



Memorandum

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Attention: Dave Lamason

Company: Planners Plus Ltd

Date: 22nd September 2022

From: Rebecca Ryder

Message Ref: Wharekaho Urban Plan Change – Landscape Opinion

Project No: BM220486

Boffa Miskell Ltd have been engaged to provide a preliminary opinion on the potential land use change from rural to urban for the properties at 25 and 39 Wharekaho Road. The following provides a preliminary opinion only for the purposes of decision making and does not form an independent assessment of landscape effects. On the 20th June 2020, I attended a site visit with the landowner and yourself. During the site visit the property were traversed along the farm access track and ridgelines explored. The surrounding residential and rural environment was also explored with identification of the visual catchment and the urban patterns. Site photography was taken to support the field assessment investigations.

Site Analysis

The site resides at the edge of a recent urban residential development of Discovery Drive and to the south of the Wharekaho Bay / Simpson Beach settlement area. The site comprises main a valley floor divided centrally by the Tohetea Stream (Refer Figure 1 below).



Figure 1 – Extract of site from Topomaps online.

Attachment A includes a full site analysis demonstrating the intervisibility of the site with the surrounding visual catchment, ecological areas, elevation, aspect, hydrology and soils. This alongside the field assessment the site comprises a mixture of character areas and degrees of sensitivity related to landform, ecological values and intervisibility.

At a broader scale the site's location adjacent to two urban land use patterns provides a logical transition for the expansion of well planned urban land use areas. The site forms a transition area between urban and rural land use and has capacity to accommodate a sensitively designed building pattern that marries in with the unique landforms of the site. The rolling landform on the northern boundary and southern boundary are defining elements that can accommodate built form which can be integrated carefully to the surrounding rural character.

The landform and ecological values have identified there are areas of the site that have varying degrees of sensitivity. Figure 2 below details the sensitivity of different areas of the site:

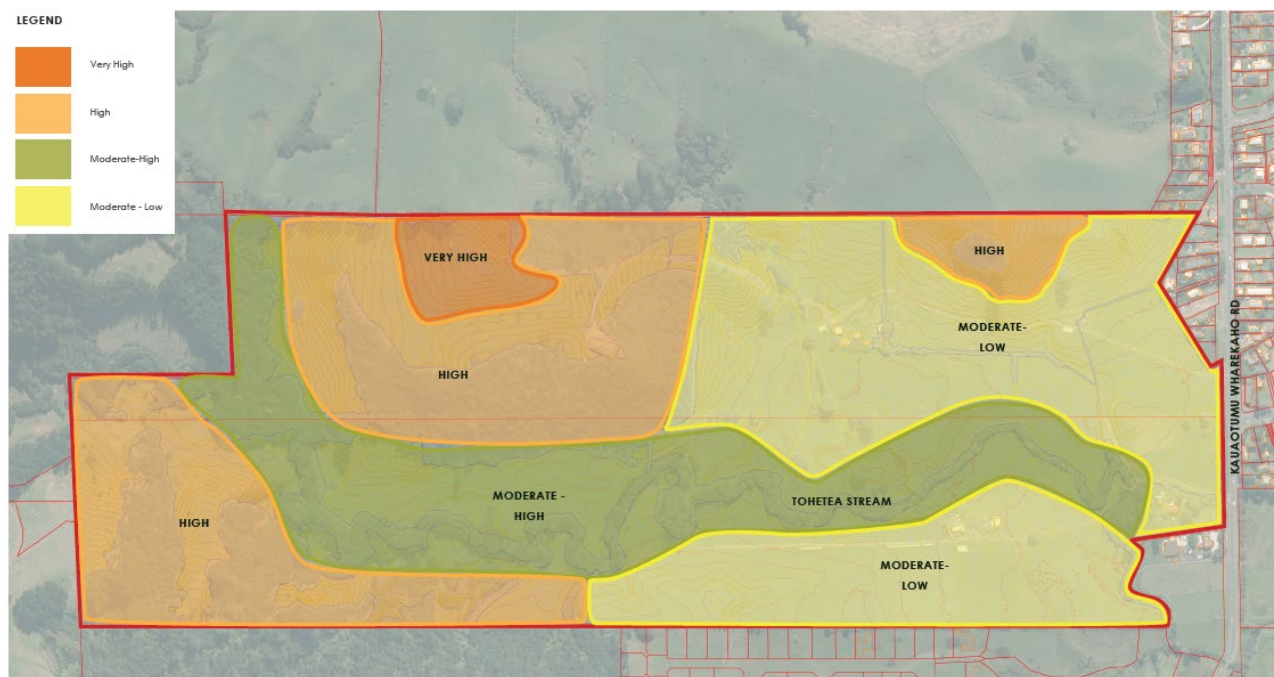


Figure 2 – Extract from Attachment A

The western end of the site comprises pockets of native vegetation cover that connect to adjoining properties as part of a wider vegetated network. The landform is steep in some of these areas (at the west) with lowland plains to the east. The central Tohetea Stream comprises varying degrees of natural character as it moves through the site. At the western end it remains less modified with native vegetated margins whilst at the eastern end it comprises an open pastured edge.

These land features are considered integral to the character of the site and should be maintained and enhanced to integrate urban land use and connect to the surrounding natural patterns.

Site Opportunities

The site constraints create opportunities for protection and enhancement of natural patterns across the site whilst integrating a sensitively design land use change. Broadly, as stated before the landuse change is seen as appropriate however the 'standard' subdivision response is not one that could integrate with the site easily. Managing subdivision character areas that respond to the natural features is recommended by means of creating different land holding offerings including suburban residential and low density residential. These areas can be connected by way of enhanced vegetation patterns and recreation corridors and open space. Figures 9 and 10 in Attachment A provide the opportunities of the site that interface and transition to the rural land use in a manner which responds to the site constraints and surrounding patterns.

There is a logical transition of suburban land use to be adjoined to Discovery Drive to the south and a continuation of another suburban residential land use to the north of Tohetea Stream. Pocketed areas of suburban residential can be integrated into the natural patterns whilst the more sensitive areas of the site would accommodate low density residential. Within these latter sites there will be the need to integrate vegetation patterns into the rural properties as part of a wider network. However, the proposed areas shown in Figure 9 retain large areas of 'future' public land that can provide recreation links and native 'green' corridors for natural habitat enhancement.

Potential Effects

As a preliminary assessment the Site is placed logically amongst adjoining residential land use and does not form a strong rural boundary. The Site's western interface comprises strong rural characteristics of open rolling hillsides with native vegetation cover. However, it is noted further west low density residential development continues up the hillslopes.

Unique to the site are the natural pattern and landforms which assist in enclosing and marrying into the land use patterns within the wider Wharekaho area. It is considered that subject to further design the current opportunities shown on Attachment A are likely to generate landscape effects that are of a low to low-moderate adverse degree. On the whole however the site has the ability to integrate a legible response to the land use patterns and is unlikely to generate high adverse effects.

It is my opinion that this proposal can be supported through further plan change design and that the site has the capacity to accommodate change without adversely affecting the wider rural character and character of the Wharekaho area and settlement.

Kind Regards



Rebecca Ryder

Partner | Landscape Architect



Attachment A – Landscape Analysis (Draft) – Boffa Miskell Ltd.

25 & 39 WHAREKAHO ROAD

WHITIANGA

JUNE 2022

REV -

DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2022. LANDSCAPE DESIGN FOR RESOURCE CONSENT. Report by Boffa Miskell Limited for Whitianga Waterways Ltd.

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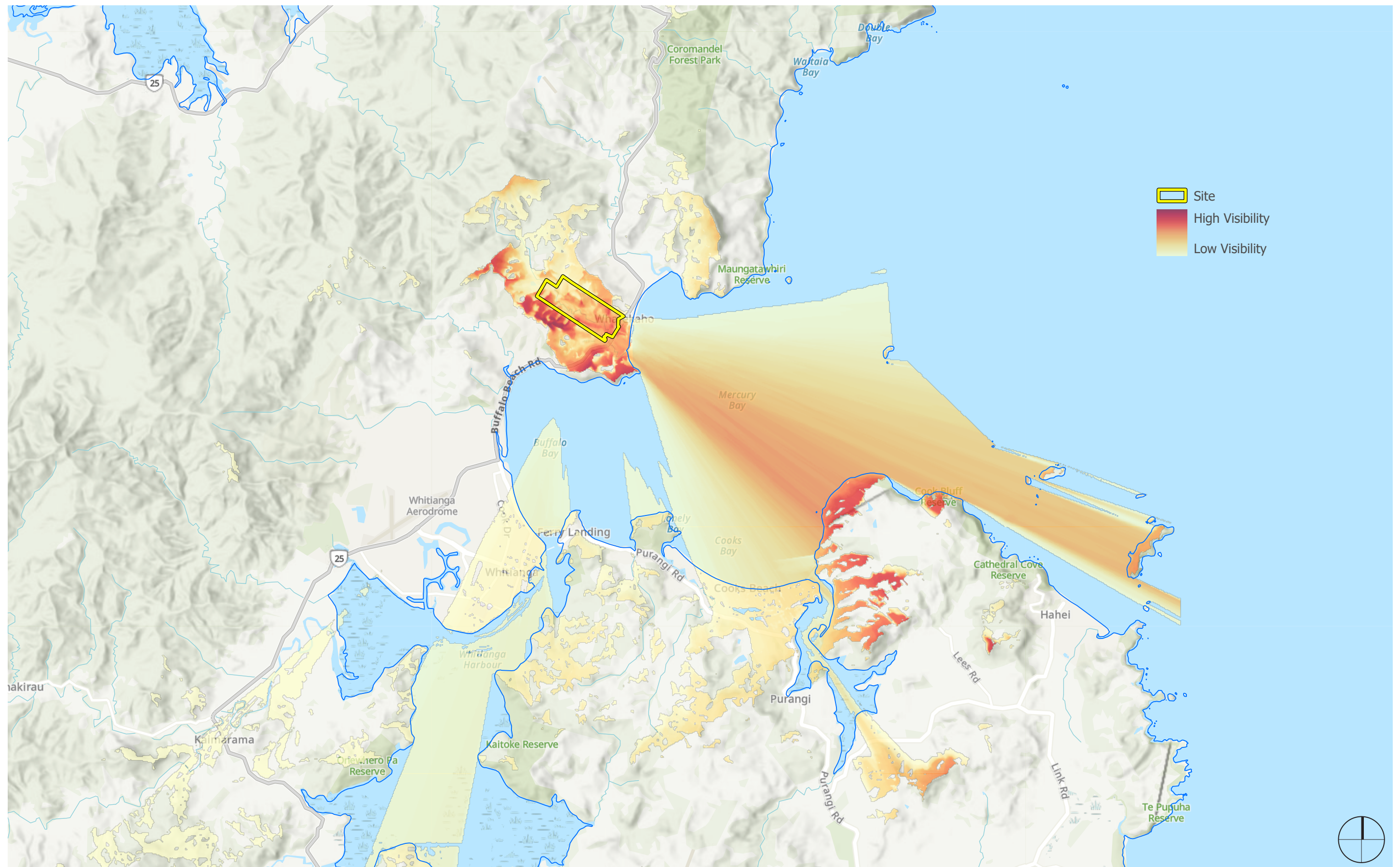
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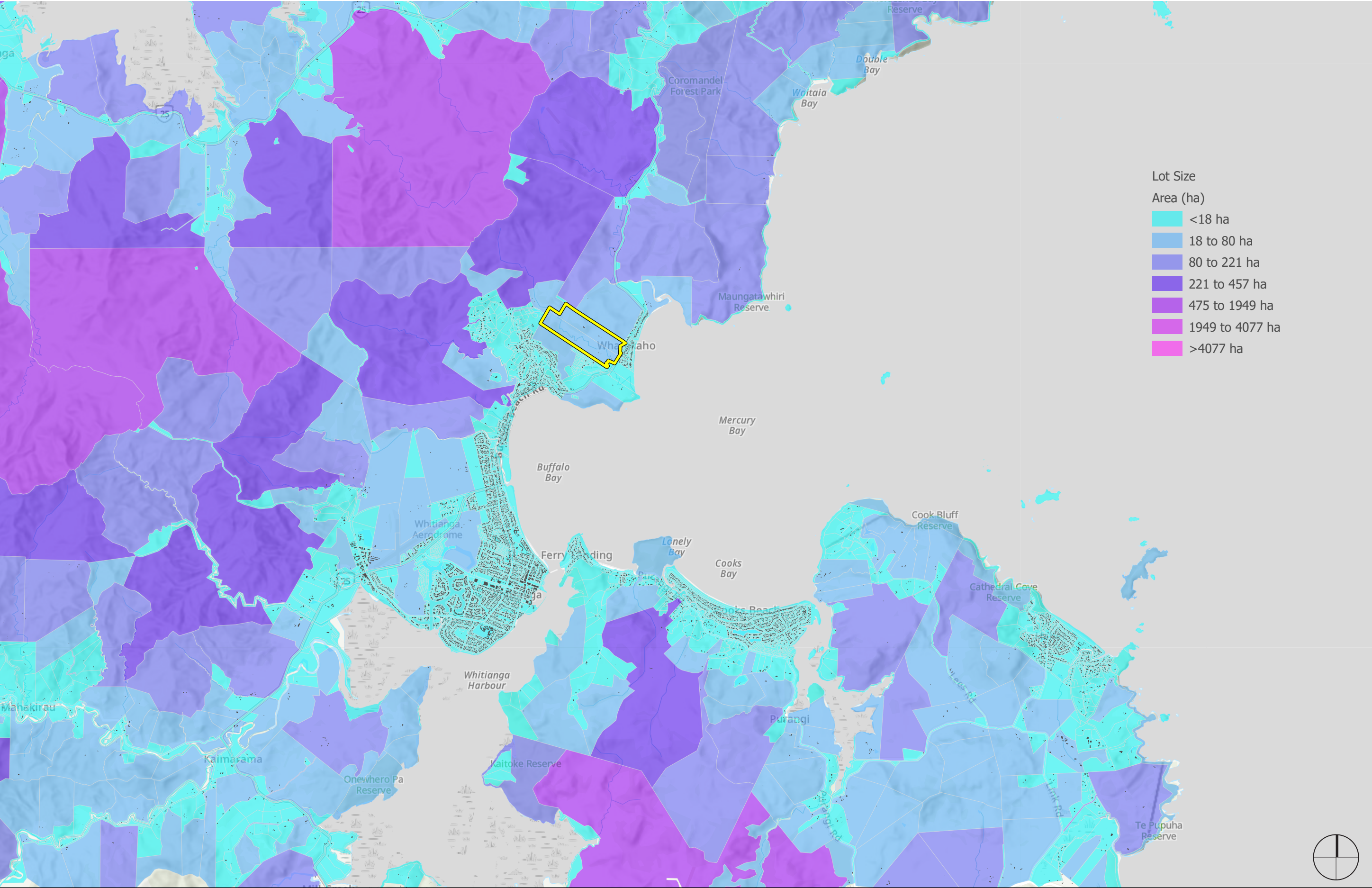
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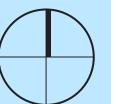
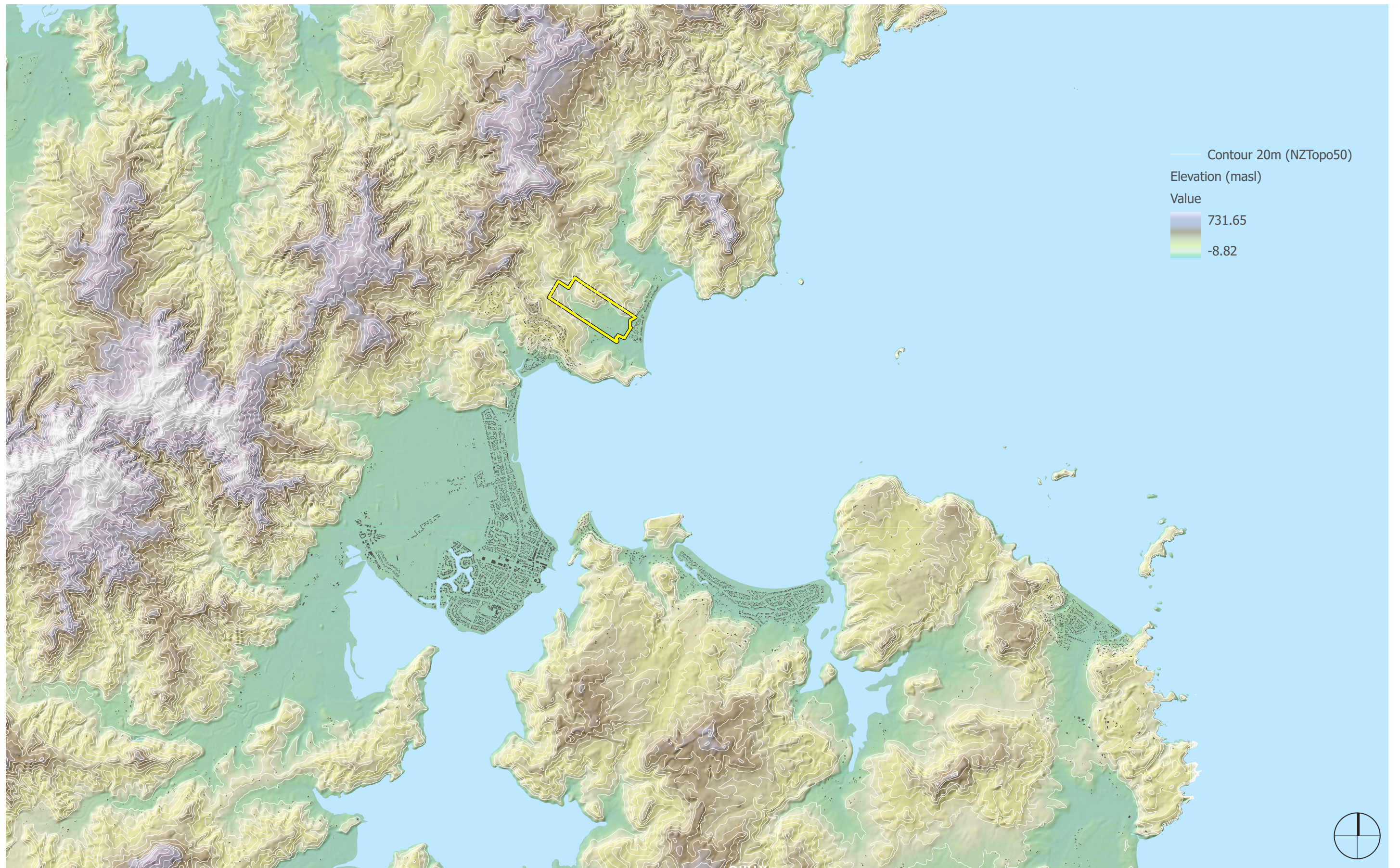
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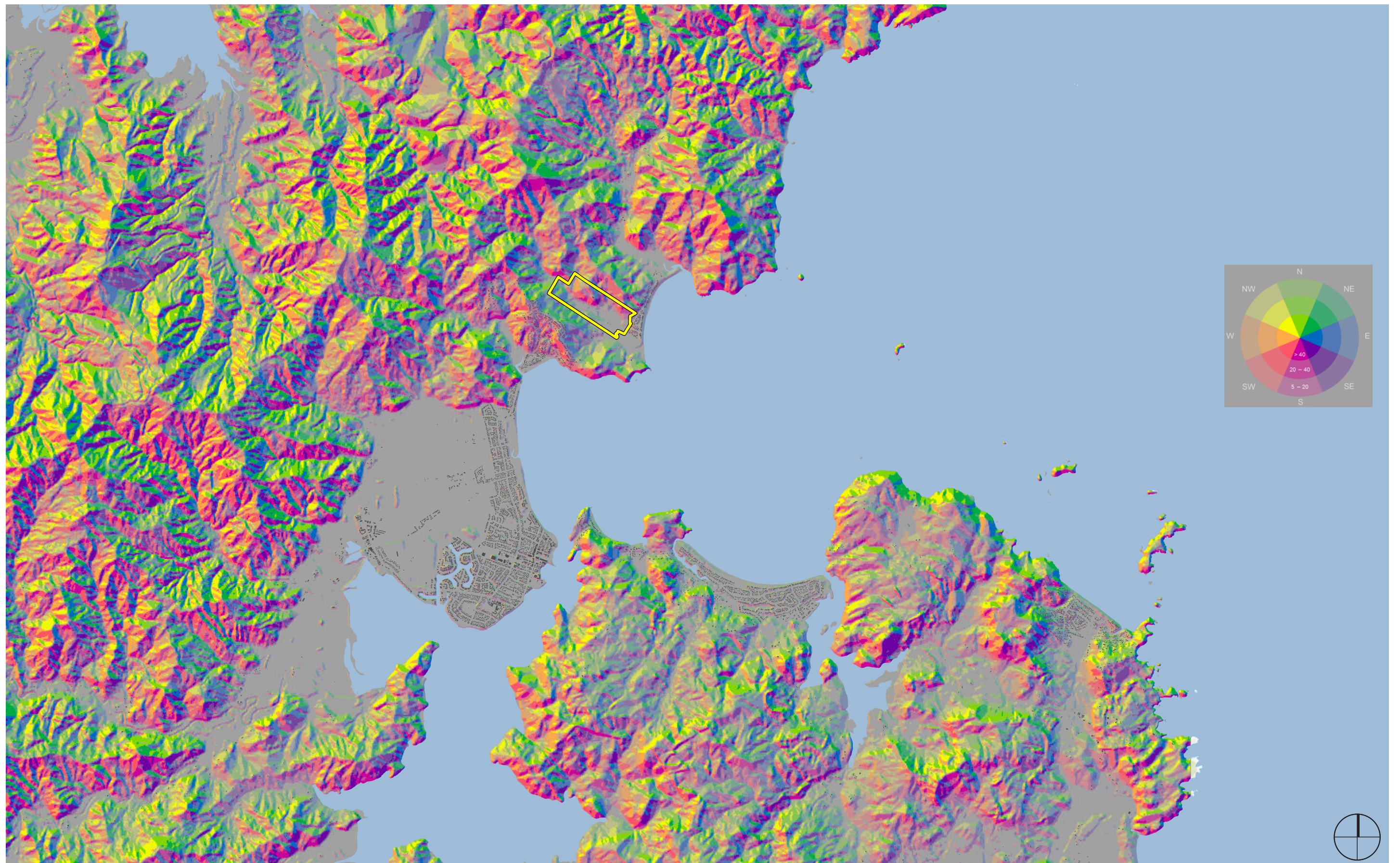
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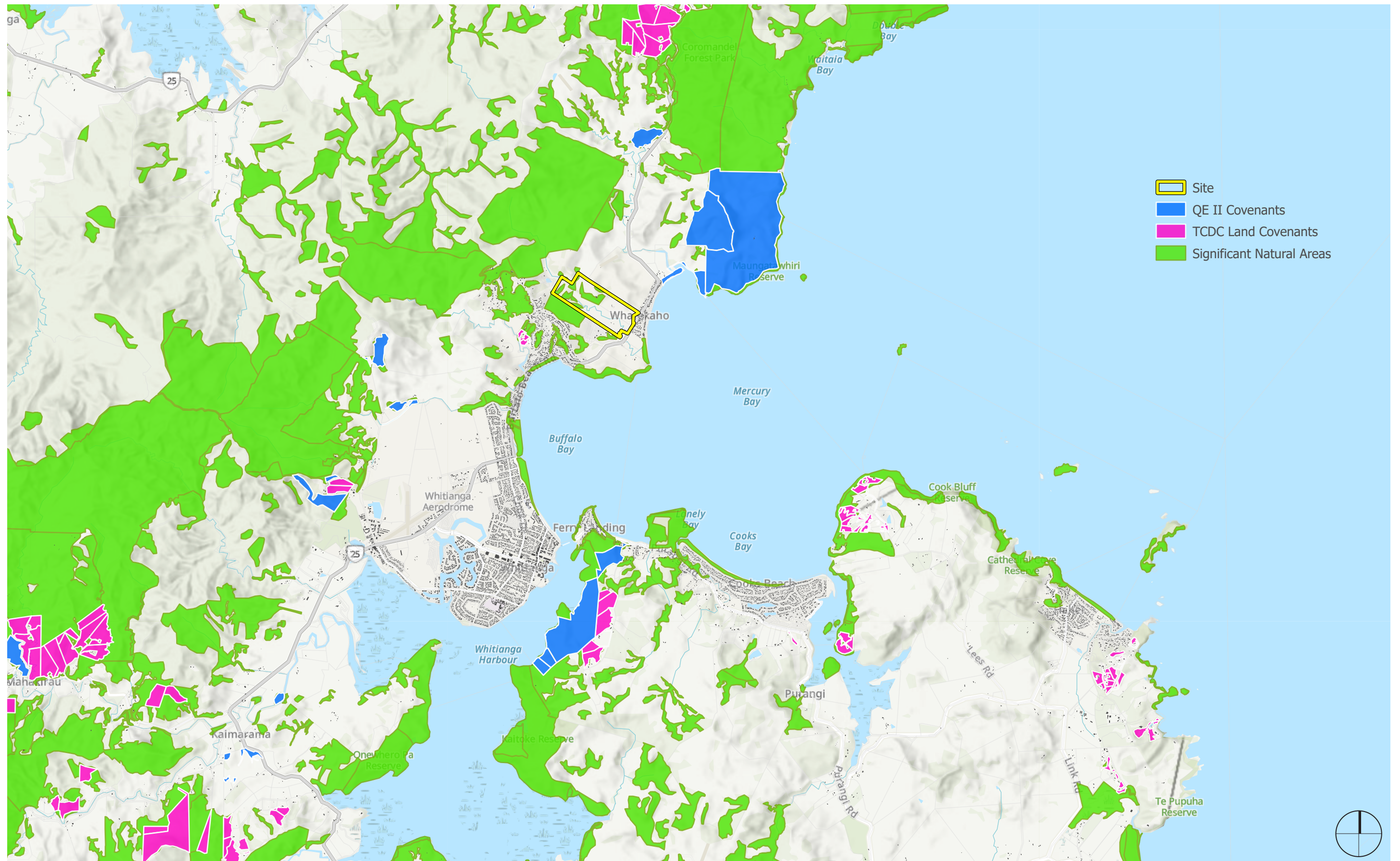
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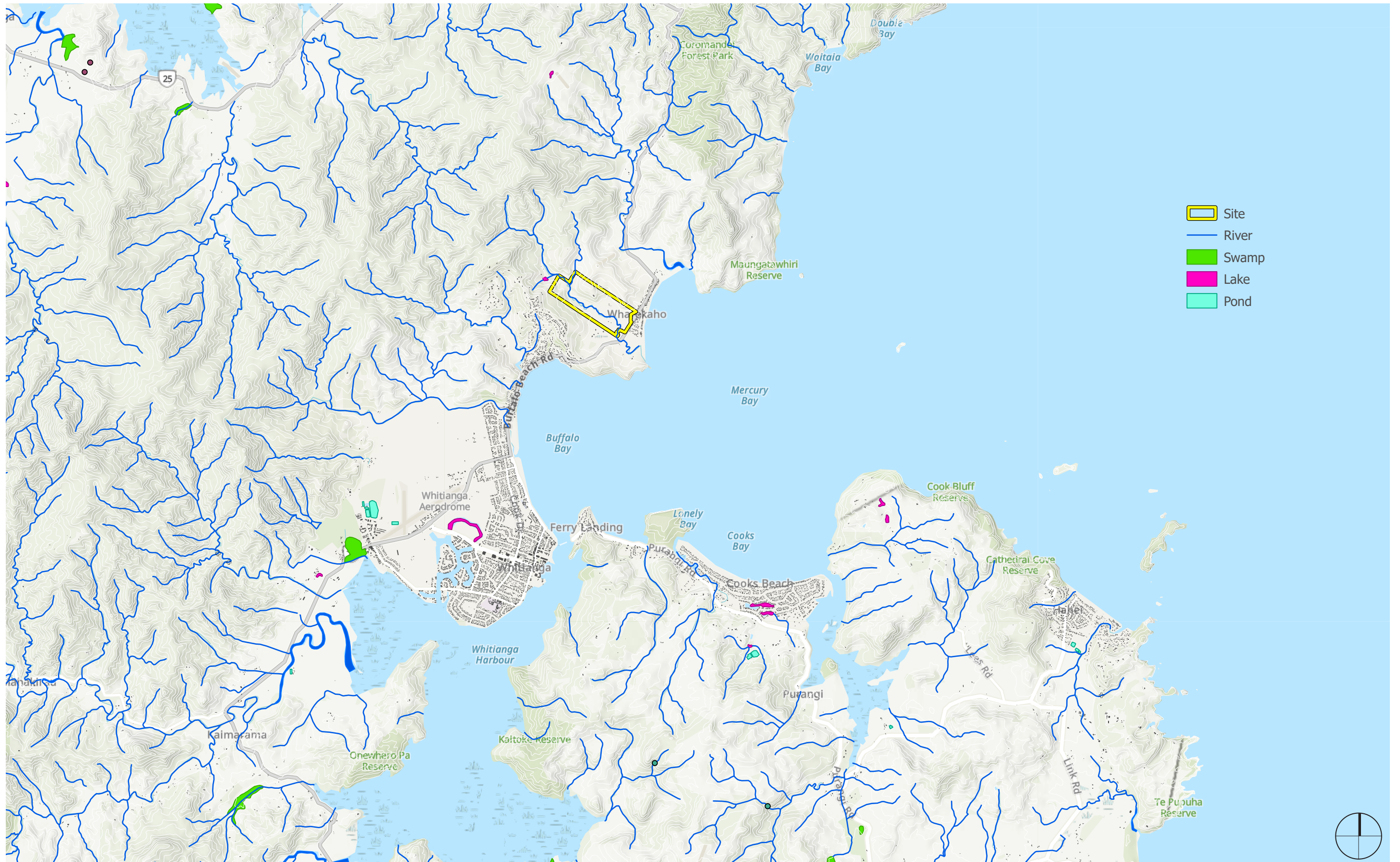
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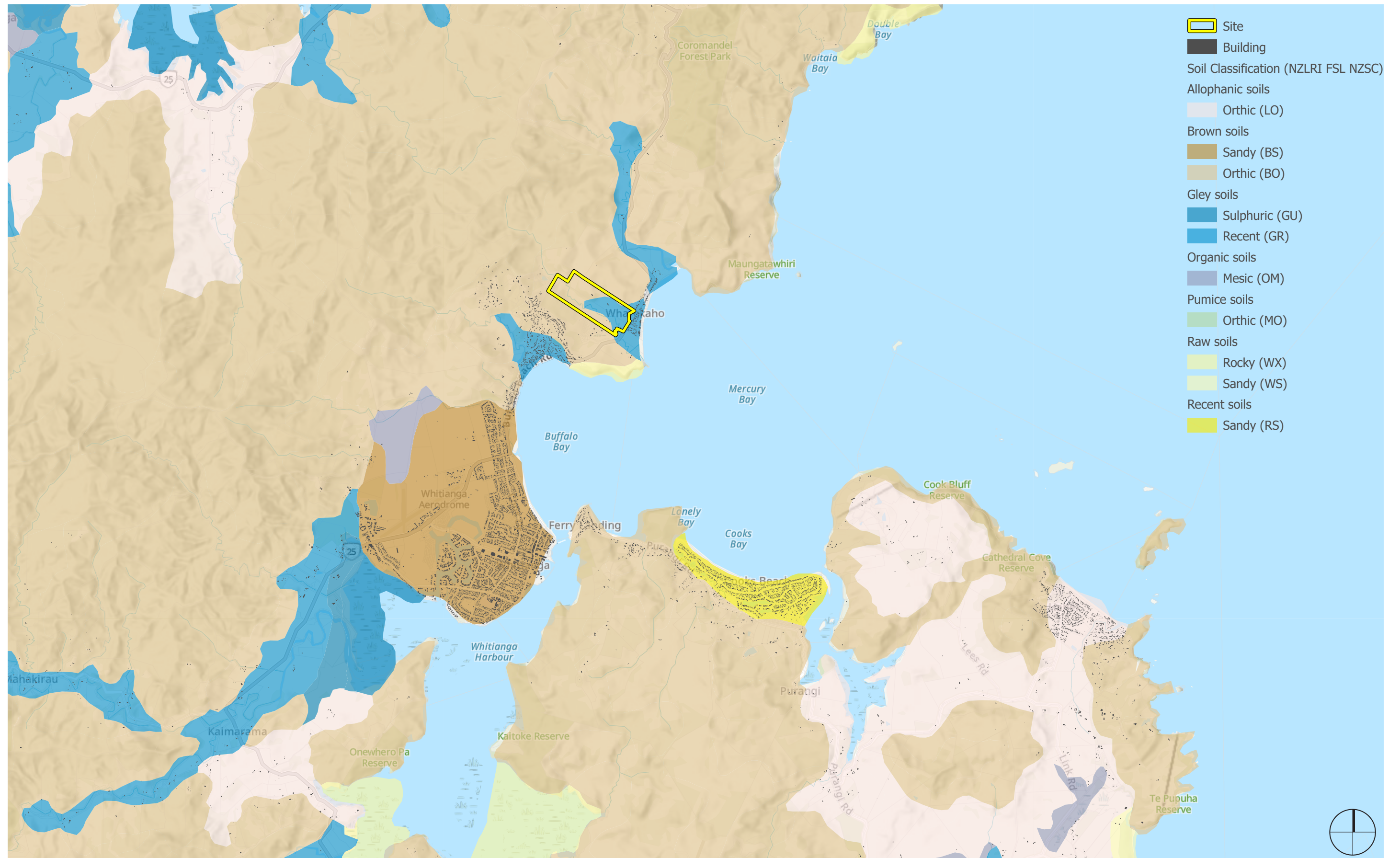
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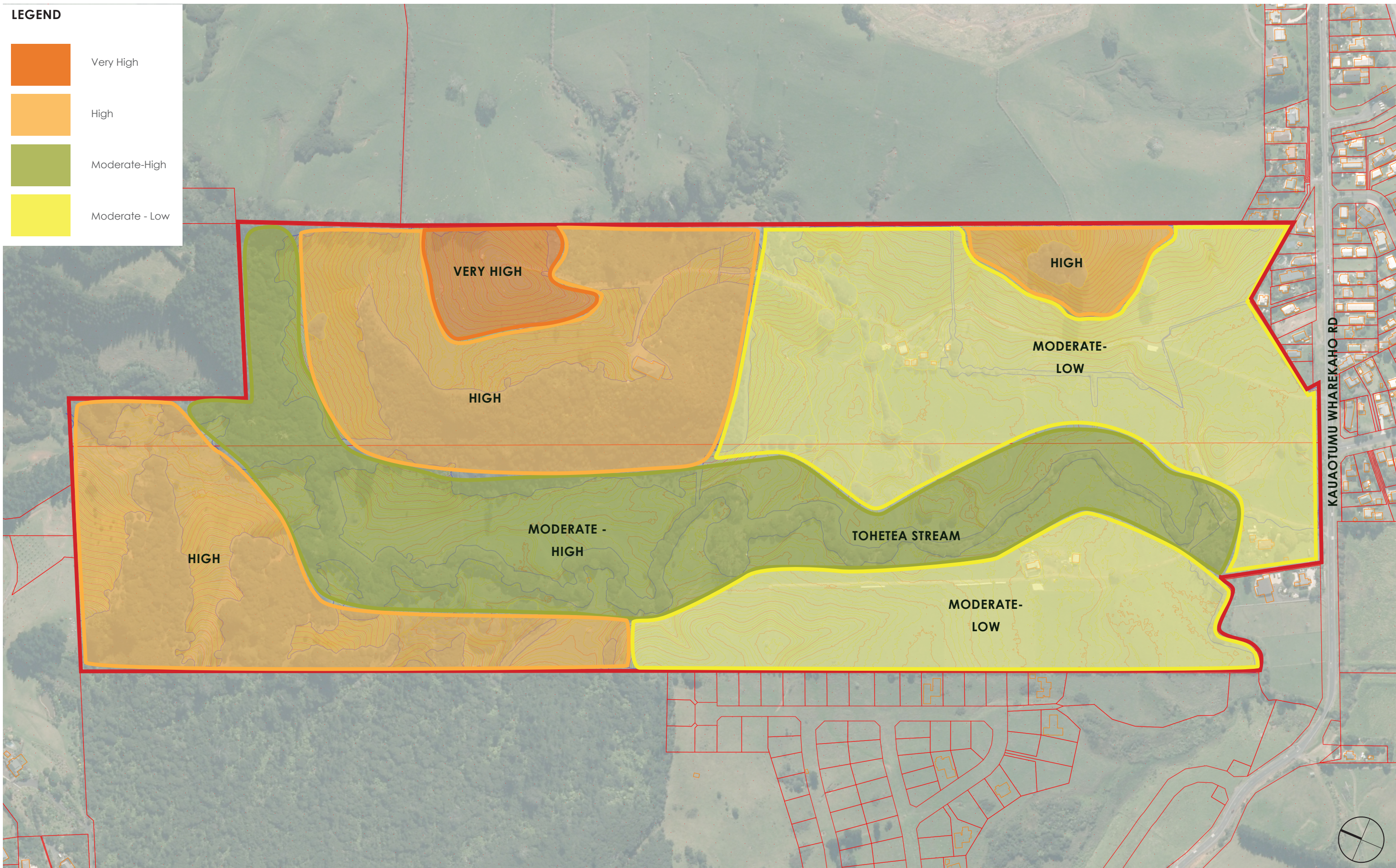


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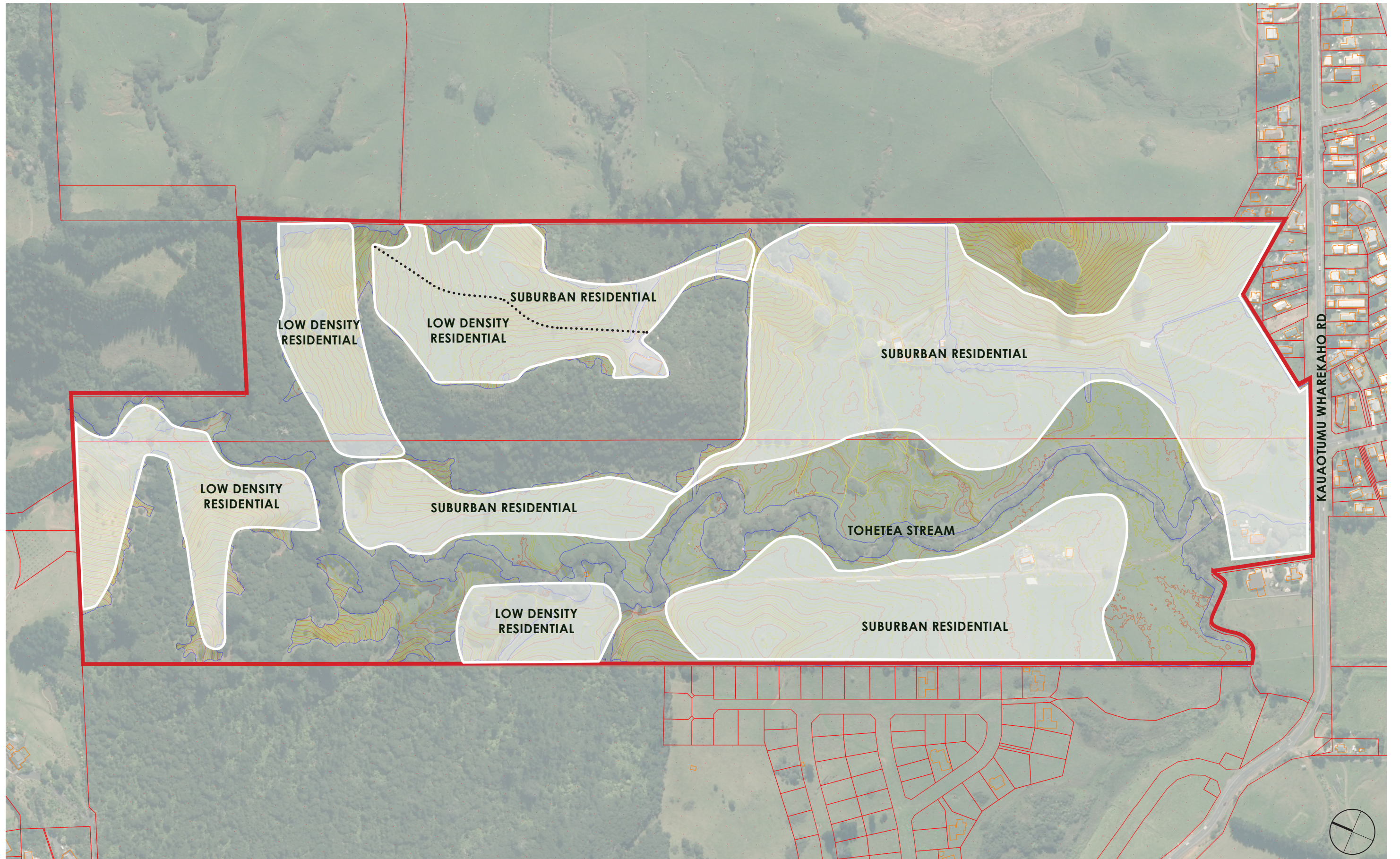


SOILS





LANDSCAPE SENSITIVITY



DEVELOPMENT DENSITY

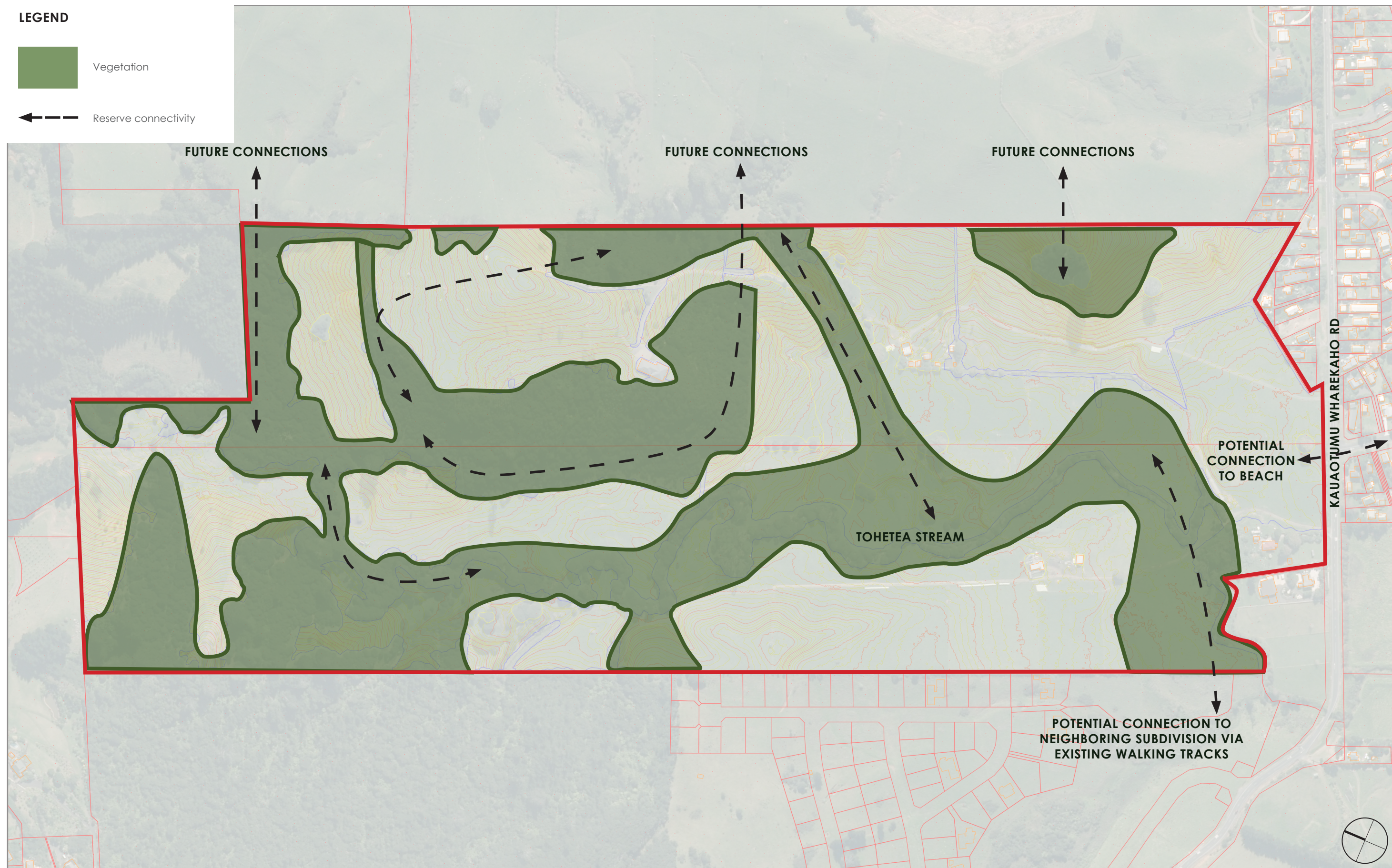
LEGEND



Vegetation



Reserve connectivity



VEGETATION FRAMEWORK

BOFFA MISKELL | VEGETATION FRAMEWORK : 25 & 39 WHAREKAHO ROAD | 10

DATE: June 2022 | REV: -
SCALE 1:2,000 @ A1 ; 1:4,000 @ A3
Plan prepared for Whitianga Waterways Limited by Boffa Miskell Limited

About Boffa Miskell

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

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