

Kiwi Property PPC: Drury Central

Landscape and Visual Effects s92 Request Response

Review by Rebecca Skidmore dated 4 March 2020

3. The provisions relating to the creation of an esplanade reserve along the Hingaia Stream are set out on p.17 of the LVEA report. Figure 13 shows the relationship between the transmission line corridor and the stream alignment. Please provide an analysis of the influence of the transmission line corridor on the future character and amenity of this open space corridor and advise whether there are any plans for realignment of this corridor.

There are no plans for the re-alignment, repositioning or replacement of the lattice tower pylons with monopoles along this corridor. These are the main Transpower high voltage transmission lines providing electricity to Auckland.

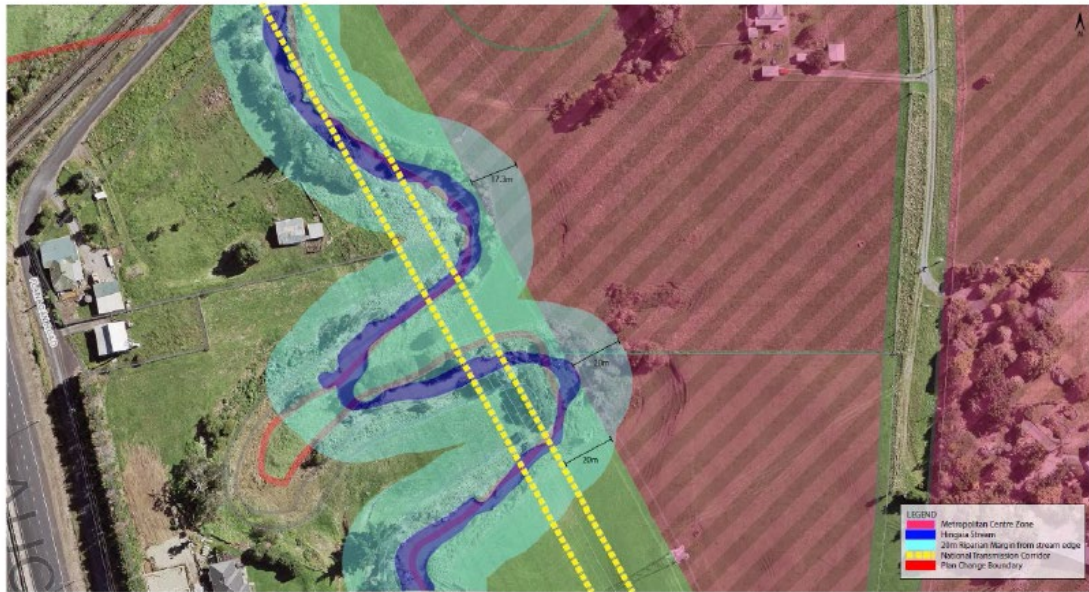
The open space proposed adjacent to the Drury Town Centre is contiguous with the open space corridor already in the process of being established to the south adjacent to the Drury South area which includes industrial, business commercial and SHA residential housing landuses. This linear corridor along the Hingaia Stream will have extensive ecological, flood / stormwater management and recreational open space values. Walking and cycling will be a primary recreational activity giving future residents and workers access to a substantial, well connected linear corridor for recreation and connectivity between employment, town centre / commercial and residential locations.

The transmission lines to an extent detract from the amenity and visual attractiveness of the landscape experience within this open space corridor. However, in reality their impact is only moderately adverse where a pylon disrupts the view with minimal effect in locations where the transmission lines overhang the open space.

4. Please provide comment on the appropriateness of the boundary between the Business – Metropolitan Centre zone and the Open Space – Informal Recreation zone from a landscape perspective.

From a landscape perspective in the first instance it is appropriate to interface the Business – Metropolitan Centre zone with an Open Space zone. The west facing aspect of the Town Centre onto the open space corridor along the Hingaia Stream creates what is potentially a highly desirable amenity for the town centre and its future residents / workers.

As illustrated in Figure 13 of the LVEA - copied below - the proposed boundary of the Metropolitan Centre is generated by a linear offset from the transmission lines which is what creates the 'straight line' boundary.



Hingaia Stream Aerial with Proposed Zoning Overlaid
Scale: 1:1000



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

The Hingaia Stream meanders under the linear transmission line corridor, it is fully anticipated that at the time of resource consent an appropriate balance between the creation of a desirable, publicly accessible, high quality recreational open space esplanade reserve adjoining the Town Centre and the interface of built development, including a public street to define the edge of the reserve will be agreed between Council, including Council’s Parks personnel, and the developer.

5. The ‘Site and Its Landscape Setting’ section of the LVEA identifies Fitzgerald Stream as a feature within the Site. The report also notes one of the key outcomes sought by the Drury Structure Plan – Landscape and Visual Assessment report (Opus, 2017) as being to strengthen the natural character of the landscape by retaining an enhancing patterns, processes and elements such as stream corridors and forest tracts as part of an open space network. The Masterplan that is appended to the PC UD Assessment report, responds to the feature of Fitzgerald Stream with the creation of Valley Park as a structuring element. However, there is nothing in the Precinct provisions that refer to this feature. Please advise whether additional provisions (policy and/or

March 4, 2020

identification on Precinct Plan 2) should be included to ensure this key landscape feature is appropriately provided for as a structuring element.

The provisions of the AUP in respect of permanent and intermittent streams will provide for the creation of an open space reserve corridor along the Fitzgerald Stream, these are relied upon.

6. The LVEA report provides excerpts from the Opus report, including the executive summary. One of the opportunities to protect and enhance landscape amenity values is identified as:

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.

The Landscape Effects section of the LVEA report does not make any reference to how the PC provisions respond to this opportunity. Please provide an analysis of the way the PC provisions, as drafted, reflect this opportunity or could be amended to better acknowledge the connection of the Site to its wider landscape setting.

The site is relatively low lying – approx RL25. Longer distance views to the Bombay Hills and Waitakere Ranges, which are currently available from high points due to the open rural character of parts of the landscape, are unlikely to be retained once the site and wider area transitions to an urban condition. From ground level even single storey development across the Kiwi, Oyster and Fulton Hogan plan changes, will largely obscure these views none of which are remarkable.

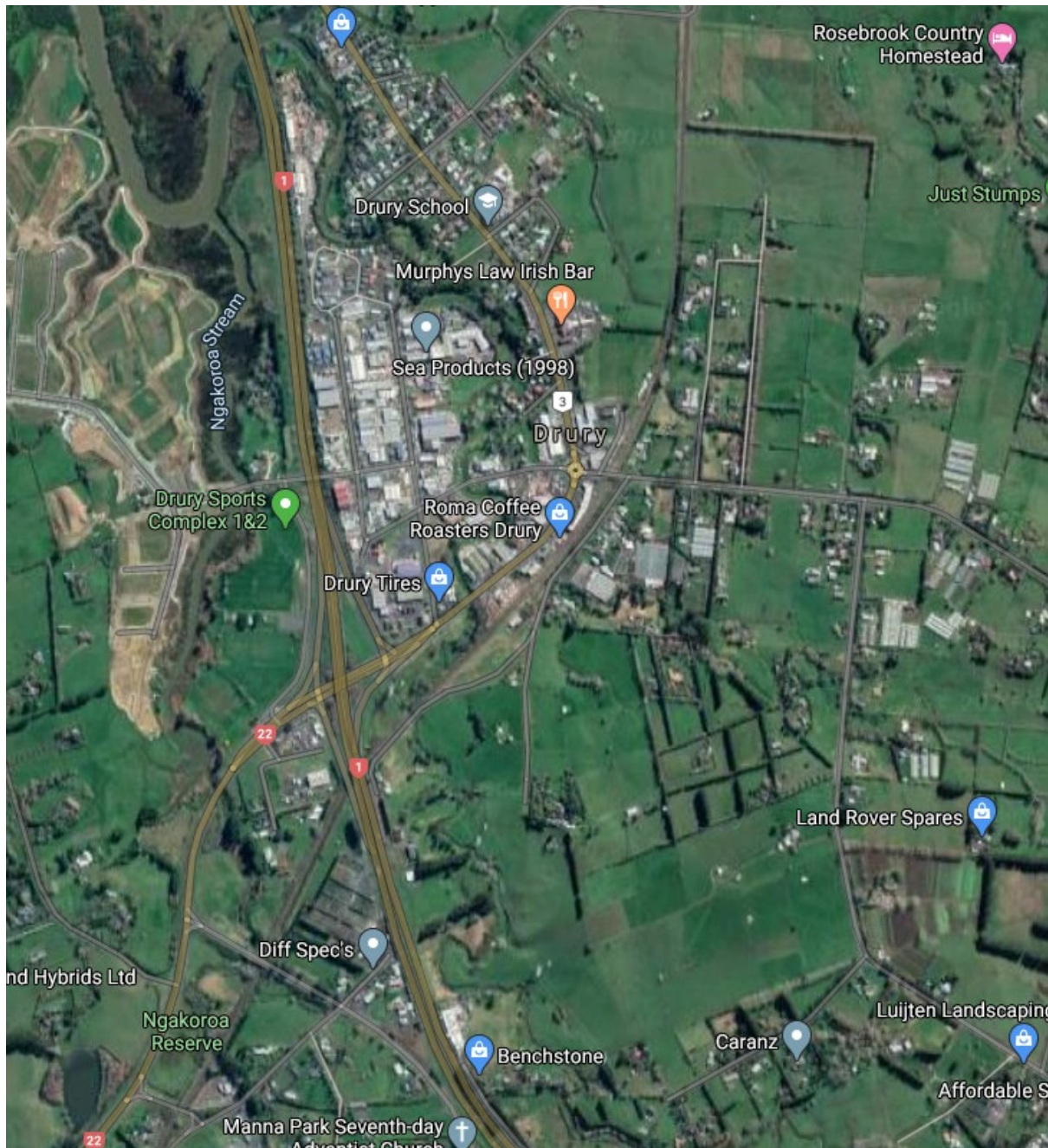
In respect of the Hunua Ranges the scale and proximity of this more immediate landscape backdrop will enable ongoing opportunities for visual connection between the future urban area and its hill backdrop. It is noted that the east / west road corridors will retain axial views toward the Hunua Ranges including along Waihoehoe Road and the proposed centrally located east west Connector Road identified north of Brookfield Road on Precinct Plan 2 – Spatial Features. The curved alignment of the second proposed Collector Road will reduce the opportunity for such a viewshaft responding instead to the topography and hydrology of the site. Opportunities to align further east / west streets to enable a visual terminus on the Hunua Ranges should be incorporated into subsequent stages of subdivision.

It is noted that the Drury – Opāheke Structure Plan does not require protection of any specific view shafts, presumably in recognition of the practicality of viewshaft protection and the lack of any particular views worthy of such protection.

7. The visual effects assessment of the LVEA report (p. 21) focusses on the effects from the west facing slopes of the Hunua Ranges. Please provide an assessment from the existing Drury settlement with a focus on key public viewing locations.

The established Drury settlement lacks a clear community heart / public realm from which the future Metropolitan Centre will be observed.

Landuses with a more immediate interface with the site across Great South Road / SH22 are largely commercial / light industrial in nature and of a relatively low amenity. The existing strip centre is strung along Great South Road with its small centre located at the intersection of Great South Road and Waihoehoe Road beyond which lies the Drury Domain (Drury and Districts Rugby Football & Recreation Club). The main suburban residential area of Drury is located further to the north some 500m to the north of the northern edge of the site. See aerial below.



The scale of potential future development, with the taller up to 72m enabled development located in the north of the PC area, will be clearly visible from this established urban area. However existing residential properties are sufficiently well separated to avoid the potential effects of visual dominance or loss of privacy. Furthermore, the location of the

PC area to the south of the established settlement means no adverse shading effects will occur.

Whilst a substantial change to the existing rural residential / rural interface of the established Drury settlement will occur over time the timeframe for the future build out of the town centre and associated wider transformation in the local area, including that resulting from the Oyster and Fulton Hogan plan changes, will mean this change is unlikely to introduce more than minor adverse landscape amenity or visual effects.

The future public realm and form of development will have a high level of amenity and urban design attributes such that a quality interface will be provided in some ways enhancing the somewhat mediocre current amenity of the landscape as experienced from existing roads within the locality.

Rachel de Lambert

Boffa Miskell

18 March 2020