of positive landscape outcomes associated with the development in a similar manner to Auranga A and B1.
- 4.13 Similar to Auranga A and B1, Council's draft Structure Plan, the applicant's indicative masterplan and associated Precinct Plan proposed with the PPC has been designed in accordance with established urban design principles, which will ensure a high level of visual amenity, and be comprehensively planted with street trees, rain gardens and riparian planting along the future esplanade reserve and stream networks to enhance its overall amenity and assist in its integration with the surrounding semi-rural area over time.
- 4.14 These are addressed in more detail in the Urban Design assessment prepared by Ian Munro. The PPC development will result in a change in landscape character, but will ensure a suitable level of amenity, albeit an urban, rather than a rural character is achieved.

Visual Effects

- 4.15 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate any changes within the landscape setting, where applicable.
- 4.16 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity.
- 4.17 The methodology used in this assessment is designed to assess whether or not future development enabled by the PPC would have more than minor adverse visual effects on the nature and quality of the surrounding environment.

The process of analysing such effects involves:

- *Identification of the physical area or catchment from which development enabled by the PPC would be visible;*
- *Identification of the different viewing audiences that would be affected by future development; and*
- *Evaluation of the visual amenity effects taking into account the preceding analysis.*

Visual Catchment and Viewing Audience

- 4.18 The visual catchment is the area from which noticeable visual effects of future development enabled by the PPC within the site are likely to be evident to any significant degree. Karaka Road (SH22), McPherson Road and Great South Road extending along the southern and eastern periphery of the PPC area and Burberry Road traversing the site result in a number of open views into the site, however existing vegetation patterns and landform variations currently provide a level of screening from many of the wider surrounding areas.
- 4.19 The relative openness of the site, albeit compartmentalised in a number of locations by existing shelterbelts, amenity and boundary planting, means that it has a relatively high level of exposure, although the existing vegetation patterns within the site and surrounding area combine to limit the extent of visibility beyond the immediate area.
- 4.20 Consequently, Karaka Road (SH22), McPherson Road, Great South Road, Jesmond Road and Burberry Road and properties accessed off these roads, along with the Drury Sports Complex in the localised area define the main visual catchment. Views will also be gained from the Great South Road intersection and the western end of Mcpherson Road.
- 4.21 Views towards the site from the Drury Sports Complex in Victoria Road will be variable due to existing vegetation within the grounds and riparian plantings in the esplanade reserve. Views towards development within TC zone will be visible due to the increased height however these views from the sports fields will also be seen in association with the Auranga A development immediately to the north.
- 4.22 Views towards the site will be gained from some of the rural lifestyle properties accessed off Jesmond Road to the west of the site. Views from the north will be from within the Auranga A and B1 development areas. Transient views will be gained from passengers in trains along the southern line. Views will also be gained from the small residential settlement to the east accessed off Mercer Street and some of the rural lifestyle properties in Pitt Road and Burt Road to the south of the railway line.
- 4.23 Views towards the town centre and development within the mixed use zone will be gained from parts of the wider surrounding due to the increased heights of development (27m/21m).
- 4.24 The viewing audience will therefore encompass the following groups:
- Road users on parts of the surrounding road network including Great South Road, Karaka Road, Jesmond Road, Mcpherson Road, Burt Road, Burberry Road, Pitt Road and Mercer Street
 - Landowners and visitors to the properties accessed off parts of the surrounding road network including Great South Road, Karaka Road, Jesmond Road, Mcpherson Road, Burt Road, Burberry Road, Pitt Road and Mercer Street
 - Adjoining landowners to the west accessed off Jesmond Road
 - Future residents within Auranga A and Auranga B1 residential development to the north and northwest
 - Recreational users of the Drury Sports Complex and playing fields
 - Recreational users of the Ngakoroa Creek and esplanade reserve (very limited)
 - Viewers within the wider surrounding area.
- 4.25 Overall the anticipated level of audience exposure would be relatively large due to the location of the site adjacent to SH22, close proximity to SH1 and height of the development enabled within the TC zones.

Visual Amenity Effects Analysis

- 4.26 The proposed future development of the site enabled by the PPC raises a number of visual issues, including the potential effects on visual amenity to the following key areas:
- Adjoining properties
 - Surrounding road network
 - Wider surrounding area
- 4.27 The assessment has been undertaken in terms of the following criteria:
- a). **Sensitivity of the view** – the relative quality of views into the site, including landscape character and visual amenity values.
 - b). **Viewpoint | perceptual factors** – the type and size of population exposed to views into the site, the viewing distance to the site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the site due to its physical character.
 - c). **Rural | urban amenity** – the impact of future development on the wider surrounding rural and future urban amenity.
 - d). **Rural | urban form** – the degree to which future development would fit into the existing rural and future urban context of the surrounding environs.
 - e). **Visual intrusion | contrast** – the intrusion into or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
 - f). **Mitigation potential** – the extent to which any potential adverse effects of the development could be mitigated through integration into its surrounds by specific measures.

Adjoining Properties

- 4.28 The adjoining properties to the site will be most affected by future development enabled by the PPC. This includes the rural lifestyle properties to the west of the site accessed off Jesmond Road. Views towards the site however will be moderated, filtered or screened in entirety by the existing vegetation patterns within the surrounding properties, particularly in relation to a number of established shelterbelt, horticultural and amenity plantings.
- 4.29 For the immediately adjoining properties to the west in Jesmond Road, the existing outlook will change significantly from a relatively open rural pastoral scene into a comprehensive urban view. Although this will constitute a significant change to the existing rural character and a loss of the existing spaciousness, it is not the type of change which is totally unexpected within the context of the area, and the quality nature of the future urban development will ensure that a suitable level of amenity is achieved.
- 4.30 Once the site is developed, the existing views will be replaced with a mixture of urban development including medium to high density housing, apartment buildings, terraced housing, business mixed use and town centre activities with extensively vegetated streetscapes and open spaces.
- 4.31 Development enabled by the PPC will not be entirely out of context and gradual in nature due to the FUZ zoning of the site and surrounding area. The open space areas associated with the Town Centre, neighbourhood parks, street trees and esplanade reserve plantings will maintain a sense of spaciousness and assist in visually integrating the future development into the surrounding landscape.

- 4.32 From these locations the full effects of the change brought about by the proposal will be gradual as the land is retired from rural lifestyle use, modified and staged built development extends across the landform as is the situation with Auranga A and B1 under development. It is anticipated that the full progression from rural lifestyle to urban will take a number of years. This will reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as development progresses (and also has the potential to overlap with the rezoning of land to the west currently zoned FUZ). Development will also be viewed as a natural progression from the Auranga A and B1 urbanisation to the north.
- 4.33 The extensive tree plantings within the streets, open spaces and esplanade reserve will assist in breaking the urban development into more discrete units and filter views so that although the view will have changed from a semi-rural to essentially an urban one, the full extent of the development will not be apparent.
- 4.34 The green network will assist in breaking up the expansiveness of the development, however the proposal will entirely change the landscape character and visual amenity currently experienced for the surrounding properties. Despite this, the visual effects for the adjoining rural-residential properties would be moderate to high.

Surrounding Road Network

- 4.35 For road users on the surrounding road network, in particular those who live locally in rural situations, the development of the subject site is likely to result in visual effects of some significance, particularly for Great South Road and Karaka Road along the southern boundary of the PPC area. Jesmond Road users will be less affected due to the buffer of rural lifestyle properties between the road and the site. For general road users the effects are likely to be of much less significance as the development will be seen as part of the pattern of land use change occurring locally.
- 4.36 Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they will have fleeting views of only portions of the site whilst moving through a landscape, which already exhibits relatively diverse characteristics in close proximity to Auranga A and B1, the southern motorway and Drury Township. The sensitivity and the effects of the proposal will be reduced further by the fact that the development will be gradual and staged over a number of years.
- 4.37 The extensive street tree plantings and planting associated with the Town Centre will assist in integrating the built development into the landscape and provide a vegetated framework of appropriate form and scale.
- 4.38 Overall the visual effects from the surrounding road network will be low.

Wider Surrounding Area

- 4.39 Views will be gained towards parts of the PPC area from landholdings within the wider area including the rural lifestyle properties on the western side of Jesmond Road, properties to the south accessed off Great South Road and southwest off Karaka Road. In particular, views will be gained towards the town centre buildings rising to a height of 27m.
- 4.40 From parts of the wider area, development enabled by the PPC and in particular, built development within the town centre and mixed use zone, will be viewed prominently due to the increased height. The future form and scale will provide a distinctive landmark and identifier to the town centre. Views however will be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements within the view (buildings, railway embankment, shelter belts, prevailing vegetation patterns).

- 4.41 While larger and a more prominent level of built form will be introduced into the landscape, it would be viewed in the context of the future urban, mixed use and residential activities. In visual terms, development would demarcate the town centre, providing a visual cue and direction as well as adding coherence and interest to the PPC area adjacent to the state highway.
- 4.42 Of note here is that views from the mixed rural area to the west will be from a distance in excess of 2km and across the foreground of future urban land, views from the countryside living zone to the south from a distance of 2km across future urban land and views from the mixed rural and countryside living zone to the east in excess of 3.5km away. From these more sensitive areas the views are from considerable distances away and the taller built elements will be viewed within the context of the surrounding future urban fabric and will not appear incongruous in this setting.
- 4.43 While development enabled by the PPC will be highly visible from parts of the wider surrounding area, I consider that the visual effects will be acceptable within the context of the planned future urban environment. In addition, . In addition, the AUP Business Town Centre and Business Mixed Use Zones, along with the THAB Zone, require land use resource consents in the default rules to provide for the consideration of the design and appearance of development.

Construction Effects

- 4.44 Due to the nature and scale of the development, and the level of disturbance it will bring to the existing landscape, the visual effects will generally be high during and immediately following construction. The most significant changes and resultant effects on visual amenity will arise from the extensive earthworks associated with roading and associated infrastructure.
- 4.45 These visual effects will reduce on completion with the establishment of the green network, open space and street tree plantings assisting in integrating the residential development into the surrounding landscape.

5. Relevant Planning Documents

- 5.1 The following statutory documents are of particular relevance to this assessment:
- Auckland Unitary Plan (Operative in Part)
 - Drury 1 Precinct and PV15
- 5.2 In addition, I have been advised that the following strategies are relevant to the proposal:
- Auckland Spatial Plan
 - Auckland Future Urban Land Supply Strategy

Auckland Unitary Plan (Operative in Part)

- 5.3 The site and surrounds are not identified in the AUP as an area of Outstanding Natural Landscape, Outstanding Natural Feature, Outstanding Natural Character or High Natural Character.
- 5.4 The main relevant sections of the AUP relating to the landscape and visual effects are:

B2. Tāhuhu whakaruruhau ā-taone – Urban growth and form

B2.2. Urban growth and form

B2.2.1. Objectives

- (1) *A quality compact urban form that enables all of the following:*
 - (a) *a higher-quality urban environment;*
 - (b) *greater productivity and economic growth;*
 - (c) *better use of existing infrastructure and efficient provision of new infrastructure;*
 - (d) *improved and more effective public transport;*
 - (e) *greater social and cultural vitality;*
 - (f) *better maintenance of rural character and rural productivity; and*
 - (g) *reduced adverse environmental effects.*
- (2) *Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).*
- (3) *Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form Auckland Unitary Plan Operative in part 2 growth.*
- (4) *Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.*
- (5) *The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.*

B2.3. A quality built environment

B2.3.1. Objectives

- (1) *A quality built environment where subdivision, use and development do all of the following:*
 - (a) *respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*
 - (b) *reinforce the hierarchy of centres and corridors;*
 - (c) *contribute to a diverse mix of choice and opportunity for people and communities;*
 - (d) *maximise resource and infrastructure efficiency;*
 - (e) *are capable of adapting to changing needs; and*
 - (f) *respond and adapt to the effects of climate change.*

B2.3.2. Policies

- (1) *Manage the form and design of subdivision, use and development so that it does all of the following:*
 - (d) *supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;*

Comment:

- 5.5 Development within the PPC area will achieve a comprehensive residential, mixed use and town centre environment which has high levels of amenity and allows for a range of housing densities and typologies and a well-designed Town Centre. Potential adverse effects of urban activities on the environment will be avoided, remedied or mitigated through the proposed provisions for the PPC area and the operative AUP.
- 5.6 Development enabled by the PPC will ensure a high quality environment. The Precinct Plan and proposed PPC responds to the intrinsic qualities and physical characteristics of the site through enhancement of the estuarine/riparian edge, street tree plantings

and rain gardens, and an open space network accessing the esplanade reserve and beyond to the coastal environment of the Ngakoroa Stream and environs.

- 5.7 The proposed THAB height limit of 16m will provide a suitable transition to the TC zone.

H10 – Business Town Centre Zone

H10.2 Objectives

- (6) Town centres are the focus of commercial, community and civic activities for the surrounding area and which provide for residential intensification.*
- (7) The scale and intensity of development in town centres is increased while ensuring development is in keeping with the planning and design outcomes identified in this Plan for the relevant centre.*
- (8) Town centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.*
- (9) Key Retail Frontage streets are a focus for pedestrian activity, with General Commercial Frontage streets supporting this role.*

H10.3 Policies

- (15) Provide for town centres including new town centres of different scales and locations, that:*
 - (a) service the surrounding community's needs for a range of uses, such as commercial, leisure, tourist, cultural, community and civic activities; and*
 - (b) support a range of transport modes including, public transport, pedestrian and cycle networks and the ability to change transport modes.*
- (16) Enable significant growth and intensification in town centres, except for those centres where it would compromise the planning outcomes identified in this Plan for the relevant centre.*
- (17) Manage development in town centres so that it contributes to the function and amenity of the centre.*
- (18) Require those parts of buildings with frontages subject to the Key Retail Frontage Control to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.*
- (19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.*
- (21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.*

Comment:

- 5.8 The location of the town centre on the masterplan will ensure that it becomes the focus of commercial, community and civic activities for the surrounding residential area. The town centre, being focussed around the lake, will be an attractive place to live, work and visit in close proximity to SH22 and service the surrounding community's needs for a range of uses.
- 5.9 The proposed height limit of 27m for the Town Centre zone will provide opportunities within the centre to facilitate increased intensification, including office and residential activities at upper levels.

Conclusion

- 5.10 I consider that future development enabled by this PPC is consistent with the intent of the landscape, visual, natural character and amenity objectives and policies of the relevant statutory documents and when considered in totality is entirely acceptable in landscape and visual terms.

6. Conclusions

- 6.1 The proposed urbanisation of the PPC area will significantly change its current open rural landscape character. The development will however be consistent with the site being zoned Future Urban with urban expansion envisaged in the Auckland Plan, Future Land Supply Strategy, draft Council Structure Plan and AUP.
- 6.2 Although the subject site is largely in open pasture, its rural character is lessened to a degree by the existing land uses, relatively degraded pasture, the proximity to the southern motorway, SH22, the Drury township and industrial area, and the high voltage pylons to the east of the area. The proximity to the Auranga A and B1 urban area also reduces the rural character as evidenced by the extensive earthworks currently being undertaken on that site, along with the planned 2650 houses in that Precinct.
- 6.3 Although the subject site includes productive land in the countryside living properties, it is a modified degraded site with relatively low landscape values, away from the coastal edge with the CMA although adjoining the tidal area of the Ngakoroa Stream. In light of these considerations the site is well suited to the type of urban development proposed.
- 6.4 The proposed urbanisation of the land will inevitably result in the transformation of the site from a fringe rural area to a mixed density urban residential area. This will have implications on the surrounding rural land, with the urban development impacting on the rural qualities of these areas. Nevertheless, this is a landscape in transition and is an area designated for urban expansion in the foreseeable future. The adjoining sites are also zoned FUZ and through the Council Structure Plan and plan changes processes will be rezoned to operative urban zones for residential, commercial and industrial development.
- 6.5 Because of the size and nature of the development and the anticipated eventual urbanisation of the area, rather than trying to screen the development or create significant buffers to the adjacent rural areas, the approach has been to accept the change and attempt to develop the site in accordance with accepted urban design principles to create a quality development with a high level of amenity, albeit an urban amenity.
- 6.6 The change from the existing semi-rural character of this landscape to one dominated by the built form of a town centre (with additional height variation overlay) and residential area will also introduce a range of beneficial effects, including:
- Enhancement of the Ngakoroa Stream corridor including physical and ecological connections to the Drury Creek through the adjoining Drury 1 Precinct (Auranga A) development to the north;
 - Extensive framework of planting including riparian stream planting (as per RMA Ecology Report) and specimen trees in streets, open space areas and the esplanade reserve, which will improve the character and amenity as well as enhance habitat values, and break up the contiguous urban expanse increasingly with time and contribute to the wider surrounding area;

- The establishment of an accessible coastal esplanade reserve linking in with Auranga A further enhancing amenity and recreational opportunities for local residents; and
 - Public access provided for along the Ngakoroa Stream and beyond to the Drury Creek through pedestrian and cycle paths and open space linkages that will create a high amenity interface between the urban area and the coastal edge to the north.
- 6.7 While the proposed development will result in a significant visual change from the site's current open semi-rural state to one with urban characteristics, particularly for some of the immediate neighbours, such visual change is anticipated and is in accordance with the key planning initiatives for the area.
- 6.8 Despite the relatively low landscape values and limited visual catchment area, the development will initially generate landscape and visual effects of some significance. These however are inevitable with urban development in a predominantly rural area at the start of a process of urbanisation. In addition, the visual effects of the development of the site apparent from the early stages will decrease over time as proposed vegetation matures. In addition, the AUP Business Town Centre Zone, along with the THAB Zone requires land use resource consents in the default rules to provide for the consideration of the design and appearance of development.
- 6.9 In conclusion, the PPC will fulfil the need for a new town centre to serve the Drury West emerging community and provide an opportunity for an innovative and environmentally sustainable urban development.. The proposal is consistent with regional growth strategies for the area and will result in a high quality urban development with a range of positive landscape and environmental outcomes.

Rob Pryor
Director | Registered NZILA Landscape Architect
LA4 Landscape Architects
April 2020



[illegible]

LEGEND

- COLLECTOR ROAD WITH CYCLE AND 3M SHARED PATHS
- LOCAL ROAD WITH CYCLE AND 3M SHARED PATHS
- TOWN CENTRE LOCAL ROAD
- DRURY 2 PRECINCT BOUNDARY
- SIGNALISED INTERSECTION
- POSSIBLE FUTURE SIGNALISED INTERSECTION WITH UPGRADE TO GREAT SOUTH RD BY OTHERS
- LEFT IN AND OUT INTERSECTION: UPGRADE TO A SIGNALISED INTERSECTION BY OTHERS
- FUTURE ESPLANADE RESERVE
- FUTURE ROAD STOPPING
- EXISTING WATER FEATURE
- CONTROLS: BUILDING FRONTAGE CONTROL - KEY RETAIL FRONTAGE
- CONTROLS: BUILDING FRONTAGE CONTROL - GENERAL COMMERCIAL FRONTAGE

PROPOSED DEVELOPMENT

PLAN CHANGE B2 BREMNER ROAD DRURY

PRECINCT PLAN

MCKENZIE & CO CONSULTANTS LTD

FOR INFORMATION ONLY

PROJECT NO: 1823-PC28

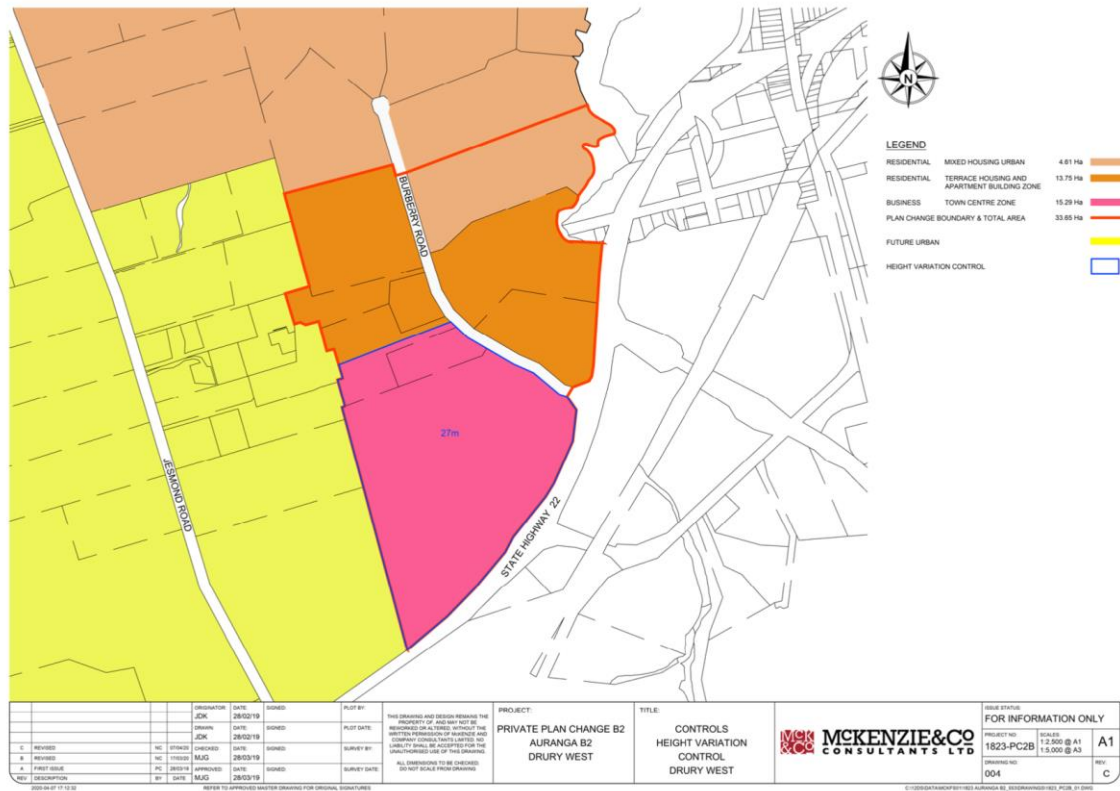
SCALE: 1:2,000 @ A1, 1:4,000 @ A3

DATE: 003

REV: 003

DATE: 17/12/24

Appendix 3: Height Variation Control Plan



[illegible]

[illegible]



-	Preliminary	JC	RP	RP	27.03.19
No.	Revision	By	Chk	Appd	Date



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ORIGINAL @ A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:
**KARAKA + DRURY
CONSULTANT**

Project:
**AURANGA B2 PRIVATE
PLAN CHANGE**

Title:
VIEWPOINT 3: KARAKA ROAD

Project No.	19755
Drawing No.	VP03
Rev.	-



-	Preliminary	JC	RP	RP	27.03.19
No.	Revision	By	Chk	Appd	Date



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ORIGINAL @ A3	Design	RP
	Drafting	JC
	Drafting Checked	RP
	Approval	RP

Client:

KARAKA + DRURY
CONSULTANT

Project:

AURANGA B2 PRIVATE
PLAN CHANGE

Title:

VIEWPOINT 4: MC PHERSON ROAD

Project No.	19755
Drawing No.	VP04
Rev.	-