



Landscape Report

Fisher & Paykel Healthcare, Campus Two, Plan Change
Karaka Road (300,328, 350, 370 and 458), Auckland

Final

04 June 2024

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A handwritten signature in black ink, appearing to read 'J. McCready', with a stylized, looped flourish at the end.

Joseph McCready, Landscape Architect, NZILA (Registered)

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1.0 Introduction

Barker & Associates Limited has been engaged by Fisher & Paykel Healthcare Properties Limited (FPH) to undertake a landscape assessment for its landholding located in Drury, Auckland. The landholding is referred to as the 'structure plan area' within this report.

The assessment includes consideration of the proposed Karaka Road Structure Plan (KRSP) for the entire structure plan area. It also considers a proposed Private Plan Change (PPC) for a smaller portion of the structure plan area, that is referred to as the 'plan change area.' The plan change area corresponds to 300, 328, 350, 370 and the eastern portion of 458 Karaka Road. Figure 1 below shows the extent of the structure plan area and plan change area.

The purpose of the KRSP and PPC is to enable development of a new light industrial, campus-style development by FPH. This is intended to accommodate the FPH future medium-to-long term growth requirements once full development of its existing East Tamaki campus is complete.

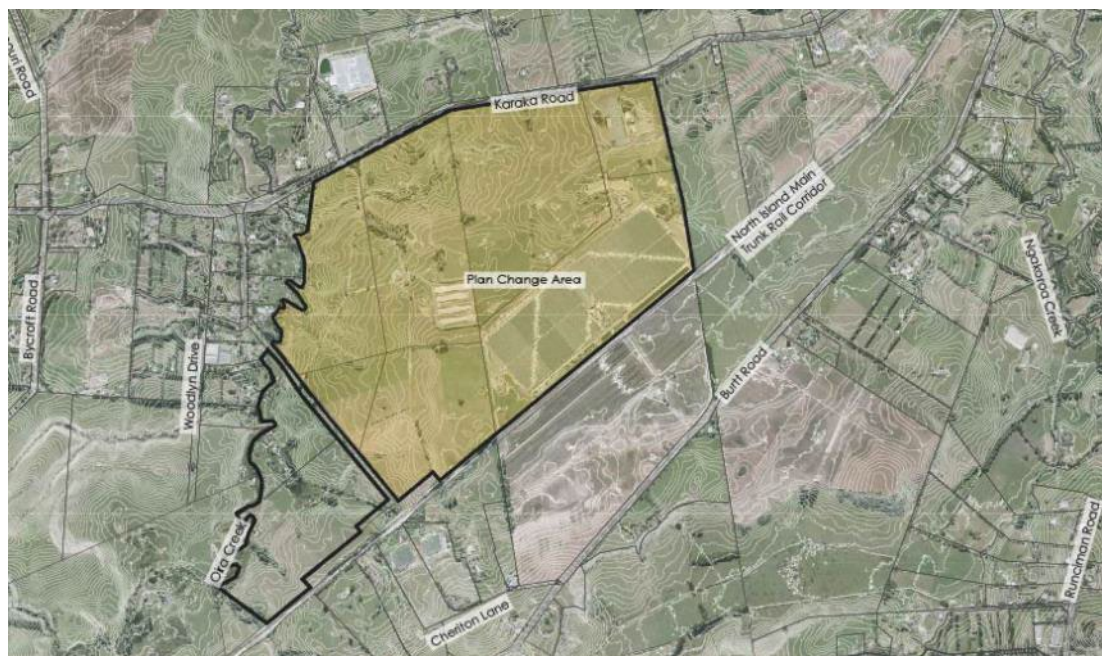


Figure 1 - The black outline shows the 'structure plan area' and the orange hatch shows the 'plan change area'.

The structure plan area comprises 105ha including the plan change area which measures 87.4ha. The plan change area is currently zoned 'Future Urban Zone' (FUZ) under the Auckland Unitary Plan (AUP) and this PPC proposes to rezone it to Business - Light Industrial Zone (BLIZ).

The remaining 17.6 ha of the structure plan area is identified as a Rural - Mixed Rural Zone (RMRZ) under the AUP. Figure 2 (below) shows the extent of the structure plan area and plan change area on the AUP zone mapping for the area.

The plan change area coincides with Auckland Council's Drury – Opāheke Structure Plan area (DOSP), refer to Figure 3 below.

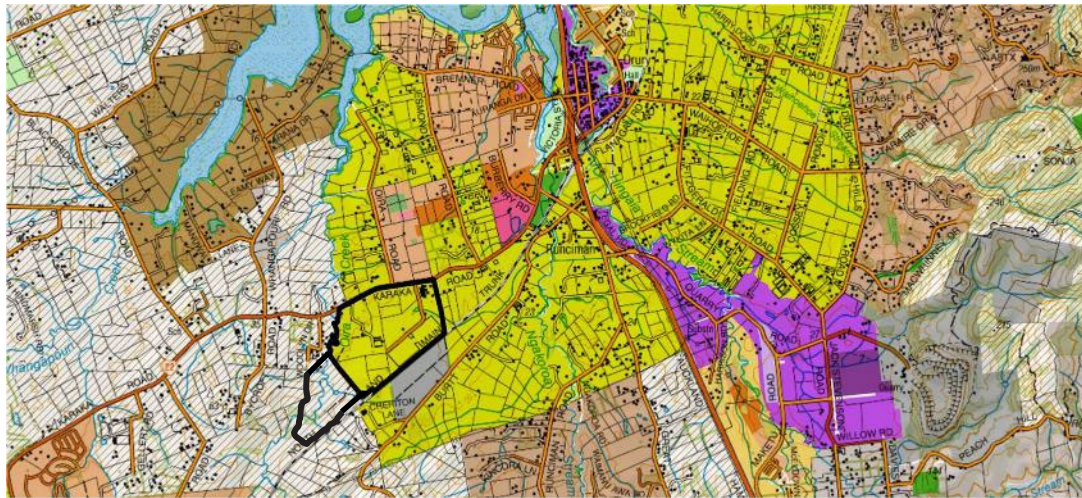


Figure 2 – Context map illustrating the location of the structure plan area, plan change area and AUP zoning.

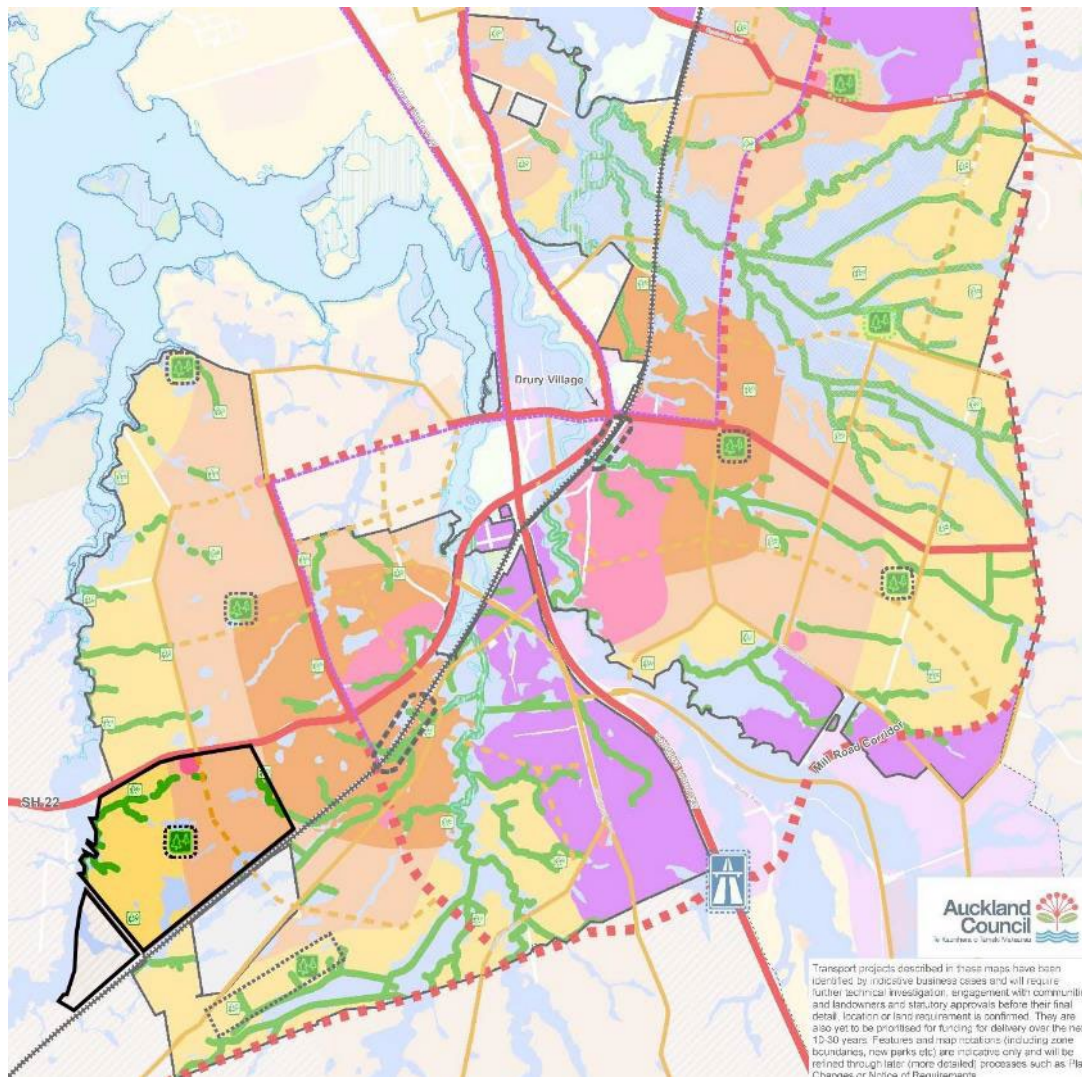


Figure 3 - The DOSP 2019. The structure plan area and the plan change area are shown in a black outline.

In recognition of this, it is proposed to introduce the KRSP as an addendum to the DOSP. The extent of the KRSP is shown in Figure 4 below as a purple hatch.

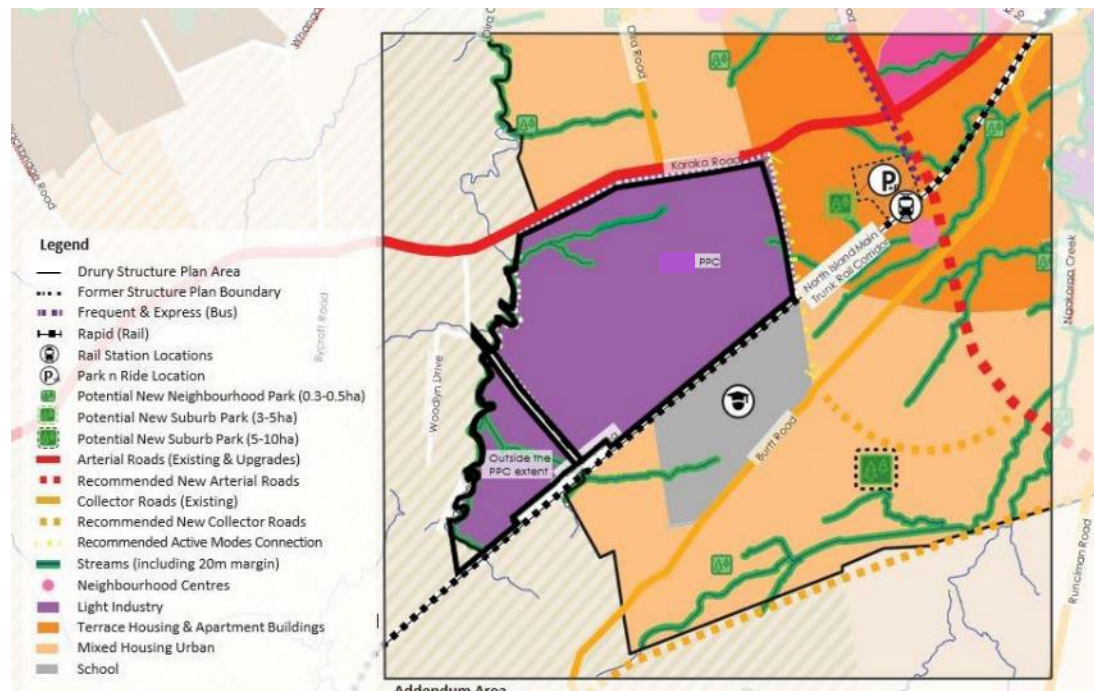


Figure 4 - The Karaka Road Structure Plan (Barker and Associates, 2023).

Implicit in the proposed KRSP is the relocation of the Rural Urban Boundary (RUB) from the current (AUP) alignment along the eastern edge of an unformed legal road boundary to (predominantly), the Oira Creek watercourse network. The new alignment under the proposed KRSP comprises a natural landscape boundary (Oira Creek).

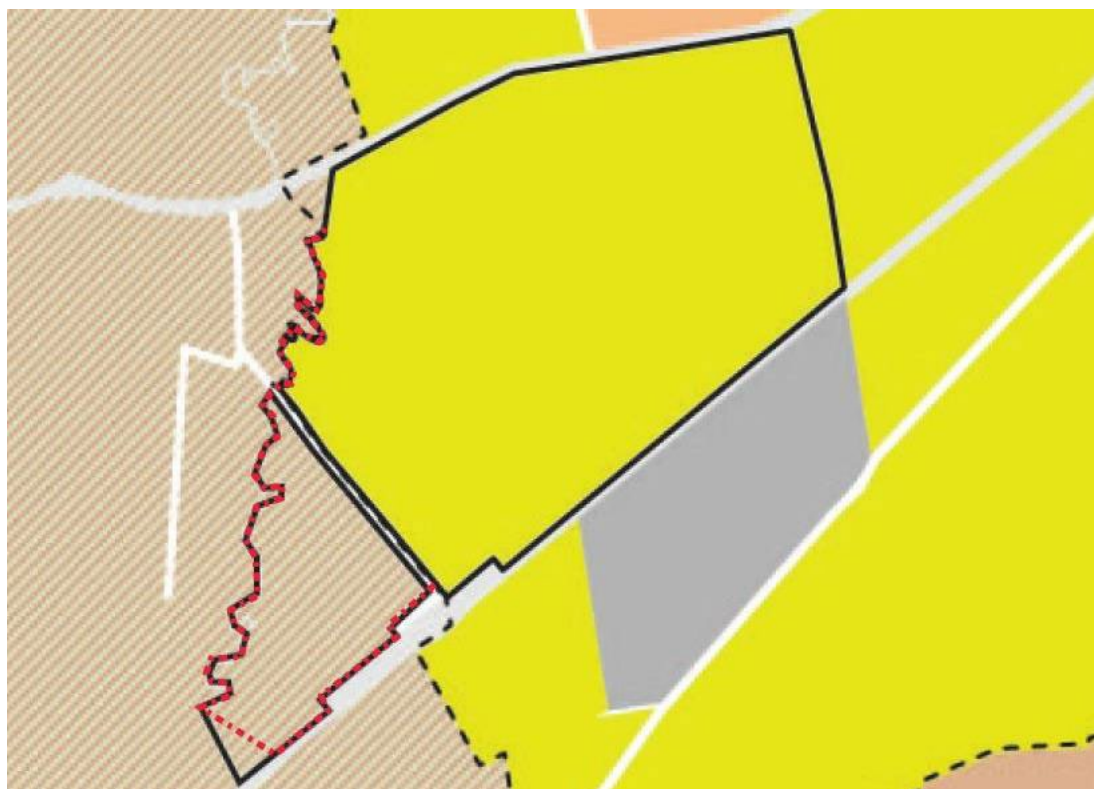


Figure 5 –Showing the existing RUB (black dashed line) and the proposed RUB under the KRSP (red dashed line).

For the purposes of this report, the study area is defined as the structure plan area and its surrounds extending to Drury Creek roughly 2.5 km in the north, Drury village in the east, Burt Road ridgeline in the south and the Bycroft Road / Sim Road ridgeline in the west. Refer to Figure 6 below.

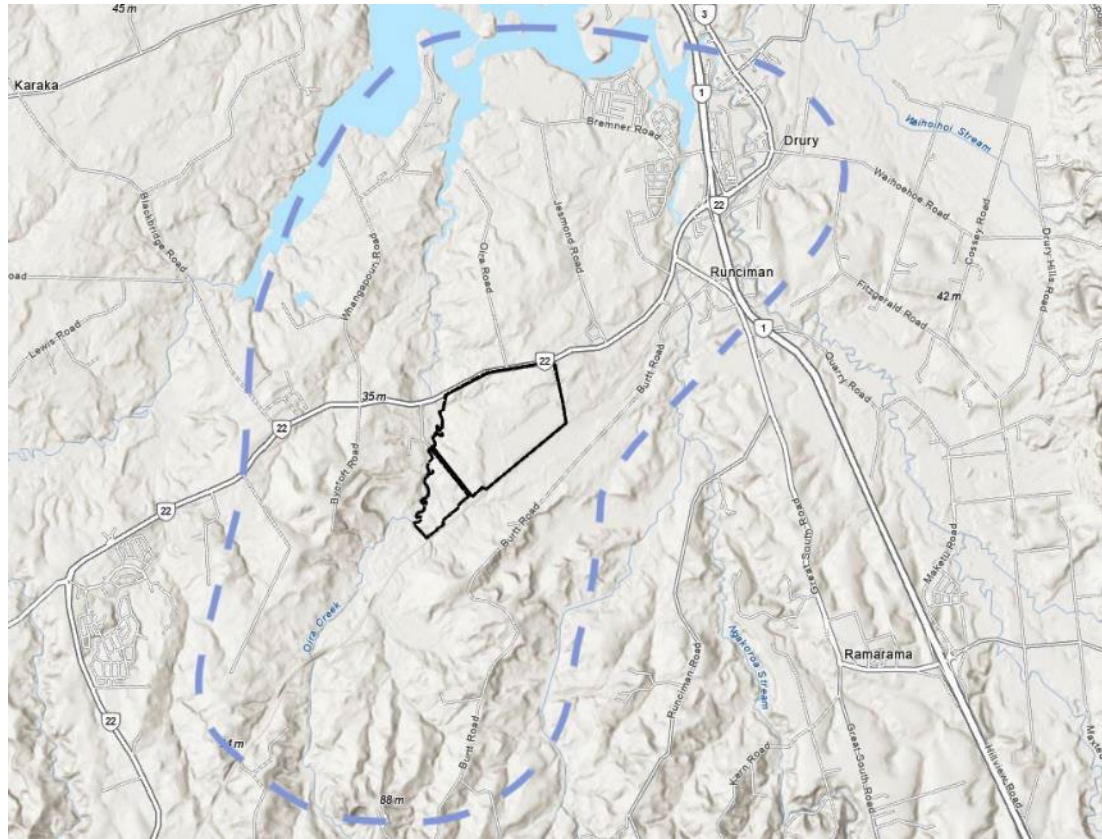


Figure 6 – Study area for the purpose of this report. The structure plan area and plan change area are shown by black outline, and the approximate extent of the study area is shown by the blue dash line.

The Landscape Report addresses the following:

- a) the assessment methodology that underpins the landscape assessment;
- b) a summary of the proposed KRSP and the PPC;
- c) a description of the study area (including the structure plan area and plan change area);
- d) a summary of the key landscape character shaping aspects of the structure plan area and local area;
- e) an evaluation of the proposed KRSP (including consideration of the urbanisation of existing rural zoned land and the relationship of the KRSP to the landscape outcome articulated in the DOSP); and
- f) an evaluation of the proposed PPC.

The development of the proposed KRSP and the PPC provisions has been an iterative process, throughout which the landscape assessor has had input to ensure that the proposed KRSP and rezoning are appropriate from a landscape perspective. The focus of the evaluation of the proposed PPC provisions centres on identifying the provisions that address the key landscape character-shaping aspects of the plan change area and local area.

2.0 Methodology

The landscape assessment has been undertaken in accordance with Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (May 2021).

In preparing the Landscape Report, the author has reviewed: the s32 report; 'other expert' reports of relevance to landscape (including ecology, archaeology, stormwater, urban design); and the Landscape and Visual Assessment prepared by Opus Consultants (04 August 2017) which informed the DOSP (August 2019).

A cultural impact assessment has been commissioned by FPH. Consideration of relevant landscape values and landscape effects are incorporated in this report.

The author is familiar with the plan change area and local area and has relied on a comprehensive suite of GIS mapping resources to inform their understanding of the plan change area and local area. The GIS analysis includes:

- Aerial mapping (Refer Appendix 1, Figure 1);
- Slope analysis (Refer Appendix 1, Figure 7);
- Elevation and contour analysis (Refer Appendix 1, Figure 5, 6);
- Flood mapping (Refer Appendix 1, Figure 7);
- Ecology, waterways, and vegetation types mapping (Refer Appendix 1, Figure 7); and,
- AUP mapping resources (Refer Appendix 1, Figure 2, 3).

It should be noted that the author has visited the public road and walkway network in the area but has not visited neighbouring properties. Comments with respect to the effects of rezoning on the visual amenity values enjoyed by neighbouring properties have been determined by: a desktop review of aerial photographs with contours, viewing the structure plan area and the plan change area from the road network adjacent to each private property; and looking from several locations within the structure plan area itself, back towards the neighbouring private properties.

3.0 Proposed Karaka Road Structure Plan

It is proposed to introduce the KRSP as an addendum to the DOSP. The extent of the KRSP is shown in Figure 4 in the introduction.

The KRSP differs from the DOSP. The DOSP proposes Residential – Mixed Housing Urban and Mixed Housing Suburban zoning for the plan change area. The Karaka Road Structure Plan proposes a Business-Light Industry zone (BLIZ) and the relocation of the Rural Urban Boundary from an unformed legal road boundary to the natural element boundary formed by Oira Creek.

From a landscape perspective, the success of transitioning the FUZ land from an anticipated residential neighbourhood use to light industrial use, as proposed in the PPC application, depends on the quality and degree of maintenance of the anticipated landscape character and values achieved through such urban development.

4.0 Proposed Plan Change

Below is a summary of the Business-Light Industry Zone relevant to landscape matters. Please refer to the planning report for a more thorough description:

- The maximum Building Height is 20m (Standard H17.6.1(1));
- The Height in Relation to Boundary standard is 6m high and then on a 35° angle (Standard H17.6.2(1));
- A building or parts of a building must be set back from the relevant boundary by the minimum depth. A front yard setback is 2m; A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone, open space zone, Special Purpose – Māori Purpose Zone or Special Purpose – School Zone. If required, a rear and side yard will be setback 5m (Standard H17.6.4(1) and Table H17.6.4.1); and,
- Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – School Zone or Special Purpose – Māori Purpose Zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at least 1.8m high (Standard H17.6.5(1)).

5.0 Description of the study area

5.1 Existing Landscape Character and Landscape Context

The structure plan area is some 35 km south of Auckland's CBD and approximately 5km west of the existing village of Drury. The area generally comprises low-lying, gently undulating land interspersed with a complex pattern of streams and wetlands that drain northwards to the Drury Creek. Refer to Figure 7 below.

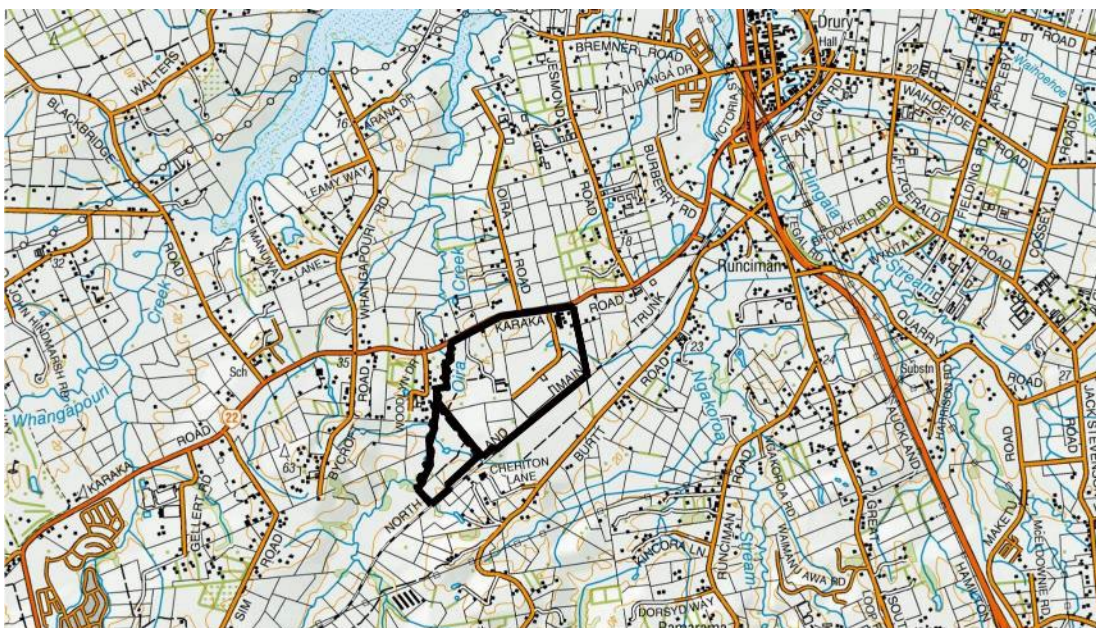


Figure 7 – NZ Topographic map with the structure plan area and the plan change area shown in black outline.

Vegetation in the broader area is heavily modified and typically characterised by mixed exotic and native shade and shelter trees, exotic shelterbelt and hedge plantings, mixed exotic and native amenity plantings around dwellings and exotic pastures and crops. Native riparian remnants are evident throughout some stream corridors and wetland areas.

Historically, the plan change area and broader area may have comprised the forest ecosystem types of WF8 - Kahikatea, pukatea forest and WF9 - Taraire, tawa, podocarp forest.¹

Oral traditions indicate a large Māori population in the area. Waterways, swamps, and substantial areas of forest would have provided plenty of food. The South Auckland Volcanic Field contributed to the rich, fertile soils of the area, which would have enabled the growing of kumara and taro. The area would have been frequented as a through route to travel between the Waikato River and Tāmaki Makaurau.² Under the AUP, there are no Outstanding Natural Landscapes or Features (ONL or ONF), Significant Ecological Areas (SEA) overlays or Notable Trees identified within or close to the structure plan area.

To the west of the structure plan area, the land is zoned Rural-Mixed Rural Zone under the AUP. Here, there is a mix of working rural and rural lifestyle-type properties typical of the margins around the edge of urban Auckland. This area embodies a reasonably spacious and attractive rural character deriving from the scattered patterning of buildings and /or their integration via plantings. Development change anticipated by the Mixed Rural zoning is generally limited to rural industry and a carefully limited level of rural living subdivision that complies with the in-situ subdivision provisions of the AUP. SH22 Karaka Road forms a busy traffic corridor connecting SH 1 (and Drury) with the rapidly expanding town of Pukekohe and the North Island Main Trunk Corridor passes through the area connecting between Papakura / Drury and Pukekohe (electrified route).

As alluded to previously, the structure plan area is located on the western edge of an extensive area around Drury. Significant land use change from a largely mixed rural and rural living character to an urban character is anticipated under the AUP via the identification of this area as FUZ (refer Appendix 1, Figure 2).

The 'vision' for the FUZ in and around Drury is articulated in the DOSP – refer to Figure 3. The DOSP advises that Drury will support the growth of Auckland and transform Drury into a highly desirable urban place where people can live, work and play.

The stated vision for Drury – Opāheke is:

"Drury - Opāheke is a sustainable, liveable, compact, and accessible place with successful centres and residential options close to a variety of employment opportunities. It is well connected to the wider Auckland region through the rail and road networks. Cultural and heritage values are respected."

Specific to the context of the proposed plan change and a landscape assessment, the following key outcomes are relevant:

¹ Auckland Council. 2017. *Indigenous terrestrial and wetland ecosystems of Auckland*. Auckland, Auckland Council

² Archaeology Solutions Ltd. 2024. *Archaeological Assessment, Karaka Campus*. Karaka, Auckland

- Drury – Opāheke is a place that respects and celebrates its relationship with mana whenua and protects its historic heritage and character;
- Safe, well-connected cycle and pedestrian networks provide high amenity linkages between localised activities and surrounding areas;
- Management of the natural environment in a way that respects and is guided by Māori tikanga;
- The freshwater management functions of riparian margins are improved; and,
- Protect and improve biodiversity.

Of the DOSP area, approximately 27% has been 'live' zoned, leaving approximately 73% as FUZ. Of the approximate 27% of 'live' zoning, 16% comprises residential zoning, and 9% is business-related zoning. The remaining 'live' zoned areas comprise a mix of infrastructure, open space, and special zones. Refer to Figure 8 & 9 below.

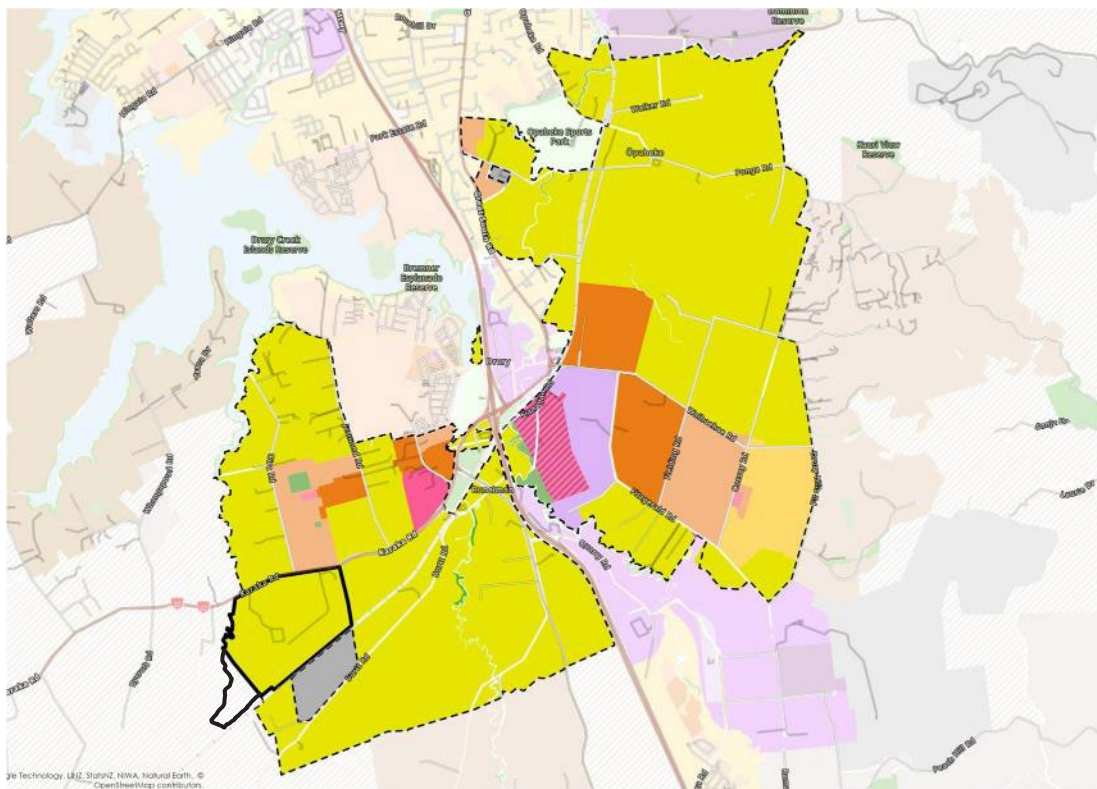




Figure 8 – Current (February 17th 2024) AUP zoning within the context of the DOSP (2019) area. The structure plan area and the plan change area are shown in a black outline.

Near the structure plan area, recent rezoning, or approved development on former FUZ land includes:

- Auranga residential area some 1500m to the north west of the structure plan area, comprising an approximately 160ha master planned community (including a commercial hub, retirement village, primary school, secondary school, village centre and network of open spaces);
- St Ignatius of Loyola Catholic College (Loyola College) on Burt Road, designed to cater for 900 intermediate and secondary school students within buildings up to 4 storeys and including the upgrading of Burt Road (refer to Figure 10 for an image of the first stage of the college development);
- the Ngākōroa Railway Station, positioned between Jesmond Road and Burt Road approximately 300m to the north east of the structure plan area; and,
- The Waipupuke Precinct on the north side of SH22 Karaka Road and directly opposite the eastern part of the structure plan area, comprising a residential neighbourhood (including Terraced Housing and Apartment Buildings and Mixed Housing Urban zones) across 56 ha, with a neighbourhood centre and a 3ha suburban park.

Figure 11 below shows the location of these various developments and precincts.

As shown in Figure 11, land to the west, south and east of Loyola College, to the immediate east of the structure plan area and to the northwest is identified as FUZ under the AUP. Referencing Figure 3, the DOSP identifies these areas as suited to residential use (i.e. Terraced Housing and Apartment Buildings and Mixed Housing Urban zones).

Consequently, it is fair to say that the landscape character of the land to the north, east and south of the structure plan area is in a state of transition from a reasonably open and, in places, rural character to one that is dominated by urban built development



Figure 9 – Photograph depicting the current development of St Ignatius of Loyola Catholic College and associated roading upgrades to Burt Road to the east of the plan change area. The Hunua Ranges can be seen in the background.

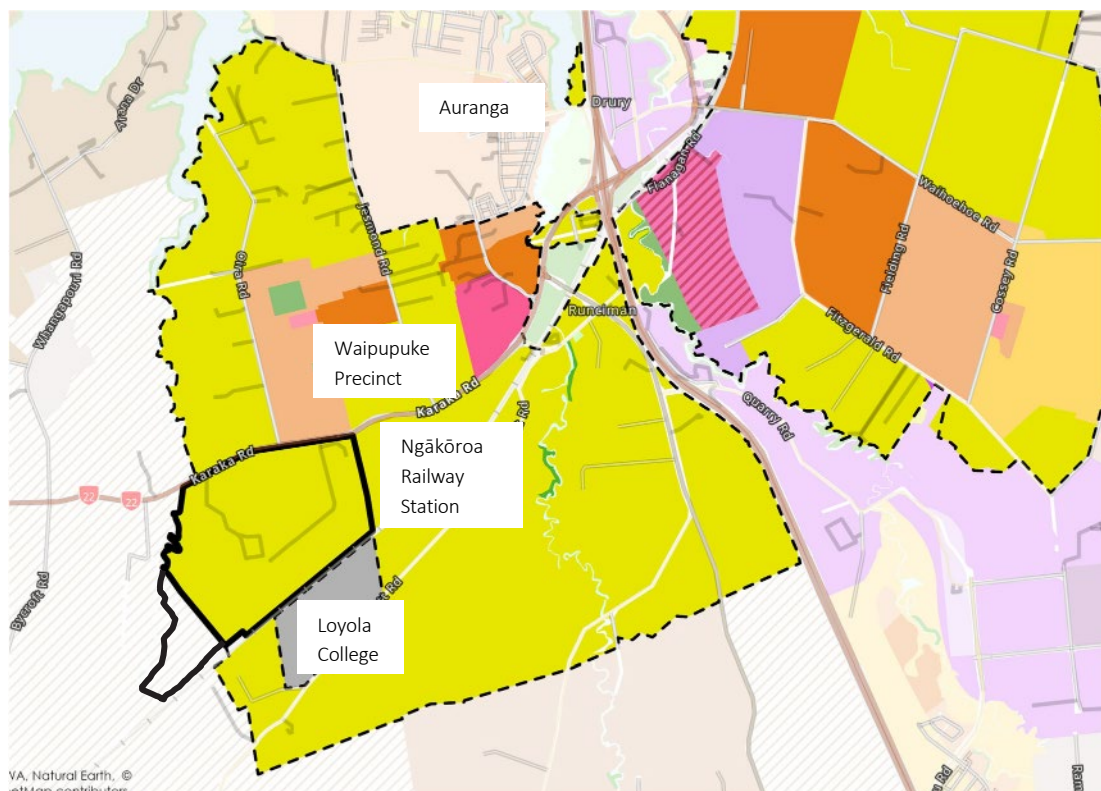


Figure 10 – Recent and current urban developments within the local area of the structure plan area and the plan change area overlaid on the AUP zoning (dated February 17 2024). The structure plan area and plan change area is shown in a black outline.

5.2 The Structure Plan Area (and the Plan Change Area)

As explained previously, the structure plan area comprises approximately 105 ha over several allotments. The structure plan area's boundaries are defined by the Oira Creek corridor to the west, the North Island Main Trunk Rail Corridor to the south and Karaka Road / SH 22 to the north.

A hobby farming scale property adjoins the eastern boundary. Again, as explained earlier, this area is zoned FUZ and identified for residential land use under the DOSP. Specifically, the intended residential land uses for this area are Residential – Terraced Housing and Apartment Buildings.

Karaka Road (SH22) forms the plan change area's northern boundary, connecting SH 1 and ā Town Centre in the east, and Paerata Rise / Pukekohe in the west. As demonstrated in Figures 1 and 7, the highway gradually rises from a low point at the Oira Creek crossing to the plan change area's highest point in the northeast corner before gradually sloping eastwards down to the Ngākoroa Stream. Although already a busy route, the use of the highway is expected to increase with the extensive urban growth underway and anticipated at Drury, Paerata Rise and Pukekohe.

Consistent with the patterning of the broader area, the landform of the structure plan area comprises undulating lowland (Refer to Appendix 1, Figures 1, 5 and 6 for maps illustrating the landform patterning of the structure plan area and local area). The structure plan area straddles two catchments, namely the Oira Creek to the west of the plan change area and the Ngākoroa Stream to the east. A shallow undulating ridgeline separates the two catchments, ranging from a low point to the south of the plan change area, rising to a high point roughly coinciding with the north boundary. The highest point of the landform is situated in the northeastern corner of the plan change area, adjacent to and at the same level as Karaka Road (SH22).

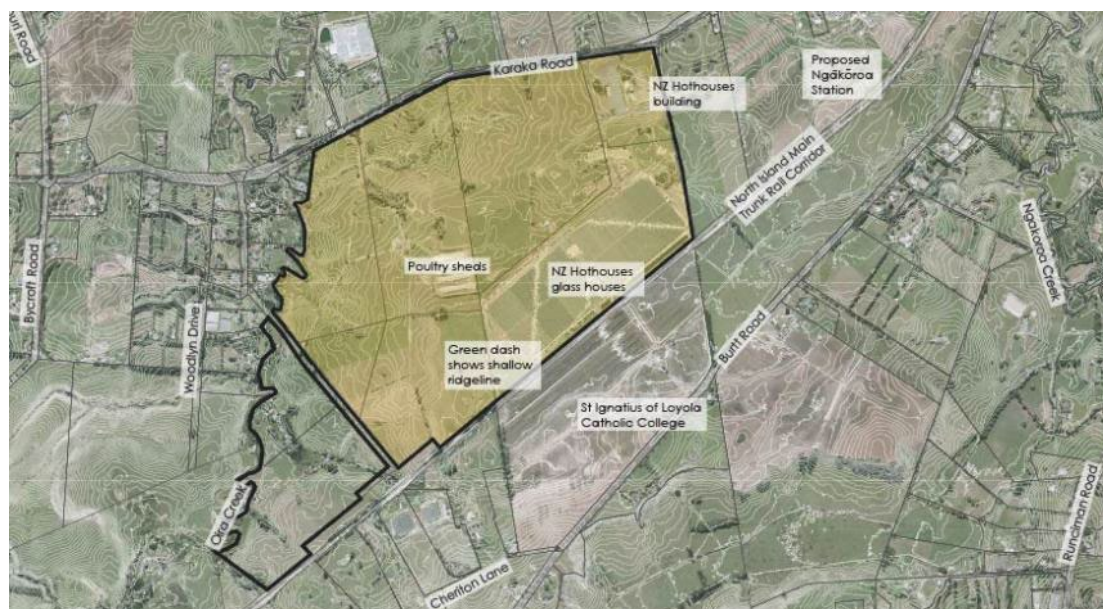


Figure 11 – Map illustrating elements within and surrounding the structure plan area shown with a black outline. The plan change area is shown with an orange hatch.

The Oira Creek and Ngākoroa Stream catchments coinciding with the structure plan area, include a series of tributaries, wetlands, and associated vegetation. Although much of this vegetation comprises fragmented native remnants or exotic species, collectively, it reinforces an attractive landscape patterning and adds to the landscape complexity and legibility of the structure plan area.

A riparian margin within the northwest portion of the plan change area is densely planted and fenced. Key species include *Coprosma lucida*, *Myrsine australis*, *Leptospermum scoparium*, *Pittosporum eugenoides*, *Pseudopanax arboreus*, *Podocarpus totara* and *Cordyline australis*.

Other vegetation features across the structure plan area comprise mature shelterbelts, mature exotic shade, and shelter trees (predominantly along fence lines), and amenity plantings around buildings, with the dominant land cover comprising pasture grass. The mature trees on the plan change area are largely exotic species including *Pinus radiata*, *Platanus spp.*, *Salix spp.*, *Ligustrum sinense*, *Eucalyptus camaldulensis*, *Populus nigra*, *Solanum mauritianum* and *Ulex europaeus*.

These vegetative elements and patterns contribute to the landscape complexity and impression of the structure plan area reading as a part of the relatively spacious rural character associated with parts of the local area (including the undeveloped FUZ to the east south and north, and the Mixed Rural zone land to the west). Refer Figures 12 below.



Figure 12 – Wetland, gully, and stream corridors relating to the section of Oira Creek associated with the plan change area (Courtesy Bioresearches).

Relying on the Karaka Campus Archaeological Survey and Assessment of Effects (Archaeology Report)³, two archaeological sites have been identified near the plan change area within the railway corridor, but no archaeological sites have been identified within the structure plan area itself.

The Archaeology Report concludes that the area associated with Oira Stream is high-risk to encounter archaeological features related to Māori horticulture as the ancient land surface survives there, and as waka may once have navigated the stream.

Several large buildings and structures are evident within the plan change area, including the NZ Hothouse warehouse building, the NZ Hothouse glasshouses, poultry sheds, and various farm

buildings, including a dairy shed. The NZ Hothouse glasshouses are located along the southeastern boundary and are approximately 6m high, 270m long, and 190m wide. They are large white structures with a very high light reflectivity value, making them highly prominent in views from Karaka Road (SH 22), Sim Road, Burt Road, and the railway corridor.

The poultry sheds, and other farm sheds are centrally located along the shallow ridgeline. In addition, five dwellings are scattered across the structure plan area, typically enclosed by mature garden plantings. The patterning of vegetation and the gently rolling terrain within and to the west of the structure plan area provide a variable sense of openness and enclosure. In many locations, the combination of these elements and patterns gives rise to a sequence of attractive and layered, framed rural views with an impression of landscape coherence. Figures 13 and 14 below depict the typical character of such views.



Figure 13 – View from within the plan change area looking along the edge of Oira Creek.



Figure 14 – View from within the plan change area looking west towards Oira Creek.

Eastwards views from within the plan change area are generally less attractive, due to the lack of or fragmented patterning of vegetation features, the visibility of more utilitarian buildings and structures, and the absence of an impression of landscape coherence (in which vegetation patterns complement the landform patterns). However, the shallow ridgeline on the plan change area affords expansive views of the Hunua Ranges, which provide an interesting and pleasant visual backdrop to the greater Drury area, as shown in Figure 15.

³ Archaeology Solutions Ltd. 2024. Archaeological Assessment, Karaka Campus. Karaka, Auckland



Figure 15 – View from within the plan change area looking east towards the Hunua Ranges.

With respect to the visual amenity characteristics and values associated with the structure plan area, key views from the structure plan area include:

- a) Views east from the shallow ridgeline to the Hunua Ranges;
- b) Views west towards Oira Creek; and,
- c) Views along the Oira Creek corridor.

Key views to the structure plan area include:

- a) Users of Karaka Road (SH22);
- b) Users of the railway line;
- c) Users of Burt Road, Bycroft Road, Woodlyn Drive, Oira Road and Sim Road;
- d) Users of Loyola College;
- e) Dwellings located along Woodlyn Drive including 57, 53, 51, 27, 21, 15 and 7;
- f) Dwellings located along Bycroft Road including 104, 98, 97, 94 and 90;
- g) Dwellings located along Sim Road including 111, 111a, 109;
- h) Dwellings located along Burt Road including 536, 524, 496, 458, 430, 420, 419, 397 and 393c; and,
- i) Dwellings located along Cheriton Lane, including 12, 14, 16 and 18.

Low lying views

For low-lying audiences such as users of SH 22, Oira Road, and Woodlyn Lane, as demonstrated in Figures 16 and 17 below, the patterning of the landform and vegetation features across the structure plan area (and beyond) restricts views of the entire plan change area.



Figure 16 – Photo from Woodlyn Lane looking across the Oira Creek corridor and into the plan change area.



Figure 17 – Photo from the Oira Road and Karaka Road (SH22) intersection looking towards the plan change area.

In these views, the structure plan area is generally perceived as a reasonably open and spacious rural landscape in which large-scale rural production/rural industry-type buildings and activities form the prominent built elements.

From many vantage points, the immediate context of the busy traffic route of SH22, the rail corridor, and/or the large-scale buildings of Saint Ignatius of Loyola Catholic College contribute to the view, creating the impression of the structure plan area as part of a considerably more modified and changing visual environment that is evolving from a reasonably open rural setting to an overtly urban outlook.

Elevated Views

For more elevated audiences, such as those users and dwellings described along Sim Road, Bycroft Road, Cheriton Lane, and the southern extent of Burt Road, including dwellings located at 430, 420, 419 and 393c Burt Road, the viewer's elevation relative to the structure plan area, enables an appreciation of the full extent of the plan change area. However, intervening vegetation is expected to filter and screen views in places.

Further, the viewer's elevation means that the broader setting of the structure plan area is also visible, reducing the visual importance of the structure plan area in the outlook. Further, the changing land-use context of the structure plan area described earlier is expected to form part of the outlook for these audiences.



Figure 18 – Photo looking east towards the plan change area from Bycroft Road.

6.0 Summary of key landscape values

Drawing on the discussion of the existing landscape character of the structure plan area and local area outlined above, the key landscape and visual amenity characteristics and values of the study area are summarised as follows:

- a) With respect to landform patterning, the shallow ridgeline that runs centrally through the structure plan area on a roughly north south alignment and the gently sloping landform profile extending to the west and east of the ridgeline.
- b) Hydrological features include Oira Creek and its tributaries and associated wetlands along the western and northern parts of the structure plan area and the Ngākōroa Stream tributary along the eastern side of the structure plan area.
- c) Vegetation features including riparian and wetland remnants associated with Oira Creek and shelter belts, shade trees, hedge plantings and amenity plantings across the plan change area.
- d) Cultural features and values, refer to the Te Ākitai Waiohū cultural values assessment.

FUZ zoning of the majority of the structure plan area (noting the consistency with the FUZ zoning of neighbouring properties as shown on Figure 2) and the partial alignment of the RUB along Oira Creek.

- e) Settlement patterning, which sees: a scattering of rural and rural lifestyle properties throughout the rural zoned area to the west and southwest of the structure plan area; a large- scale college development immediately to the south; recently constructed urban residential development further to the northeast and anticipated urban residential development to the north, east and south (i.e. THAB, MHS and MHU identified in DOSP), including the Waipūpūke Precinct.
- f) Transport links, which include SH 22 along the northern edge of the structure plan area, the SH 1 interchange some 2 km to the east, the main trunk rail line adjoining the southern boundary of the structure plan area and the Ngākōroa Railway Station approximately 300 m to the east.

- g) Existing views within the study area relevant to the structure plan area relate to: views from within the plan change area including views west towards Oira Creek, views along the Oira Creek corridor and views east from higher landforms within the plan change area towards the Hunua Ranges. Views from outside of the plan change area include views looking east towards the plan change area and the Hunua Ranges from elevated locations along Bycroft Road and Sim Road.
- h) Overall, the sense of place associated with the study area is predominantly a landscape transitioning from a more spacious mixed rural living and working rural character to an urban character. The exception is the land west of the plan change area, where a rural zoning applies.

6.1 Karaka Road Structure Plan

As explained earlier it is proposed to introduce KRSP for the structure plan area.

Under the DOSP the plan change area is earmarked for a mix of urban residential zones: Mixed Housing Suburban zone throughout approximately the western half of the plan change area and Mixed Housing Urban zone throughout approximately the eastern half. The balance of the structure plan area (i.e. the southwestern portion) is identified as Rural – Mixed Rural Zone.

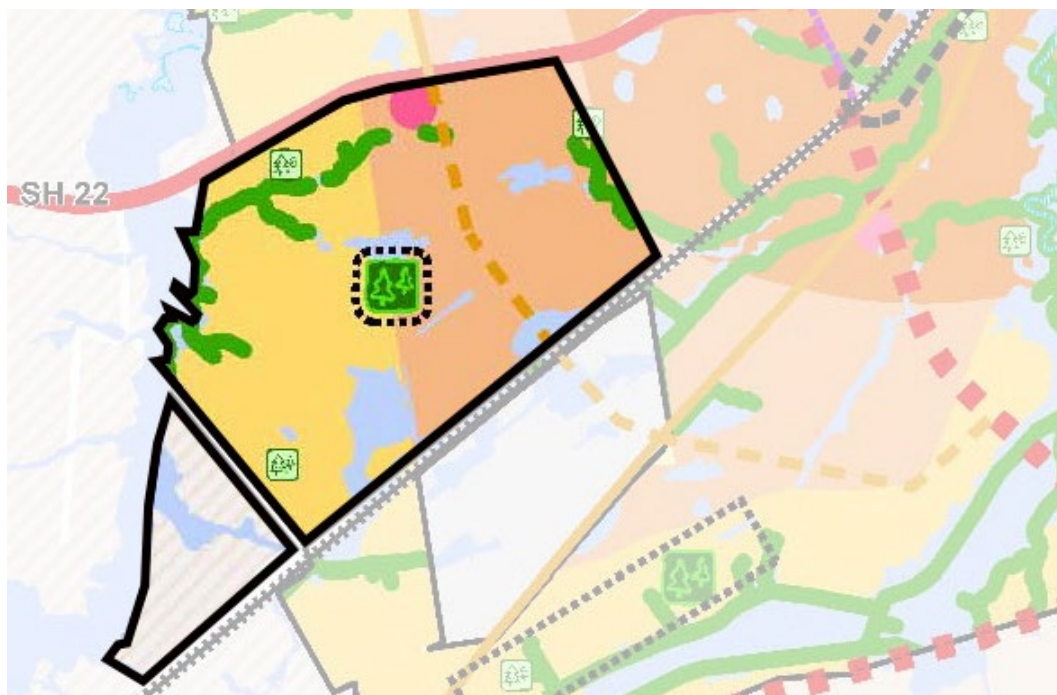


Figure 19 - DOSP 2019. The structure plan area and the plan change area are shown in a black outline.

The KRSP proposes that all the structure plan area is identified as Business Light Industry Zone (BLIZ). From a landscape perspective, this change to the structure planning for the structure plan area has the potential to detract from the rural landscape character of the structure plan area if not managed through appropriate provisions.

In particular, the scale and character of development associated with BLIZ are typically markedly different from those of urban residential development. This suggests the potential for the proposed BLIZ under the KRSP to detract from the landscape values (including visual amenity values) associated with the surrounding area. Still, the BLIZ does hold some similarities to the Mixed Rural Zone west of the structure plan area, specifically the zone's anticipation of rural industry development.

Similarly, the change from a rural zoning to a BLIZ in the southwestern portion of the structure plan area anticipates a markedly different landscape character outcome that may detract from the landscape values (including visual amenity values) associated with the surrounding area.

Factoring in the description of the landscape character and visual amenity characteristics and values outlined above, along with a general understanding of the character of urban development contemplated by BLIZ it is considered that the structure plan area has the capacity to absorb BLIZ from a landscape perspective, assuming the following key principles underpin such development:

- a) Delineation of defensible edge to any new urban development along Oira Creek (to prevent development creep).
- b) Where practicable , retention and protection of existing mature trees, native bush and identified wetland features.
- c) Encourage the native restoration of wetland, gully and stream corridors relating to the section of Oira Creek as it passes the plan change area - refer to Figure 20 overleaf.
- d) Where practicable, aligning green space networks along planted stormwater management areas, gullies, and intermittent stream corridors to create a cohesive greenway network.
- e) Where practicable, provide views from greenway routes and internal access roads to the Hunua Ranges and along riparian corridors.
- f) Where new buildings are developed within 40m of the eastern and southern plan change area boundaries, incorporating a minimum 3m wide landscaped buffer to maintain visual amenity for nearby future residential, rail users and college-based viewing audiences.
- g) Where new buildings are developed within 40m of the northern plan change boundary, incorporating a minimum 3m wide landscaped buffer along the State Highway to maintain visual amenity for residential viewing audiences to the north and Karaka Road (SH22) users, and providing a gateway / transition at the urban and rural interface.
- h) Inclusion of some location-specific building (e.g. building coverage) and landscape controls (e.g. planted yards) that deliver an attractive urban environment in which the large-scale buildings typically associated with land use of this type are successfully integrated by a generously planted landscape context (within the development area).

These measures will ensure that the light industry development sits comfortably alongside its rural context to the west and does not detract from the visual amenity afforded from elevated viewing audiences in the local area.

Figure 20 below shows the spatial arrangement of these key principles required to ensure that BLIZ is appropriate from a landscape perspective.

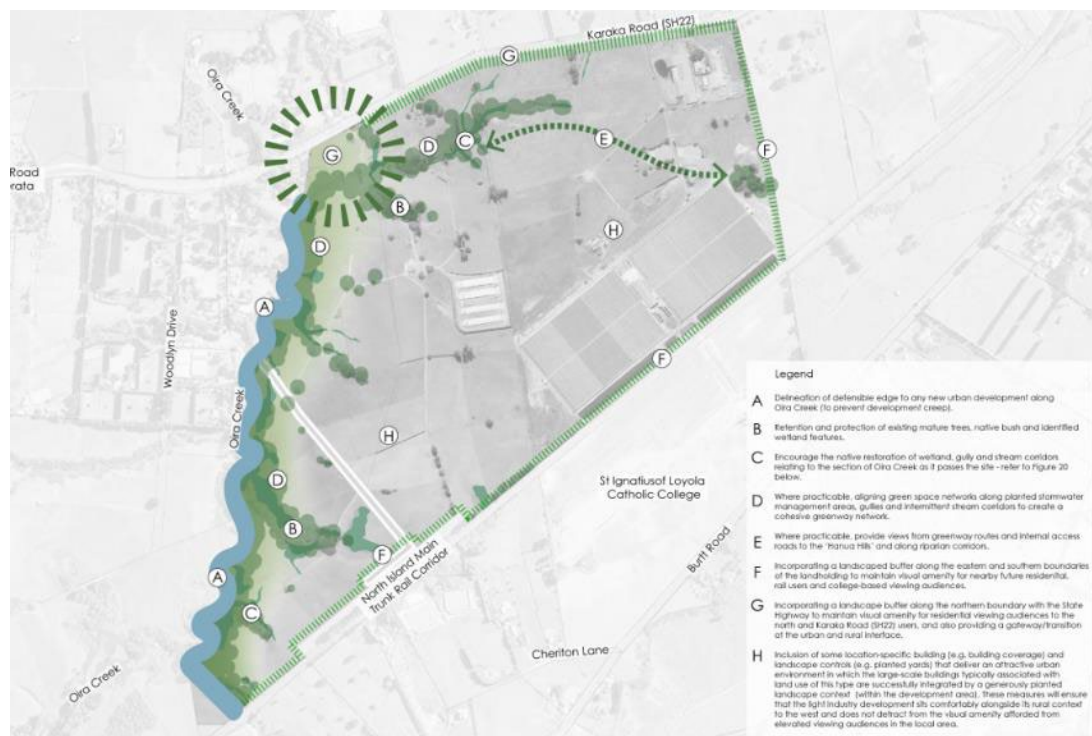


Figure 20 – Spatial arrangement of various key KRSP principles shown conceptually. Refer to items a – h above for key.

Overall, the inclusion of key principles a) to h) above into the precinct provisions will mean the development of the structure plan area as BLIZ, will fit into the mixed urban and rural setting. Importantly, such development will maintain and enhance the key landscape character values associated with the structure plan area and immediate area.

6.2 Private Plan Change

The plan change area comprises approximately 87.4 ha of the structure plan area and is zoned FUZ. The PPC seeks to rezone this area from FUZ to BLIZ to facilitate the creation of a campus style development comparable to the existing FPH campus located in East Tamaki.

The above discussion of the KRSP sets out the key principles that underpin the successful absorption of BLIZ on the plan change area (and the structure plan area). Table 1 below details a summary of each principle and a brief explanation of how it is recommended to be addressed through the PPC provisions.

Enabling the Landscape Principles Table 1

Landscape Principle	Outcome to be achieved through:
a) Delineation of defensible edge to any new urban development along Oira Creek (to prevent development creep).	BLIZ requirements relating to HiRB and yard setbacks. Riparian margin planting, including planting requirements, along Oira Creek.
b) Where practicable, retention and protection of existing mature trees, native bush and identified wetland features.	Ensure that the location and design of green spaces within the plan change area contributes to a sense of place and on-site amenity and provides visual integration between the plan change area and its western rural interface in close-range and long-range views towards the plan change area by: a) Incorporating native vegetation and mature trees where practicable; and b) Retain and protect wetlands and streams as required.
c) Address requirements for the native restoration wetland, gully and stream corridors relating to the section of Oira Creek as it passes the plan change area.	Riparian margin planting, including planting requirement, along Oira Creek. Meeting restoration requirements outlined in the ecological assessment prepared in support of the PPC application.
d) Where practicable, aligning green space networks along planted stormwater management areas, gullies, and intermittent stream corridors to create a cohesive greenway network.	Recommend riparian margin planting, including planting requirement, along identified intermittent stream corridors.
e) Incorporating a landscaped buffer along the eastern and southern boundaries of the structure plan area to maintain visual amenity for nearby future residential, rail users and college-based viewing audiences.	BLIZ requirements relating to HiRB and yard setbacks. Development controls and / or criteria in the provisions for a planted landscape buffer along the eastern and southern boundaries.
f) Where new buildings are developed within 40m of the eastern and southern plan change area boundaries, incorporating a minimum 3m wide landscaped buffer to maintain visual amenity for nearby future residential, rail users and college-based viewing audiences.	Development controls and / or criteria in the provisions for a planted landscape buffer along the northern boundary. This could include a degree of variation to any control to reflect potential differences in the landscape context along the 1km length of this boundary.

g) Where new buildings are developed within 40m of the northern plan change boundary, incorporating a minimum 3m wide landscaped buffer along the State Highway to maintain visual amenity for residential viewing audiences to the north and Karaka Road (SH22) users, and providing a gateway / transition at the urban and rural interface.	BLIZ requirements relating to HiRB and yard setbacks. Bespoke development controls relating to new buildings and development (e.g. building coverage, impermeable surfaces, minimum landscaped areas). Development controls related to the provisions for a planted landscape buffers along identified boundaries.
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Overall, the PPC seeks to enable a spacious, campus-style development to provide office, research and development and manufacturing activities which is sympathetic to the anticipated landscape character of the local area.

Collectively, the provisions developed in line with the above will ensure the maintenance of visual amenity values through the establishment of a cohesive and high-quality, large-scale landscape framework for built development. Further, the PPC provisions maintain and, in some instances, enhance the important landscape character-shaping attributes of the plan change area (e.g. stream and wetland features).

While the proposed BLIZ zoning will allow for larger buildings than the residential zones Mixed Housing Suburban and Mixed Housing Urban, anticipated by the DOSP, the “campus-style” development approach of the PPC will result in an impression of openness between future buildings and along the plan change area’s interfaces which is sympathetic to both the anticipated residential context and the existing rural setting. More specifically, the “campus-style” development contemplated by the PPC will allow a cohesive network of generous green spaces throughout and around the edges of the plan change area that will be able to accommodate groupings of large specimen tree plantings, providing an attractive, spacious, and leafy setting for built development. Collectively, these measures will ensure that the light industry development sits comfortably alongside its rural context to the west and does not detract from the visual amenity afforded from elevated viewing audiences in the local area. Further, based on the author’s observations of the existing East Tamaki campus it is anticipated that most of the buildings on the FPH campus would be no more than 20m in height, and separated by generous areas of open / green space.

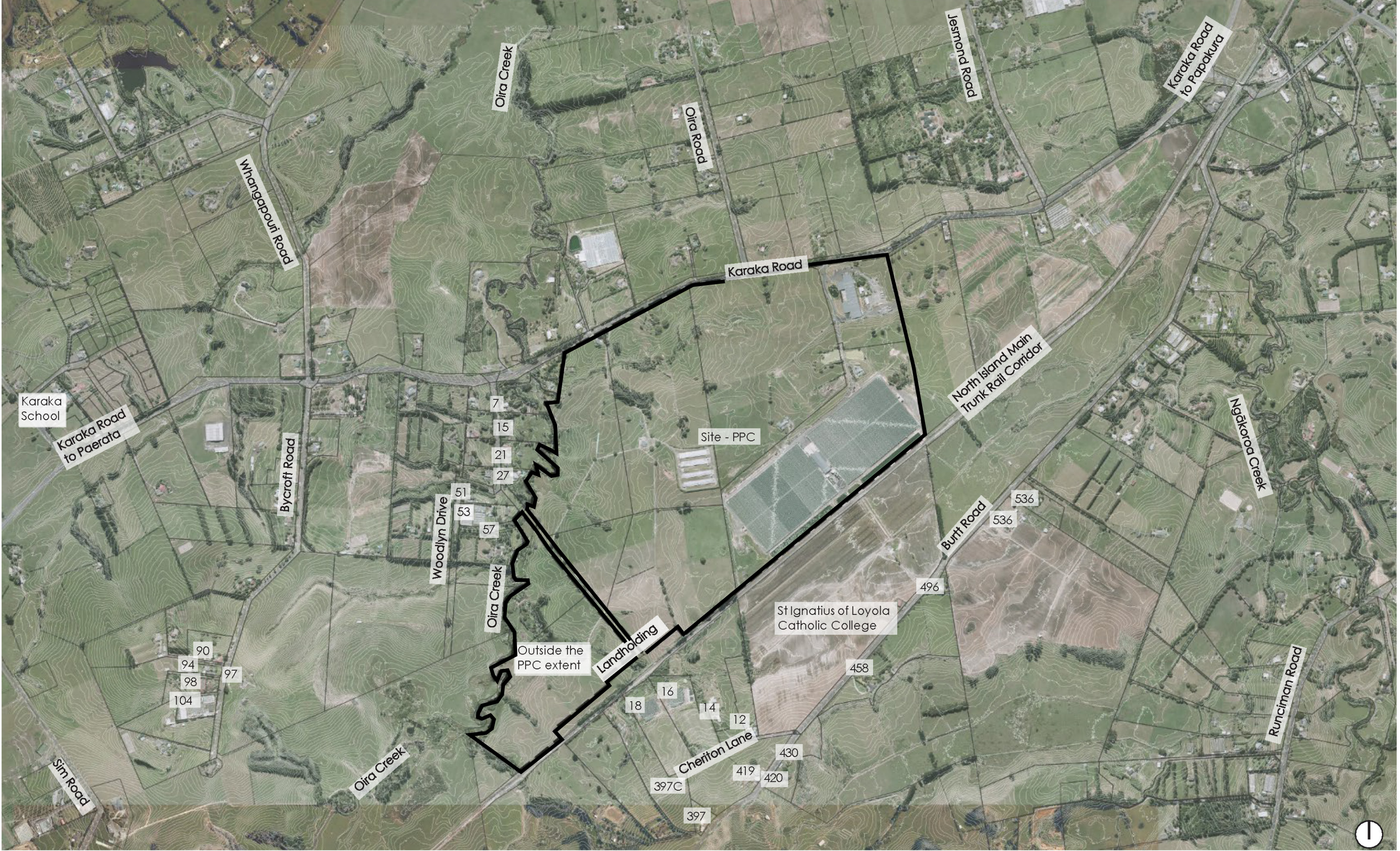
Importantly, the proposed provisions will ensure a development outcome that sits comfortably within the mixed rural and urban setting and does not detract from landscape (including visual amenity) values.

7.0 Conclusion

In conclusion, for the reasons outlined in the discussion of the landscape effects of the proposed KRSP and PPC above it is considered that the proposed KRSP and the proposed PPC are appropriate from a landscape perspective.

Appendix 1.

Graphic Supplement

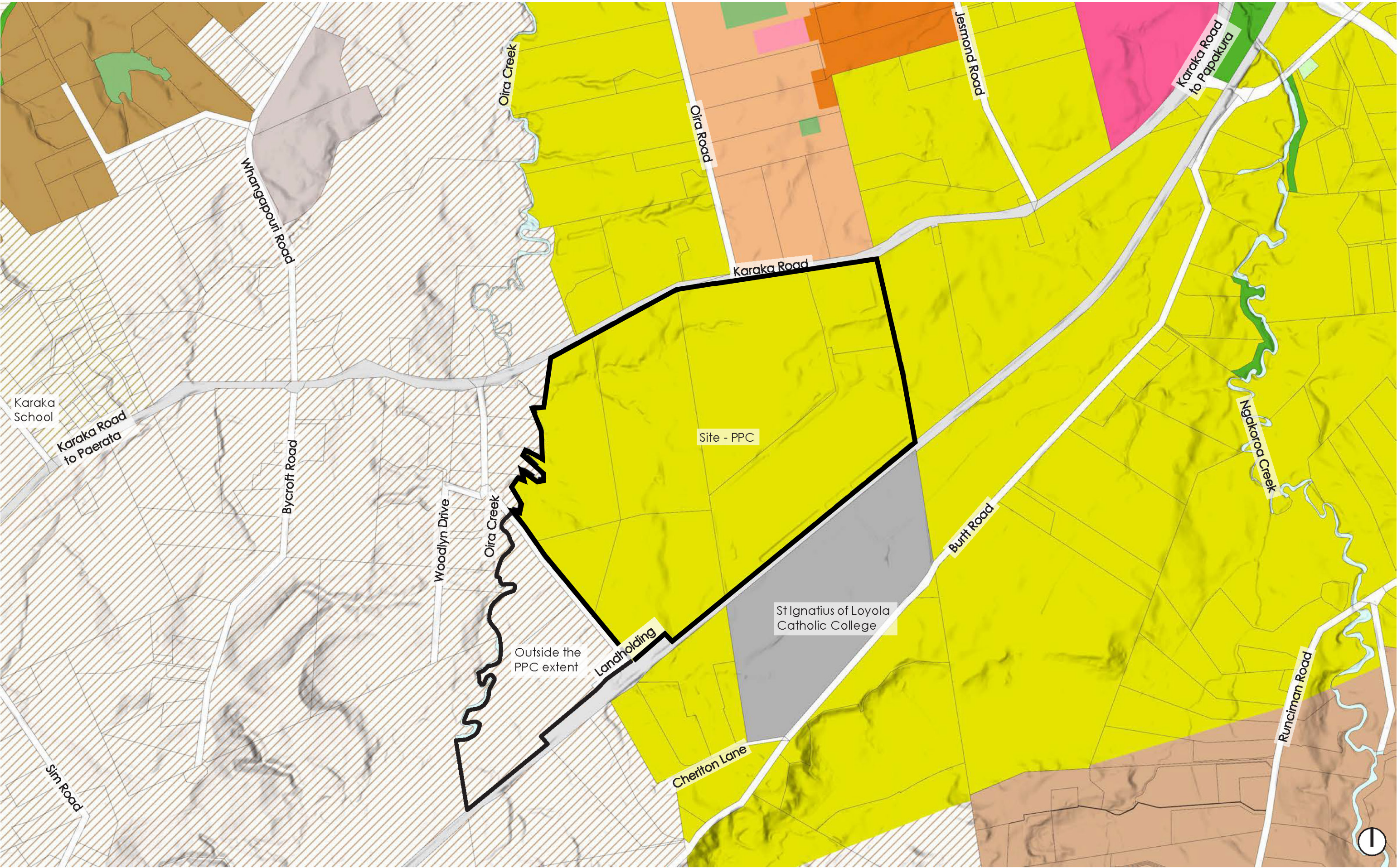


Karaka Road Plan Change
Landscape Report
Figure 1 - Site Context

Scale: 1:10,000 at A3
Date: 23/06/2023

Status: For Plan Change
Sheet: 1/14

B&A
Urban & Environmental



Legend.



Residential - Rural and Coastal Settlement Zone

Residential - Mixed Housing Urban Zone

Residential - Terrace Housing and Apartment Buildings Zone

Special Purpose Zone

Open Space - Informal Recreation Zone

Open Space - Sport and Active Recreation Zone

Business - Town Centre Zone

Business - Neighbourhood Centre Zone

Rural - Rural Production Zone

Rural - Mixed Rural Zone

Rural - Rural Coastal Zone

Rural - Countryside Living Zone

Karaka Road Plan Change

Landscape Report

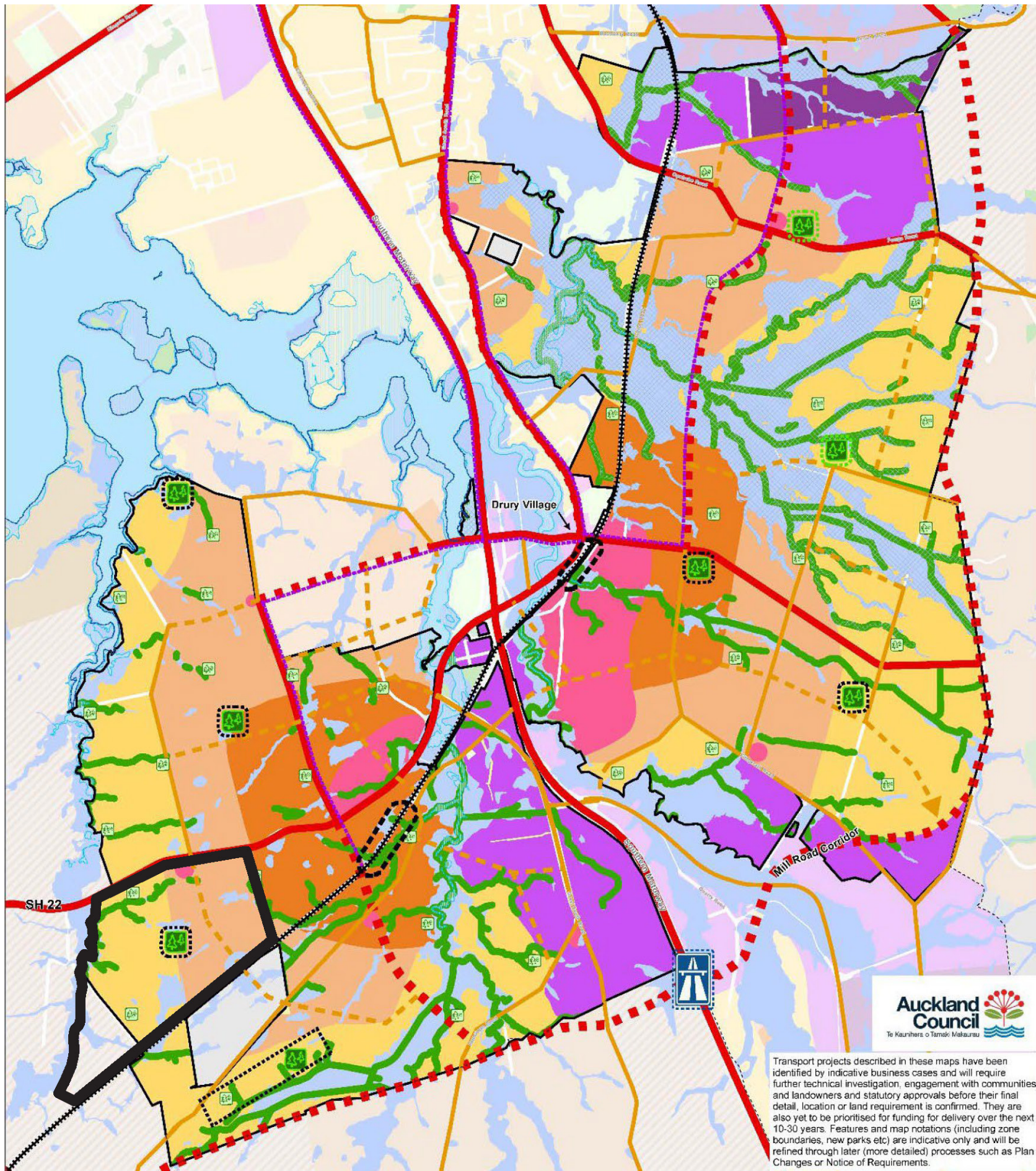
Figure 2 - Auckland Unitary Plan

Scale: 1:10,000 at A3
Date: 23/06/2023

Status: For Plan Change
Sheet: 2/14

B&A

Urban & Environmental



Legend.

- Drury Structure Plan Area

Indicative Public Transport

Frequent and Express (Bus)

Rapid (Rail)

Train Station (Location may change)

New Motorway Interchange

Potential New Neighbourhood Park (Size 0.3-0.5ha) (Location may change)

Potential New Suburb Park (Size 3 - 5 ha) (Location may change)

Potential New Suburb Park (Size 5 - 10 ha or more) (Location may change)

Slippery Creek Floodplain

Coastal Inundation 1 per cent AEP Plus 1m Control
- Indicative Roads, Cycling & Walking Network**

Arterial Roads (Existing & Upgrades)

Recommended New Arterial Roads (Location may change)

Collector Roads (Existing)

Indicative New Collector Road (Location may change)
- Permanent and Intermittent Streams and 20m Riparian Margin (Width may change)

Floodplains

Centres

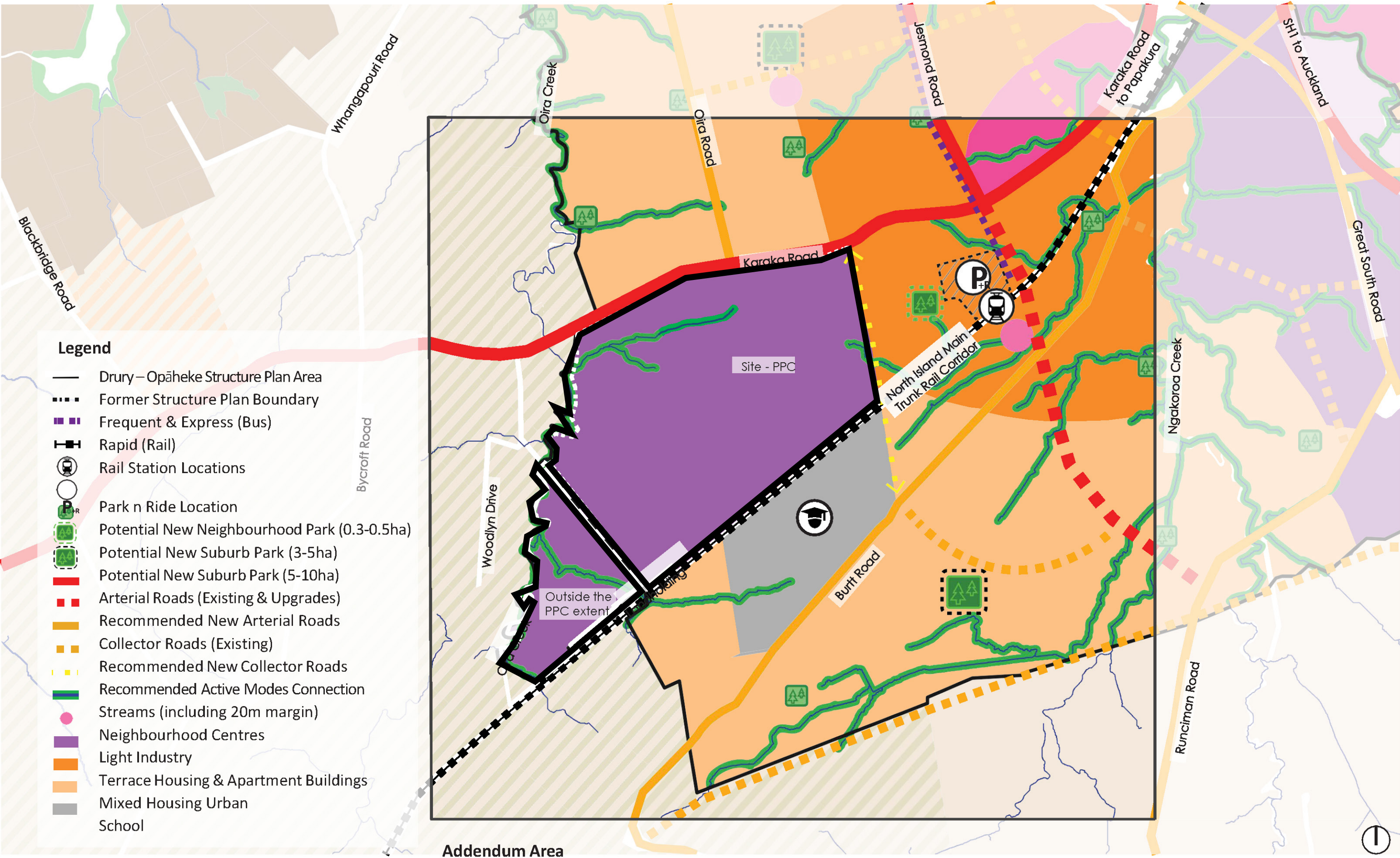
Heavy Industry

Light Industry

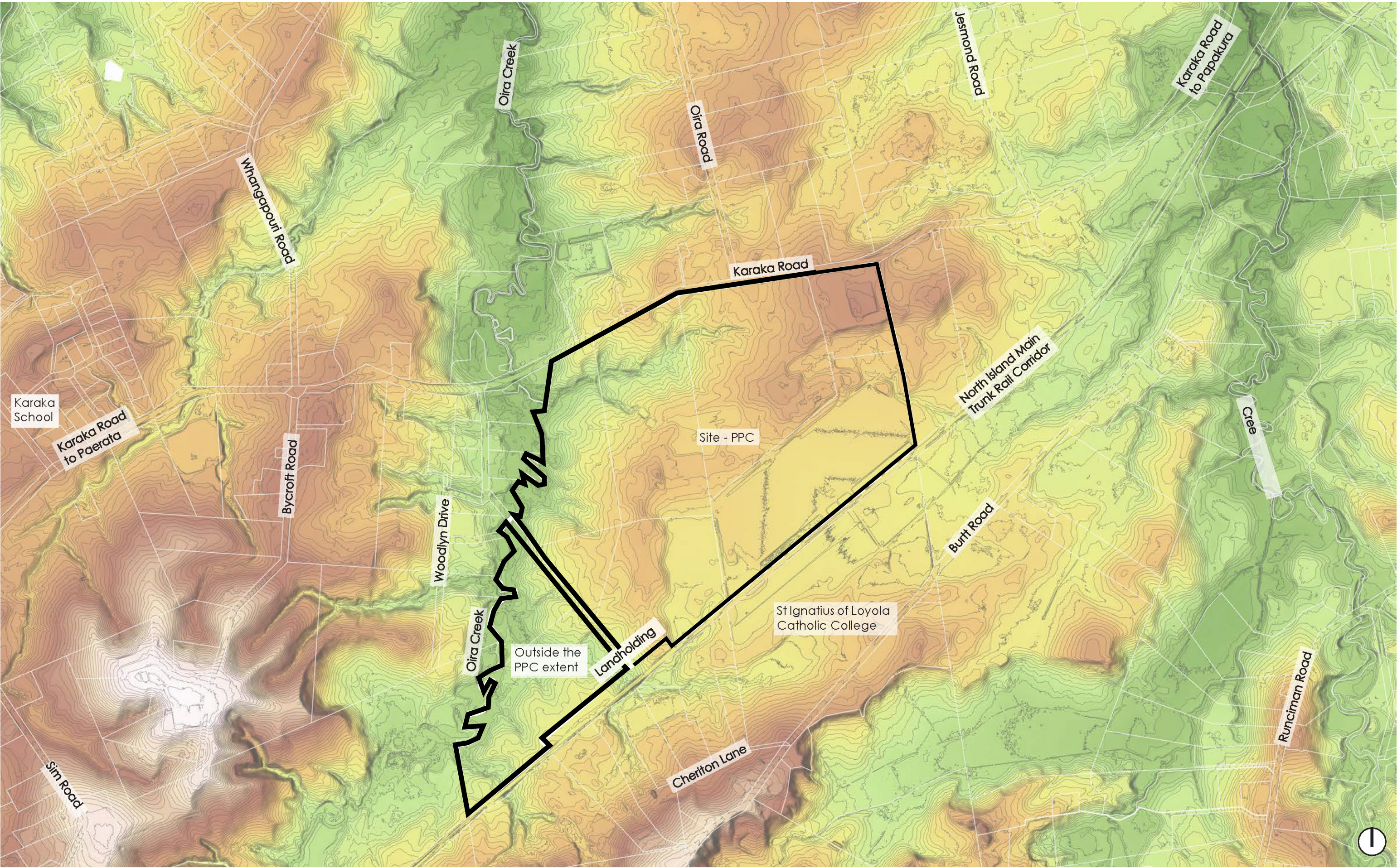
Terrace Housing and Apartment Buildings

Mixed Housing Urban

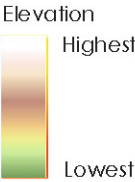
Mixed Housing Suburban



Karaka Road Plan Change
Landscape Report
Figure 4 - Drury Structure Plan Proposed (Addendum)
Scale: 1:15,000 at A3



Legend.



Karaka Road Plan Change

Landscape Report

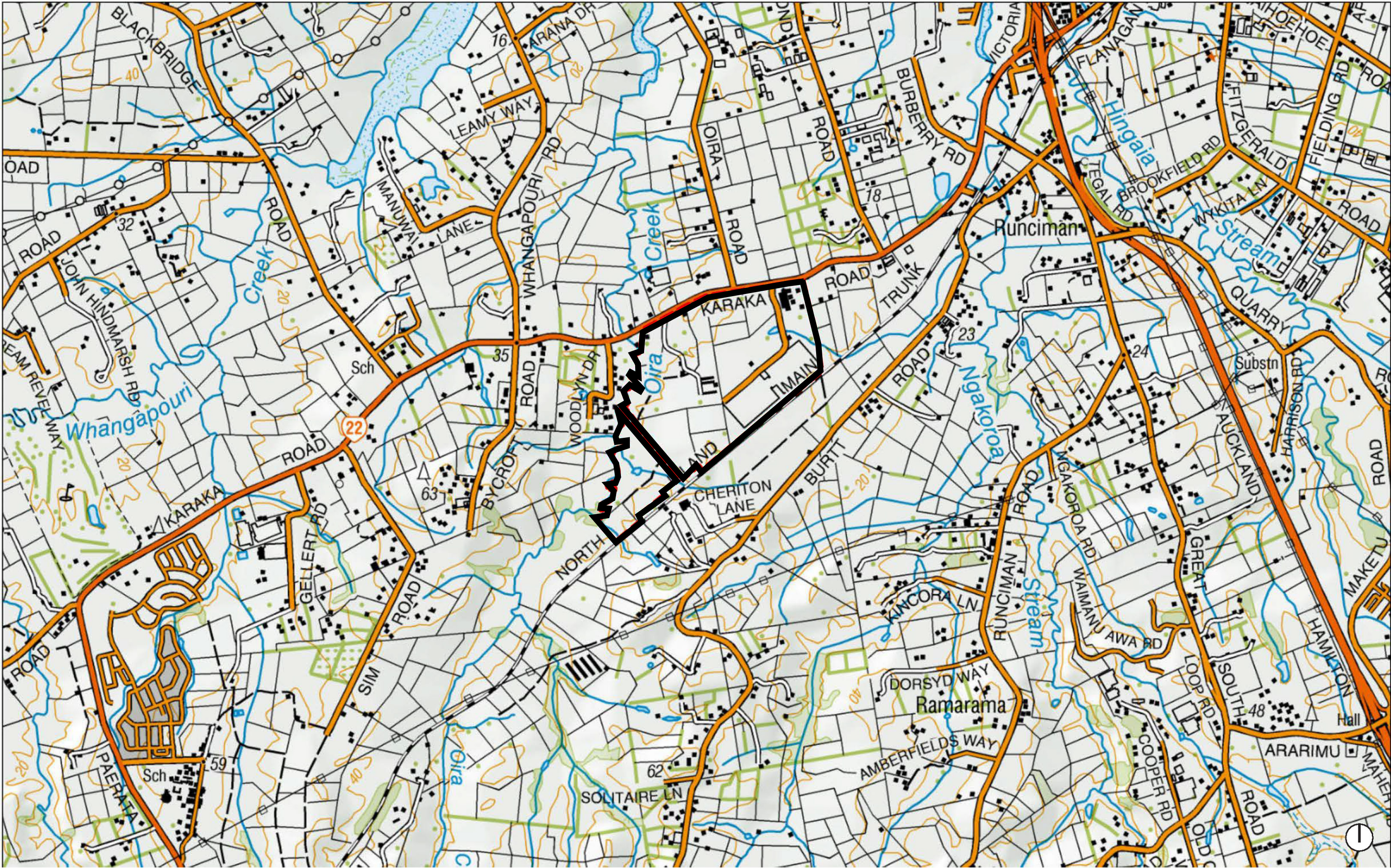
Figure 5 - Elevation & 1m Contours

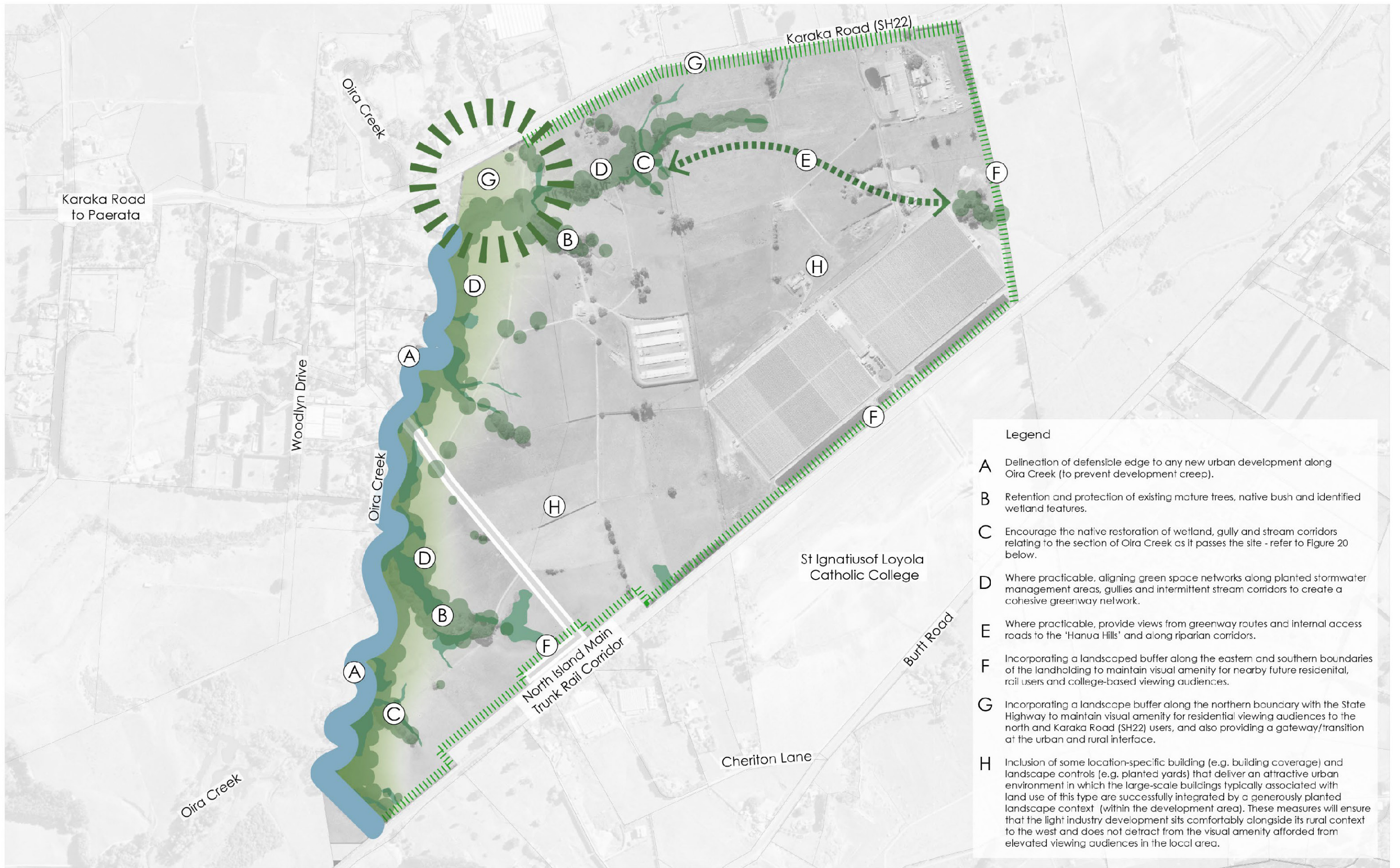
Scale: 1:10,000 at A3
Date: 23/06/2023

Status: For Plan Change
Sheet: 5/14

B&A

Urban & Environmental





Karaka Road Plan Change
Landscape Report
 Figure 8 - Karaka Road Structure Plan Spatial Arrangement of Principles

Scale: 1:6,500 at A3
 Date: 13/05/2024

Status: For Structure Plan
 Sheet: 8/14