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Assessment of Landscape and Visual Effects
Prepared for Weston Lea Ltd



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Cover photograph: Subject site, 2017, Rachel de Lambert

Introduction

The applicant, Weston Lea Ltd, is seeking resource consent for an approximately 1,000 Lot subdivision located within the Peacocke Structure Plan area in the south of Hamilton.

This report provides an assessment of the actual and potential landscape and visual effects of the proposed subdivision including the related roading and open space infrastructure and the creation of residential lots for future urban, primarily residential, development.

The Masterplan for the proposed development has been developed by Urbanismplus, Kobus Mentz, and has involved the collaborative input of Boffa Miskell ecologists and landscape architects in respect of ecology and open space provision and design. Harrison Grierson has provided planning (alongside Dave Serjeant, of Merestone Ltd, planning lead) as well as the civil engineering and land development design inputs with technical overview in respect of infrastructure and land design, including HCC bulk infrastructure connections from Ray O'Callaghan. Awa, Craig Martell have lead the preparation of the related ICMP and the design for the three waters – stormwater, wastewater and potable water with Argo Environmental, undertaking field survey in respect of freshwater ecology, Boffa Miskell freshwater ecologists have prepared the related Ecological assessment in respect of the application. Warren Gumbley has undertaken the archaeological investigations for the site which have also inputted to the Masterplan and the location / purpose of some of the proposed open space to be provided as part of the development, in particular the 'archaeological reserve' area. Strategic Property Solutions, Andrew and Michael Duncan, have provided guidance in the Development Management role.

In addition to terrestrial and freshwater ecology and landscape architecture / open space inputs Boffa Miskell has assisted the applicant in its engagement with mana whenua.

This assessment is set out under the following headings:

- Executive Summary
- Methodology
- Subject Site and Surrounding Area
- Proposed Masterplan and Nature of Development
- Open space Framework
- Visual Catchment and Viewing Audiences
- Statutory Context
- Nature of Landscape Change
- Assessment of Landscape and Visual Effects
- Conclusion

Executive Summary

The land subject to this subdivision resource consent application, comprising circa 105ha in the south of Hamilton, has been identified for future urban development for some time. The Peacocke Structure Plan was incorporated into the Hamilton City District Plan in 2012. The land was incorporated into the City from the neighbouring Waipa District Council in 1989 for the express purpose of providing for the City's future urban growth. The intent of Council to enable future comprehensive urban development of the approximate 720ha Peacocke Structure Plan area has been clear for some time and has included limiting other forms of development or land use, such as rural residential / lifestyle subdivision, that might constrain or prevent such intended urban development in the future.

The applicant company, Weston Lea Ltd, represents a long-standing family in the region. The family has owned the land subject to this resource consent application, as well as further land not included in the application within the Peacocke Structure Plan area, for many years. The land is farmed and under a pastoral dairy farming regime.

The land subject to the resource consent comprises circa 105ha. An ICMP is being prepared for the sub-catchment including this area in parallel with the masterplanning and proposed conversion of land-use from rural to urban.

The subject land lies to the east of Peacockes Road between Peacockes Road and the Waikato River, refer Figure 1 Site Location Plan. It has an elongated shape, long in a broadly north south direction and aligned along the curving alignment of the deeply incised Waikato River.

Broadly the land is flat but it steps down from the west to the east in a series of former, ancient, river terraces. A portion of the elevated land in the southeast is separated from that to the west by a steep sided gully that connects to the incised alignment of the Waikato River to the south and north. In geotechnical terms, it is considered that this gully landform could result from ancient seismic activity rather than representing a former alignment of the Waikato River. The land within this gully falls both ways to the river with a split in the sub-catchment toward the south of the gully. For the purposes of this application this component of the site comprising some 24ha is described as 'the Island'.

On subdivision an Esplanade Reserve, the Waikato River Esplanade, will be formed along the western embankment of the Waikato River separating the river from the area for development. The Esplanade Reserve will vary in width with small areas over which the esplanade will be less than 20m in width, however for the majority it will be wider than 20m. Much of the land on the immediate river edge is steep in its contour, with the River set down into the landscape and having only a limited visual presence from the adjacent land. The river is fast flowing and deep, its steep side embankments largely vegetated with predominantly exotic adventitious species including a significant cover of Chinese Privet and deciduous Alder. Some small patches of indigenous vegetation adjoin the river corridor however these are limited both here and across the subject land. There are a small number of locations along the section of river adjoining the subject land where the contour grades down the river edge enabling limited access to the water's edge; the main such location lies at the northern end of the main gully.

The land has a quality amenity for urban residential development having its long eastern frontage to the Waikato River and enhanced access to the city through the intended future construction of a new Waikato River vehicular, pedestrian and cycle bridge.

The proposed Masterplan for the subdivision builds on the assets of the site, particularly its adjacent River corridor and related open space amenity to create a future urban community with

desirable connectivity and democratic access to the River. The network of open space and public walkways and cycleways will lead to the creation of a walkable high amenity series of urban residential neighbourhoods supported by a future small-scale retail / commercial centre appropriate to serve the local residential community.

Whilst a substantial landscape and resultant visual change will occur in stages over time the potential adverse effects are considered to be moderate or less as a result of the initial change transitioning to low as the greenfield development matures and the residential community establishes.

The amenity of the Waikato River corridor will be maintained and enhanced with a significant public open space corridor with associated walking and cycleway routes established and associated vegetation enhancement. Other significant features of the landscape including the main southern gully system, a small natural hillock highpoint and a number of groups of established exotic trees will also be retained and incorporated within the public open space networks to provide features of landscape identity and amenity within the subdivision.

Over time approximately one thousand additional, mixed density, residential lots will be created in a new southern residential growth area for Hamilton. This southern growth is anticipated and will complement the other growth areas of the city providing options for people to live in different parts of the city with access to different amenities.

Methodology

This assessment has been undertaken using a methodology which draws from a number of nationally and internationally recognised landscape assessment guidance documents. These include the Quality Planning Landscape Guidance Note^{0F1} with its signposts to examples of best practice (including: the UK guidelines for landscape and visual impact assessment^{1F2}).

An outline of the effects ratings and definitions used in this assessment is provided in Appendix 1. In summary, the significance of effects identified within this assessment are based upon a seven-point scale which comprises: very low; low; moderate-low; moderate; moderate-high; high and very high ratings.

In addition to desktop analysis of the site and its landscape context a number of site visits have been undertaken in the development of the masterplan and open space proposals. These have involved walking the site including in particular its boundary with the Waikato River and the gully area separating 'the Island' from the wider portion of the site. Roads in the local area have been driven including roads in the urban area of Riverlea, Hamilton and further to the south of Newell Road toward Tamahere in the Waikato District on the opposite side of the Waikato River. Much of this land has urban and then rural lifestyle development that looks west across the river corridor toward the site and its presently rural landscape backdrop.

Detailed site survey as well as geotechnical investigations have informed the understanding of the site, its landscape characteristics and development potential.

Parts of the site have also been walked with archaeologist Warren Gumbley to observe the nature of remnant archaeological features and to gain an understanding of the former Māori

¹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

² Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013

occupation and use of the land and adjacent areas along the Waikato River. The land formed part of the area used previously by Māori for extensive food crop production including gardening practices involving the mixing of soils to create desirable growing conditions.

The assessment is also informed by the structure plan for the locality – the Peacocke Structure Plan – and an awareness that an earlier decision of Council through, its comprehensive growth planning processes, has identified the subject area for future urban development signalling a change in land use from rural to urban. The Peacocke Structure Plan area comprises some 720ha of currently rural land. The subject land falls predominantly within the ‘terraces’ land unit of the Structure Plan, as such it comprises some of the better, flatter, easier land for development within the wider structure plan area with much of the land further to the west within the structure plan comprising the more dissected gullies and ridges of the Mangokotukutuku Valley system.

Subject Site and Surrounding Area

The site comprises some circa 105ha of presently rural pastoral dairy farming land located to the south of Hamilton bordered by Peacockes Road to the west and the sinuous boundary of the Waikato River to the east. It forms the eastern portion of the Peacocke Structure Plan which is an approximate 720ha area identified for future urban development.

The Peacocke Structure Plan area adjoins the established suburban areas of Fitzroy and Glenview in the west with the southern portion extending into rural lands in the Waipa District.

The boundaries of the Peacocke Structure Plan area in the south are defined by Ohaupo Road to the west and Peacockes Road in the east with these roads joining at the point of the triangle that defines the southern extent of the 720ha Structure Plan area.

To the north across the Waikato River from the Peacocke Structure Plan area, lies the Hamilton Gardens, the City’s widely recognised Botanic Garden, and to the east the suburban area of Riverlea. There is a pocket of industrial land in the south east of Riverlea accessed by Riverlea Road, this industrial area extends through to the Waikato River corridor opposite the northern portion of the site.

Further south across the river from the site within Waikato District the land has been developed for rural lifestyle / large lot residential with some properties adjoining and facing west onto the river corridor. These properties are accessed from Riverglade Drive, Riverfields Lane, and accessways off Newell Road. Generally speaking the river fronting properties on the east side of the river, opposite the site, contain large houses in a wide range of forms – from single through to three storey – and architectural styles. The photographs 1 through 6 below illustrate the varied interface of the site with the river corridor and the nature of existing development across the river. In addition, Figure 2 attached illustrates to context of the site.

In summary, the site has a mixed rural, rural lifestyle / large lot residential and suburban, as well as River edge, context. It is strongly defined and influenced by the Waikato River corridor with its sinuous flowing alignment and the inherent character and amenity which this natural and culturally significant landscape feature imbues on the landscape. Having said that the river itself is seldom visible from within the site being set well down in the landscape in a deeply incised and generally well vegetated corridor. Some limited views down to and / or along the river corridor do enable views to the water but more generally it is the treed escarpment that signals the presence of the river.



Photograph 1 above and Photograph 2 below.





Photograph 3 above and Photograph 4 below.





Photograph 5 above and Photograph 6 below.



As recognised within the character areas defined as part of the Peacocke Structure Plan the area comprises land with different physical / topographical characteristics being: Terrace, Gully and Hill areas. The majority of the subject site lies within the 'Terrace' character area which also extends beyond the site. (refer Figure 2-3: Peacocke Structure Plan – Character Areas and Neighbourhoods). A small part of the site adjacent to Peacockes Road lies within the 'Hill' character area, although on closer examination this gentle rolling knoll has a similar topography to the terrace lands within the site and is not steep like much of the area defined as 'Hill' country in the Structure Plan.

Topographically the natural grain of the site aligns with the river with the land terracing down in a series of ancient river terraces from the western alignment of Peacockes Road, which lies more or less in parallel with the river some 300m to 800m distant. Refer Figure 3 attached.

The distinctive aspect of the site's topography is the incised gully that runs broadly north south connecting to the even more deeply incised river corridor at its northern and southern 'ends'. The gully is some 20m deep at its deepest point with a variable width, refer Photographs 7 and 8 below. This gully separates an oval shaped area of land some 24ha in area from the main part of the site. This partially separated area is described in this application as 'The Island' bounded to the east by the Waikato River and to the west by the gully system that is mostly likely an ancient seismic formation. This Island area forms a naturally discrete neighbourhood within the wider site.



Photograph 7



Photograph 8

Vegetation within and immediately adjacent to the site is primarily contained along the river corridor, much of it within the future Esplanade Reserve, and in the main gully system that separates the Island. Much of this vegetation is exotic comprising planted as well as a significant cover of adventitious weed species particularly Chinese Privet. As described in the separate ecological report there are some small pockets of predominantly native remnant vegetation including at the northern end of the Island gully system and adjacent to the river corridor, refer Photograph 9 below.



Photograph 9

Elsewhere across the existing dairy farmland there is limited vegetation other than pasture grasses, refer Photograph 10 below.



Photograph 10

In the north of the site the farm has a greater presence of individual and grouped exotic specimen trees of variable stature and form.

There are two areas where these exotic tree plantings have more mass and subsequent presence in the landscape, refer Figure 4 attached. One of these is in the north west of the site adjacent to Peacockes Road where there is a small woodlot of trees including deciduous and evergreen exotic trees – Oak, Plane, Liquidambar and Magnolia – and some evergreen native species – Pittosporum and the like, refer Photograph 11 below. These trees currently define this part of the edge to Peacockes Road and the entry to the farmhouse associated with the property.

The second grouping, refer Photographs 12 and 13 below, is around the farmhouse, again toward the northern end of the site, where there is a small grassy knoll and to the north of this the homestead surrounded to the west north and south, in particular, by exotic trees. These include mature Redwood trees to the west and a range of deciduous exotic trees including Oak, Liquidambar, Liriodendron and Ginkgo.



Photograph 11 above and Photograph 12 below





Photograph 13

The land has a limited catchment with no substantial streams running through the site, other than the Waikato River on its boundary. Small waterways draining the site itself include ephemeral and intermittent reaches of flow paths as well as some modified farm drains and short sections of permanent 'streams' as documented in the freshwater ecology assessment. These small waterways do not currently form a significant feature of the rural pastoral landscape although most are fenced and some planted. All drain to the Waikato River with the main stream in this respect being located in the bottom of the southern gully and draining north to the river.

In summary, therefore the site currently has a typical rural pastoral character and amenity associated with dairy farming, it is predominantly in pasture with some hedgerows and fencing. Its distinctive qualities include the presence of the treed Waikato River corridor along its long eastern boundary and the gully defining the Island area of the site. The land in some locations shows the remnants of modification associated with former cultivation by Māori for food crop production.

The land has good attributes for urban development being broadly flat, terracing down toward the river in a series of steps and being oriented well to the east and north. There is limited indigenous vegetation of significance on the site and that which is present is contained in the gully or along the river corridor primarily in the future Esplanade Reserve both of which also have a significant cover of problem exotic weed species. Two small pockets of exotic woodland tree planting contribute to the amenity of the rural landholding along with a small number of standalone exotic specimen trees.

Proposed Masterplan and Nature of Urban Development

The Masterplan has been developed by Urbanism Plus (Kobus Mentz) through a series of iterative multi-disciplinary workshops and site visits informed by technical investigations.

The proposed urban form is cognisant of and responsive to the direction set through the Peacocke Structure Plan and its intended land use, transport networks, open space and neighbourhoods. It also responds to the 'urban design strategy for the Peacocke Structure Plan area 2007' incorporated into the District Plan.

The Masterplan, through the form and alignment of its street network and open space, leverages the presence and amenity of the adjacent Waikato River drawing this feature back into the site and seeking to maximise the public presence and democratic access to the river corridor. This is somewhat in contrast to the historical urban development of Hamilton which has tended to either privatise the river frontage or have the 'rear' of development adjoining the river esplanade corridor. Both such historical development approaches are evident immediately across the river to the east.

A shared path walk / cycleway will be established as part of the proposed subdivision with an alignment that at times sits alongside and contiguous with the 'Esplanade Road' corridor and in other locations is accommodated within the esplanade and contiguous open space reserve areas set aside along the river corridor. This new shared path has the potential to connect with the wider regional 'Te Awa River Ride' connecting Ngaruawahia in the north to Karapiro in the south. Cycle infrastructure is designed into the movement network of the Masterplan providing recreational cycle access along the river corridor and connecting back to the future dedicated cycle lanes along the upgraded corridor of Peacockes Road which is identified as a minor arterial transport corridor in the Structure Plan. The upgrading of Peacockes Road adjacent to and north of the site through to the established urban area will be staged in line with the progressive development of the Peacocke Structure Plan area. Initially a shared path will be provided within the road reserve with dedicated cycle lanes provided in the long term with the full formation of the minor arterial.

The Masterplan sets up a broadly gridded, well connected, structure of streets with short east / west connections extending from Peacockes Road oriented toward the River. Where the interval between vehicular intersections with the minor arterial of Peacockes Road becomes too close, the vehicular connection is dropped retaining only the cycle and pedestrian connectivity and in some locations short cul-de-sac streets are created.

In contrast to the regular pattern of relatively straight, short east-west streets the lesser number of north-south streets reflect the long, sinuous flowing alignment of the parallel Waikato River and like the adjacent section of Peacockes Road, have a more curvilinear alignment. There is a primary north-south street running parallel to Peacockes Road and east of this a series of loop road alignments that access the deeper parts of the site toward the river. Along the river corridor the majority of streets are 'single sided' with urban development fronting the west side of the street and addressing the open space of the river corridor to the east. There are limited locations where this design principle is not adhered to and land proposed for residential development sits between the street and esplanade reserve creating lots that directly adjoin the esplanade reserve. For the majority of the development area the esplanade reserve will adjoin the eastern side of the street giving a public street frontage to the open space along the river.

In the southeast 'the Island' is connected to the street network at two locations by streets that extend across the gully. The dual street access provides for resilience and choice of access route for future residents. The southern street connection is located more or less in the position of the existing farm track in a location where the gully is relatively broad and less deeply incised. An embankment / culvert is proposed for this crossing point with the walk / cycleway through the gully grading back up to a crossing at street level. The northern connection will comprise a bridge of some 40m span with an embankment extending out from both sides of the valley. The bridge will facilitate safe public pedestrian / cycle access along the gully bottom as well as providing a direct walking / cycling route for residents of the Island to the future local centre.

Public open space is distributed to ensure access to recreational open space areas is available for all future residents within an easy 5-minute walk (refer to the following section for greater detail in relation to Open Space provision). The river corridor Esplanade Reserve will also provide substantial recreational amenity particularly as a linear walking, running and cycling amenity. The open space of the main gully corridor connects to the Esplanade Reserve, this will provide a recreational loop connection with a relatively flat contour following the relatively wide base of the gully and making use of the existing farm race / track as the base formation of this walk / cycleway infrastructure.

In addition to the amenity of the open space that has been incorporated into the Masterplan the proposed street network will enjoy the public realm amenity afforded by planting provided through specimen tree planting and the inclusion on some streets of rain gardens that will form part of the stormwater management network. This combination of planting along with the generous provision of footpaths is designed to create quality street environments, local character and distinctiveness.

The establishment of an 'Amenity Open Space' reserve to retain some of the established mature trees in the north west of the site adjacent to Peacockes Road (existing road alignment) and the provision of a 'Neighbourhood Park' to incorporate the majority of the trees around the existing farmhouse in the north of the site will retain the amenity of these existing trees and furnish the future residential area with trees of an established maturity and desirable mixed deciduous and evergreen amenity to complement the open space of the urban community. The existing large scale and critical mass of these retained trees will lend the new greenfield residential development with a quality air of established amenity from day one and provide the future community with attractive seemingly mature public open space as a feature of the residential neighbourhoods. Proposed earthworks have been designed to tie in with the existing levels in these two locations connecting the open space to the street network.

Proposed earthworks for the development as a whole are in the order of 600,000m³ volume of cut to fill across the full, approximately circa 105ha site. This equates to a per lot average of approximately 600m³ per lot which, in typical land development terms, is at the lower end of earthworks volumes that would be expected in a greenfield development context (a typical range of earthworks volumes in greenfield development could be expected to lie in the range of 800m³ to 1500m³ per lot). The site will continue to fall toward the east / river corridor but will be re-worked to reduce the abrupt terracing of the natural topography which comprises gradients too steep for public street access.

In addition to the two areas of established trees that are to be retained, and tied into the proposed development levels, an existing small elevated hillock landform, refer Photograph 14 below, contiguous with the trees within the farm homestead proposed Neighbourhood Reserve will be retained as a landscape feature of the site. It is intended to use the distinctive topography of this landform as part of the amenity of the open space reserve and the wider site retaining the natural elevated landform and giving people the opportunity to walk to an elevated location within the future urban area as a place of outlook and prospect.



Photograph 14

The proposed Masterplan, in line with the Peacocke Structure Plan, provides predominantly for residential development across a range of lot sizes. Lots proposed at the smaller, medium density end of the development range are proposed in the order of 200m² / 250m² with lots at the larger end of the spectrum up to 700m². On average, the majority of lots will sit in the 400m² to 500m² suburban residential range. In general, the smaller lots are proposed closer to the future commercial centre location, as identified in the Structure Plan, or in locations of specific enhanced amenity / access to open space. The masterplan sets aside land for future commercial development to support the local residential community both within and immediately beyond the subject site within the Structure Plan area. The specific nature of any such local commercial centre and / or mixed use development will be determined in greater detail in the future however adequate provision has been made within the Masterplan including through the provision of adjacent open space to provide an urban plaza and / or 'village green' to support the destinational nature and community focus of this centrally located portion of the site adjacent to Peacockes Road.

In summary, therefore the proposed Masterplan is considered to be highly responsive to the natural landscape characteristics of the site including the Waikato River, the site's natural topography and the small number of existing trees / vegetation of significance or stature within the site.

The future urban area will have an attractive amenity that draws from and makes public the Waikato River corridor and its associated heritage, cultural, visual and vegetative amenity.

The new residential community will enjoy proximity to the river and desirable recreational – cycle and pedestrian – connectivity to and along the river. The use of streets to define the interface with the River Esplanade Reserve in the majority of the river frontage – rather than having private residential lots adjoining the esplanade – will maximise physical as well as visual accessibility to the river corridor making the esplanade safer and democratising the river as an amenity for all.

Open Space Framework

The following sets out a summary of the proposed open space / future HCC public reserve areas incorporated within the 'Amberfield' Masterplan. Weston Lea Ltd as the developer of 'Amberfield' intends to undertake the development of the open space in tandem with the various stages of the development. A full description of the proposed nature and elements of each proposed open space, as intended by Weston Lea, is set out within the 'Amberfield Open Space Framework' document (Boffa Miskell May 2018), it should be read in conjunction with this assessment report, it provides greater detail than the summary set out herein.

As noted above the Masterplan provides for a high level of access to recreational open space for the benefit of future residents as well as people within the wider Hamilton community given the provision of well-connected cycle and walking infrastructure in addition to the public street network. In particular, the Waikato River Esplanade Reserve is democratised with the majority of the esplanade reserve adjoining a public street (single sided in terms of residential development) along its western boundary. The cycle / walk way network extends to and provides access within the esplanade reserve enabling the public to access and enjoy the amenity of the river corridor and the natural and cultural landscape values encompassed therein.

The provision of open space incorporated within the Masterplan has been designed giving consideration to the Peacocke Structure Plan provisions of the HCC Operative District Plan and in particular 3.4.3 Nodes, 3.4.3.1 Community and Recreation Facilities.

The table attached sets out the full range of open space included within the proposed Masterplan. Open space provision within the subject future urban area has been provided cognisant of both the Peacocke Structure Plan preliminary identification of required open space, refer Figure 5 attached, and also of the Hamilton City Open Space Plan (Sept 2013) (it is noted that Boffa Miskell assisted HCC with the preparation of this plan), which sets out the 50-year vision (2013 to 2063) for open space in Hamilton.

The above table identifies the open space provision, the areas (Ha) and the related HCC open space category of land proposed for open space within the Masterplan, these are related to the four neighbourhoods identified within the Structure Plan. Each of these proposed open space / reserve areas is described briefly below:

Area 1 comprises a small area of land (0.19ha) at the entry to the Stage 1 development area. This parkland is established in order to retain the amenity of a group (part of an existing larger area) of large scale, attractive exotic trees. These will establish an already mature, quality open space and visual amenity at the entry to the development. The parkland will have attraction to residents / children as a wild woodland play space benefiting from the large scale and attractive amenity of the established trees. This parkland will also provide legibility to the entry to the residential area in its early stages and retain part of a local vegetative landmark.

Area 2 comprises a small (0.19ha) amenity open space / Pocket Park that is strategically located to enhance the memorable sequential entry experience of public arrival (by road) into Stage 1 of the new 'Amberfield' residential community. It will provide added immediate amenity for adjacent and proximate residential lots and create a safe, close area of play for local children with good amenity for parents or other caregivers to sit and observe the activity of the pocket park and street.

Area 3 comprises the required Neighbourhood Reserve for residents within the two neighbourhoods in the northern residential area of the site (HCC requirement being for 0.8ha

Neighbourhood Park within 500m walking distance of every household and within each defined neighbourhood of the Structure Plan). The proposed parkland is 1.59ha in area slightly less than the 1.60ha required for the two neighbourhoods. This parkland is positioned within the Masterplan to retain both a distinctive local hillock landform and the significant mature amenity of parkland trees located around the existing farm house. This parkland will create a local destination and, due to the natural elevation of the knoll landform, provide a place of prospect over the neighbourhood and wider 'Amberfield' community as well as across the River to the east.

The reserve is configured to adjoin on three sides a large lot, 0.36ha in area, retained to enable the provision of a café and initially also the sales office for the Amberfield development. This site will incorporate some of the trees within the existing farm house garden and one of its lawn areas creating a very desirable garden café destination for the local community. No future more intensive residential use, or subsequent further subdivision, is intended on this lot with the intent that it remains a 'café in the park' amenity within and for the local community. The applicant proposes to establish a legal covenant on the title of the lot preventing future subdivision in order to protect the amenity of the surrounding park and the intended synergy between the highly attractive neighbourhood park and the café.

Area 4 comprises 1.21ha of generally flat land to provide the required Neighbourhood Reserve for future residents in the south of the site comprising the adjacent neighbourhood as well as being accessible to residents in the neighbourhood on the adjacent 'Island' area to the east across the gully. This land is contiguous with the gully that separates the 'Island' area although the adjacent land is steep and has more limited recreational value / access.

Area 5 comprises a 1.04ha Amenity Park located at the northern tip or 'headland' of the residential area on the 'Island'. This parkland is created to give all residents and visitors to the locality access to the natural promontory vantage point that enjoys dramatic views to and along the water of the Waikato River.

Area 6 provides a mirror to that of the northern promontory parkland, it comprises a 0.84ha Amenity Park located at the southern tip of the residential area on the 'Island'. Like that in the north this parkland is created to give all residents and visitors to the locality access to the natural promontory vantage point that enjoys dramatic views to and along the water of the Waikato River. These two parkland areas further democratise the amenity of the Waikato River as an amenity for all the community, giving people access to the best river views as part of parkland open space.

Area 7 comprises the 1.59ha proposed Archaeological Reserve area, 'Historic Reserve' open space category. This area, defined with the assistance of project archaeologist Warren Gumbley, provides for the retention of a representative area of land to recognise the past agricultural landuse by Māori including depressions in the ground surface that relate to borrow pits associated with the practice of soil modification to enable / enhance plant growth, productivity and survival in the Waikato climate. The selected location makes a cultural connection to the Waikato River and the Pā located further to the south adjacent to the river corridor.

The 'Amberfield' Masterplan includes two superlots located in the area of the future small local / neighbourhood commercial centre. This area will be the subject of a future subdivision consent. It is also intended that this heart of the community will incorporate a public open space reserve area (approx. 800m² in area) providing the amenity of a 'plaza' and 'Village Green' as part of the overall facilities of the centre. Ideally this public open space will connect to and open out into the adjacent gully open space and form a view shaft from the local centre out toward the River and esplanade reserve.

In addition to the specific areas set aside for open space and informal recreation the 'Amberfield' site comprises the substantial open space areas of the southern gully system (22.53ha) and the Waikato River esplanade. These areas have significant open space and recreational amenity and have been designed as part of the integral open space network of the Masterplan. In combination, these areas will provide future residents with a generous provision of high quality and accessible open space that lends a very clear character and identity to the development as a whole.

In addition, the Masterplan has been designed to accommodate the possible provision of a sports park facility, approximately 7ha in area, within 'Amberfield', however, the Masterplan shown in the application documentation, and for which consent is sought, shows this in its (alternative) residential lot layout. The potential location aligns with the indicative location identified in the Structure Plan and meets the Council's aspiration for clustered sports field provision to service the local community comprising four winter code sports fields and summer cricket with associated facilities adjacent to Peacockes Road where this active recreational facility would have good accessibility to the wider Peacocke Structure Plan area. Assuming Hamilton City Council can meet the timing in respect of its long-term funding for purchase, development and maintenance of the proposed sports park, this 6.98ha area within the Masterplan will be committed to an active recreation public reserve. As an alternative, and as per the application, the subject area, working within the same road layout, can provide for the creation of some 100 residential lots in support of the primary purpose of the urban Masterplan.

In an overall sense with or without the inclusion of the sports park, 'Amberfield' will be well provided with easily and readily accessible open space with a diversity of character and amenity.

The additional adjacent and contiguous area of the Waikato River Esplanade Reserve further contributes to and enhances the open space character and amenity and identity of the future urban area. The Esplanade Reserve will vary in width, in some, limited, places reducing below the standard 20m width but along the majority of its length being significantly wider. Harrison Grierson have prepared the detailed plans showing the esplanade reserve dimension, adjoining open space and the related open space categories. The river corridor will support a full-length walk / cycleway connecting at multiple points to the road network and in other locations traversing the river corridor parkland. The extent to which public roads front the Esplanade Reserve will further leverage and democratise this amenity creating a distinctive new residential community, 'Amberfield' as a part of Hamilton with a highly public residential river frontage recalling perhaps the amenity that has established around much of Hamilton Lake in central Hamilton.

Statutory Context

The circa 105ha site forms the eastern portion of the Peacocke Structure Plan incorporated into the Hamilton City Operative District Plan (the Plan) as part of its long-term growth planning, the other urban growth areas identified in the Plan being Rototuna, Rotokauri and Ruakura.

As noted above the proposed development responds to the high level intentions for urban development in this southern portion of Hamilton as established through the Peacocke Structure Plan and the associated urban design vision and principles adopted into the District Plan. The Structure Plan provisions are set out at section 3 of the Plan with the provisions specific to the Peacocke Structure Plan being at 3.4 of the Plan.

The subject land lies predominantly within the 'Terrace Area' Character Zone of the Peacocke Structure Plan, with a small portion defined within the 'Hill Area'. In reality, this latter area has a gentle rolling topography not unlike the majority of the site. The two other areas defined within the Structure Plan generally have a more dissected, steeper topography, they are the 'Gully Area', comprising the Managakotukutuku Gully and the 'Hill Area' which primarily comprises the more complex, dissected land in the south.

The Peacocke area is also identified within the Plan to be comprise a Special Character Zone (section 5 of the Plan). Objectives and policies for Special Character Zones are set out under 5.2 of the District Plan with 5.1.5 setting out the special characteristics in respect of the Peacocke area. The Peacocke Character Zone identifies the *"unique natural area within the Peacocke area that has strong landscape features. These include the Managakotukutuku Gully network, the Waikato River, and the strong natural topography found in the south of the area..."*.

The Peacocke southern growth area has long been identified for future urbanisation with this one growth area offering growth in the south of the city close to the city centre, Hamilton Gardens and the Waikato University.

Visual Catchment and Viewing Audiences

The subject land has a long western boundary to Peacockes Road, which currently enjoys a low traffic volume given the rural locale, and a long eastern / northern boundary to the Waikato River, which is used occasionally for tourist and private recreational boating activities. Across the river land uses in Hamilton City and adjoining Waikato District include suburban residential and industrial activities in the suburb of Riverlea accessed from SH1 Cobham Drive (in Hamilton City) and Cambridge Road, and larger lot rural lifestyle / rural residential development further south, up the river, in Waikato District. Much of the residential development along the river corridor is oriented to enjoy a westerly aspect over the river and thereby toward the subject land, which is currently rural in character.

To the north, west and south of the site the land is undulating with some elevated, and some less elevated and / or well vegetated and visually discrete, rural and rural lifestyle residential dwellings, some of which have the potential to overlook parts or much of the site.

The extent of visual catchment is relatively contained by the local topography and generally low lying nature of the site with the land rising to the west and south beyond the site and forming a further visual backdrop in views over the site from viewing locations in the east.

In terms of potentially affected viewing audiences therefore the following can be identified:

- i. People travelling north or south along Peacockes Road adjacent to the site. This is currently a low key rural road (without footpaths or other recreational provision) although within the Structure Plan it is defined as a minor arterial road which will be a proposed two lane roadway with footpaths both sides and dedicated cycle lanes in both directions.
- ii. People in boats (generally motorised given the rapid flow of the river) on the Waikato River heading north downstream or south upstream. Some tourist related ferry boat services do operate on the river including a landing at the Hamilton Gardens. It is noted that the Waikato River does not comprise a significant recreational amenity in respect of

boating or contact water sports / recreation due to its rapid current and depth. The Waikato River is, however of great significance to Mana Whenua, Waikato Tainui.

- iii. People living and / or working in properties on the opposing banks of the Waikato River in Hamilton City within a suburban and or industrial environment or in the Waikato District generally within a large lot residential or rural residential environment, who look across toward the site.
- iv. People in elevated rural / rural residential locations in the surrounding rural area – such land also lies within the wider Peacocke Structure Plan area.

Assessment of Landscape and Visual Effects

Landscape and related visual impacts result from natural or induced change in the components, character or quality of landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, infrastructure, activities or facilities into the landscape. The process of change itself, that is the construction process and/or activities associated with the development of land, also carry with them their own landscape and associated visual impacts as distinct from those generated by a completed development.

The landscape and visual effects generated by any particular proposal can be perceived as:

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

The degree to which landscape and associated visual effects are generated by a development depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character of the area.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is

important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use.

In areas of anticipated landscape change, such as in the case of the Peacocke Structure Plan, the prospect of a change to the character of the landscape, in this case the shift from rural to urban, has already been signalled with the area being deemed appropriate, at least at a general level, for such change. This change has been put through a public planning process and the community's views taken into consideration at the time of the decisions on the Plan.

In this respect, it is not so much the change in the landscape from rural to urban that should be assessed in respect of this 'Amberfield' subdivision consent application, but how well the proposed development responds to and delivers on the expectations for that development, as set out in the Plan.

Nature of Landscape Change

The proposed approximately one thousand (1000) Lot 'Amberfield' subdivision will realise the urbanisation of the site as part of the Peacocke Structure Plan and future urban growth area. The change from a largely open, pastoral, rural landscape to an urbanised low and medium density, predominantly residential urban area will be transformational and initially dramatic both within the series of phases of physical construction and in respect of the changed landscape, its visual characteristics and amenity.

The proposed development will however retain important components of the existing landscape most particularly the landform and vegetation within the Waikato River Esplanade Reserve and the overall nature of the topography sloping east, down toward the river corridor, the waterway of which is deeply incised and fringed by substantial vegetation, much of which comprises exotic species including adventitious weed species such as Chinese Privet. The presence of the river will be celebrated in the urban form of the development with the main north-south streets having a sinuous curving alignment to reflect the parallel river and the series of short east-west streets oriented to visually and physically connect, wherever possible, to the open space corridor of the river. The Masterplan seeks to draw the presence, character and amenity of the adjacent Waikato River into the development contributing to the distinctive identity of the new, 'Amberfield', urban area.

In addition to the important landscape and cultural feature of the Waikato River the retention of the main gully system separating 'the Island' from the land to the west and north as an open space, ecological and recreational corridor will maintain this feature of the landscape and physically separate the residential development on 'the Island'. The natural, spring fed, stream that drains broadly north in part of the gully will be retained and enhanced as part of the open space network. Two roadways as well as a cycleway and walkways, will connect across the gully to 'the Island' making the gully system a well-connected public amenity as part of the overall change in land use and form of the Masterplan.

Some of the existing waterways within the site including ephemeral, intermittent and some permanent reaches will be modified through earthworks. These existing waterways have a limited catchment within the site and do not comprise significant features of the landscape. As documented in the freshwater ecology report mitigation for the loss of waterways will be provided including from onsite enhancement of riparian areas retained within the extensive open space network, particularly in the main gully.

The proposed retention of the natural hillock landform feature and associated open space that supports the mature exotic trees located around the existing farm homestead in the middle

northern part of the site – together comprising the 1.59ha area proposed as a significant Neighbourhood Reserve - will maintain these distinctive landscape features within the future urban environment providing connectivity between the current and future landscape and an established cover of significant vegetation within these two areas.

In addition to the above, the grove of mature exotic trees that are proposed to be retained as an Amenity Open Space (0.19ha) adjacent to Peacockes Road in the north will provide a further element of retained landscape and a feature providing continuity between the present and future landscape.

The scale of the existing vegetation in both of the above Neighbourhood and Amenity Open Space reserves is such that they will remain as features in the landscape as experienced from across the Waikato River to the east. Similarly, the retention of the hillock landform will maintain a feature of the existing landscape in open space as part of the wider urban environment.

The siting of streets adjacent to these retained landscape features within the development will increase their presence in the landscape and reinforce their contribution to the amenity and quality of the greenfield residential environment anticipated by the Structure Plan.

In addition to the above, the proposed archaeological reserve (1.59ha), located adjoining the Waikato River Esplanade Reserve, will maintain an area of unmodified topography which also expresses the cultural history of the site as an agricultural landscape with soils modified to support the growth of staple crops such as kumara by the former Māori inhabitants of this part of the Waikato in pre and post European times. This reserve area set aside for cultural / archaeological purposes will also be complemented by a widened river esplanade open space within the development comprising a range of flood prone, geotechnically unstable (for the purposes of urban development) and land that is otherwise hard to access for urban development areas along the river corridor. This land will establish a significant open space and recreational amenity with high levels of public access provided through the location of public roads at the interface between the reserve and adjacent residential development, and the provision of cycleways, shared paths (including potentially a section of Te Awa River Ride) and walkways linking the urban development to the river corridor.

Other open space within the proposed development including the two 'headland' parks on 'the Island' are also sited to maintain the attributes of the landform and the connection of the public to the river. These two smaller 1.04ha and 0.84ha respectively, areas of public open space prioritise public access to the river and respect the open amenity, the cultural values and the landscape corridor attributes of the river as a key landscape feature of the development.

Overall the landscape will, as anticipated already through the zoning of the land for future urban development under the provisions of the Peacocke Structure Plan, transition from rural to urban with a predominantly residential, suburban character and amenity. The Masterplan comprises multiple features that will lead to the creation of an urban area with a high quality urban form befitting of and related to the presence of the Waikato River.

Assessment of Landscape Effects

Whilst dramatic the transformation of the subject circa 105ha of land from an open rural landscape to an urban residential land use will bring with it a strong structure related to the natural characteristics of the underlying landscape. These components of the landscape, the large scale features of the Waikato River corridor and the southern gully system will not only be embedded in the residential area but will remain public and strongly recognised as part of the

urban form of 'Amberfield' and its new neighbourhoods. As such many of the key important features of the landscape, will be protected, enhanced, revealed and made public.

In addition to the river corridor and southern gully system the proposed open space network has been designed to retain further features of the landscape including a significant proportion of the key trees of significance within the site, a small but valuable natural hillock landform, representative groups of large scale exotic trees and a representative sample of archaeological features related to the former Māori cultivation of the land.

The proposed street network will incorporate specimen street trees as well as planting associated with rain gardens such that over time the structure of the public realm of the street will also contribute to the landscape amenity as experienced within the urban area and from off site.

The lack of significant vegetation generally across the site, and the retention of key native and exotic vegetation within the site, including all the vegetation along the river corridor, will avoid landscape effects due to the loss of significant vegetation.

Initially the scale of change in the landscape is likely to generate moderate to low adverse landscape effects, however this will reduce to low and transition to positive as the urban area becomes established and the quality amenity of the form of the Masterplan and its response to the features of the landscape is realised.

The landscape impact resulting from the physical construction works involved in urbanising the area will comprise a greater level of transient adverse landscape effects, assessed to be moderate adverse landscape effects, due to the extent and timeframe of the earthworks and associated construction. These effects, assessed to comprise up to moderate adverse landscape effects, are however temporary in nature and can be expected (cannot be avoided) as a result of development. The nature of the site, the approach to development (i.e. the desire to work with the natural landform whilst enabling urban residential development and access roads that meet Council's development standards) and the proposed relatively minor extent of per lot earthworks assist in reducing the duration of the earthworks and related adverse landscape effects related to the construction phase of the development.

Assessment of Visual Effects

In relation to visual effects and the potential viewing audiences as identified above:

- a) People travelling north or south along Peacockes Road adjacent to the site:

Existing views across the rural landscape are largely prevented due to the presence of roadside hedges and in the north by woodland planting. The Structure Plan provides for the upgrading of Peacockes Road to a minor arterial road with a more urban character and amenity befitting the future urban / suburban locale.

Future houses will front the eastern side of the road, some with direct access and others accessed from the east-west side streets accessing the development. There will be a series of small open space areas providing for pedestrian and cycle access where vehicular connection to the local arterial is not permitted.

The travel experience for road users will become more consistent over time to that already experienced in the adjacent urban area to the north, all be it with a likely higher quality amenity and more considered quality public realm.

Whilst a change will be experienced the expected quality of the streetscape along with the nature of adjoining residential development is not expected to result in an adverse visual effect for road users, many of whom will now be accessing the locality as part of their own to / from home travel experience.

b) People in boats on the Waikato River:

The Waikato River in this locality is set down in the landscape with steep embankments either side of the defined river corridor. On the subject site, the river banks are almost entirely vegetated with very limited views into the area proposed for development. This vegetation will be retained in its entirety and will lie within the Esplanade Reserve. Additional planting will occur adjacent to the retained vegetation such that the river corridor will remain strongly vegetated.

In a small number of locations longer views are afforded up onto the subject land due to the curved alignment of the river. Such locations include the northern and southern 'headlands' of the Island part of the site in both these locations small pocket parks (approx 0.9ha in area) are proposed maintaining a generous provision of open space along the river and avoiding the dominant presence of houses close to the river.

Views of the development from the River will be limited and comprise only a very small proportion of the overall development. This is due to both the natural topography and the attendant cover of existing and proposed riparian vegetation, and to the proposed setback nature of future urban development. The public nature of the Esplanade reserve will be apparent with limited enhanced public access to the river's edge where the natural topography allows physical connection to the river.

On balance the change to views of the western river bank will reflect the already evident proximity of housing on the opposing eastern side of the River but within the context of a wide public esplanade and largely screened housing set back on the flat terrace landform. Low adverse visual effects will result from the presence of adjacent urban development whilst the visual presence of the public esplanade reserve will generate low to moderate beneficial visual effects.

c) People living and / or working in properties on the opposing banks of the Waikato River:

The land to the east of the River opposite the subject site supports a range of residential development from traditional suburban housing in Riverlea in the north through to larger lot lifestyle and rural residential development in the south. There is also a pocket of industrial / employment land in Riverlea.

The permanent residents of houses overlooking the subject land from large lot or rural residential properties that line the eastern side of the river, comprise the more sensitive viewing audience for the proposal.

The existing outlook west across the River from properties in the east currently comprises an attractive rural landscape outlook with the river corridor vegetation in the foreground, the terraced dairy land pasture of the site in the middle ground and rural hill country - west of Peacockes Road - forming the more distant skyline.

Some viewers, dependent on their individual outlook across the subject land, will benefit from the retention of important vestiges of the existing established landscape as features of the new urban greenfield environment. These features include the grove of trees in the north of the site, the hillock landform and associated mature trees around the northern neighbourhood reserve. These features will connect the development with

the past and maintain, in the case of the trees, substantial vegetation with high levels of amenity, within the view.

These, across the River, views will change as a result of the proposed development with the middle ground accommodating the proposed suburban residential subdivision. People will look across the River to their adjacent opposing portion of the site rather than seeing the full development. These views will retain the foreground riverside vegetation, much of which is evergreen and comprises mature trees, and the more elevated undulating rural hill country backdrop (which also lies in the Peacocke Structure Plan area). The change will be substantial but the visual effects are considered to comprise a low to moderate-low adverse visual effect given the consistent fore and middle ground components of the view and the distance across the river corridor to the view. This change should not be unexpected for people residing within an existing partially urban / residential catchment due to the 'future urban' Peacocke Structure Plan and intended urban growth of the city south.

d) People in elevated rural / rural residential locations in the surrounding rural area:

In addition to those views from properties across the River to the east, there are locations, particularly on more elevated land, to the south, west and north of the subject site that will have the potential to view parts of the proposed development. Some of this land is also within ownership of the Adare Co Ltd or the Peacocke family.

The transformation of the subject area from rural to urban / suburban will involve a significant change to the relatively narrow strip of land between Peacockes Road and the River. This change will signal the start of the transformation of the wider Peacocke Structure Plan area within which these properties also lie. The nature of this change is assessed to comprise a low adverse visual effect in respect of this relatively small viewing audience. Furthermore, the change is likely to be anticipated by this viewing audience given their location within the Structure Plan area.

In summary, the visual change that will result from the proposed greenfield development is not, or should not be, entirely unexpected given the presence of the Peacocke Structure Plan and the intended future urban development of the subject circa 105ha of land and its wider area that has been zoned Future Urban since 1989. The change of the subject land from rural to urban will initiate this transition.

The proposal is for a quality residential development with significant open space, a generous public river corridor and a well-connected pattern of streets with associated street trees. In terms of adverse visual effects these will range from moderate-low to low. As the subdivision matures and the area becomes familiar part of the landscape it is expected to read as a quality addition to southern Hamilton such that beneficial visual effects will result and the overall amenity, including the developments visual amenity will be high.

Conclusion

In conclusion, the subject land lies in a proportionally narrow band between the Waikato River and Peacockes Road in the south of Hamilton. It has previously been signalled for future urban development through the inclusion of the Peacocke Structure Plan in the Hamilton City Operative District Plan.

The land has a quality amenity for urban residential development having a long eastern frontage to the Waikato River and enhanced access to the city through the intended future construction of a new Waikato River vehicular, pedestrian and cycle bridge. The land has a desirable aspect and proximity to the central city.

The proposed masterplan builds on the assets of the site, particularly its adjacent River corridor and related open space amenity to create a future urban community with desirable connectivity and democratic access to the River. The network of open space and public walk and cycleways will lead to the creation of a walkable high amenity series of urban residential neighbourhoods supported by a future small-scale retail / commercial centre.

Whilst a substantial landscape and resultant visual change will occur in stages over time the potential adverse effects are considered to be moderate or less as a result of the initial change transitioning to low as the greenfield development matures and the residential community establishes. The amenity of the Waikato River corridor will be maintained and enhanced with a significant public open space corridor with associated walking and cycleway routes established. Other significant features of the landscape including the main southern gully system, a small natural hillock highpoint and a number of groups of established exotic trees will also be retained and incorporated within the public open space networks to provide features of landscape identity and amenity within the subdivision.

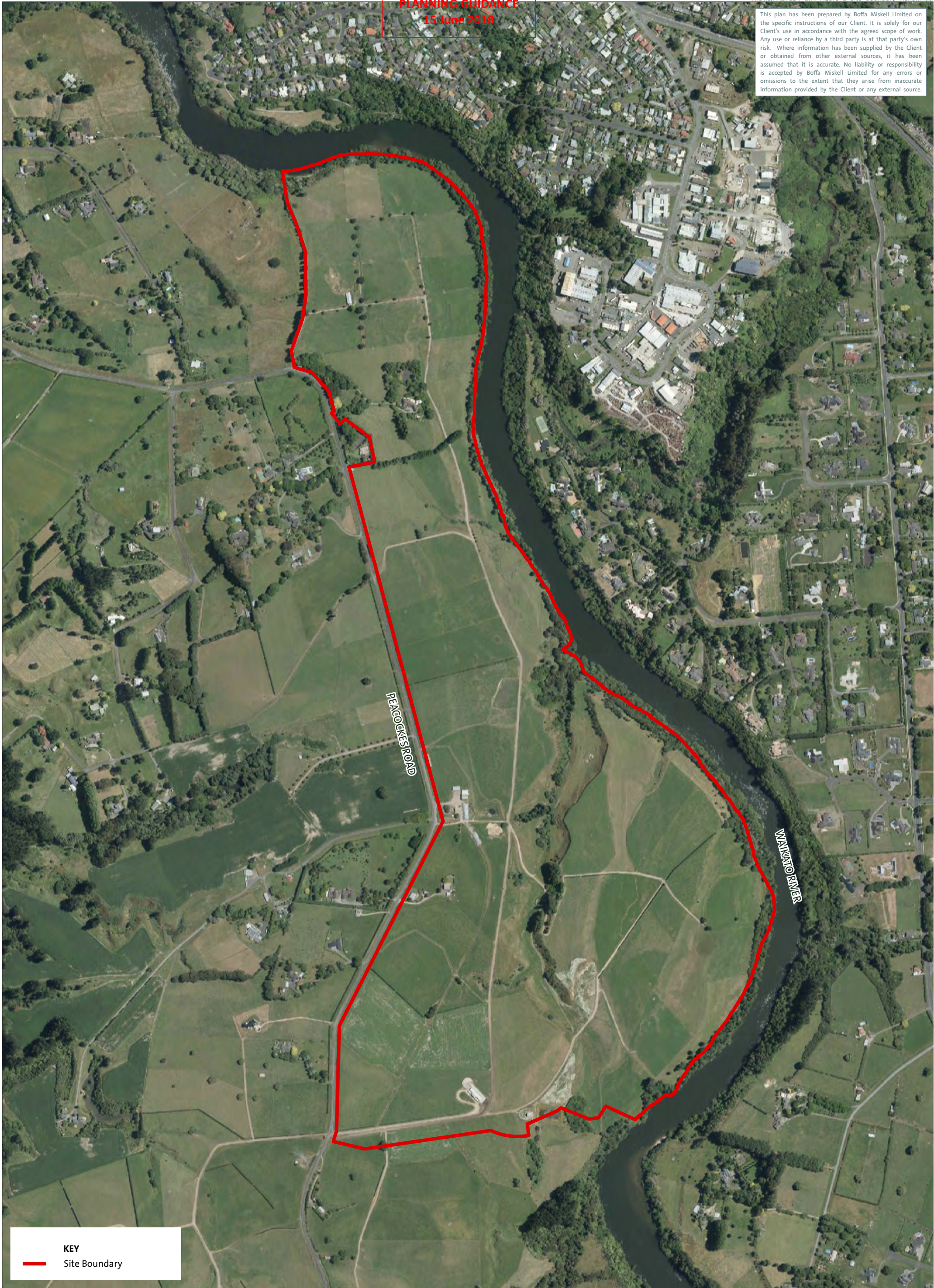
Over time approximately one thousand additional residential lots will be created in a new southern residential growth area, to be known as 'Amberfield', in the south of Hamilton. This southern growth is anticipated and will complement the other growth areas of the city providing options for people to live in different parts of the city with access to a range of different amenities.

Rachel de Lambert
Boffa Miskell

Appendix 1: Effects Ratings and Definitions

| 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. <u>Oxford English Dictionary Definition</u> <i>High: adjective- 1. Extending above the normal level. 2. Great in amount, value, size, or intensity.</i> |
| 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. <u>Oxford English Dictionary Definition</u> <i>Moderate: adjective- average in amount, intensity, or degree</i> |
| 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. <u>Oxford English Dictionary Definition</u> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i> |
| 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. |

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KEY
— Site Boundary

Received
PLANNING GUIDANCE
15 June 2018

File Ref: A17134_LVA_Figure_2_Site_Boundary_Aerial.indd

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Data Sources:

Projection:



1:7,500 @ A3

Received
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15 June 2018

File Ref: A17134_LVA_Figure_3_Contours_Aerial.indd

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KEY

— Site Boundary

Contours at 0.5m intervals



Data Sources:

Projection:



AMBERFIELD, PEACOCKE STRUCTURE PLAN

Existing Contours Plan

| Date: 11 May 2018 | Revision: A |

Plan prepared for Weston Lea Limited by Boffa Miskell Limited

Project Manager: Rachel.deLambert@boffamiskell.co.nz | Drawn: DWh | Checked: BCL

Figure 3

Received
PLANNING GUIDANCE
15 June 2018

File Ref: A17134_LVA_Figure 4_Site Boundary_Aerial.indd

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KEY

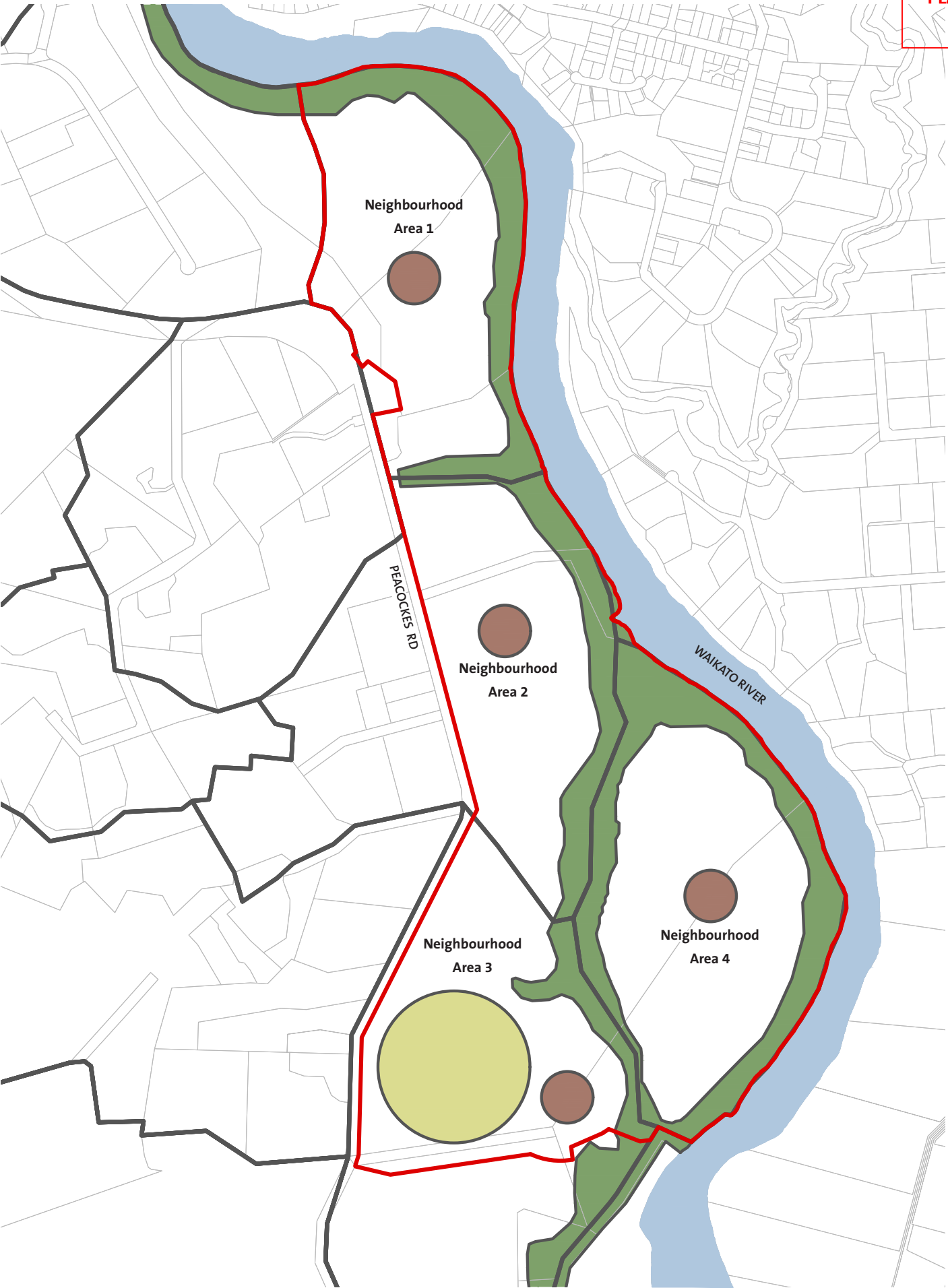
Site Boundary

1

Grouping of trees adjacent to Peacockes Road

2

Grouping of trees adjacent to farmhouse



NOTE:
To be read in conjunction with “A17134_052_Open_Space_Areas_and_Clasification_Chart”.
Neighbourhood Boundaries traced from Peacocke Structure Plan - Figure 2-3: Peacocke Structure Plan - Character Areas and Neighbourhoods
Future Reserve Traced from Peacocke Structure Plan - Figure 2-1: Peacocke Structure Plan - Land Use

- KEY**
- Indicative Site Boundary
 - Indicative 8,000m² Neighbourhood Park - Peacocke Structure Plan
 - Future Reserve - Figure 2-1: Peacocke Structure Plan - Land Use
 - 7Ha Active Recreation Reserve - Peacocke Structure Plan
 - Neighbourhood Area Boundaries - Figure 2-3 :Peacocke Structure Plan Character Areas and Neighbourhoods

Figure 5

0 300m
1:10,000 @ A3

N

AMBERFIELD
PEACOCKE STRUCTURE PLAN

Peacocke Structure
Plan Open Space
Provision

DRAWING NUMBER A17134_050

Date: 11 May 2018
Revision: I

Plan prepared for Weston Lea Ltd
by Boffa Miskell Limited

Project Manager: **Rachel deLambert**
@boffamiskell.co.nz

Drawn: BCI | Checked: RDe

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| Plan Reference Number on A17134_051 | Structure Plan Neighbourhood Area | HCC Open Space Category | Open Space Name | Area (Ha) |
|-------------------------------------|-----------------------------------|---|--|-----------|
| | | | | |
| 1 | Neighbourhood Area 1 | Local Purpose (Amentity) Reserve | Entry Space | 0.19 |
| 2 | | Local Purpose (Amentity) Reserve | Pocket Park | 0.19 |
| 3 | | Recreation Reserve | Knoll Park | 1.59 |
| | | TOTAL | | 1.97 |
| | | | | |
| 8 | Neighbourhood Area 2 | Local Purpose (Amentity) Reserve | Neighbourhood Centre Associated Open Space | |
| | | TOTAL | | |
| | | | | |
| 4 | Neighbourhood Area 3 | Recreation Reserve | South West Gully Neighbourhood Park | 1.21 |
| | | TOTAL | | 1.21 |
| | | | | |
| 5 | Neighbourhood Area 4 | Recreation Reserve | Island Open Space North | 1.04 |
| 6 | | Recreation Reserve | Island Open Space South | 0.84 |
| 7 | | Historic Reserve | Archaeological Reserve | 1.59 |
| | | TOTAL | | 3.47 |
| | | | | |
| | | | GRAND TOTAL | 6.65 |
| | | | | |
| | Neighbourhood Area 2,3,4 | Recreation Reserve | Southern Gully | 10.15 |
| | Neighbourhood Area 1,2,4 | Local Purpose (Esplanade) Reserve and Local Purpose (Amentiy Reserve) | Riparian Corridor | 12.38 |
| | | TOTAL | | 22.53 |

Key Points: Based on 4 Neighbourhoods 3.2 Ha of Neighbourhood Reserve is Required (4 x 0.8 Ha)

- Note:
- Neighbourhood Centre Open Space is to be included in Stage 12 superblocks and area is TBC
 - Neighbourhood Area 2 does not contain a Neighbourhood Reserve (Recreation Reserve). The Knoll Park meets the Neighbourhood Park provision for Neighbourhood Areas 1 and 2.
 - Potential 7 Ha Active Recreation and Sports Fields are not included in this application and excluded from the table

NOTE: To be read in conjunction with “A17134_050_ Peacocke Structure Plan Open Space Provision and Proposed Open Space Amberfield A17134_051

Figure 5

AMBERFIELD
PEACOCKE STRUCTURE PLAN
Open Space Areas and
Classifcation Chart

DRAWING NUMBER A17134_052

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Revision: I

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