

An aerial photograph of a landscape in Pukekohe, New Zealand. The image shows a mix of green fields, a road with a white line, a racetrack with a sand pit, and some industrial or commercial buildings. The background features rolling hills under a hazy sky. A semi-transparent dark green box is overlaid on the bottom left of the image, containing the title and other text.

Landscape and Visual Effects Assessment

Pukekohe Gateway Plan Change

222-250 Manukau Road, Pukekohe

For Private Plan Change | Clause 23

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B&A

Urban & Environmental

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1.0 Introduction

Auckland Thoroughbred Racing (the applicant) proposes a Private Plan Change (PPC) for part of the Pukekohe Park Racecourse property at 222-250 Manukau Road, Pukekohe 2120, Auckland. The PPC seeks to rezone the site from Special Purpose – Major Recreation Facility to Residential – Mixed Housing Urban Zone and Open Space – Informal Recreation Zone.

The Site is near rural land zoned 'Future Urban' (FUZ) in the Auckland Unitary Plan (AUP) and is part of Auckland Council's Pukekohe-Paerata Structure Plan (PPSP) area. Both plans support urbanisation near the Site to add industrial and residential capacity to Pukekohe for projected population growth. The PPC aims to extend this planned growth capacity.

Barker & Associates (B&A) has been engaged to prepare a Landscape and Visual Effects Assessment (LVA) for the PPC. The LVA evaluates the site's landscape values, context, and potential effects, providing development principles and planning recommendations.

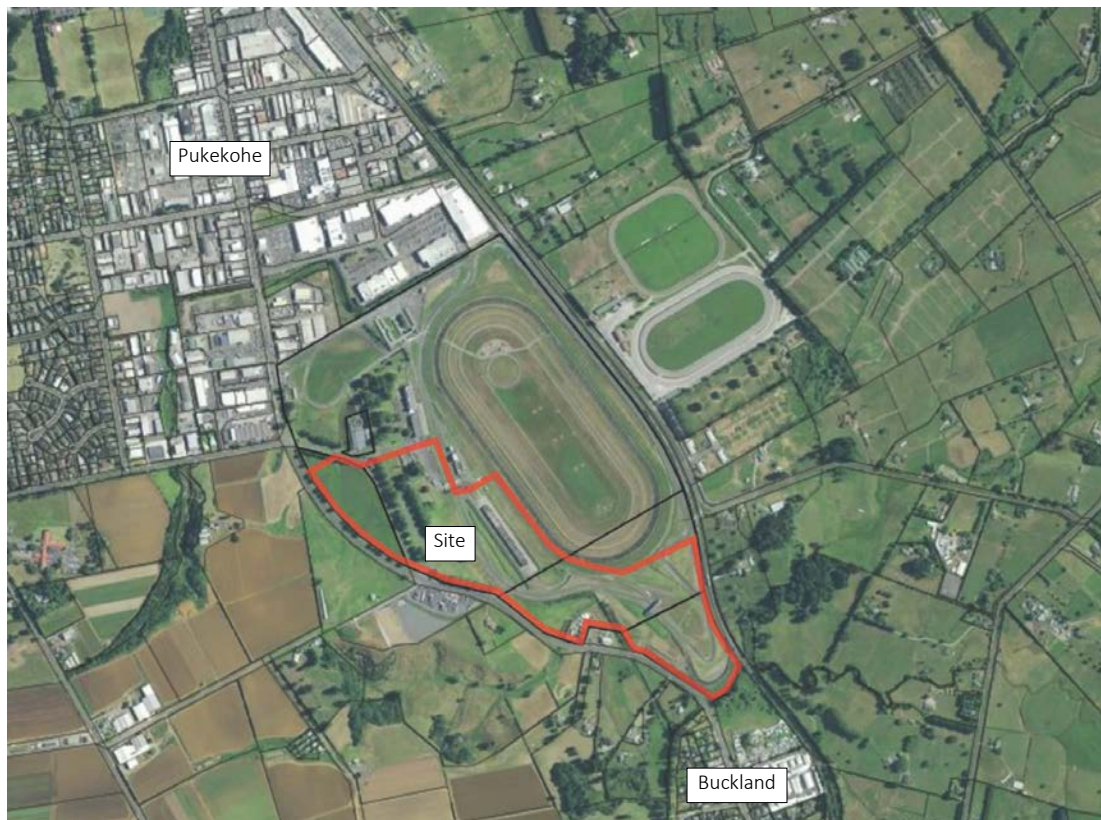


Figure 1. Aerial image showing the Site boundary (Source: ArcGIS Mapping Service).

1.1 The Proposed Plan Change (PPC)

The Pukekohe Raceway is currently zoned Special Purpose – Major Recreation Facility under the AUP. This PPC proposes rezoning 23.5ha of the 72ha raceway to Residential – Mixed Housing Urban and Open Space – Informal Recreation, with the remaining land retaining its Special Purpose zoning. Refer to Appendices 4 for the PPC existing and proposed zones.

The illustrative masterplan (Appendix 9), developed following urban design principles, serves as a potential framework for testing the Precinct Plan. It features high visual amenity with street trees, riparian planting along a naturalised stormwater channel and near Tutaenui Stream. Key elements:

- 400-600 new homes in a Residential – Mixed Housing Urban zone;
- New public roads and private jointly owned access lots (JOALs) for lot access;
- Pedestrian links throughout;
- Naturalisation and restoration planting of a channelised stream;
- Retention of existing trees where possible; and
- On-site stormwater management with two vegetated wetlands.

2.0 Context

2.1 Statutory Context

2.1.1 Auckland Unitary Plan – Operative in Part (2016) (AUP)

- Current Zone (AUP 2016): Special Purpose – Major Recreation Facility;
- Overlays: The Site is not subject to an Outstanding Natural Landscape (ONL), Outstanding Natural Feature (ONF), Natural Character or Significant Ecological Area (SEA) overlay; and
- Precincts: I434 Pukekohe Park Precinct (Relevant to current Special Purpose – Major Recreation Facility zone).

2.1.2 Plan Change 78 (2022)

- Proposed PC78 Zone: Special Purpose – Major Recreation Facility (no change).

2.1.3 Key Residential – Mixed Housing Urban Characteristics (as defined in the AUP):

- Purpose: Enables a range of housing types, such as detached houses, terrace housing, and low-rise apartments. This promotes higher-density residential living to accommodate population growth while maintaining a suburban character.
- Density: No minimum lot size for subdivision or development, rather it encourages developments focused on achieving quality design outcomes rather than meeting specific density limits.
- Building Height: A maximum height of 11 meters, with an additional 1 meter for roof pitch.
- Building Coverage: Maximum building coverage of 45% of the net site area.
- Yards (Setbacks): Front yard 2.5 meters minimum, side and rear yards 1 meter minimum.
- Outlook and Privacy: Buildings must provide outlook spaces from principal living areas and screening is required to maintain privacy for adjacent properties.
- Outdoor Living: Minimum outdoor space required for residential units including 40m² per unit for ground-floor dwellings and 8m² per unit for balconies or patios for upper-floor dwellings.
- Impervious Coverage: Maximum impervious surface coverage is 60% of the net site area.
- Design and Amenity: Developments must meet design standards ensuring functionality, safety, and visual interest. Adequate sunlight access and ventilation for all dwellings are required.

- Landscape: Landscaping is encouraged to enhance amenity values and soften built forms, particularly along front yards and communal spaces.

2.1.4 Pukekohe-Paerata Structure Plan (PPSP) (2019)

- The PPSP outlines a spatial layout of future land use and infrastructure for Pukekohe. It is situated within the context of the surrounding FUZ and various local precinct plans including the Pukekohe Park Precinct, refer to Appendix 7.

2.1.5 AUP Zoning and the Pukekohe Precinct Plan

The Site is currently zoned Special Purpose – Major Recreation Facility and is subject to the Pukekohe Park Precinct under the AUP. Under that precinct, the key landscape assessment elements relating to the permitted baseline are included in the Activity Table I434.4.1. The permitted activity rules under A19 shows that a building of up to 16.5m is permitted, and this is higher than the Residential – Mixed Housing Urban height limit of 11m.

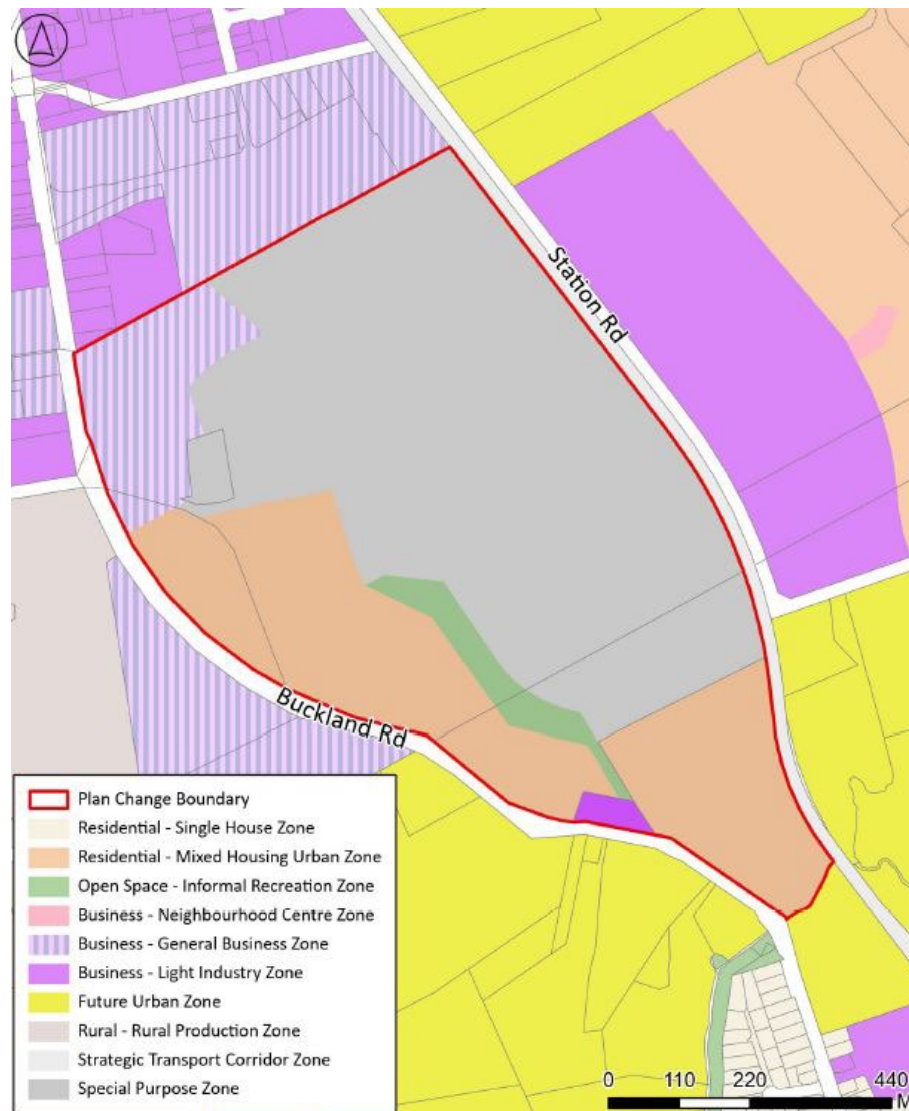


Figure 2. Proposed AUP zone and precinct boundary changes – B&A Ltd.

2.2 Site Context

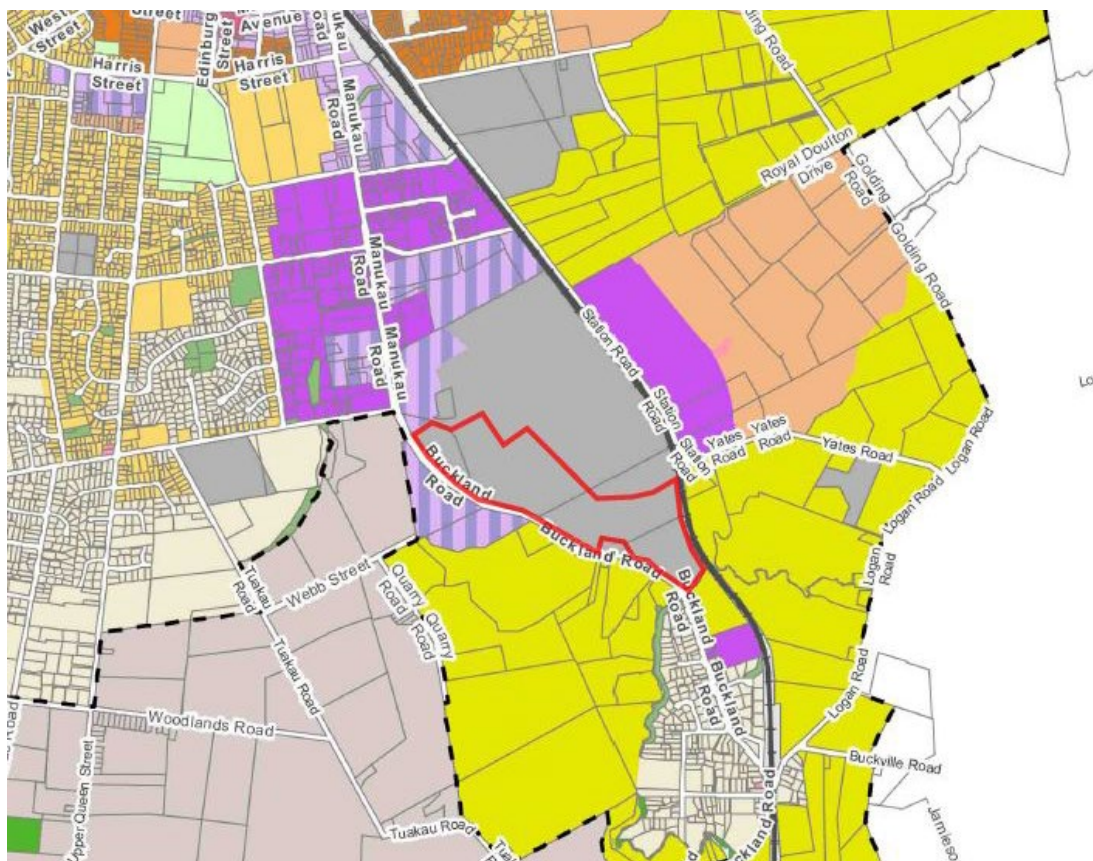
2.2.1 Wider Pukekohe Landscape

Pukekohe, located approximately 45 kilometres south of Auckland's CBD, is a prominent transitional area near the Auckland-Waikato regional boundary. Its landscape reflects a rich interplay of natural geological formations and human activity, shaped over time by its position within the southern volcanic field.

The region's landform is deeply expressive of its volcanic heritage, with a series of distinctive volcanic cones and tuff rings characterising the wider Pukekohe area. These features, including craters and dissected or intact rims, form a legible and defining natural pattern encircling the urban area. Pukekohe Hill, the most notable volcanic landmark, stands out prominently, offering visual orientation and acting as a symbol of the local identity. The volcanic origins also enrich the soil fertility, making the area a hub for agriculture and horticulture.

The rural landscape is defined by broad expanses of gently rolling lowlands interspersed with undulating pastures. Shelterbelts—rows of trees planted for wind protection—and riparian corridors further fragment and soften the terrain, contributing to its pastoral character. The southern and eastern areas transition into "working landscapes," where intensive farming is prominent. These zones feature a mosaic of small landholdings and lifestyle blocks, reflecting a mix of traditional agriculture and modern rural living.

Rural living is well-established here, with lifestyle blocks becoming increasingly prevalent. This development pattern reflects both the area's proximity to Auckland and the appeal of a semi-rural lifestyle. The blend of agricultural activity and low-density residential development illustrates the area's transition from purely rural to a peri-urban character, shaped by increasing urban expansion



and infrastructure development. The wider Pukekohe landscape is a vivid expression of its volcanic origins and evolving rural land use. It exemplifies the integration of natural landforms with human activity, serving as a dynamic interface between Auckland's urban growth and the Waikato's agricultural heartland.

Figure 3. Map showing the Site and adjacent area zoning (Source: Auckland Council online maps).

2.2.2 Immediate Site Context

The landscape surrounding the Site showcases a diverse mix of urban, rural, and transitional land uses, reflecting its position at the edge of the Pukekohe urban area. This interface between urban development and rural character defines much of the surrounding context.

Immediately north of the Site, the land is zoned for business, including the Business – General Business Zone (BGBZ) and Business – Light Industry Zone (BLIZ). This area contains large-format retail outlets such as Mitre 10 and trade-oriented businesses like panel beaters and supply stores. Beyond the business zones are key community landmarks, including Pukekohe High School and the Pukekohe town centre, which provide educational and commercial hubs.

To the east, the southern rail line and Station Road form a clear boundary for the Site. Beyond these features are rural lifestyle blocks, farmland, and the Franklin Trotting Club Track, a significant equestrian facility. This area is undergoing change, with recent rezoning for Business – Light Industry and Residential – Mixed Housing Urban signalling a shift towards urban development.

South of the Site lies Buckland, a small settlement with approximately 100 homes and a pocket of light industrial activity. Buckland is separated from the raceway by Buckland Road and the Tutaenui Stream, both of which provide natural and infrastructural buffers. The settlement retains a predominantly rural and residential character.

To the west, the land is predominantly used for vegetable cropping, reinforcing the area's rural agricultural heritage. Scattered homes in this area have views of the Site, and much of the land is zoned Future Urban Zone (FUZ) under the AUP. This zoning anticipates urbanization, as evidenced by private plan changes and commercial developments like the establishment of Versatile Homes at 301 and 303 Buckland Road, consistent with the PPSP.

The Site sits at a transitional boundary between urban and rural landscapes. With a mix of business, residential, and agricultural zones, the adjacent areas reflect ongoing changes driven by population growth, infrastructure expansion, and urban planning. These changes align with broader regional strategies aimed at accommodating future growth while maintaining elements of the rural and historical character. The landscape surrounding the Site showcases a diverse mix of urban, rural, and transitional land uses, reflecting its position at the edge of the Pukekohe urban area. This interface between urban development and rural character defines much of the context.

2.2.3 Site Description

The Site is a 24.84-hectare segment of the broader 72.5-hectare Pukekohe Raceway property. The track itself is generally flat, situated at approximately 55 meters above sea level. Surrounding the track are facilities such as raceway buildings, parking areas, and a group of existing trees located on slightly higher ground at around 60 meters in elevation.

The Site spans about one kilometre in length and varies in width from 140 to 300 meters, gently rising westward from an elevation of 50 meters at the eastern edge to 65 meters at the western

extent. It also shares a southern boundary with a wastewater pump station, emphasising its proximity to existing infrastructure.

Much of the Site comprises maintained lawn interspersed with rows of large specimen trees. These trees vary in species, age, and health, adding ecological and visual value to the landscape. The driveway, a remnant of the original road to Pukekohe, is flanked by many of these trees. Many of these original trees are AUP notable and around a dozen are proposed to be retained within the development as indicated by the illustrative masterplan in appendix 9 and arborists report.

Drainage for the Site is managed by a large drain or modified stream that runs through the Site. This feature is approximately 300 meters long, 3 meters wide, and 3 meters deep, fed by a culvert that discharges into the Tutaenui Stream. This drainage infrastructure plays a critical role in managing water flow and linking the Site to the broader hydrological system. These physical, historical, and infrastructural features combine to give the Site its distinct character and developmental potential. Refer to Appendix 5 for Site photographs.



Figure 4. Photograph of the culvert outfall at the head of the existing storm water channel.

2.3 Visual Context

2.3.1 Visual Catchments

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.

The relative openness of the Site gives it a relatively high level of exposure, although distance, the existing landform, and vegetation patterns within the surrounding area combine to limit the extent of visibility from the wider landscape. The visual catchment is relatively large due to the Site's proximity to residential areas, public roads, and sitting at a comparably low elevation (50 - 65m above sea level) relative to the surrounding topography (Pukekohe Hill 220m above sea level). The viewing audience includes the following groups:

- Road users on nearby Buckland, Kitchener, Yates, Station, Birch, and Golding Roads;
- Residents within the Viewing Audiences outlined below in section 2.3.2 below; and

- Distant viewers within the wider surrounding area.

Refer to Appendix 6 for Zone of Theoretical Visibility (ZTV) analysis, viewing audiences and viewpoint locations and photographs.

2.3.2 Viewing Audiences

ArcGIS was used to identify locations the Site is visible from and to establish the Viewing Audiences. Subsequently, photographs were taken from within those locations, which are representative of the views experienced by people in those locations, refer to Appendix 6.

- Viewing Audience 1 – Houses and Road between Kitchener and Jellicoe Roads and Pukekohe Hill.

This area is located at the southernmost point of Pukekohe's urbanised area and consists of approximately half cropping land and houses. It is a well elevated area sitting between 185m and 220m above sea level and located 2km west of the Site. Views towards the Site overlook expansive areas of vegetable cropping fields, which is low, flat, and not bordered by shelterbelts, creating an uninterrupted view to the Site, refer VP1, Appendix 6.

- Viewing Audience 2 – Rural/light industry area along Buckland Road between Kitchener Road and Versatile Homes.

This area abuts Buckland Road and slopes away from the Site from an elevation between 58m-83m above sea level. Pukekohe Hospital is located nearby but has no direct view to the Site as it sits behind intervening landform and vegetation associated with a stream which dissects the farm in front. The native vegetation along the stream is tall, dense and appears to be approximately 5-10 years old. There are several properties along Buckland Road including some closer to Buckland that have a view to the Site. These include 301, 323, 349, 351, 353, 355, 367, 377, 381 and 387 Buckland Road and 10 and 13 Meadowbrook Place.

- Viewing Audience 3 – Large area of housing south of Pukekohe Town Centre.

This area sits at an elevation between 55m-80m between 1-2km away from the Site. Although this is a large potential viewing audience, opportunities to view the Site are limited and this is due in most part to the existing dense built form and roads being aligned along a north-south axis. Additionally, there is a light industry area located between Viewing Audience 3 and the Site which obscures public views.

The VP3 photograph was taken outside of the Viewing Audience 3 (VA3) area because when ground truthing the ZTV analysis it was established that the Site cannot be seen from within VA3. Instead, the VP3 photograph was taken from nearby Kitchener Road for general visibility context as it relates to road users, many of whom will be residents living in and travelling around VA3.

- Viewing Audience 4 – Birch Road and the Pukekohe Showgrounds.

Birch Road sits approximately 1.5km north of the Site and is predominantly a residential area sitting at an elevation of 60m-80m. Properties along the more elevated portion of Birch Road (70m+) look out over the Pukekohe Showgrounds and have a small view to the Site between large existing trees within the Pukekohe Showgrounds. In the foreground is a Mitre 10 Mega store and other retail which are set low in the landscape and although visible are softened by a foreground and backdrop of existing trees.

- Viewing Audience 5 – Golding Road between Royal Dalton Drive and Logan Road.

This area is generally flat or gently undulating ground sitting at an elevation between 55m and 65m. It includes a small number of large lot lifestyle blocks located along Golding Road, including: 160, 181A, 181B, 181C, 181D, 181E, 181F, 211 and 214 Golding Road. There is an oblique and transitory view of the Site from this location.

The View Point 5 (VP5) photograph was taken from a public road between the Site and Viewing Audience 5 (VA5) because VA5 is located on private property and cannot be accessed without prior permission from the property owner.

- Viewing Audience 6 – The northern end of the Buckland settlement.

Buckland is a residential settlement with a small portion of commercial area situated close to the southern end of the Site near Tutaenui Stream. It sits between 55m and 60m above sea level and views from here to the Site are limited and mostly transitory from vehicles travelling on Buckland Road. For the small number of residential units closest to the Site much of the views are screened by existing vegetation and intervening landform. In the longer term, this area is FUZ within the AUP and indicated in the PPSP as BLIZ. This sits between Buckland and the Site both eventually screening the Site and introducing a low sensitivity audience adjacent.



Figure 5. Photograph of the site from Pukekohe Hill.

3.0 Existing Landscape Values

As per Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, the key dimensions of landscape values are associative values, cultural associations, sensory, bio-physical, and contextual. These are specifically outlined below for the Site and Pukekohe more broadly.

3.1 Associative Landscape Values

This pertains to the relationships, meanings, and associations people and communities, including tangata whenua, have with a landscape. It includes cultural, historical, and spiritual connections.

Different communities hold Pukekohe and Pukekohe Park close to their hearts for many reasons. Pukekohe and its raceway hold layered meanings that intertwine diverse cultural, historical, and social narratives, illustrating its multifaceted value to local and national communities.

Pukekohe is renowned for its fertile volcanic soils, which have supported a long history of food production, extending from pre-colonial times through to the present. This rich agricultural heritage reflects the strong connection between people and the land, providing sustenance and livelihood across generations. For tangata whenua, these soils are more than a resource—they embody whakapapa and a profound relationship with the whenua as a sustainer of life.

Horse racing has been a defining feature of Pukekohe's identity, with the Auckland Thoroughbred Racing Club (ATR) established in 1874. This longstanding tradition underscores Pukekohe's importance as a hub for equestrian sport in Auckland and New Zealand. The ATRC's ongoing commitment to horse racing reinforces the cultural and economic significance of this association.

For 60 years, Pukekohe Raceway was synonymous with motorsport, becoming a central venue for iconic events and a cherished destination for fans and participants. While motorsport ceased at the raceway in 2023, its legacy endures as an integral part of the collective memory of Pukekohe and its role in New Zealand's racing history.



Figure 6. Historic image of the Site in the foreground and Pukekohe Hill in the distance.



Figure 7. Historic image of a motor race at Pukekohe Raceway.

Pukekohe Raceway's position at the boundary of Auckland and Waikato adds to its associative significance. This transitional location symbolizes the interconnectedness of these regions, fostering relationships and shared histories that further enrich the cultural tapestry of the area.

Section 3.2 captures the associative values relating to mana whenua, who hold unique relationships with the landscape rooted in cultural, spiritual, and ancestral ties. These connections are integral to understanding and honouring the significance of Pukekohe and its environs.

The Great South Road played a pivotal role in the history of Pukekohe and its surrounding regions, particularly during the New Zealand Wars of the 1860s. Constructed by British colonial forces, the road was a strategic military route linking Auckland to the Waikato region, a major stronghold of the Māori King Movement (*Kīngitanga*), which resisted European encroachment on Māori land.

The road's strategic importance was highlighted during the Waikato Campaign (1863–1864), one of the most significant phases of the New Zealand Wars. British forces used the road to transport troops southward, where they established key military outposts and launched offensives against fortified Māori pā. The campaign led to significant land confiscations (*raupatu*), fundamentally altering the social and cultural landscape of the region, including Pukekohe.

Pukekohe, located along the route, became a contested frontier during this period. Local Māori communities faced direct impacts, including displacement and loss of land. European settlers fortified the area with stockades, such as those at Pukekohe East, where a notable skirmish took place in 1863. The construction of the Great South Road facilitated European settlement in the aftermath of the wars, transforming Pukekohe into a hub for agriculture and trade.

Today, the Great South Road stands as a symbol of both colonial expansion and the resilience of Māori communities. Its legacy is deeply intertwined with the historical conflicts that shaped the socio-political dynamics of Pukekohe and the broader Waikato region.



Figure 8. Historic image of the battle for Pukekohe 1863 - courtesy of Ngaati te ata Waiohua.

3.2 Mana Whenua Values

Several Iwi have ancestral connections to the Pukekohe area. The key groups include:

3.2.1 Ngāti Tamaoho

Ngāti Tamaoho are mana whenua (traditional custodians) of the Pukekohe region, with deep connections to the land and waterways. Their rohe (territory) encompasses much of South Auckland, Franklin, and northern Waikato. The iwi experienced significant displacement and land loss due to colonial activities, but they maintain a strong presence and active role in cultural and environmental restoration projects.

3.2.2 Ngāti Te Ata

Based near Waiuku and the wider Franklin district, Ngāti Te Ata have historic ties to Pukekohe and its surrounding areas. They were similarly affected by the land confiscations and military campaigns but continue to assert their kaitiakitanga (guardianship) over local landscapes.

3.2.3 Te Ākitai Waiohua, Ngaati te ata Waiohua

The Pukekohe area also has historical connections to the Waiohua confederation, which includes Ngāti Tamaoho and other related groups. Waiohua were prominent in the region before and during the arrival of European settlers. A cultural values assessment (CVA) was received from Ngaati Te Ata Waiohua. A summary of the CVA is included in section 3.3 below.

3.2.4 Other Groups within the area listed by Auckland Council

Ngāi Tai ki Tāmaki, Ngāti Maru, Waikato – Tainui and Ngāti Pāoa.

3.2.5 Ngāti Tamaoho Cultural Values Assessment (CVA) Summary

The Ngāti Tamaoho Cultural Values Assessment (CVA) for the proposed development at Pukekohe Park Raceway highlights the iwi's strong cultural, spiritual, and historical ties to their ancestral lands. Descended from Wai-O-Hua and Waikato/Tainui, Ngāti Tamaoho has a responsibility to protect their territory, which spans from the Manukau Harbour to the lower Waikato River. The iwi's cultural landscape is rich with traditional food sources, settlements, and fortified villages, all interconnected through their genealogy and history.

The CVA evaluates the potential cultural impacts of the residential rezoning of 24.48 hectares at Pukekohe Park Raceway, a site of significance to Ngāti Tamaoho. It identifies important cultural sites, assesses potential effects, and provides recommendations to mitigate harm while supporting the iwi's aspirations. Ngāti Tamaoho stresses the importance of not only sustainable development but also environmental restoration, aiming to enhance and transform the environment for future generations.

The iwi's approach to environmental stewardship is rooted in kaitiakitanga (guardianship) and the preservation of mauri (life force). They advocate for sustainable practices that respect cultural and ecological values, especially regarding waterway restoration and resource management. Ngāti Tamaoho emphasizes the importance of preserving sacred sites and cultural landscapes, recommending eco-friendly practices like stormwater management and groundwater recharge. While they do not oppose the rezoning, the iwi calls for ongoing consultation to ensure the protection of their cultural heritage and the responsible development of their ancestral lands. A summary of what Ngāti Tamaoho recommends are:

- Acknowledge Ngāti Tamaoho as mana whenua and incorporate their cultural values, kawa, tikanga, and traditions in the development;
- Establish a dry basin to address wastewater overflows;
- Ensure footpaths do not face streams and avoid private backyards adjacent to streams;
- Use taller plants for shading streams;
- Continue meaningful engagement with Ngāti Tamaoho to achieve their aspirations;
- Implement cultural induction and monitoring during earthworks;
- Maintain overland flow paths in a vegetated state and oppose piping of intermittent streams;
- Adhere to Ngāti Tamaoho tikanga, particularly regarding wāhi tapu (sacred sites);
- Develop and implement a Weed and Pest Management Strategy;
- Follow discovery protocols during development;
- Include Ngāti Tamaoho's cultural input in the design process;
- Apply higher environmental and cultural standards than the minimum council requirements;
- Use low-impact green stormwater infrastructure and employ a treatment train approach for stormwater, reuse clean roof water for non-potable purposes; and
- Implement ground capping where necessary.

3.2.6 Ngaati Te Ata Waiohua Cultural Values Assessment (CVA) Summary

Ngaati Te Ata Waiohua has a profound cultural and spiritual connection to Pukekohe as mana whenua, emphasising their role as kaitiaki to protect and enhance the mauri (life force) and integrity of the land and waterways.

Ngaati Te Ata Waiohua also emphasise the importance of upholding principles of mana, rangatiratanga, and kaitiakitanga in partnership with ATR and other stakeholders and addressing obligations under Te Tiriti o Waitangi and the Resource Management Act 1991 (RMA) to ensure alignment with mana whenua rights and values.

The CVA sets out the need to incorporate Te Aranga design principles, emphasising cultural narratives, natural environment enhancement, and historical site protection. The CVA also sets out Ngaati Te Ata Waiohuas desire to establish a long-term partnership framework with ATR for collaborative and sustainable outcomes. Cultural and Environmental Concerns stated in the CVA are:

- Protection of wāhi taonga (sacred sites), mara kai (gardens), and mahinga kai (traditional food-gathering areas);
- Preservation of cultural landscapes and views to landscape features, including ridgelines and maunga;
- Robust stormwater management, including naturalising and restoring waterways like the Tutaenui Stream;
- Avoidance of high-rise apartments and exclusive, gated communities that contradict the inclusive character of Pukekohe;
- Preservation of significant physical and cultural features through zoning protections and buffer zones;
- Implementation of hydrological and ecological restoration plans, including daylighting 500 meters of waterways;
- Designing culturally significant open spaces with Māori naming, storytelling, and artistic elements; and
- Adoption of sustainable practices like energy-efficient buildings, green rooves, rainwater harvesting and low-impact urban designs.

3.3 Biophysical Landscape Values

This focuses on the natural and physical attributes of the landscape, such as landforms, vegetation, water, and ecological systems. The biophysical landscape values and attributes of Pukekohe and the Pukekohe Raceway reflect the distinct natural and physical features that shape its character. Understanding these attributes is crucial in defining landscape value.



Figure 9. Site photograph of Pukekohe Hill from Golding Road.

3.3.1 Geology

Pukekohe's landscape is underpinned by its volcanic origins, with fertile, well-draining soils derived from the volcanic ash and basalt of Pukekohe Hill and surrounding areas. The gently rolling hills and flat plains form a dynamic topography that supports diverse land uses. Pukekohe Raceway itself is situated on relatively flat land, framed by subtle undulations that provide a strong visual connection to the surrounding rural environment.

Pukekohe Hill is a prominent landmark and a key biophysical feature. Pukekohe Hill provides scenic views of the wider Franklin District and serves as a significant cultural and ecological node.

Pukekohe East explosion crater is a well-preserved basalt maar that occurred approximately 680,000 years ago. It spans about 1km in diameter and is recognised as one of New Zealand's prominent basalt craters.

Onewhero Maar and Tuff Ring is another feature which is located southwest of Pukekohe. This volcanic feature is the largest tuff ring in the South Auckland volcanic field, measuring 2.7 kilometres in diameter. It was formed around 880,000 years ago.

To the southeast of Pukekohe, the Bombay Hills are remnants of a shield volcano that erupted approximately 600,000 years ago. These hills are part of the South Auckland volcanic field and contribute to the region's varied topography.

3.3.2 Vegetation

The vegetation in the Pukekohe area reflects a combination of native and introduced species.

Large areas are dominated by cultivated crops and pasturelands, interspersed with windbreaks of introduced species like poplars, which define the rural character of the region.

Scattered patches of indigenous vegetation, including species like kahikatea and pūriri, persist in gully systems and along waterways, providing critical ecological functions. Key areas are Roosevelt Park located north of the Site and Pukekohe Hill Reserve south-east of the Site.

The Pukekohe Raceway land includes open grassed areas and perimeter plantings, some of which incorporate exotic and native species for amenity and ecological purposes.

Plane trees near Pukekohe Park Raceway, planted along the old Great South Road in the early 20th century, were part of efforts to beautify key routes and provide shade. These trees became a defining feature of the southern approach to Pukekohe, reflecting the region's growth. Over time, they have contributed to the area's historical character and natural beauty, offering environmental benefits and aesthetic appeal. Despite urban changes, many of these trees have been preserved as living reminders of Pukekohe's heritage, demonstrating the community's dedication to protecting its natural environment and historical identity.



Figure 10. Site photograph of some of the existing trees within the site along the historic Pukekohe main road.

3.3.3 Waterways and Drainage

Waterways play a supporting role in the landscape's ecological systems. Key waterways are Tutaenui Stream, Whangapouri Creek and Oira Creek. Smaller streams and ephemeral waterways dissect the Pukekohe landscape, flowing toward larger water bodies such as the Waikato River and Manukau Harbour. These waterways are often modified but retain ecological importance. Intensive land use has led to extensive drainage modifications, particularly for agricultural purposes. These networks influence the hydrological patterns of the area. Despite extensive modification, the region retains some ecological integrity and opportunities for restoration.



Figure 11. Site photograph of Tutaenui Stream looking across Buckland Road.

3.4 Sensory Landscape Values

This relates to how a landscape is experienced through the senses. It encompasses the aesthetic qualities of the landscape, including its coherence, vividness, and memorability.

The Pukekohe landscape embodies distinct aesthetic qualities. Its unique combination of agricultural productivity, geographic/geological features, and cultural richness lends it a memorable and vivid identity.

The Pukekohe landscape is characterised by a strong sense of coherence stemming from its interplay of landform, land use, and vegetation patterns. The gently rolling hills, deep volcanic soils, and clearly defined land parcels create a harmonious visual rhythm. The patchwork of market gardens, pasture, and shelterbelts interspersed with rural dwellings contributes to an organised and legible structure. This unity is further enhanced by the consistent use of plantings such as windbreaks, which provide a visual continuity across the landscape.

Pukekohe's vividness is defined by its striking contrasts and dynamic visual features. The deep red-brown of the fertile volcanic soils, juxtaposed against the lush green of crops and pasture, creates a vibrant and energizing scene. Seasonal changes, such as the fresh greens of new growth or the golden hues of harvested fields, add layers of visual interest throughout the year. The backdrop of the Bombay Hills and views extending towards the Manukau Harbour further amplify the dramatic quality of the landscape.

The Pukekohe landscape is highly memorable due to its distinctive characteristics and its symbolic association with New Zealand's agricultural heritage. The region's iconic market gardens, recognised as a food basket for the nation, leave a lasting impression on residents and visitors alike. The volcanic features, such as Pukekohe Hill, serve as landmarks that anchor the local identity. Additionally, the integration of cultural elements, including Māori connections to the land, enriches the emotional and narrative depth of the landscape.

Overall, the Pukekohe landscape stands out for its well-integrated aesthetic qualities, offering a balanced, vibrant, and enduring visual and cultural experience.

4.0 Landscape & Visual Effects Assessment

4.1 Summary of Landscape Effects

Following the evaluation tables in Appendix 8, and using the illustrative masterplan as a likely outcome, the visual effects are as follows:

- **Sensitivity:**

- Susceptibility to change - The landscape lacks distinctive biophysical and sensory aspects given it has many detractors and can accommodate the proposed development without undue consequences to landscape character.

The Site has strong associative and cultural connections to it. However, the associations with motor sport arguably ended with the recent cessation of motor sport racing at the Site. The associations with horse racing are not impacted given the continuation of horse racing at the Site.

Cultural associations go back further than the establishment of ATR and are tied more deeply to the underlying landscape and take a broader view of the landscape and timeframes.

- The value of the landscape - The landscape is of predominantly local importance given there are no ONL/ONF or SEA overlays present on the Site.

- **Magnitude of change:**

- Size or scale - Most key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetics or perceptual change apparent.
- Geographical extent - Site scale, immediate setting.
- Duration and reversibility - Permanent. Long Term (Over 15 years). The loss of several large existing trees and the introduction of a relatively large number of houses will change the local character. However, given the requirements for stormwater treatment, a stream diversion and development-wide street tree planting there will likely be an improvement in the Site's contribution to the Pukekohe landscape values and the initial physical changes to the Site will lessen over time. Five years following development completion will see a marked improvement in the developments impact of the wider landscape.

A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low effect on the perceived amenity derived from it. **The landscape effect rating is low.**

4.2 Visual Effects Discussion

This assessment of visual effects evaluates the potential responses to changes in the landscape, with a particular focus on effects on views and visual amenity.

4.2.1 West of the Site

This includes Viewing Audiences (VA) 1, 2 and 3 identified by the ZTV analysis, refer to Appendix 6. The residential properties along Upper Queen Street and Anzac Road associated with VA1, particularly those nearer to Woodlands Road, enjoy views afforded to them by their elevated

position. The views include (in the foreground) rural productive activities, to the mixed rural zone and Pukekohe East volcanic crater beyond the Site, and then further to the Bombay Hills beyond. VA1 have an existing view of the Site, approximately 2 kilometres away. Key points:

- The land in the foreground of views from the west currently has a rural zoning that in the long term will preserve existing views. Farm buildings and trees here also soften and obscure views from the west;
- An area of light industrial zoning created by a recent plan change (PC87) sits between these viewing audiences and the Site. Any future development that occurs here will obscure views;
- The part of the Site closest to Buckland Road will see some visual change, however the Site sits low in the landscape, slopes down towards the track and benefits from the backdrop of the Bombay Hills behind; and
- Much of this area can be classed as having low sensitivity to the change, particularly audiences related to rural productive activities. Residential areas are well established here and by the nature of the development (i.e. addressing the local roads) tend not to view out on to the wider landscape.



Figure 12. View to Site from Upper Queen Street showing the rural zoned landscape.

The summary of visual effects was developed in relation to views from west of the Site:

- **Sensitivity:**
 - Susceptibility to change - Views from some dwellings and some locations on Pukekohe Hill are typically focussed on this landscape.
 - Value attached to views – The Pukekohe Hill Reserve views are recognised by the community such as identification on tourist maps or in art and literature. High visitor numbers for the area.
- **Magnitude of change:**

- o Size or scale - Most key features of view retained. Low degree of contrast with existing landscape elements i.e. in terms of likely form scale, mass, line, height, colour and texture.
- o Geographical extent – Oblique views. Long distance views. Small portion of change visible, particularly when viewed from Viewpoints 1 to 3.
- o Duration and reversibility - Transient. Short Term (0-5 years) particularly as the Buckland Road street tree planting matures.

There is a likely moderate-low level of effect on the key attributes of the receiving environment and the visual context within which it is seen. It will likely have a low effect on the perceived amenity derived from it.

The visual effect rating is moderate-low.

4.2.2 East of the Site

This includes Viewing Audience 5 identified by the ZTV analysis, which is a small group of houses and a section of Golding Road located approximately 2km from the Site. Views from this area consist largely of the immediate rural and lifestyle block surrounds. It is a view dominated by Pukekohe Hill. Because the Site is flat and sits low in the landscape there are very limited views to it. Key points:

- The Site is flat and sits low in the landscape so is difficult to see even from Golding Road;
- Distance and intervening vegetation and landform obscure the Site from the east; and
- The recent Golding Road Plan Change, which includes areas of business and medium density housing zones, sits between the Site and eastern viewing audiences.



Figure 13. Eastern view from Golding Road towards the site.

The summary of visual effects was developed in relation to views from east of the Site:

- **Sensitivity:**
 - o Susceptibility to change - Views are typically incidental to its landscape context.
 - o Value attached to views - Viewpoint is not typically recognised or valued by the community.

- **Magnitude of change:**

- Size or scale - Low degree of contrast with existing landscape elements given the distance and low position of the plan change area.
- Geographical extent – Mostly oblique views, particularly when viewed from Viewpoint 5.
- Duration and reversibility - Transient. Short Term (0-5 years).

There is a likely low level of effect on the key attributes of the receiving environment and the visual context within which it is seen. It will likely have a low effect on the perceived amenity derived from it.

The visual effect rating is low.

4.2.3 North of the Site

This includes Viewing Audience 4 identified by the ZTV analysis, which is a group of houses situated immediately north of the Pukekohe Show Grounds, located approximately 2km from the Site. Views from here are elevated and overlook the Kumeū Showgrounds. The outlook is down towards the Site but the foreground of the view includes significant existing built form. Immediately north of the Site is a business zone which contains low sensitivity viewers such as workers and shoppers. It also blocks views to the Site further north including from Pukekohe High School, Pukekohe Train station, Pukekohe Showgrounds and King Street.

The Pukekohe Showgrounds will on occasion generate a transitory, low sensitivity audience. Changes in the Site are unlikely to be viewed often enough for the change to register significantly. Additionally, the Pukekohe Showgrounds also sit behind an elevated rail line and mature boundary tree planting. Key points:

- From Birch Road the view to the Site is obscured by intervening vegetation;
- The Site is relatively low lying;
- The Pukekohe Showgrounds preserves rural character in the foreground; and
- The southern most end of the Site is not visible at all due to intervening vegetation.



Figure 14. Birch Road view from the north looking towards the site.

The summary of visual effects was developed in relation to views from north of the Site:

- **Sensitivity:**
 - Susceptibility to change - Views are typically incidental to its landscape context.
 - Value attached to views - Viewpoint is not typically recognised or valued by the community.
- **Magnitude of change:**
 - Size or scale - Low degree of contrast with existing landscape elements including existing intervening build form.
 - Geographical extent – Mostly oblique views, particularly when viewed from Viewpoint 4.
 - Duration and reversibility - Transient. Short Term (0-5 years).

There is a likely low level of effect on the key attributes of the receiving environment and the visual context within which it is seen. It will likely have a low effect on the perceived amenity derived from it.

The visual effect rating is low.

4.2.4 South of the Site

This includes Viewing Audience 6 identified by the ZTV analysis, which is a group of houses, a section of open space associated with Tutaenui Stream and a stretch of local road located within Buckland, a local centre located 500m from the Site. Key points:

- To the south, the local centre of Buckland sits at a low contour of 55 – 60m approximately the level of the race track surface. Views are very limited, constrained by existing vegetation and intervening landform; and
- The intervening landform between the Site and Buckland combined with the vegetation associated with the Tutaenui Stream drastically reduce views from Buckland onto the Site. There is a narrow view from Roseville Park through vegetation along Tutaenui Stream.



Figure 15. Buckland Road view from the south looking towards the site.

The summary of visual effects was developed in relation to views from south of the Site:

- **Sensitivity:**
 - Susceptibility to change - Views are typically incidental to its landscape context.
 - Value attached to views - Viewpoint is not typically recognised or valued by the community.
- **Magnitude of change:**
 - Size or scale - Low degree of contrast with existing landscape elements.
 - Geographical extent – Mostly oblique views, particularly when viewed from Viewpoint 6.
 - Duration and reversibility - Transient. Short Term (0-5 years).

There is a likely very low/low level of effect on the key attributes of the receiving environment and the visual context within which it is seen. It will likely have a low effect on the perceived amenity derived from it.

The visual effect rating is very low/low.

4.3 Executive Summary of Visual Effects

The summary of overall visual effects was developed in relation to View Points 1 to 6. Following the evaluation tables in Appendix 8 and using the illustrative masterplan as a likely outcome the visual effects are as follows:

- **Sensitivity:**
 - Susceptibility to change - Views are from places of employment and other places where the focus is typically incidental to its landscape context.
 - Value attached to views - Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.
- **Magnitude of change:**
 - Size or scale - Most key features of view retained, low degree of contrast with existing landscape elements under proposed zoning and likely resource consent standards and conditions (i.e. in terms of form scale, mass, line, height, colour and texture and mix of full and partial views of the proposed development).
 - Geographical extent – Mostly oblique views, particularly when viewed from Viewpoint 1 and Viewpoints 3 to 6. These are long distance views and a small portion of change likely to be visible.

For closer views such as Viewpoint 2 the change will be noticeable to a very limited number of houses and low sensitivity viewers including passing traffic and the commercial operation opposite the Site at 301 Buckland Road.

 - Duration and reversibility - Transient. Short Term (0-5 years) particularly as the development settles into its location and the development planting strategy matures.

There is a likely low level of effect on the key attributes of the receiving environment and the visual context within which it is seen. It will likely have a low effect on the perceived amenity derived from it. **The visual effect rating is low.**

4.4 Overall Effects Rating

The visual effect rating is low.

The landscape effect rating is low.

The overall effects rating is low.

5.0 Landscape Principles and Recommendations

A key consideration of requesting a plan change to vary the zoning of the Site is whether the proposed zoning is the most appropriate way to achieve the purpose of the RMA.

One element of that consideration is assessing whether the form of land use makes the best practicable use of the land whilst avoiding adverse landscape effects on the Site itself and on land beyond the Site. In addition, whether the proposal would deliver on the opportunity for quality compact urban form and optimisation of growth within the Rural Urban Boundary, which is a key aspiration of the AUP and overarching Auckland Plan vision.

The statutory context is covered entirely in the PPC application. The Site is within the Special Purpose – Major Recreation Facility Zone and adjacent to the Future Urban zone of the AUP. Appendix 4 illustrate the current AUP zoning of the Site and its surrounding context. No Outstanding Natural Landscape areas or Outstanding Natural Features are located within the Site or adjacent to its boundary.

Within the context of the plan change process, landscape principles have been derived based on the landscape analysis undertaken in this report. In creating the landscape principles for the Site, development opportunities and constraints about landform, ecology, interfaces with the Pukekohe-Paerata Structure Plan (PPSP), sensitive interfaces, and visual impacts have been identified and considered.

The potential constraints on development and the corresponding landscape and visual effects form the foundation upon which the landscape principles will guide recommendations to avoid, remedy, or mitigate such impacts.

Based on the analysis of the landscape character of the site and wider context, it is recommended that the following landscape-related opportunities underpin land use development within the Site (in no order of priority) to ensure that landscape-related effects are appropriately managed.

The key landscape principles include:

- (a) Where practicable, allow for views from the development to local geological features such as Pukekohe Hill, the Pukekohe East Explosion Crater and Bombay Hills;
- (b) Create a legible development layout that is broadly consistent with existing Pukekohe development patterns. Explore opportunities to integrate the future development with the surrounding area through open spaces and pedestrian and cycle movement networks;

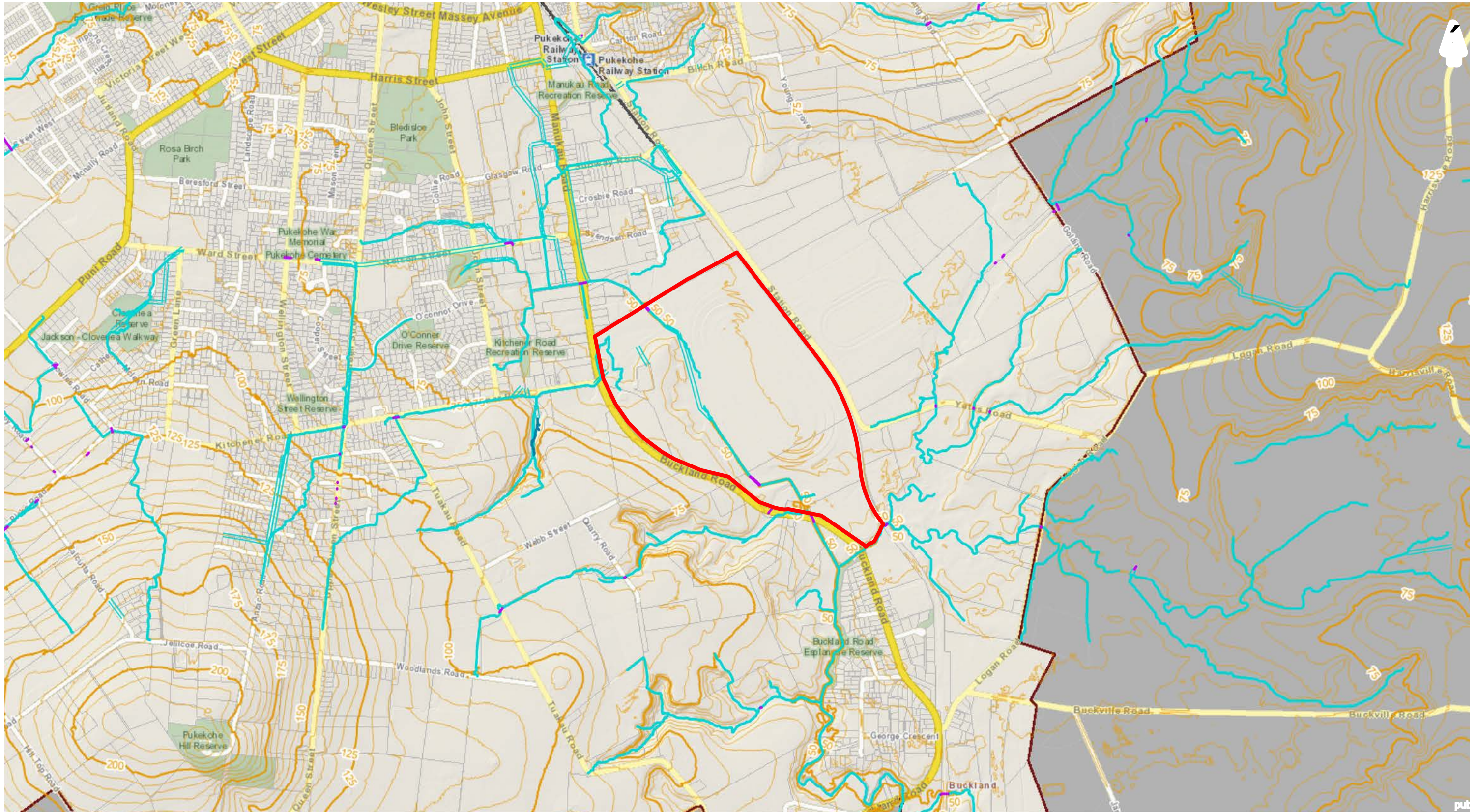
- (c) Respect the underlying Pukekohe geology and topography through contour-sensitive development and minimisation of retaining structures;
- (d) Create gateways that signal the main entrance to the Site and create a sense of arrival on the approach to Pukekohe from the south;
- (e) Enhancement of ecological values through the integration of wetlands, streams, and riparian areas into a cohesive open space network. This will provide for stormwater management and enhanced ecology whilst contributing to recreational opportunities visually softening views of the future development from the surrounding area;
- (f) Streetscape and private lot planting to provide visual screening and the overall visual softening of new built-form; and
- (g) Where practicable, retention of existing trees within the Site and along Buckland Road.



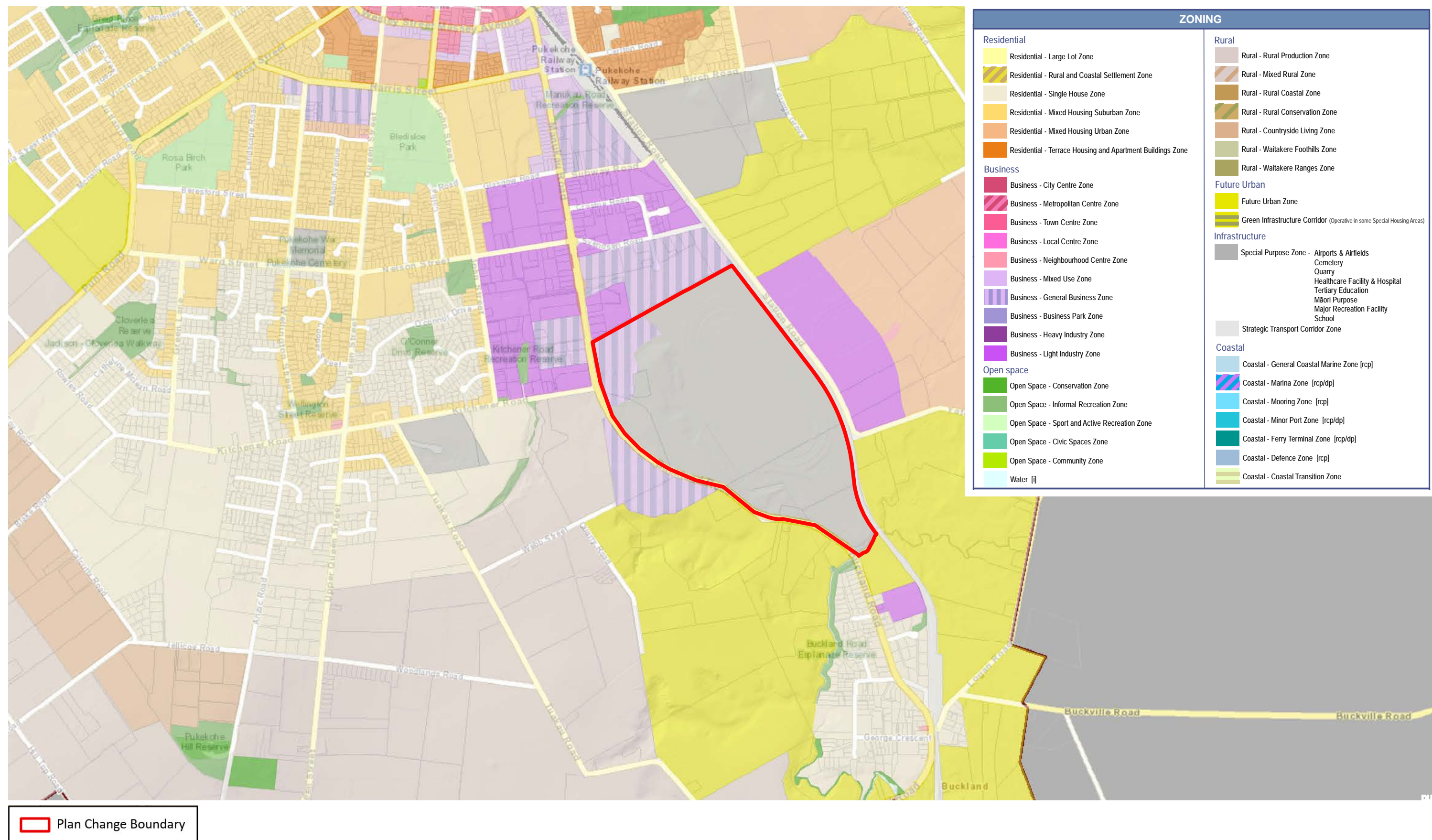
Plan Change Boundary

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Appendix 1 - Site Context (Auckland Council GeoMaps)

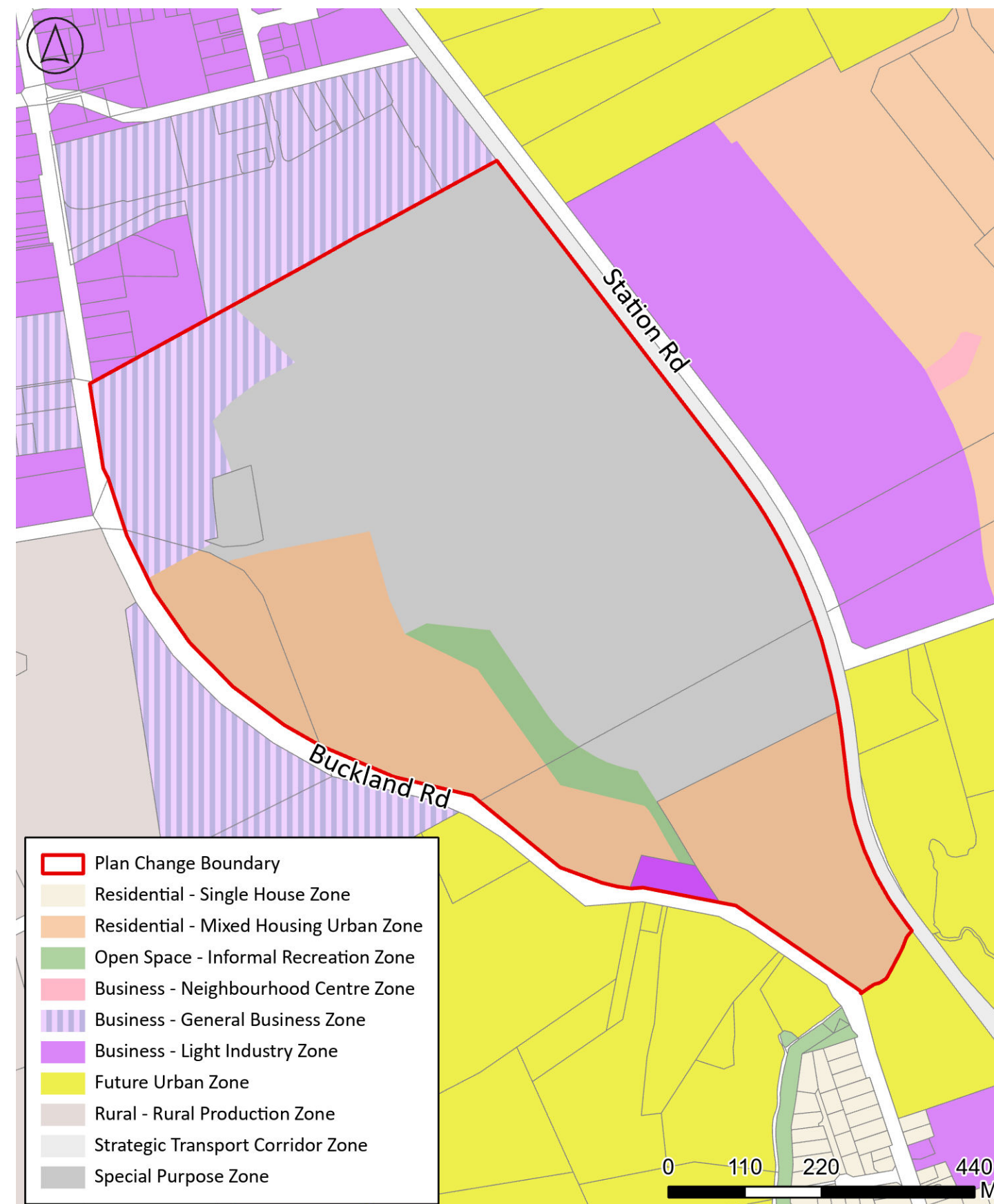
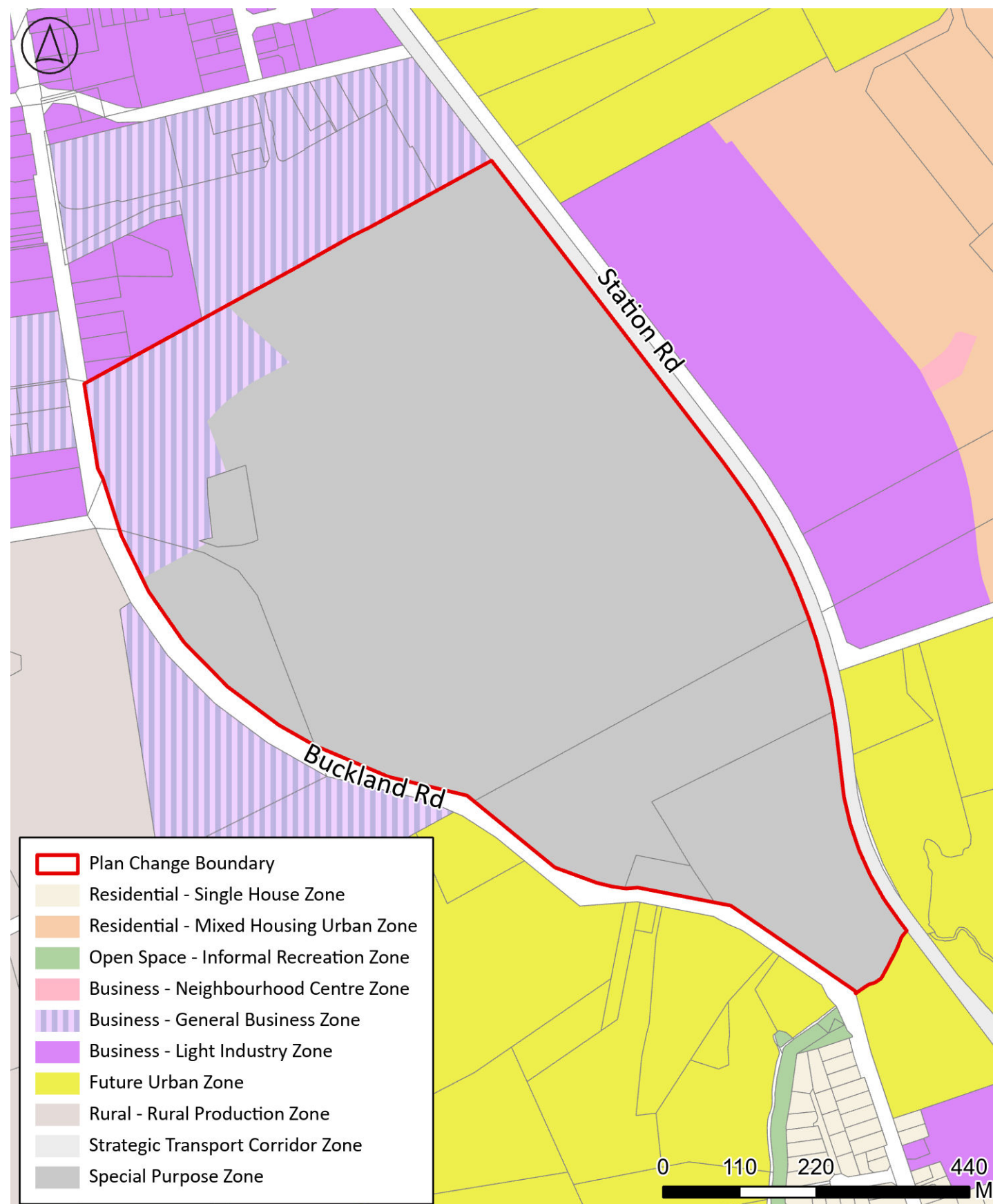


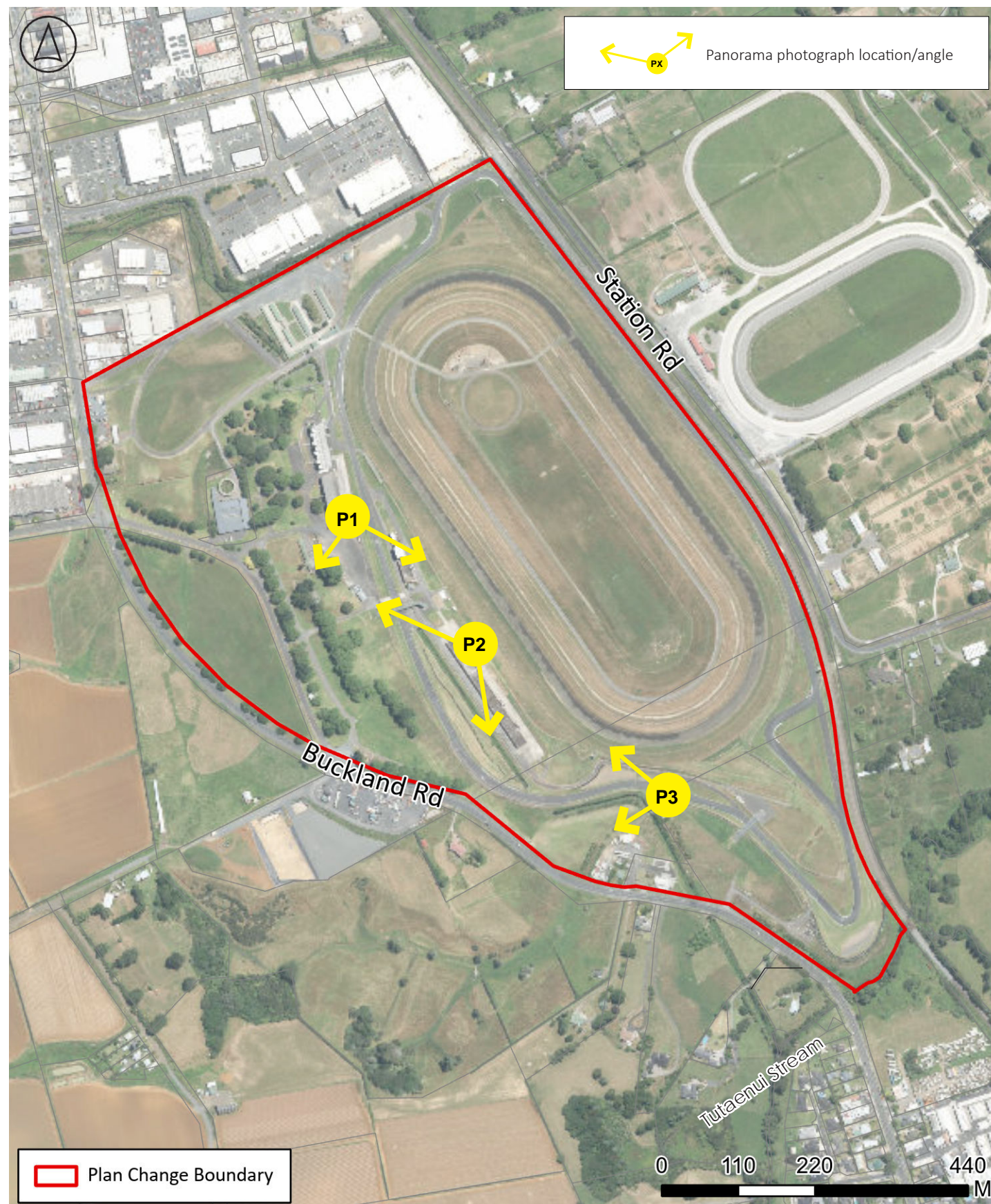
Plan Change Boundary



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Appendix 3 - Existing AUP Zones (Auckland Council GeoMaps)





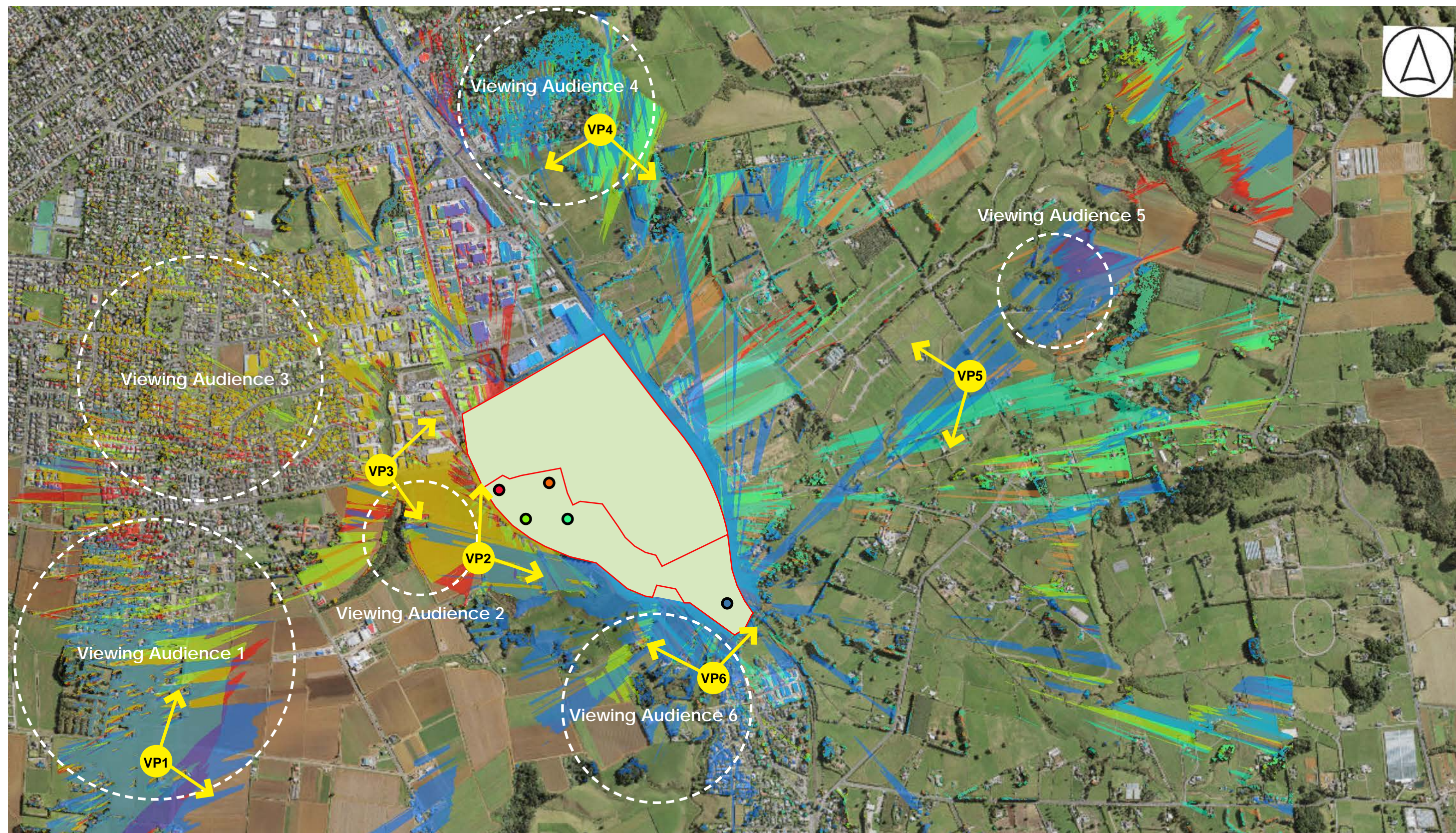
Panorama Photograph P1



Panorama Photograph P2



Panorama Photograph P3



- | | | |
|---------------|---------------|---------------|
| ● Viewshaft 1 | ● Viewshaft 3 | ● Viewshaft 5 |
| ● Viewshaft 2 | ● Viewshaft 4 | |

Notes:
 1. Map produced by Barker & Associates using Arc GIS Pro.
 2. For this project the following paramters were used:
 • Height of proposed buildings: 11m
 • Observer eye height: 1.7m

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Viewpoint Photograph VP1



Viewpoint Photograph VP2



Viewpoint Photograph VP3



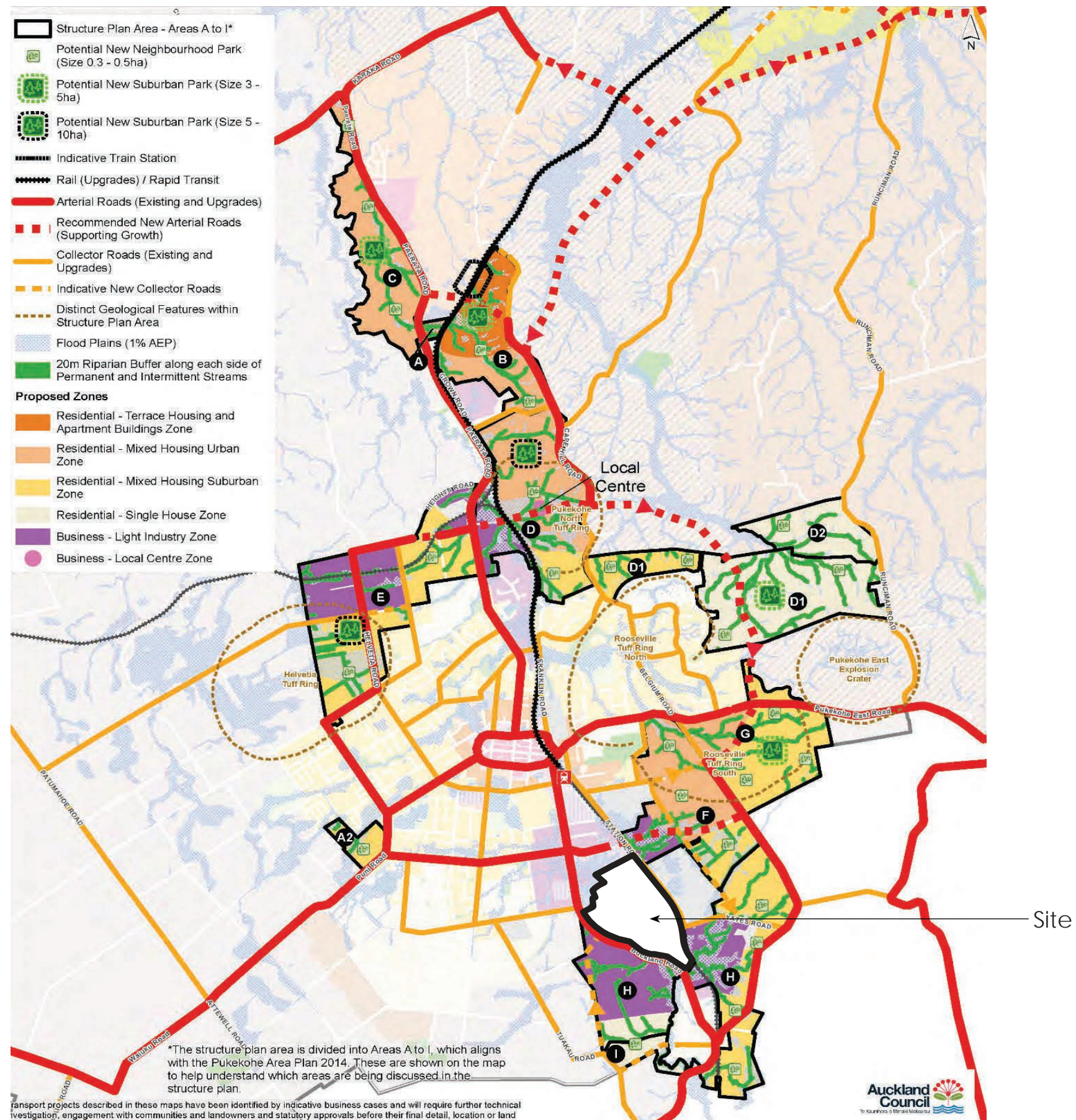
Viewpoint Photograph VP4



Viewpoint Photograph VP5



Viewpoint Photograph VP6



Zone of Theoretical Visibility (Viewshed) Mapping

The term ‘Zone of Theoretical Visibility’ (ZTV) is used to describe the area over which a infrastructure or structure can theoretically be seen and is generated from a Digital Terrain Model (DTM). It is also known as a Zone of Visual Influence (ZVI), Visual Envelope Map (VEM) or Viewshed Map.

There are a number of software packages that will generate a ZTV Analysis – Barker and Associates uses ArcGIS for this. A DTM is generated from either LIDAR data, contours, or break-lines (or a combination of all of these). Observer points are added to the DTM and the resulting ZTV is then produced as an overlay over a topographic base, typically as a transparent colour. The coloured areas represent where a infrastructure or structure is ‘theoretically visible’. Traditionally, ZTV mapping is based on ‘bare ground’ LIDAR or contour data, and therefore does not take into account the screening effects of intervening vegetation or structures in the landscape. Neither does the ZTV take account of the effects of distance. A ZTV analysis also takes into account factors relating to the curvature of the earth and light refraction, which increases over distance.

It should be remembered that while ZTV is a useful assessment tool, is important to recognise its limitations.

For this project, the following parameters were used:

- Nature of target points: Dwellings
- No of target points: 2
- Location of target points: The subject site
- Height of target points: 5m taken from the north-west corner of proposed dwelling. Proposed earthworks were taken into account as well as the proposed height of the dwelling at this location
- Observer Eye Height: 1.7m
- Coefficient of Earth Curvature and Refraction: 0.13

Visual Effects Assessment

Assessment of Visual Effects

This assessment of visual effects evaluates the potential responses to changes in the landscape, with a particular focus on effects on views and visual amenity. Visual sensitivity is influenced by several factors, including the visibility of the proposal, the characteristics and extent of the viewing audience, the visual qualities of the proposal, and the degree to which changes can be successfully integrated within the existing landscape setting.

The nature and extent of visual effects are determined through an analysis of visual intrusion and the qualitative changes that may arise, particularly in relation to aesthetic values and the visual character and amenity of the area.

The methodology employed in this assessment follows a structured approach to evaluating whether development enabled by the Plan Change (PPC) would result in adverse visual effects on the nature and quality of the surrounding environment. Detailed steps include:

- (1) **Determining the Zone of Theoretical Visibility (ZTV):** Identifying the physical area or catchment from which the proposed development would be visible,
- (2) **Assessing Viewing Audiences:** Identifying and categorizing different groups of viewers potentially affected by the proposed development, including residential, public, and transient audiences, and
- (3) **Evaluating Visual Amenity Effects:** Assessing the magnitude of change and significance of effects on visual amenity for each audience group, based on the visibility and nature of the proposed changes.

This process ensures a comprehensive understanding of potential visual effects. Refer to the tables in Appendix 8 for further detail on the methodology and assessment framework.

Contributing Factors		Higher	Lower
Sensitivity	Susceptibility to change	The landscape is strongly distinctive withimportant biophysical, sensory and associative aspects. There is an absence of landscape detractors which make it highly vulnerable to the type of change which would result from the proposed development.	The landscape lacks any distinctive biophysical, sensory or associative aspects. It has many detractors and has the ability to accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape requires protection as a matter of national importance (ONF/L).	The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements areretained. Key characteristics of the landscape remain intact with limited aesthetics or perceptual change apparent.
	Geographical extent	Landscape character area scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the significance of landscape effects

Contributing Factors		Higher	Lower
Sensitivity	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context.
	Value attached to views	Viewpoint is recognised by the community such as identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of view retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient. Short Term (0-5 years).

Table 2: Determining the significance of visual effects

Nature of effect	Use and Definition
Adverse (negative):	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and visual values
Neutral (benign):	The proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and visual values
Beneficial (positive):	The proposed development would enhance the scale, landform and pattern of the landscape, improving the landscape and visual quality through removal of damage caused by existing land uses or addition of positive features

Table 3: Determining the nature of effects

Effect Rating	Use and Definition
Very High:	Total loss to the characteristics or key attributes of the receiving environment and /or visual context amounting to a complete change of landscape character.
High:	Major change to the characteristics or key attributes of the receiving environment and /or the visual context within which it is seen; and/or a major effect on the perceived amenity derived from it.
Moderate-High:	A moderate - high level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate - high level of effect on the perceived amenity derived from it.
Moderate:	A moderate level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it.
Moderate -Low:	A moderate - low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have moderate - low level of effect on the perceived amenity derived from it.
Low:	A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low effect on the perceived amenity derived from it.
Very Low:	Very low or no modification to key elements/ features/ characteristics of the baseline or available views, i.e. approximating a ‘no change’ situation.

Table 4: Determining the overall significance of landscape and visual effects



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Appendix 9 - Illustrative Masterplan & Landscape Principles