

160 Mazengarb Road
**LANDSCAPE AND VISUAL EFFECTS
ASSESSMENT**
23 SEPTEMBER 2024

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1.0 Introduction

Designgroup Stapleton Elliott (DGSE) has been engaged by the applicant to prepare a Landscape and Visual Assessment for the proposed 41-unit development located at 160 Mazengarb Road, Paraparaumu 5032 with legal description Lot 12 DP 90944. The site is in the 'General Residential Zone' of the Kāpiti Coast District Council Operative District Plan.

This 'proposal-driven' assessment specifically focuses on the characteristics and values of the receiving landscape, the visual change, and the visual absorbance capacity, particularly along with the interface with Mazengarb Road. This proposal will be assessed under the Kāpiti Coast District Council (KCDC) Operative District Plan 2021.

The following assessment considers the potential effects of the proposal on the existing landscape and visual amenity of the surrounding environment and within the context of relevant existing landscape provisions. Focus has been given particularly to the receiving landscape and viewers on the existing streetscape and the potential impacts/effects. This report does not consider matters other than those relating to landscape/visual impacts on the character and values of the existing natural environment and bordering area.

2.0 Methodology

The methodology of this assessment follows the concepts and guiding principles in ‘*Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*,’ approved and published by Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. A standard assessment approach has been used to identify the existing landscape character and values of the site and its surroundings, to assess the potential effect of the proposed development on the landscape and visual amenity.

This assessment follows the following process;

- Describes the Existing Landscape;
- Summarises the Proposed Development;
- Summarises and assesses the proposal against relevant Statutory Provisions pertaining Landscape and Visual matters;
- Identifies the potential Landscape Effects pertaining to physical, associative, and perceived characteristics;
- Identifies the potential Visual Effects through a viewpoint analysis and simulations; and
- Provides any relevant recommendations or considerations.

This Landscape and Visual Assessment has been conducted after undertaking a site visit (on the 11th September 2024) to the site and surrounding publicly accessible areas. A desktop study has also been undertaken to identify potential viewpoints in which the proposal may be visible from. A photographic study of the area to demonstrate the scale and context of the proposal, and representative viewpoints were identified to represent the qualities and visual amenity experienced by a public audience.

Effects are rated using the seven-point scale identified in the NZILA ‘*Best Practice Note – Landscape and Visual Assessment and Sustainable Management 10.1*’ as shown below in Figure 1;

Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High
Less than minor	Minor	More than minor		Significant		

Figure 1: NZILA 7-point scale (top line) compared to RMA 3-step scale (bottom line)

In combination with assessing the significance of the effects, this assessment also considers the nature of effects in terms of whether it is positive (beneficial), neutral (benign), or negative (adverse) in the landscape context within which they occur. Ratings are determined following the consideration of the nature of the potential effects, the magnitude of the effects and the potential to avoid/remedy or mitigate effects.

3.0 Existing Landscape

Landscape character is a function of the landscape's visual expression. This includes elements that contribute to its appearance and the modifications which have occurred upon it. The tangible and intangible attributes, and the attributes in combination, make an area or a place distinct. While assessing this proposal, it is important to consider the existing amenity values and character of the wider landscape as well as the relationship with geographical and natural features.

3.1 Local Context and Site Description

The legal description of the site is Lot 12 DP 90944, located at 160 Mazengarb Road, Paraparaumu and is zoned 'General Residential Zone' under the Kāpiti Coast District Council Operative District Plan. The site has a total area of approximately 7,168 m² and currently consists of 1x Residential Dwelling, and 3x Ancillary buildings (2x Sheds of assorted sizes, and 1x Double Garage).

The site is accessed from Mazengarb Road via a gravel driveway that is positioned along the southern boundary of the site. Mazengarb Road is a single lane, arterial route servicing pedestrian, and vehicle movements between Paraparaumu Beach, its residences, and the Paraparaumu township. The site is located within a suburban environment with semi-large lots with detached housing of mixed typology in form, materiality, and colour. The site is one of the few that is accessed directly off Mazengarb Road via a driveway. Most other residences are set back from the road and accessed off established street networks. The site is well positioned regarding local amenities with Paraparaumu College north of the site (within 200m), Mazengarb Reserve south of the site accessed via Scaife Road, and Paraparaumu Beach community with local shops and cafes a short distance north. The site is located on a main bus transit line, and currently ties into a wider cycling network.

The wider urban fabric consists of the same semi-large lots occupied mostly by single level dwellings, with traditional house typology (singular detached) and limited sized private outdoor living spaces. In addition to Mazengarb reserve, to the north and west of the site a local trail network with a stream and pedestrian walkway is positioned between Guildford Drive, and Mazengarb Reserve adding additional amenity to the area.

3.2 Site Characteristics and Features

The site currently does not contain any significant landscape features to define its character. It is a predominantly vacant site with 'paddock' like grass, various areas of scrub and mature vegetation, and an undulating and open terrain. The existing fence along the street front is a low post and wire fence. Mature trees and shrubs line a gravel driveway and surround the existing dwelling and ancillary buildings. The dwelling sits on the highest point of the site (approximately 7.0 MASL) with undulating terrain surrounding the dwelling. The lowest point of the site is susceptible to ponding along the southern boundary and is at an approximate height of 4.0 MASL, though no traces of water was present when the site visit occurred.

3.3 Site Summary and Assessment Considerations

The following summarises the main findings on site and provides assessment considerations that are to assist in framing this assessment for Landscape and Visual Effects. These considerations arise from core landscape values, potential effects on those values, and relevant planning/statutory context issues:

- The site has a few large mature trees, damaged trees, and one dwelling with 3 ancillary buildings within 7,168m² site surrounded by typical residential environment.
- The site is zoned General Residential Zone with no significant landscape features. The current site is what would be considered as 'out of character' in its existing state as it does not reflect any of the nearby area's characteristics like urban residential or amenities along the beach community.
- The current vegetation and single dwelling being centrally located assists in developing a perceived outlook from the neighbours when viewing the site from their dwellings and outdoor areas, and how this outlook is fundamentally different to that of an established general residential area.

3.4 Permitted Baseline

As Cuttriss described the permitted baseline in section 3.6 of their Assessment of Environmental Effects documentation and shown in landscape drawings prepared by DGSE(RC24), there are three dwellings with detached garages which are similar to the pattern of development in the wider district. The permitted baseline also provides for the removal of vegetation.

While the proposed development represents a greater intensity and density of dwellings to the permitted baseline, both the permitted baseline and the proposal do represent a change in both character and form of development and the visual environment from a predominantly vacant site, to one which is more residential in natural and character visually.

It is understood that for the purposes of Section 95 and 104 of the Resource Management Act 1991, Council can disregard effects that are permitted.

In this regard, the effects are a noticeable and substantial change, which both the proposal and the permitted baseline provide for, and both would change visually the character and form of development on the site.

3.5 General Residential Zone Visual Character and Amenity

The character and amenity values of the General Residential Zone are described under DO-011 of the District Plan as containing a variety of built forms and building densities.

The relevant policies introduced under Plan Change 2 provide more detail in particular:

- GRZ-P21 Medium density Residential Standards – Policy 2

which states that the zone enables a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.

- GRZ-P24 Medium density Residential Standards – Policy 5

which states that the District Plan is to provide for developments not meeting permitted activity status.

- GRZ-P25 Higher density housing

which states that the District Plan is to provide for higher-density housing where development fulfils the intent of the Residential Design Guide

Having regard to the intended built form and character enabled by the District Plan, particularly in response to Plan Change 2, the proposal is visually entirely consistent in that it introduces additional variety in built form and densities, to what is existing, enables a wider variety of housing typologies, and provides for higher-density development.

The proposal is of a lower scale than provided for by the zone, being less than 3 storeys (and predominately 1-2 storeys), and overall is entirely consistent with the visual and landscape amenity outcomes sought by the District Plan.

Notwithstanding this, this form, density and scale of development is becoming increasingly more common, as the zone transitions to higher densities of development as was intended by Plan Change 2 and consistent with the zoning and policies relating to medium density development.

4.0 The Proposal

4.1 Project Description

The following description references the following consultant documentation.

- Proposed Architectural Documentation (Designgroup Stapleton Elliott)
- Proposed Landscape Documentation (Designgroup Stapleton Elliott)
- Proposed Civil Engineering Documentation (Cuttriss)
- Urban Design Assessment Report (Urban Acumen)

The proposal seeks to develop 41 single story dwellings with resident and guest parking, new internal roading (including vehicle calming), and a community green space across the 7,168m² site. Vehicle and pedestrian access are proposed from Mazengarb Road, with vehicle calming materiality located at internal crossing areas. 7 of the 41 dwellings will be street facing along Mazengarb Road, promoting pedestrian interaction with the street and passive surveillance. The orientation of these units tie into the existing typology opposite the development and to the north of the site. To enable this development, earthworks are proposed to level/flatten the site, and tie into existing developed levels along boundaries, whilst addressing the current ponding issues.

The surrounding developed levels are controlled by existing timber retaining walls along the northern, western, and southern boundaries to the adjacent neighbours. The proposed earthworks strategy is to respond to the existing ponding issue, tie into existing developed levels surrounding the site, and consider a suitable, compliant stormwater solution. As a summary, this involves flattening the site, finding a good balance between cut and fill, and reduce wasted material. The proposed fill is predominantly along the southern boundary and can be generally summarised by the table below;

Site Corner	Existing G.L (in site)	Top of Retaining Wall (neighbouring/existing)	Proposed F.G.L (in site)
Southwest	4.14 m	5.45 m	5.8 m
Northwest	6.49 m	6.65 m	6.0 m
Northeast	6.40 m	-	6.4m (tying into existing levels)
Southeast	5.43 m	5.44 m	5.44m (tying into existing levels)

Please refer to the Proposed Civil Documentation provided by Cuttriss for a summary of the topography of the site, and proposed earthworks.

The proposed units consist of 1–3 bedroom options, all of which encompass the same or reduced floor area. The development proposes each unit to have individual private outdoor spaces and landscape service areas. Each unit will be a simple and modern gable form with 40 degree pitch. The wall heights of the 1–2 bedroom units will be approx. 2.8m from floor to gutter, with the top of the gable form reaching 5.15m. The 3-bedroom units will be approx. 4.0m from floor to gutter, with the top of the gable form reaching 6.10m. The units will have a two-textured façade, with complimentary colours. There are three materiality/colour schemes proposed and have been arranged in a in a pattern in the masterplan to ensure that the design intention is mirrored throughout the development and large clustering of schemes is avoided. (Refer to *Designgroup Stapleton Elliott Architectural Documentation*).

The units that have North, East, or Western facing outdoor living areas with views of the loop road and community green space will have semi-permeable horizontal slat fence at 1.2m height to provide passive surveillance and optimise a community lead design. The 1.2m fence returns approximately 1m before stepping up to a 1.5m fence side fence between units to provide aspects of privacy from closer neighbouring views. These fences terminate at the dwelling façade. No 1.8m fences are proposed within the front yards, except for 1.8m high gates set approximately 1m back from dwelling facades for side yard access where required. Fences in the rear yard and between units (in the rear yard only) are 1.8m height to screen relevant services such as optional bike storage units, and foldable clotheslines either fixed to fences (in the rear yards) or units (along the side yard). Refer to the *Proposed Landscape Documentation (Designgroup Stapleton Elliott)*.

Each unit is separated by a minimum 1m side yard. Each unit will have a one carpark, located either in the front yard or around the central community green space. 14 carparks are located at the community green space, 12 of which are for residents, two are guest parks/accessibility parks.

The streetscape is designed to complement the architectural dwellings, providing low maintenance planting combinations with native mixes. Two specimen tree species are proposed across the development with the predominant species being a semi-deciduous kōwhai tree located in the front yards of units with north facing outlooks (*refer to Proposed Architectural Documentation from Designgroup Stapleton Elliott*).

Please refer to the official project description within Cuttriss' Assessment of Environmental Effects.

5.0 Statutory Provisions

Cuttriss Consultants have provided the following statutory provisions.

These are the district-wide policies under the General Residential Zone which considered relevant to the proposal regarding visual and/or landscape amenity. Summary Comments relating to landscape matters and considerations aligned to the purposes of this assessment have been provided in the table below;

Some policies within the summary below have been addressed by others or not applicable pertaining to landscape matters. This is noted by the following 'Not applicable / addressed by others as advised by Cuttriss Consultants'.

5.1 Kāpiti Coast Operative District Plan (2021) Policies:

Kāpiti Coast Operative District Plan (2021) General Residential Zone:	Summary Comments:
<p>GRZ-P7 Development and Landforms</p> <p><i>Subdivision, use and development (including associated driveways) should be sited, designed, and undertaken to integrate with the natural topography and landform of the land and to minimise:</i></p> <ol style="list-style-type: none"> 1. <i>the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features, or areas of high natural character.</i> 2. <i>the extent of cut and fill;</i> 3. <i>the need for and the height of retaining walls; and</i> 4. <i>the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.</i> 	<ol style="list-style-type: none"> 1. There are no ecological sites, or areas of high natural character in the site. The site is located within the 'General Residential Zone' and therefore development is not considered uncommon or unexpected for the area. The design of the proposed units in height, form, separation, and roof shape lessens the impact on bulk and scale and is not dissimilar to the surrounding environment. 2. The site is required to undergo earthworks to address localised ponding with the current site levels varying approximately 2m in places. The proposal is to rectify this issue by flattening/levelling the site, and with the proposed height and form of the dwellings they will pose no higher level of visual impact to that of the surrounding residential dwellings within the wider view. 3. The surrounding residences and development areas are currently retained in parts in relation to the topography in the development site. For the development to occur, cut and fill is required to level the site and tie into existing retained heights for the purposes of addressing ponding issues and stormwater requirements for the proposed development. The surrounding area has predominantly been levelled for development to occur, and as such this proposed development is following the precedents set in the immediate surrounds. 4. No dwellings are proposed on sloping land. Roof lines are of simple and modern gable forms consistent with the surrounding residential fabric.

<p>GRZ-P9 Residential Activities Amended 01 Sep 23 PC2</p> <p><i>Residential activities will be recognised and provided for as the principal use in the Residential Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:</i></p> <ol style="list-style-type: none"> 1. <i>adverse effects on natural systems will be avoided, remedied, or mitigated;</i> 2. <i>new built development will respond to the planned built character of the Zone;</i> 3. <i>transport choice and efficiency and accessibility to active or public transport will be maximised;</i> 4. <i>housing types which meet the need of households will be provided for;</i> 5. <i>the functional and operational requirements of different types of housing are recognised; and</i> 6. <i>accessory buildings and buildings which are ancillary to residential activities will be provided for.</i> 	<ol style="list-style-type: none"> 1. Currently the site has issues with ponding as indicated on KCDC Operative Plan 2021. The proposed earthworks and stormwater responses in combination with the proposed development will not have adverse effects on any natural systems present in the site. 2. The development relates to local built identity within roof form, pitch, textures, and tones assisting in upholding character values of surrounding environment. The type of development proposed is increasing, with examples of this are present, within the wider Paraparaumu area. There are also examples of newly built developments within the wider residential area that include a mix of detached and semi-detached housing of medium density. The proposal is consistent with the scale, character, intensity of other developments within the wider Paraparaumu area. The proposal outlines a considered and appropriate use of the site to relate to the local residential vernacular, including with native, coastal planting palettes. 3. Not applicable / addressed by others as advised by Cuttriss Consultants 4. Not applicable / addressed by others as advised by Cuttriss Consultants 5. Not applicable / addressed by others as advised by Cuttriss Consultants 6. Not applicable / addressed by others as advised by Cuttriss Consultants
<p>GRZ-P10 Residential Amenity Amended 01 Sep 23 PC2</p> <p><i>Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles:</i></p> <ol style="list-style-type: none"> 1. <i>building size and footprint will be proportional to the size of the allotment;</i> 2. <i>usable and easily accessible private outdoor living spaces will be provided;</i> 3. <i>buildings and structures will be designed and located to maximise sunlight access, privacy, and amenity for the site and adjoining allotments;</i> 	<ol style="list-style-type: none"> 1. The proposal outlines proportionate buildings for the size of the allotment complying with outdoor living requirements and services. 2. There are usable and accessible outdoor living areas that are private, and partially screened from neighbours, balancing the requirement for passive surveillance to common/public areas. Outdoor living areas well positioned and located either North, East, or West of the units. No outdoor living areas are proposed on the south side of dwellings. 3. Buildings have been shifted and located to maximise solar gain reflective of indoor living areas being optimised much like that of outdoor living areas being places on North, East, and Western sides of the site. Landscape



<ol style="list-style-type: none"> 4. <i>buildings and structures will be designed and located to respond to the planned built character of the Zone;</i> 5. <i>appropriate separation distances will be maintained between buildings;</i> 6. <i>yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;</i> 7. <i>hard and impermeable surfaces will be offset by permeable areas on individual allotments;</i> 8. <i>unreasonable and excessive noise, odour, smoke, dust, light, glare, and vibration will be avoided.</i> 9. <i>non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and</i> 10. <i>service areas for non-residential activities will be screened, and planting and landscaping will be provided.</i> 	<p>amenity is provided to compliment the development from the streetscape to the internal network adding value to the existing residential fabric in both dwelling form and visual amenity.</p> <ol style="list-style-type: none"> 4. The proposed dwelling units offer variety of bedroom options across the development which lends itself to providing housing for a variety of users, retirees, first home buyers, or younger families. The site is well laid out regarding building form, roof pitch, and size of units. The proposed height of the units is consistent with single storey or 2 storey unit heights and will not impose a greater visual impact than the permitted baseline to which the site is assessed against. 5. Each unit is separated by a min. 1m side yard. This also assists with breaking up the perception of visual bulk and form. 6. The units comply with the required side yard, rear yard, and front yard requirements. 7. Permeable areas are present within the planted landscaping areas within each allotment, the larger community green space and RA controlled planting areas immediately outside of allotments. 8. Not applicable / addressed by others as advised by Cuttriss Consultants. 9. Not applicable / addressed by others as advised by Cuttriss Consultants. 10. All private service areas are in the rear yard or side yard which have 1.8m fences/access gates. Common service areas (such as refuse areas) are fully screened and complimented by planting and landscaping proposed.
<p>GRZ-P12 Landscaping <i>Amended 01 Sep 23 PC2</i></p> <p><i>Landscaping will be required for non-residential activities and residential development in the Residential Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles:</i></p>	<ol style="list-style-type: none"> 1. The proposal consists of specimen trees throughout the development, with these being predominantly placed within the front yards of each unit and communal areas. The trees will provide a vertical amenity complimentary of the architecture to assist in offsetting the appearance of density, consistent with existing vegetation in the surrounding environment. 2. Service areas will be screened with the use of fencing at the rear yards, and were placed within side yards, gates provide screening and access. These fences and gates

<ol style="list-style-type: none"> 1. <i>the visual impact of large buildings will be reduced by appropriate screening and planting;</i> 2. <i>service areas, loading areas and outdoor storage areas will be screened;</i> 3. <i>on-site outdoor living spaces will be defined and enhanced by landscaping;</i> 4. <i>sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;</i> 5. <i>public infrastructure and services will not be damaged or blocked;</i> 6. <i>planting of locally indigenous vegetation will be encouraged; and</i> 7. <i>permeable surfaces will be provided for the natural infiltration of surface waters.</i> 	<p>are to be 1.8m high.</p> <ol style="list-style-type: none"> 3. Outdoor living areas are partially screened with semi-permeable low fencing, with native plantings. The outdoor living areas include a hardscaped patio surface, and artificial/natural lawn providing suitable areas for outdoor dining or use as desired by future residents. 4. All outdoor living areas are North, East, or West orientated and will have access to sunlight. Passive surveillance to the central community areas and neighbouring allotments with use of semi permeable and low fence type in the front yards. 5. Services are in sensible areas to avoid unintentional damage. 6. The proposed planting palettes are of indigenous species. 7. All planting areas provide permeability relief for natural infiltration. Artificial grass within allotments will provide some permeability but not at the same rate as sown grass would otherwise. The large community lawn and planting areas provide the balance of permeability required.
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6.0 Landscape Effects

The proposal will be assessed on the following elements:

- Physical Landscape Characteristics
- Associative Landscape Characteristics
- Perceptual Characteristics

6.1 Physical Landscape Characteristics

Natural & Human Features

The topography of the surrounding residential area is generally of a flat terrain, albeit with minor height variations across the immediate area. The subject site is unique in the sense that it currently displays an undulation not typical of the surrounding residential area, however, does display minor rolling forms typical of a coastal sandy environment to which the Kāpiti Coast reflects pre-settlement. The height discrepancy within the site is approximately 1.7m from the lowest point in the site along the southern boundary toward the existing residential dwelling toward the centre (west). (Refer to Cuttriss Earthworks Documentation). Though no water bodies are present on site, the lower portion of the site experiences ponding located along the southern boundary. The proposal aims to address the undulating terrain and ponding issue with earthworks across the site to flatten/level the site whilst tying into the existing height along Mazengarb Road (approximately a 300-400mm change from the southeast corner to the northeast corner of the site). To achieve stormwater compliance for the proposed development, earthworks are required to tie into surrounding neighbourhood levels and the street levels. The bulk of the earthworks is proposed along the southern boundary which requires fill up to approximately 1.7m. Cuts in the existing terrain are required around the existing dwelling and effect the mature vegetation surrounding this. It is understood that the majority of the proposed development will be graded to the central JOAL and Mazengarb Road, with the remaining proposed development being assisted by a pump.

As the hydrology of the proposed development is of significant importance to not create adverse effects on the environment or residential neighbours, the earthworks proposed will impact the existing vegetation across the site with its complete removal. This mature vegetation (toward the centre of the site) and the large macrocarpa tree (now reduced to a stump toward Mazengarb Road) are not subject to a notable tree list or similar in the KCDC Operative District Plan 2021 and as such can be removed at any point regardless of the proposal. As a result of the proposed earthworks, stormwater strategy, and nature of the development, the site will be completely cleared of existing vegetation.

The removal of mature vegetation within the development site poses the immediate visual impact, as this vegetation can be viewed at distances approximately 200-300m away, and subject to other foreground views. This impact will affect those that are bypassing the site (pedestrians, cyclists, and vehicle movements), and those residential neighbours directly surrounding the site that have view lines to the mature vegetation both in short, and long views. However, it is important to note that earthworks are typical of development, and though the result of which changes the physical nature of the land, the effect during development is considered temporary, while site establishment occurs. The proposal outlines planting areas and native specimen trees to offset the adverse effects in the long-term. As developments of this nature (and higher density) become more common within the Kāpiti Coast district, it is increasingly common for sites to undergo changes with developments across urban centres.

The proposed dwellings conform to physical characteristics similar in nature to those present in the existing residential areas in the immediate neighbourhood and across other 'General Residential' Zoned areas in the Kāpiti Coast District. Density is a familiar concept on the Kāpiti Coast, where developments are designed with local amenities in close proximity or situated along main arterial routes. The built form of these units will be visually complimented by the assistance of the topography of the surrounding area, mature vegetation surrounding the site, and the residential fabric of the buildings consistent with similar colours tones, and roof types/pitches.

In summary, due to the complexities regarding hydrological, and stormwater issues that the site poses, the developments proposed landscaping strategy, and the unit types, varieties and colour schemes, it is considered that the alterations to the physical landscape characteristics is comparable to sites within the Kāpiti Coast that have previously undergone or achieved Resource Consent for a similar development. The effects on the topographical change from an undulating open site to a levelled site with housing is necessary for the site to fit within its context. The effects on the earthworks and removal of vegetation are considered temporary, as once complete, the proposed development will be well situated into the surrounding environment. The physical nature of the proposed development will continue to change positively with the growth and establishment of planting and

specimen trees continue to grow and contribute to the development and surrounds. To that end, it is considered to have minor effects to the landscape physical characteristics.

6.2 Associative Landscape Attributes

Relationships between People and Place – History, Identity, and Narratives

The landscape has an unavoidable relationship between people and place being a perpetual process. This provides shared and recognised landscape values that give meaning, identity, and history to a place or area.

Historically, the Kāpiti Coast region was predominantly dune lands and described as a long thin coastal plain at the foot of the Tararua ranges with approx. 38km of coastline. The proposed development site could be located on historic dune land, but it is approximately 1.8km from the Paraparaumu coastline. Although this is an aspect of the district's character which was significantly lost through colonisation and as the coastline was developed for residential purposes since the 1800's, it is something that could be celebrated or reflected within the proposed development.

Mazengarb Road links South-East to State Highway 1 (SH1) and North-West down to the Kenakena Shops and the Paraparaumu Beach township beyond, with various uses along it. Predominantly accessing the General Residential Zone, schools, and the Paraparaumu Beach community, it is assumed that the subject site once had direct driveway access to Mazengarb Road, prior to their development (i.e. the existing residential area surrounding the subject site). The subject site is one of the few remaining sites along this road that are still accessed in this manner, with the dwelling setback from the road. This is an association of the change in landscape character.

The façade of the proposed residential units creates an interactive relationship with the street front and public footpath. Having the front entries facing Mazengarb Road is different to that of residential dwellings south of the site, and other brownfield developments across the district. The proposed units along Mazengarb Road allow for passive surveillance and create multiple pedestrian connections into the site. This provides activation and transparency at the street edge while incorporating adequate separation, providing a sense of privacy. Having this activation and separation assists in reducing visual impact or change to the streetscape character.

The surrounding environment and urban fabric of Paraparaumu encapsulates an array of residential living, conditions, type, and form of development. Through the connection to people and place, people associate their homes to having a sense of place, with the architectural and physical features of this home being associated with the landscape character. The proposed units are of a consistency represented within Paraparaumu where there is representation of single detached housing, townhouses, Bach style, and larger rural residences. The proposed development will have a density likened to that of a townhouse development, but due to the typology being detached housing, predominantly single storey, the style of the development is fundamentally different to that of townhouses. Each occupant will have an inherent sense of place and identity, a house to call their own.

In summary, the proposed development draws on the colours, textures, tones, and precedents set by newer developments around the district and in the immediate surrounding environment. This is reflected within the architectural and landscape materiality and planting palettes. To that end the effects the proposal will have on the associative landscape characteristics are seen as positive.

6.3 Perceptual Characteristics

Sensory, Aesthetic, Experiential

More generally, the Kāpiti Coast region is known for its impressive coastline sweeping up to meet the Tararua Ranges. Its varied landscapes provide a fabric of flat plain lands hemmed in by mountain ranges and hills which are bordered by the rugged coastline.

Near the subject site and surrounding area is predominantly flat plains which creates a lack of any helpful visual landmark or point of wayfinding vertically, other than the vastness of the Tararua Ranges. The site once had a large *Macrocarpa* tree that was unfortunately damaged in a recent storm event, and as such (at the time of this assessment) is partially removed. With the use of historical imagery, it is understood that this tree was of quite considerable height and would have once had significant meaning, towering high as a natural landmark to orientate oneself.

Mazengarb Road is a main arterial route servicing an array of amenities from reserves, sports and recreation facilities, residences, schools, a college, eateries, and the Paraparaumu Beach township. The street edges are lined with various uses and zones spread from one end to the other that result in various user and vehicle movements, including pedestrian, cycling, vehicular, for a variety of ages. Mazengarb Road would most likely be experienced by people who work or live in the vicinity, customers or clients of various businesses, visitors to the area, or used as a thoroughfare to reach Paraparaumu Beach, or the local college. The movement is typically northwest/southwest, perpendicular to the old State Highway 1 (SH1) and Kāpiti Expressway, with views being restricted within the road corridor due to the density of the current development and the existing topography. Multiple streets servicing residences can be found along the main arterial route, however the site itself is one of the last allotments that have direct access to Mazengarb Road via a driveway.

The main visual change that would impact the experience surrounding the site is the loss of mature vegetation in the subject site. As described earlier this is the unfortunate consequence of an engineering response to develop the site and comply with required hydrological and stormwater requirements. Although fleeting and infrequent, a viewing audience that will have a high number of observers are the users of Mazengarb Road at various times of the day. It is assumed that due to the proximity of the site to the local school and a nearby reserve (Mazengarb Reserve) that the viewing audience would peak during school drop off and pickup times for the college, as well as into the early evening. Despite this, it is thought that these views will be fleeting as the predominant views down Mazengarb Road are truncated to the road corridor, and lined streets with typical residential/boundary treatments.

In summary, the effect on the perceived characteristics of the landscape is reflected within the sensory, aesthetic, and experiential qualities toward the existing mature vegetation. As such, the removal of mature vegetation in this site is perceived to be an adverse effect from this the perspective of the public, however a permitted activity. The proposed development incorporates new planting areas, and specimen trees in time, new senses, aesthetics, and experiential qualities will develop as this new vegetation continues to grow, which is a positive effect for the proposed development and receiving environment.

6.4 Landscape Effect Conclusion

It can be concluded that there is potential for the landscape character to be affected adversely in a temporary manner as the site undergoes change/development with associated activity relating to this proposal (earthworks, construction). This is largely associated with the physical and perceived characteristics of the site in its current form. This site for its setting holds no significant landscape character that is associated with a 'General Residential' Zone property.

The site and in turn the landscape is well placed to undergo change in sensible manner, with a development that responds well to the existing built environment and considers the local context (proximity to local amenities, schools, arterial route, public transportation) and adds to/establishes the landscape character.

As the project nears completion, the landscape effects of the development would be considered low as the site transitions to a residential development likened to similar developments across the wider Paraparaumu district, eventually decreasing further to negligible as the planting proposed begins to mature, and the 'new' look of the built form begins to soften over time.

7.0 Visual Effects

The proposal must be assessed with regards to context and scale in which it might be physically experienced, and the potential effects the proposed development may have. The proposal has been assessed from viewpoints surrounding the subject site and rated using the seven-point scale shown in Section 2, Figure 1. Each viewpoint is representative of the public view in and around the identified locations. While the proposal is only visible from locations that immediately surround the site, the effects will vary depending on the context in which they are visible within.

7.1 Visual Catchment

An initial desktop and site study was conducted to determine the potential visual catchment for assessment to identify key viewpoints. A site visit in combination with a desktop review was used to help identify 10 viewpoints, representative of a range of views available from and within the surrounding site. Factors that played a significant role in restricting continuous views of the proposal were predominantly;

- the existing topography and topographical context being predominantly flat.
- the existing residential fabric developed on this flat terrain.
- mature vegetation within private lots and streetscapes of significant size.

Therefore, the views captured are relevant to a typical viewer's perspective and limited to the extent of the surrounding fabric from adjacent neighbouring streets, and Mazengarb Road.

The key findings (visibility) from the site investigation are:

- The proposed development is most visible near the site within 200m along Mazengarb Road, however, is not considered to be unusual or what would be unexpected within this area.
- Views further north or south of the site on Mazengarb Road are more sheltered from visual impact due to the existing development, and vegetation.
- Views will overall result in a low visual impact in the long term, as the site absorbs potential change, and the increased density of the development becomes more commonly accepted.

7.2 Viewpoint Analysis Summary

The following Viewpoint Analysis Summary should be read in conjunction with Appendix 1: Landscape and Visual Assessment Documentation attached to this assessment. The summary encompasses the description of the viewpoint, the proposed development with respect to this viewpoint, and assesses the effects on the visual impact and landscape character of the proposed development from the viewpoint.

It is important to note that all landscapes experience change and is not to say that the change is an immediate adverse effect. A permitted activity on this site would inevitably create change and though the visual effect of this permitted activity could result in a different viewing experience of this landscape, it is also not necessarily an adverse effect.

Note: All distances are from the Viewpoint to the Centre of the Site unless stated otherwise.

VIEWPOINT	DESCRIPTION	EFFECT ON VISUAL IMPACT	EFFECT ON LANDSCAPE CHARACTER
1 / <i>Typical arterial pedestrian/vehicle view - movement heading North-West along Mazengarb Road</i>	<p>Viewpoint 1 is located approximately 780m Southeast of the site near 259 Mazengarb Road near the intersection between Mazengarb Road and Realm Drive.</p> <p>From this view, immediate residential fences of 1.8m are in the foreground, truncating the viewshaft to focus down the street. The view shows a generally flat surrounding terrain/context, established residential dwellings, and scattered mature vegetation. The proposed development will not be visible from this location and therefore the effect on visual impact and landscape character is negligible.</p>	N/A	N/A
2 / <i>Typical arterial pedestrian/vehicle view – movement heading North-West along Mazengarb Road</i>	<p>Viewpoint 2 is located approximately 220m Southeast of the site near 189 Mazengarb Road, the intersection between Mazengarb Road, Te Nuhu Drive, and Hudson Place.</p> <p>From this view, immediate residential fences ranging between 1.5-1.8m line the LHS of the road and footpath with grass berm. A newly completed widened footpath accommodates pedestrian and cyclist movement. On the RHS of the street, a softer front yard/streetscape relationship is present with various fence types and heights. Mixed vegetation with hedges, low shrubs and specimen tree are also present to assist in delineating boundaries. Single storey and double storey dwellings with single gables and hip roofs represent a mixed residential area. Toward the background of this view along the LHS and close to the street displays mature vegetation within 150 Mazengarb Road, as well as the subject site (which will be removed).</p> <p>The topographical experience is that of a flat terrain. The proposed front units along Mazengarb Road will be visible however not uncharacteristic of the current viewing experience due to the proposed setback of units, form, texture, and planting strategy outlines in this assessment.</p> <p>Therefore, the effect on the visual impact will be very low, and effect on the landscape character be negligible.</p>	VERY LOW	N/A
3 / <i>Typical arterial pedestrian/vehicle – movement heading North-west along Mazengarb Road.</i>	<p>Viewpoint 3 is located approximately 120m Southeast of the site outside of 177 Mazengarb Road and opposite Niu Sila Way. From this viewpoint it is approximately 80m to the southeast boundary of the site.</p> <p>In the immediate foreground of this viewpoint, a plain 1.8m high timber paling fence borders a new development to the south of the subject site with no visual interest or integration with the streetscape. The subject site is framed by this fence line and the existing vegetation in the neighbouring lot located at 150 Mazengarb Rd (to the right in the image). The view more north displays the residential character showcasing hip roofs and mature specimen tree in allotments and the streetscape, with wide berms and footpaths within the road corridor.</p>	LOW	N/A



	<p>The topography permits long views across the flat terrain, a characteristic of the surrounding residential area. From this viewpoint, the units proposed along Mazengarb Road will be visible, however not an adverse effect on the visual impact due to the proposed architectural and landscape response of the development. The dwellings and planting strategy is consistent with the character of Mazengarb Road.</p> <p>Therefore, the effect on the visual impact will be low overall, and effect on the landscape character be negligible.</p>		
<p>4 / Typical arterial pedestrian/vehicle – movement view from adjacent to Stella Court (vehicle and pedestrian whilst exiting Stella Court)</p>	<p>Viewpoint 4 is located approximately 82m east of the site located adjacent to 2 Stella Court. It is approximately 19m from this Viewpoint to the site's Southeast corner boundary.</p> <p>In the immediate foreground the large remnant Macrocarpa tree (since removed) is in view with other mature vegetation cover set further back toward the centre of the site. An existing post and wire fence, typical of a rural setting and farming block lines the street front of the site, with a display of the slight undulating terrain in the distance.</p> <p>To the north of the site (right of the image), neighbouring properties are present along the existing fence line, showing a relatively dense appearance due to the large building face, in combination with long gable forms all similar pitch to one another.</p> <p>As detailed throughout this assessment, the site is more likened to that of a rural residential zone. It is uncommon for a site of this nature to exist within an established residential zone. It would be appropriate to see a more developed site in this instance to integrate with the existing fabric. Removing of vegetation in a residential zone that is not protected is permitted at any point in time, and as such acknowledgement that this landscape will change. It is therefore concluded as this vegetation is not recognised as significant or of high character the visual impact or landscape character regarding the vegetation in the site to not be factored.</p> <p>The proposed development regarding the built form from this location will be highly visible, with two units being visible along the street frontage, and roof forms of dwellings set further into the site. It is important to note that similarly when viewing other residential areas in the immediate surrounds within close proximity to the street, that these dwellings would also be highly visible. The proposed development with the typology, colours, textures, and planting strategy integrates well with the streetscape, adding to the character of the surrounding residential environment once established. This is seen as a positive landscape and visual effect.</p> <p>To that end, the effects on the visual impact will be low. The effect on the landscape character is seen as positive and a continuation of the existing residential streetscape.</p>	LOW	N/A
<p>5 / Typical arterial pedestrian/vehicle – movement view from adjacent to Mazengarb Road</p>	<p>Viewpoint 5 is located approximately 95m northeast of the site and located adjacent to 161 Mazengarb Road. It is approximately 50m from this Viewpoint to the site's Northeast corner boundary.</p> <p>In the foreground of this view, a high level of mature vegetation within 150</p>	VERY LOW	VERY LOW



	<p>Mazengarb Road (to the right of the site in this view) is positioned to assist in framing the development site. Along the streetscape the neighbouring development to the south of the site appears to be in a dominating view, with the property fence appearing quite prominent. Newly built dwellings of similar gable forms and roof pitches to those of the proposed are present above the fence line. The dwellings themselves appear to be a standard 2.4m-2.7m stud wall with an additional 1.2m height from wall to top of gable (approximately 3.6m – 3.9 overall height). Houses of similar nature are within this development and further represented, along the street. The view continues to the background above the residential roofline where the Tararua ranges are present providing a backdrop to the view.</p> <p>Along the interface with Mazengarb Road, 7 dwellings are proposed and orientated to interact with the street, with front doors, footpaths, and street side planting, including specimen trees proposed within the road corridor. The dwellings proposed along Mazengarb Road will be 5.15m from FGL, to top of the gable, with side walls being 2.8m. The single gable form will be consistent of new builds South of the site, and with the separation of buildings provide a visually attractive stutter in the roof line, compared to a larger build with hip roof displaying a greater mass.</p> <p>The current open site is uncharacteristic of the surrounding area, and therefore any change to this that is not likened to its existing condition would have a high effect on visual impact. The proposed development in this sense will hold the same effect on visual impact in the immediate sense.</p> <p>When considering the surrounding roof forms, dwelling sizes, colours, textures, and tones of other residences, the proposal reflects a considered design and layout to addresses and strengthen the integration with Mazengarb Road and the surrounding environment. This is illustrated with the proposed developments unit type, built form, orientation, residential interaction, and proposed planting. Upon completion, the proposed development will represent an integrated extension to the existing residential area. Therefore, the overall effect on visual impact will be considered very low.</p> <p>The proposed development will not breach or impose negatively on the streetscape, or the backdrop to the Tararua Ranges from this viewpoint. It is of the opinion that the roof form, draws visual interest to the development with then acknowledgement to the backdrop that the development resides within. To that end, the effect on the landscape character is very low.</p>		
<p>6 / <i>Typical arterial pedestrian/vehicle – movement heading Southeast along Mazengarb Road.</i></p>	<p>Viewpoint 6 is located approximately 390m northeast of the site located outside the intersection between Mazengarb Road and Guildford Drive.</p> <p>This view represents a typical urban character consistent with a residential area abutting an educational facility. This view in the immediate context implies a 'busy' area with a lot of activity both with pedestrian and vehicular movements with Paraparaumu College to the left both with the school buildings and carpark, and adjacent bar/restaurant. A pedestrian crossing is present, along with 1.8m property fences and residential dwellings ranging from single story and single gable forms to two storey dwellings in the distance. Existing properties within this viewpoint have large and mature</p>	<p>VERY LOW</p>	<p>N/A</p>

	<p>vegetation that partially obstruct distant views to the Tararua Ranges, however, does not dampen the experiential perception.</p> <p>The development site is quite a distance away from this location and with the orientation of the street in relation to the placement of the site and depth, the future development is unable to be visually discernible from this location. Therefore, the effect on the visual impact is considered very low.</p> <p>The development is seen to promote appropriate outcomes in responding to landscape character, and to that end is positive. Due to the distance of this view to the site, the effect on the landscape character would be considered no effect.</p>		
7 / Typical pedestrian view from Reserve. View looking Northeast toward site.	<p>Viewpoint 7 is located within the Reserve area off Terry Lane, approximately 450m southwest of the site.</p> <p>The view represents the predominantly flat terrain that the existing residential dwellings in the area are built upon and where required, built up to address the low-lying nature of the landscape to prevent flooding risk.</p> <p>The immediate foreground of this view is dominated by a large retaining wall and boundary fence with large and long residential dwellings.</p> <p>Existing residential dwellings situated behind the properties in this view cannot be seen or discernible. The development site in this instance cannot also be seen or discernible due to the built up existing residential fabric, therefore the effect on the visual impact and landscape character is very low/no effect.</p>	VERY LOW – N/A	N/A
8 / Typical pedestrian view from Reserve. View looking Northeast toward site.	<p>Viewpoint 8 is located within the Reserve area off Central Park, approximately 475m southwest of the site.</p> <p>Similarly to Viewpoint 7, this view is dominated by large retaining wall and fencing as described above. The existing residential dwellings in this location are new builds with modern gable forms and complimentary cladding colour and texture. The mature vegetation that exists within the development site cannot be visually discerned from this location, nor can residential dwellings be perceived beyond the dwellings within the foreground of this view due to the size, scale, and height of these typical residential units found around the immediate surrounds and Kāpiti Coast district. To that end, the effect on the visual impact, and landscape character is very low.</p>	VERY LOW	N/A
9 / Public view from Holcombe Drive looking Northeast toward site.	<p>Viewpoint 9 is located approximately 160m southwest to the centre of the site, adjacent to Holcombe Drive. This viewpoint is approximately 100m to the development site boundary.</p> <p>This view is representative of residents and visitors to the Holcombe Drive, both vehicular and pedestrian based. The current view is of a large dwelling/s with typical roof pitch and hip roof form, common in the district. The built-up nature of the street shows no difference in character to that of surrounding streets with similar offsets to boundary to cater for driveways, services, and general landscaping. Street trees add to the visual mitigation of residential dwellings to the side of view and assist in focus views forward.</p>	LOW	LOW



	<p>Behind the existing dwelling shows the mature vegetation within the development site, and glimpses of the Tararua ranges.</p> <p>The proposed development removes this mature vegetation (as previously described) with housing located along this boundary. Units will have a total height at the top of gable form at 5.15m along this boundary, with wall heights being 2.8m on the sides for this unit typology. The gable form will be singular and run East by West (or forward from this viewpoint). The top of the gables will peak from behind the existing dwelling in the foreground, with visible separation of each unit with the proposed 1m side yards. The distance between units will be more visually separate with the top of the gables being visible above the existing roof line of the neighbouring residence. The view toward the right of the existing dwelling in the foreground will display more of the cladding and wall of a few dwellings from this location.</p> <p>To that end, the removal of the mature vegetation will be the most noticeable change from this viewpoint, however change is not associated with landscape effect. The proposed trees and general design interventions in the development will assist, once completed and planting established will lessen this effect to overall low, and the effect on landscape character will be low.</p>		
<p>10 / Public view from Holcombe Drive looking Northeast toward site.</p>	<p>Viewpoint 10 is located approximately 280m southwest to the centre of the site, adjacent to 31 Holcombe Drive. This viewpoint is approximately 215m to the development site boundary.</p> <p>From this view there is similar qualities to that of Viewpoint 9 albeit at a greater distance, encompassing more residential dwellings in a wider view. This view represents a varying typology in cladding, roof style, colour, texture, and tones of the existing built fabric, all similar in heights to one another. This type of residential layout is representative of mass with continual roof's showing a continuation of unit to unit. The proposed development is similar in this regard with the proximity of unit to unit being 1m apart.</p> <p>The development site's mature vegetation is partially blocked from this viewpoint due to the foreground specimen tree (that are still growing) which assist in truncating the viewshaft toward the development site.</p> <p>To that end, with rationale described above with the unit types, heights, and spacings, as well as reasons outlined in this assessment, The proposed units from this viewpoint will have a limited viewshaft and at this distance will display a typical appearance of housing. not dissimilar to that of the current experience. Therefore, the effects on visual impact (immediately, and overall) and the effect on landscape character is considered low.</p>	<p>LOW</p>	<p>LOW</p>

7.3 Visual Impact Conclusion

Whilst there will be immediate, yet temporary visual impact effects from various viewpoints, this will be short-lived as the development begins to integrate within the surrounding fabric. This integration is primarily achieved by the proposed materiality palette for dwellings, the form, proposed site vegetation establishing along Mazengarb Road units, and plant establishment within yards, and central community space. This visual absorption will be strengthened by the completion of dwellings and vegetation in Niu Sila Way south of the site. Overall, it is considered that the effects on the surrounding environment will be neutral, with visual effects from these key vantage points being low.

8.0 Recommendations

To ensure the proposed development successfully integrates into the surrounding environment and prevent any adverse effects, the following recommendations are provided below;

- Proposed site planting should be suitable for the coastal environment, indigenous to the Kāpiti Coast area, and incorporate shade tolerant species where applicable.
- Provide screen planting where appropriate to soften built form, with use of specimen trees or planting species of appropriate size.
- Proposed materiality palettes (for dwelling and landscaping) should be reflected within the surrounding community and environment to which they reside (i.e. coastal environment).
- Where practically possible, species that are implemented should be sourced from nursery stock that have similar growing conditions to where they will be planted to ensure successful plant growth.
- Proposed specimen trees within Council Land along Mazengarb Road should be staked and protected from machinery tending to maintenance of the Road Corridor/grass verge.
- Planting shall be maintained for 3 years to ensure successful plant growth. If any species die, they should be replaced. If a particular species dies on mass, then a substitute species should be considered.
- Earthwork, construction, and landscaping works shall be well timed across the development to ensure works are completed within the appropriate 'seasons', reducing risk to the environment, disturbances, and limit damage/risk.

9.0 Conclusion

Publicly accessible views of the proposed development have been identified and are predominantly located from the surrounding streets (Mazengarb Rd, Niu Sila Way, Stella Court, Holcombe Drive, and College Drive). The viewpoints have demonstrated that the development is only visible within a 200m radius of the site, and where viewpoints have a direct and unobstructed view to the site or current site elements (buildings, or tall vegetation). The predominant viewing audience to the site will be travelling northwest/southeast along Mazengarb Road, and direct neighbours adjacent to the property.

The proposed development is not uncommon for the wider Kāpiti Coast district, as examples of medium density housing have been completed successfully in similar residential areas. The existing site does not contain any significant landscape features to define its character when assessing this against the land zoning. The proposal is of a sensible scale, considering the residential character of the surrounding site, the successfulness of similar developments within the wider district, and promoting positive landscape and visual effects both within the built structure, complimentary landscape design, and utilisation of the site to local amenities as previously described.

The proposed development will be visible from direct neighbours located on College Drive, Holcombe Drive, and Niu Sila Way. However, this visibility will be similar to views/experience to other neighbouring residences in their direct vicinity, with similar built form (and in some cases less built form, dependent on the expanse of roof form and dwelling size/mass in adjacent lots). The proposed development will be visually absorbed into the surrounding environment, where a wider contextual view is observed mitigated by distance, surrounding residential fabric, and wide-ranging vegetation in private allotments and streetscape. To that end, the effect on the visual impact of the proposed development when viewed from the wider environment or public spaces, the overall is low.

The proposed development and displays a considered approach and effective layout, utilising the local amenities previously described. The proposal also represents the need to accommodate an increased population and growing demand for housing variety. Whilst it is a considerable increase in density from the current situation, the proposal is still respectful of the overall characteristics and values of the surrounding area within which it resides and is considered to have an overall positive visual impact and effects on landscape character.

In summary, it is considered that the proposal has intent to activate Mazengarb Road and continue and develop upon the existing residential character of the surrounding streets as explored through the architectural form, colours, textures, and tones. The landscape proposed will complement and enhance the streetscape along Mazengarb Road as well as provide amenity and visual softening assisting the visual absorption of the development into the surrounding environment. Overall, the proposal will have eventual low adverse visual and landscape effects on the character of the proposed site and surrounding environment, and to that end, effects in relation to visual amenity and visual outlook can be considered neutral.



Yours faithfully,

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THAMES PACIFIC **RESOURCE CONSENT**

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APPENDIX 1: VIEWPOINT ANALYSIS 160 MAZENGARB ROAD

23 September 2024



designgroup
stapleton elliott

This Viewpoint Analysis was prepared by Designgroup Stapleton Elliott for Thames Pacific for the provision of Landscape Visual Effects Assessment Services for the Proposed Development at 160 Mazengarb Road, Paraparaumu.

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VIEWPOINT ANALYSIS VIEWPOINT LOCATION MAP



VIEWPOINT ANALYSIS: VIEWPOINT 1



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 1

VIEWPOINT DETAILS

Location:
259 Mazengarb Rd / Realm Dr

GPS:
40°53'45.9"S 175°00'36.6"E

Elevation/Eye Height:
10.6m / 1.6m

Approximate Distance to Site (centre):
780m

Date of Photography:
10:30am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 2



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 2

VIEWPOINT DETAILS

Location:
189 Mazengarb Rd / Te Nuhu Dr / Hudson Pl

GPS:
40°53'31.6"S 175°00'22.1"E

Elevation/Eye Height:
10.8m / 1.6m

Approximate Distance to Site (centre):
224m

Date of Photography:
10:40am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 3



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 3

VIEWPOINT DETAILS

Location:
177 Mazengarb Rd

GPS:
40°53'28.2"S 175°00'20.1"E

Elevation/Eye Height:
8.9m / 1.6m

Approximate Distance to Site (centre):
102m

Date of Photography:
11:00am, Thursday - 18/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 3 SIMULATION



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 3 SIMULATION

VIEWPOINT DETAILS

Location:
187 Mazengarb Rd

GPS:
40°53'31.2"S 175°00'21.9"E

Elevation/Eye Height:
12.6m / 1.6m

Approximate Distance to Site (centre):
102m

Date of Photography:
11:00am, Tuesday - 09/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm

These Visual Simulations are for illustrative purposes only for assistance with the Landscape and Visual Effects Assessment findings. These should not be read as final placement.



VIEWPOINT ANALYSIS: VIEWPOINT 4



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 4

VIEWPOINT DETAILS

Location:
2 Stella Court / Mazengarb Rd

GPS:
40°53'26.5"S 175°00'18.9"E

Elevation/Eye Height:
8.7m / 1.6m

Approximate Distance to Site (centre):
82m

Date of Photography:
11:10am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 5



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 5

VIEWPOINT DETAILS

Location:
161 Mazengarb Rd

GPS:
40°53'23.3"S 175°00'16.2"E

Elevation/Eye Height:
12.8m / 1.6m

Approximate Distance to Site (centre):
95m

Date of Photography:
11:20am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 5 SIMULATION



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 5 SIMULATION

VIEWPOINT DETAILS

Location:
148 Mazengarb Rd

GPS:
40°53'23.3"S 175°00'16.2"E

Elevation/Eye Height:
12.8m / 1.6m

Approximate Distance to Site (centre):
95m

Date of Photography:
11:20am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm

These Visual Simulations are for illustrative purposes only for assistance with the Landscape and Visual Effects Assessment findings. These should not be read as final placement.



VIEWPOINT ANALYSIS: VIEWPOINT 6



5 PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 6

VIEWPOINT DETAILS

Location:
100 Mazengarb Rd / Guildford Dr

GPS:
40°53'14.6"S 175°00'8.9"E

Elevation/Eye Height:
10.9m / 1.6m

Approximate Distance to Site (centre):
390m

Date of Photography:
11:30am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 7



ANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 7

VIEWPOINT DETAILS

Location:
Terry Ln - Reserve Entrance

GPS:
40°53'35.9"S 175°00'0.5"E

Elevation/Eye Height:
11.7m / 1.6m

Approximate Distance to Site (centre):
450m

Date of Photography:
11:40am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 8



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 8

VIEWPOINT DETAILS

Location:
Central Park - Reserve Entrance

GPS:
40°53'40.2"S 175°00'6.4"E

Elevation/Eye Height:
9.7m / 1.6m

Approximate Distance to Site (centre):
475m

Date of Photography:
11:40am, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 9



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 9

VIEWPOINT DETAILS

Location:
5 Holcombe Dr

GPS:
40°53'29.6"S 175°00'9.7"E

Elevation/Eye Height:
8.6m / 1.6m

Approximate Distance to Site (centre):
160m

Date of Photography:
12:10pm, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:
40°

Vertical Field of View:
25°

Projection:
Rectilinear

Viewing Distance at A3:
450mm



VIEWPOINT ANALYSIS: VIEWPOINT 10



PANORAMA VIEW APPROX. 124 DEGREE FIELD OF VIEW



VIEWPOINT ANALYSIS: VIEWPOINT 10

VIEWPOINT DETAILS

Location:

31 Holcombe Dr

GPS:

40°53'32.0"S 175°00'5.9"E

Elevation / Eye Height:

14.8m / 1.6m

Approximate Distance to Site (centre):

280m

Date of Photography:

12:20pm, Thursday - 04/07/2024 (NZST)

Horizontal Field of View:

40°

Vertical Field of View:

25°

Projection:

Rectilinear

Viewing Distance at A3:

450mm





Enriching Lives
Through Architecture

