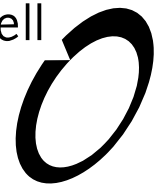


Appendix 10: Landscape Visual Assessment



Cambridge Rider Park Plan Change

Landscape and Visual Effects Assessment
Prepared for Power Up Business Consulting





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Document Quality Assurance

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Release and Reliance This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.				

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Appendices

Appendix 1: Landscape and Visual Effects Assessment Methodology

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Appendix 3: Relevant District Plan Provisions

Appendix 4: Landscape Concept Report

1.0 Introduction

1.1 Scope of the report

Boffa Miskell Limited (BML) was engaged by Power Up Business Consulting to undertake a Landscape and Visual Effects Assessment (LVEA) for the proposed Rider Park Plan Change, located at Maungatautari Road, Leamington in Cambridge (otherwise referred to as 'the Site' in this report).

The Site is currently zoned Rural and Deferred Residential within the Waipa District Plan. The Deferred Residential zoning encompasses the C5 Growth Cell (59.96ha) which is intended for future residential development post 2035.

The following Landscape and Visual Assessment assesses the landscape and visual effects of the proposed land use change on the immediate and surrounding environment character, based on the proposed Structure Plan.

1.2 Assessment Process

This assessment follows the concepts and principles outlined in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*¹. A full methodology is outlined in **Appendix 1** of this report. The effects ratings are based upon a seven-point scale, which ranges from very low to very high.

A number of site visits have been undertaken for the proposed development. Each visit was carried out by a qualified landscape architect with experience in landscape and visual effects assessment for residential development. The most recent site visit was carried out on the 30th September 2025 in clear weather conditions. Intervisibility between the site and the wider area was good. Photographs of the Site area are presented in **Section 3**.

The LVEA has been prepared using reference documents provided by the Applicant and from information gained during site visits.

A Graphic Supplement has been prepared by Boffa Miskell, included as **Appendix 2**, which contains the following illustrations:

- Figure 1: Site Context Plan
- Figure 2: Site Layout Plan
- Figure 3: Viewpoint Plan
- Figures 4 – 6: Viewpoint Photography:
 - Viewpoint 1: Maungatautari Road

¹ Tuia Pito Ora/ NZILA (2022) *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*

- Viewpoint 2: Lamb Street
- Viewpoint 3: Corner of Carlyle Street and Thompson Street
- Viewpoint 4: Corner of Carlyle Street and Walpole Street
- Viewpoint 5: Cambridge Golf Course

1.3 Iwi consultation

Mana Whenua consultation has been led by Cogswell and the land owner's representative Tony Rider. As part of the process of engagement with Mana Whenua, a Cultural Impact Assessment (CIA) report has been prepared by Te Hira Consultants Ltd on behalf of Ngāti Hauā and Ngāti Koroki Kahukura and a Memorandum of Understanding | Oati (MOU) between Tony Rider and Ngāti Hauā Iwi Trust and Ngāti Koroki Kahukura Trust has been agreed.

The CIA and MOU have been made available to assist in the understanding of the cultural landscape context and values of the site.

The assessment team also participated in a jet boat ride, with mana whenua representatives along the Waikato River on Wednesday 16th November 2022, to view the site and surrounding river environment. A site visit was also undertaken to the adjacent reserve and pā site.

The key points within the CIA in relation to landscape context and values include:

- *The project site has significant heritage value for local iwi and must be acknowledged and respected in a way to ensure the development meets statutory and regulatory requirements, whilst maintaining a partnership focus with mana whenua.*
- *Ngāti Koroki Kahukura and Ngāti Hauā are mana whenua of the Cambridge area and hold mana (authority) in decision making for this area. The two Iwi actively uphold the principles of kaitiakitanga (guardianship) within their areas of responsibility which includes the area of Cambridge C5 development.*
- *The project area has high heritage value and many historical sites of significance. It borders the Waikato River to the north and there is a stream running to the west which branches into two streams just to the south of the pa site.*
- *The site consists of borrow pits and gardening soils. Four of these sites have been recorded along the southern side of the Waikato River.*
- *Although the Pā site S15/24 lies outside of the project area, its features and associated connection to the cultural landscape features needs to be protected.*
- *Other archaeological features located in or are likely to extend into the project area.*

Mana whenua support the proposed private plan change, subject to fulfilling the recommendations included in the MOU. The relevant landscape recommendations include:

- *Continue to engage with and involve mana whenua as a partner in the ongoing development of the C5 area, including supplying plants and landscape implementation;*
- *The residential development appropriately acknowledges the pā and borrow pits;*
- *Extensive use of native planting, including the restoration of the plan gully, in streets, public open space, and swales;*

- *Vegetation to have a focus on improving indigenous biodiversity, riparian planting, and mahinga kai. Plants to be eco-sourced from the Waipa District;*
- *Providing pedestrian linkages around the perimeter of the gully;*
- *Extend area of reserve around the Pā site, including connecting path from the development to the Pā site to allow public access;*
- *Provide wayfinding and educational story board signage, Pou or other features, which may include waharoa, tomokanga or waka, a commemorative plaque or other cultural symbolism (or combination of these) within the development or reserve land; and*
- *Develop Naming Strategy in collaboration with WDC.*

Landscape cultural features and recommendations are outlined within the CIA, MOU and included within the **Appendix 4: Landscape Concept Report for Plan Change**.

It is anticipated that the engagement and collaborative design process with Mana Whenua will progress with the more detailed design of the open space and streetscape components of the project to enable collaborative design and integration of cultural interpretation, and landscape design aspects of the proposal.

2.0 Proposal Description

The proposed development Site extends across an area of land use for agricultural purposes (see **Figure 1** in **Appendix 2**). The southern and central extent of the Site is Zoned as a Deferred Residential Zone (Growth Cell C5), while the northern and very eastern extent of the Site is Zoned Rural in the Waipa District Plan.

Growth Cell C5 has been identified for development after 2035. The Applicant is proposing to bring forward development of part of the land within the C5 growth cell via the Rider Park Plan Change to rezone it to residential (including lifting the deferred status over part of the land to allow for residential development to occur now), extend the boundary of the zone to include the rural area to the north and east, and insert a structure plan into the District Plan which outlines at a high-level what development on the site may look like.

The purpose of the plan change is to facilitate significant residential development capacity within the site allowing for medium density development. The plan change seeks a density of development of 25 dwellings per hectare, as a minimum. This excludes roads, reserves and open space. An approximately 98ha structure plan area has been designed to incorporate overlays for two potential neighbourhood centres within the central and southern sections of the Site, and three areas of open space to act as Local Purpose Reserves.

Vehicle connections through the site connect with Wordsworth Street to the west and Maungatautari Road to the south.

In order for the plan change to be successful, a Structure Plan is required to be developed and included in the District Plan. The relevant structure plans are included in the planning report. In summary the Structure Plan provides for:

- Medium density residential development across the full site area, with provision to deliver 25 dwellings per hectare over time. The central section consists of an existing

gully with a tributary of the Waikato River at its base. This area will be retained and enhanced for use as local purpose reserve.

- Ecological restoration within the gully and along the Waikato River frontage, including planting to create habitat for native fauna.
- A Connector road provides connection through the development to the wider area.

The design of the proposed Structure Plan has evolved to ensure that important cultural features both within and adjacent to the Site are sensitively considered in the Structure Plan's design.

The structure plan layout does not include any details on specific landscape or planting design. In order to ensure that any future development delivers good landscape outcomes, and to provide suitable parameters for this landscape assessment, a suite of landscape principles have been developed. These principles are set out in Section 6. A Landscape Concept Report, which provides indicative examples of how these principles could be achieved, is presented in **Appendix 4**.

3.0 Relevant Statutory Provisions

The following describes relevant background documents that have influenced the development of the Structure Plan and that are relevant to Landscape matters.

In requesting a plan change to move forward the development of this site, a key consideration is whether the proposed zoning is the most appropriate way to achieve the purpose of the RMA (Part 2).

3.1.1 Waipa District Plan

A large proportion of the proposed Site is currently zoned Deferred Residential Zone within the Waipa District Plan and has been identified for development beyond 2035². Deferred Zones have an objective, policy and rule framework which generally reflects existing land use and zoning (in this case, rural), but recognises that the area is intended to evolve over time.

However, as the proposed plan change is seeking to rezone the site to Medium Density Residential Zone (MDRZ), the objectives and policies for this Zone is more relevant and therefore has been taken into account for this assessment. The recent confirmation of Plan Change 26 (PC26) has resulted in changes to the Operative District Plan, including adoption of the MDRZ provisions. The proposed development seeks to uplift the existing Deferred Residential Zone and replace with MDRZ. Therefore, it is prudent to refer to the relevant objectives and policies of the MDRZ when considering the effects of the proposed development.

The most relevant objectives, policies and assessment criteria to this Landscape Visual Effects Assessment are included in **Appendix 3** and summarised below.

² The District Plan identifies broad timing for each growth cell and is based on growth projections within the Waipa 2050 District Growth Strategy and calculation of available land supply.

Relevant Objectives of the WDP	Relevant Policies of the WDP
Objective 2A.3.3 - To maintain and enhance existing elements of the Medium Density Residential Zone that give each town its own character while recognising that the character and amenity of these towns may change over time	Policy 2A.3.3.1 - Cambridge: To maintain and where appropriate enhance Cambridge's character by: a) Maintaining the grid layout that provides long vistas down roads; and b) Encouraging the provision of sufficient space for mature trees; and c) Maximising opportunities to provide public access to the town belt; and d) Maintaining and enhancing public views to the Waikato River and Karāpiro Stream Valley with development actively facing and providing access to the River and the Stream; and e) Maintaining the mix of villas, bungalows and other early – mid-20th century housing types within identified character clusters, while providing for intensification opportunities on non-character defining sites in a manner sympathetic and complementary to identified character values; and f) Promoting and enabling good architectural design elements including avoiding large spans of blank walls and the retention of a high level of visual amenity which includes public-facing building frontages; and g) Maintaining existing setbacks along identified character streets to maintain the visual dominance of tree avenues.
	Policy 2A.3.4.14 - Earthworks: To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.
	Policy 2A.3.4.21- Tree Canopy: Promote the establishment and maintenance of a continuous tree canopy along roads to improve amenity for road users and adjoining land use, minimise the urban heat island effects of urban intensification,

Relevant Objectives of the WDP	Relevant Policies of the WDP
	enhance biodiversity and ecological function, provide summer shade to make roads more comfortable for walking, cycling and micro-mobility during hotter weather, and store carbon.

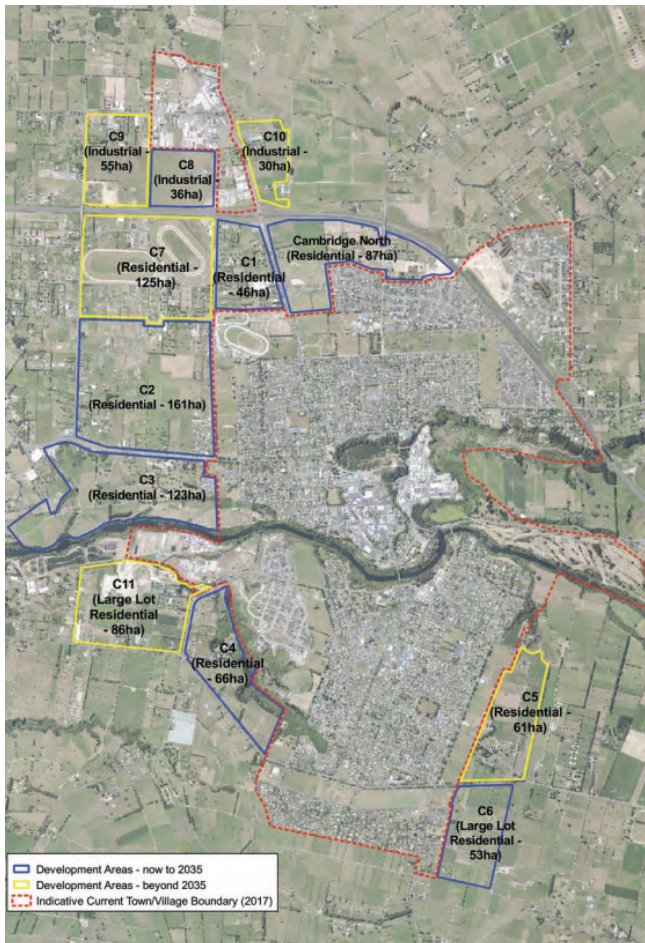
The assessment of landscape effects addresses the landscape character and rural character values attributed to the site and its relationship to the surrounding rural landscape and properties. The assessment of visual effects more specifically addresses visual amenity and visual effects resulting from the proposed structure plan change.

3.1.2 Growth Strategy Waipa 2050

Waipa 2050 provides direction as to how and where an additional 25,000 people will be accommodated in the Waipa District (between 2017 and 2050), whilst retaining the special features of the District.

Cambridge/ Hautapu is expected to grow by 14,200 people to a total population of 30,300 by 2050. To cater for this, approximately 582 hectares of new residential land is required. While higher density infill development is expected in some parts of Cambridge, the strategy notes that *“it is considered prudent to provide for adequate greenfield development areas within which the development market can operate. On this basis, land supply for greenfield development will not be restricted as a means of promoting higher density development within the existing urban areas. However the release of greenfield land will be planned so that development occurs in a co-ordinated manner.”*

The site is largely within the ‘C5’ area of the Urban Growth Plan, identified for development beyond 2035. This a 59.96ha growth cell intended for residential development as an alternative along with C4, for development on the Leamington side of Cambridge.



Inset 1: Cambridge Growth Cells (source: Waipa 2050 Growth Strategy)

3.1.3 District Plan Appendix S1 – Future Growth Cells

The growth cells identified in Waipa 2050 currently do not have the required servicing, including roading and three waters, telecommunications, electricity and gas infrastructure. Therefore, there are infrastructure requirements that must precede land within growth cells being made available for development. Appendix S1 of the District Plan sets out the future growth cells within the Waipa District, these growth cells derive primarily from the Waipa 2050 District Growth Strategy outlined in Section 3.1.2 above.

By identifying growth cells in the District Plan and staging when development within the growth cells can occur, the Council is able to plan for the required infrastructure and associated costs. The growth cells are split between two separate groups, growth cells which are intended to be opened and developed from now to 2035 and growth cells which are intended to be opened and developed after 2035.

C5 has been identified for residential growth anticipated beyond 2035 and has the capacity of approximately 732 dwellings.

4.0 Existing Environment

4.1 Landscape Context

The proposed development site is located within an area of generally flat, agricultural pastureland which generally characterises the rural landscape found to the east and south of Hamilton. This rural landscape is contained in the east by the hill country associated with the peaks of Maungatautari, Maungakawa and Te Tapui, and to the west by the hills associated with the landmark of Pirongia.

The rural landscape is largely flat or gently undulating, with the main variation occurring along water courses which pass through steeper gullies or shallow valleys. Land use comprises a mosaic of food production, dairy farming and horse studs interspersed with rural-residential development. Fields are small to medium sized, and generally regular in shape. Field boundaries are defined by hedgerows, post and rail fencing and some post and wire fencing, with shelterbelts of mature trees also present. It is a medium scale landscape, with few notable landmark features. Rather, landmarks are located on the edges of the rural environment, such as the well-defined peaks of Pirongia and Maungatautari which form prominent landforms in longer distance views.

The Waikato River is the major watercourse within this landscape, passing directly along the Site's northern boundary. In the area of the Site, the river flows through an incised channel and is contained by steep, well vegetated banks. It is identified as a *High Amenity* Landscape by the WDP. The river is of high value to mana whenua, and is a tupuna (ancestor), a taonga (treasure), and the mauri (life force) of Tainui Waka and Ngati Tūwharetoa³. The WDP identifies the river as a *Cultural Landscape Alert Area*". This overlay notes that while no rules apply, a 50m area on either side of the bank from the river is shown.

There are a number of tributaries of the Waikato River which have their headwaters in the hills which surround the rural landscape. The Karapiro Stream and the Mangawhero Stream are the largest in the area of the site, while in some areas the more minor tributaries are often directed along the edges of fields via drainage channels.

Cambridge is the main settlement within the vicinity of the site, located directly west of the Site boundary. The town lies on either side of the Waikato River and is bypassed by State Highway 1 to the north. The main town centre is located on the northern bank of the river, while residential development and expansion has extended the settlement to the south of the river. The large urban centre of Hamilton is located approximately 17 km north west of the proposed development site. Rural-residential development is frequent between these two urban settlements, creating a concentration of low-density development and extending the edges of each settlement area. To the south and east of Cambridge, settlement is frequent but more dispersed with some areas of rural-residential subdivision as well as older farmsteads and associated farm buildings. A number of high voltage transmission lines cross the landscape to the north and south of Cambridge.

There are a number of recreational facilities across the landscape in the vicinity of the Site. The Cambridge Golf Club is located directly north of the site, on the northern banks of the Waikato River. A local Nature Reserve River Trail is located adjacent to the north western boundary of the site traversing an area of native woodland which connects to the river via a minor tributary.

³ Waikato Regional Council: <https://www.waikatoregion.govt.nz/environment/natural-resources/water/rivers/waikato-river/about-the-waikato-river/> (retrieved 18/11/2022)

The WDP also identifies this area of woodland as a *Significant Natural Area*. Directly west of the site boundary lies an area of open space which contains the Leamington Rugby Sports Club, the Leamington Pony Club, a recreation reserve, the Wordsworth Dog Park and the Leamington cemetery. The Te Awa River Walk is a 65 km path which links Ngaruwahia to Lake Karapiro following the Waikato River. It routes along Maungatautari Road, running directly south of the proposed development site.

The main road corridor in proximity to the site is State Highway 1 (SH1), a key transport corridor between Wellington and Auckland which passes approximately 1km to the north of the Site at its closest point. Maungatautari Road, a minor arterial road defines the southern boundary of the Site and provides access to the southern edge of Cambridge. In the wider area, collector and local access roads connect residential properties and farms with the wider road network.

4.2 Site Description

The Site is located adjacent to the eastern boundary of Leamington, an area of Cambridge which lies to the south of the Waikato River. Separated from the existing urban edge by an area of greenspace which contains the Leamington cemetery, a dog park and the Leamington Rugby Sports Club, the Site extends across an area of agricultural farmland currently in use as a horse stud farm.

The northern boundary of the site is defined by the Waikato River, bordered by a dense belt of trees and scrub (see **Photograph 1**). A tributary of the river extends from the northerly extent of the site, through a well-defined gully, and flows outside of the site boundary before out falling to the river (see **Photograph 2**). The eastern boundary of the Site follows existing fence boundaries and is determined by landownership boundaries. There are no notable landforms or landscape features which define this edge of the Site. The southern boundary of the Site is contained by Maungatautari Road.



Photograph 1: From the ridge at the northern end of the Site looking north. The Waikato River flows through an incised valley in the middle distance, identified by a dense boundary of vegetation. The Cambridge Golf Club is visible beyond.

Topography within the Site is largely flat, particularly within the central and southern portions of the Site, with a couple of areas of notable variation in the northern extent. A large gully forms a notable depression in the topography of the site, containing the tributary of the Waikato River noted above (see **Photograph 2**). The northern edges of the gully are steep with some

vegetation coverage, while the southern edges have a gentler gradient and are covered in grassland species or low growing scrub. An area of native bush is present at the northern edge of the gully, as the incised landscape narrows, and contains a walking trail. A flat plateau of agricultural fields sits above the gully to the north, before the landform falls sharply again for approximately 100m before grading out and sloping gently towards the river bank (see **Photograph 3**).



Photograph 2: A gully located in the centre of the Site forms a key landscape feature within the Site boundary.



Photograph 3: An embankment falls sharply at the northern end of the Site, forming a notable landform within the Site area.

A Pā site (identified as an Area of Cultural Significance in the WDP) is located north of the gully, and while outside of the Site boundary lies directly adjacent to the western boundary. The Site contains evidence of borrow pits, predominantly located in the north (east of the Pā site) but a small number are found within the central extent of the Site. Their specific locations are detailed within the Cultural Impact Assessment and the Archaeological Assessment, supplied as part of the Plan Change 4 application.

There are nine residential properties within the Site, and a stable complex. Most of these buildings and outbuildings are located within the southern area of the Site, however two are located near the western boundary, adjacent to the Wordsworth Dog Park. Some small farm related buildings/ sheds are present across the centre of the Site, and no built development is located to the north of the gully.

Vegetation is varied across the Site area. The northern and north western boundaries are well defined by a broad border of native forest which aligns the Waikato River and the tributary to the river (see **Photograph 1**). The western boundary of the Site is defined by a recreation reserve, separated from the Site by a fence and areas of hedge and shelterbelt. Recent felling of the majority of the shelterbelt along this boundary has been undertaken, due to damage as a result of Cyclone Gabrielle. opening up views of the Site from the adjacent recreation reserve and a small number of properties on Carlyle St (see **Photographs 4 and 5**). The eastern boundary is demarcated by a mix of vegetation – to the south east, the boundary comprises a formal hedge. Further to the north east, the boundary is defined by a mature shelterbelt of trees. There are some breaks in the hedge towards the centre of the site. The southern boundary is defined by a formal hedge and post and rail fencing (see **Photograph 6**).



Photograph 4: Mature, dense shelterbelts demarcate the majority of the western boundary of the Site



Photograph 5: Recent felling of part of the shelterbelt along the western boundary (due to storm damage) has opened up some views into the Site from residential dwellings on Carlyle St



Photograph 6: Formal hedging and post and rail fencing define the southern and road facing boundary of the Site (source: GoogleEarth. Image Captured March 2025).

Throughout the interior of the Site, well maintained hedgerows divide some of the centrally located fields which also contain single trees providing shade to animals. No vegetation is present within the agricultural fields in the north of the site. To the south of the gully vegetation cover becomes more evident. Mature, individual trees become more frequent across the southern extent of the site, surrounding the smaller fields and stable area as well as the residential properties near to Maungatautari Road (see **Photograph 7**).



Photograph 7: Mature individual trees form a feature around the existing stable yard and southern fields

4.3 Visual Catchment

To assist in determining the visual catchment and potential viewing audiences of future development within the plan change area, two Site visits were undertaken – noting that over time, the makeup of these viewing audiences will change as the wider Cambridge/ Leamington context evolves in line with the proposed outcomes of the WDP anticipated growth.

The site visits included walking within the site, the surrounding footpaths and driving the surrounding roads, complementing a prior desktop survey of aerial mapping, land use and contour information.

The most notable public viewing opportunities currently existing as a result of the site's road frontage with Maungatautari Road to the south of the Site, its interface with the public reserve which contains the Leamington Rugby Sports Club, the Pony Club, the dog walking park and community garden and the Leamington Cemetery as well as the existing residential edge along Carlyle Street (all to the west) and the rural interface (east).

The primary viewing audiences of the site / potential future development enabled by the plan change have been identified as the following:

Viewing Audiences in the immediate vicinity

- Residents located at the properties along Carlyle Street (north of the Maungatautari Road junction), along the current urban edge to the north of Wordsworth Street and residents located on Maungatautari Road where it approaches and passes directly past the site to the east and south;
- Users⁴ of surrounding local roads such as Maungatautari Road, Carlyle Street, and Wordsworth Street;

⁴ Including people walking, cycling and traveling in vehicles

- Users of recreational facilities such as the Cambridge Golf Course, north of the Site; and the existing Council reserve to the west of the site (including Addison Kingsley Reserve, the Leamington Rugby Sports Club, Pony Club, the dog walking park, the community garden, the pā site reserve, and visitors to Leamington Cemetery).

Viewing Audiences in the wider context

- Residents located on Carlyle Street, south of the Maungatautari Road junction.
- Residents of new build development at Lamb Street, south of the proposed development Site.

A range of viewpoints representing the key viewing audiences have been selected (see **Figure 3 in Appendix 2**) and are referred to in the visual effects assessment. The viewpoints have been selected as it is considered they address the key aspects of the visual catchment for the potential future development.

5.0 Assessment of Effects

Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on character and quality, amenity as well as on public and private views.

In this study, the assessment of potential effects is based on consideration of the landscape's sensitivity and visibility together with the nature and scale of the development proposal.

Particular effects considered relate to the following:

- Landscape character effects; and
- Visual amenity effects from public and private locations.

Landscape and visual effects result from natural or induced change in the components, character or quality of landscape. When plan changes are proposed the inevitable consequence is a transition of the landscape to a new form of land use with its consequent changed character and amenity. That part of the Structure Plan area within the C5 growth cell totals 47.63ha and has been signalled and identified in Waipa 2050 as a future growth cell and through the deferred zoning in the WDP. The remainder of the site 52.93ha is Zoned Rural.

When assessing the potential effects arising from a plan change the assessment should consider the nature of the maximised potential future development enabled by the provisions of the plan change.

5.1 Landscape Effects

5.1.1 Landscape Character Effects

Landscape character is derived from the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and features of human settlement. It creates the unique sense of place defining different areas of the landscape.

The landscape of the Site currently forms the rural edge to the south western side of Cambridge. Well maintained agricultural fields with scattered residential properties and agricultural related buildings create a loosely settled rural edge to the town. This character is reflected across the wider rural landscape which surrounds most of Cambridge. It is an attractive rural landscape but is not rare or unique.

The conversion of the 98 ha site from rural use to medium density residential (urban form) development will lead to a change in the character of the landscape. This change is however signalled for part of the site in the WDP by virtue of the deferred residential zoning through the centre and west of the Site, and therefore is largely anticipated across areas within the Site boundary.

There would be a major loss of most of the key elements and characteristics which make up the character of the landscape of the Site. Little of the pre-development landscape character would remain and there would be a major change in views from within the Site area. The effect would be **High** (adverse), and the changes would be permanent and irreversible.

With regards to effects on the wider landscape character, the proposed change would extend the built-up area of Cambridge at its south eastern edge, increasing the overall footprint of the settlement and creating a new urban edge. However, it is not considered that this change in character would notably alter the overall character or qualities of the rural landscape which surrounds Cambridge. Impacts would largely be contained within the Site area and while the overall footprint of the township would be extended, the perception of Cambridge being a town which is surrounded by agricultural landscape would not be altered.

While the proposed land use change would extend towards the Waikato River, a buffer area of local purpose reserve including suitable landscape treatments would ensure an appropriate separation is retained from the water course. The river is deeply incised as it flows past the site area, and the character of the river would not be influenced or altered by the proposed land use change.

The effect on the overall character of the broader area of landscape which surrounds Cambridge would be **Low** (adverse). While there would be a loss of an area of rural landscape on the current edge of the settlement, this is somewhat anticipated due to the current zoning across the majority of the Site. The change in land use would result in the minor loss of an area of rural landscape. This change would impact upon the Site and its immediate setting and is considered unlikely to affect the key characteristics of the rural landscape in the broader context, which would largely remain intact with limited perceptual change.

5.1.2 Direct Landscape Effects

Earthworks across the site, to establish the residential development will alter the topography within the Site area, particularly at its northern end. The ridgeline to the north of the site will

ultimately undergo a level of modification as a result of preparing the land, however this area will still remain as a high point within the site. The existing gully which forms a key landform within the Site may be altered slightly by earthworks for storm water management. This would be for the creation of wetlands and swales which would form part of the gully enhancement (a beneficial effect), and the overall profile, character and legibility of the landform would remain intact.

The extensive nature of the proposed changes to the land use within the Site will result in very little vegetation within the site being retained other than around the site boundary and within the gully area. The existing field related vegetation within the site is not considered to be of sufficient value to justify retention or protection and does not relate to the intended future residential use. However, a number of the mature trees found within the southern extent of the Site, associated with the existing stable yard area, will be retained and incorporated within one of the Local Purpose Reserve areas. This retention will have landscape benefits by retaining some of the established tree structure which is present within the Site. Additionally, development of the Site enabled by the plan change (and in alignment with the principles set out in Section 6 of this report) will ultimately provide an enhanced level of soft landscape, including street trees throughout the site, as well as the retention and enhancement of the vegetation within and around the gully which lies in the northern area of the Site. Trees and shrubs introduced through the design development of the housing stages would further contribute to and enhance the vegetation structure within the site, offsetting that which would be lost as a result of the land use change.

The site would introduce an eastern edge of medium density residential development which abuts the rural environment. The house density is notably greater than that which currently exists in the rural environment and there is potential that the interface between the two land uses could be stark. The landscape principles set out in Section 6 seek to ensure that appropriate building setbacks and proposed landscape treatments will be established during detailed design phases in order to establish a sensitively integrated development which is capable of accommodating the increased density while maintaining an appropriate interface with the neighbouring rural zone, thereby mitigating the potential for these landscape effects.

Whilst substantial landscape change will occur across the Site, the proposed Structure Plan and associated landscape principles identify opportunities for integrated open space and recreational opportunities for the future residential development as well as enhancing areas of biodiversity across the Site. There are opportunities available to ensure that the proposed development is settled within the landscape, creating a connected edge with the existing edge of Cambridge/ Leamington while also achieving an appropriate interface with the new rural edge. The retention and enhancement of the gully area in the northern extent of the Site would improve the quality and condition of the natural watercourse which lies at its base (and of the gully itself) while enhancing the overall biodiversity and ecological health of the watercourse.

The Site would be developed over a staged timeframe and therefore impacts and effects would not occur over the full site at once. This staged approach would avoid a large-scale change to the character of the Site and would allow areas of new development to 'bed in' before future stages are developed.

During construction, it is considered that there would be a substantial modification to the key characteristics of the Site's landscape in the area of development. There would be little of the pre development landscape remaining. The effect would be **High (adverse)** and permanent. While the proposed residential development will result in a noticeable change to the character of the landscape of the Site during construction (and in the immediate post-construction period), these effects would reduce over time as the development becomes assimilated into the surrounding environment. Through the establishment of landscaping and the natural weathering

of built elements, the development will increasingly appear as a coherent part of the existing Cambridge township. Following construction, the landscape effect would gradually reduce to **Low** (adverse).

5.1.3 Summary of Landscape Effects

In summary, a change will be introduced over time which will substantially alter the site's character and physical landscape features, resulting in a High (adverse) effect both during and immediately following construction. These effects would be largely contained within the Site and its immediate environs. Over time, these effects would reduce as the development phases become assimilated into the surrounding environment. Through the establishment of landscaping and the natural weathering of built elements, the development will increasingly appear as a coherent part of the existing Cambridge township.

Across the wider area, effects on the rural character which surrounds Cambridge would not be notably impacted and effects on the character of the landscape would be **Low** (adverse).

The site will retain a response to the natural landscape and environmental features through retention of existing trees and the restoration of the existing gully landscape and would connect future residents and users to the natural environment present in the wider area (i.e. to the existing reserves and open space present to the north west). The recommended landscape principles seek to ensure the delivery of good landscape outcomes including high quality streetscapes and pedestrian access which link together a network of open spaces, while also seeking to ensure that the proposed development is connected with the existing edge of Cambridge/ Leamington and has an appropriate interface with the new rural edge.

5.2 Visual Effects

Visual amenity effects are influenced by a number of factors including the nature of the proposal, the landscape absorption capability and the character of the site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

The specific nature of the visual effects will depend on the future more detailed master planning and design of specific development stages. Each stage will require resource consent and be subject to a range of assessment criteria, including those which address landscape effects, visual amenity and boundary interface outcomes.

The level of change is considered in relation to the sensitivity of the viewing audience, when evaluating the level of any effects. The sensitivity may be influenced by a number of factors, which include but are not limited to: the reason for a viewing audience being at the viewpoint of looking at the view (e.g. if they are residents or motorists); the existing (and likely future) character of the view, the viewing distance and duration.

Judgements made in relation to the potential effects are based upon the information contained within the structure plan concept, the nature of the proposed development and the landscape principles presented in Section 6 of this report.

The proposed development will result in a change from rural to urban development when viewed from the surrounding landscape. The potential adverse effects for the surrounding area will be dependent on the design of future development including; density, building setbacks and landscape boundary treatments.

Changes in views need to be considered against the expectations of the WDP. The WDP provides high level guidance on the zoning of part of the site, which – due to the adoption of PC26 - envisages medium density residential development. Viewing audiences in the immediate and wider vicinity of the Site are therefore broadly anticipated to view such zones and interfaces with their outlooks, notwithstanding that this change in land use from rural to residential will ultimately result in some level of visual change.

5.2.1 Effects from public vantage points

As described in Section 4.3, those public vantage points where views of the proposed development would be available are:

- Users⁵ of surrounding local roads such as Maungatautari Road, Carlyle Street, and Wordsworth Street;
- Users of recreational facilities such as the Cambridge Golf Course, north of the Site; and the existing Council reserve to the west of the site (including the Leamington Rugby Sports Club, Pony Club, the dog walking park, the community garden, nature scenic reserve, and visitors to Leamington Cemetery).

A selection of representative viewpoints which indicate the existing view from a number of these locations are presented in **Figure 3** in **Appendix 2**.

Effects on Road Users

For users of Maungatautari Road, the proposed plan change would introduce residential development along the northern edge of the road at the point where it enters/ exits the eastern edge of Cambridge (see **Viewpoint 1** in **Appendix 2**). The development would also introduce a new junction, altering traffic behaviour at this end of the road.

The change in land use would be notable as the road user passes directly to the south of the development, but not uncharacteristic within the receiving environment at this part of the road. It is considered that overall, the proposed change in land use would result in little material modification to the key characteristics of views from the road, as it would only affect a small proportion of the overall journey (i.e 1.2km of a 20km route). The effect would be locally **Low-Moderate** (adverse) as the road user approaches and passes the Site, reducing to **Very Low** (adverse) overall.

For users of Carlyle Street, the proposed development would result in the street being an internal local road which passes through a built-up area, rather than on the edge of one. However, the buffer created by the existing Council reserve would reduce the perceived presence and prominence of the proposed development in views from the road (see **Viewpoints 3 and 4** in **Appendix 2**). It is considered that the proposed plan change would result in little material modification to current views from the road, which would not be uncharacteristic. The effect would be **Low** (adverse).

Wordsworth Street is a quiet, dead-end street which provides access to a low number of houses, the Leamington Cemetery and the Leamington Dog Park. The proposed plan change would create a link to this street, connecting to one of the primary transport routes through the Site and increasing the level of traffic on this road. As road users travel east, the proposed development would be located in the direct view, providing open and clear views into the plan change site and of the medium density and neighbourhood centre proposed in this area.

⁵ Including people walking, cycling and traveling in vehicles

Following the implementation of landscape principles set out in Section 6, and given the anticipated future zoning of the Site, the effect would be **Low-Moderate** (adverse).

Effects on Users of Recreational Facilities

Only the northern most extent of the proposed plan change Site would be visible from discrete areas within the Cambridge Golf Course. For users of the course, views are likely to be only available from the 17th fairway and the 8th green (see **Viewpoint 5** in **Appendix 2**). From these locations, the proposed plan change Site would be viewed in the background of the view, beyond the Waikato River. Medium density development would be located across the terraced landscape, including across the ridgeline which forms the skyline to these views. The proposed plan change would introduce a new land use into views from certain areas of the golf course. However, it should be noted that the majority of views from the course would not include the proposed development. Where it is visible, the proposed land use change would modify the full background of the view but would not necessarily be uncharacteristic given the built-up area which neighbours the golf course further to the south west. Views would be oblique as golfers play through the course and of secondary focus. Proposed planting within the Local Purpose Reserve along the southern riverbank would also further filter and screen views of the development Site. The effect would be **Low - Moderate** (adverse) in the areas where views are available. Outside these limited locations, effects on views from the full golf course would be **Very Low** (neutral).

A Council reserve is located along the western boundary of the Site, extending from the Waikato River to Leamington Cemetery to the north of Wordsworth Street to the Leamington Pony Club located to the north of Maungatautari Road.

The northern end of the reserve adjacent to the Waikato River is named Addison Kingsley Reserve and includes the Pā Site. The reserve is currently leased for grazing, but open to public recreation use. The site is predominantly pasture, with a single specimen tree located near the Addison Street entrance. The reserve connects to the main gully within the site and includes public access to Wordsworth Street. The Site, while located at a higher elevation in parts, obtains open views to the reserve to the west. Due to the openness of the reserve, there will be a noticeable visual change for users, from one of rural to medium density housing development, the site area adjacent to the reserve is outside the C5 boundary. The delivery of landscape principles outlined in Section 6 will seek to deliver an appropriate interface treatment to soften the interface between the Reserve and the development Site.

Due to the recent removal of mature, dense shelterbelt planting along the Sites western boundary (south of Addison Kingsley Reserve) views into the Site from the recreation reserve would be open. The visibility of the proposed land use change in views from the reserve would be notable however not out of character given the presence of residential development to the east of the reserve. The proposed change would be discernible, however the change in view would not be so prominent as to alter the experience of using these recreational facilities. The effect on the recreational reserves would be **Low-Moderate** (adverse).

5.2.2 Private Effects from private vantage points

A desktop assessment of the visual effects of the proposal from a number of houses that are within close proximity to the Site was undertaken using Google Earth, mapping and photography on ArcGIS Pro, and photos taken during the Site visit. Individual dwellings were not visited as part of the Site visit.

This assessment considers areas of private dwellings, rather than singular properties, in order to understand the overall effect on the proposed plan change on views from dwellings in the

area surrounding the Site. Any further consenting works, as part of the phased development of the Site, should assess the effects on those individual properties who would be impacted. The assessment does not take account of properties located within the Site boundary as it anticipated that these properties would be involved in any future development.

- Maungatautari Road
- Properties Directly, South, East and West of Site Boundary
- Carlyle Street
- North Leamington
- North of Golf Course
- Properties in the Wider Area (within 1km of the Site boundary)

The level of effect has been assessed during the construction phase (temporary effects) and during operation taking account of the landscape principles set out in Section 6. A large proportion of the Site is currently zoned for future residential use, a change from rural to residential character is therefore anticipated and this has been considered during the assessment of effects on private views.

Views from properties along Maungatautari Road, within the rural zone to the south of this site are often screened or filtered by well-established boundary vegetation around the dwelling and along the roadside. The proposed development Site generally occupies a small proportion of the overall view from dwellings along this road and there is a high degree of separation between the dwelling and the Site boundary. Views are likely to be most impacted by development of the southern most phases of the future housing proposals. The change in land use present in views from these properties, particularly those in closest proximity, would be prominent but not uncharacteristic within the receiving landscape. Retention of the Griselinia hedge and fencing along Maungatautari Road, in accordance with the recommendations in Section 6, would seek to settle the new land use into the wider context. The effect is anticipated to be **Moderate** (adverse) for those properties in close proximity to the Site boundary located along Maungatautari Road.

The properties located within the rural zone to the east of the site, will see the increase in development outside the current C5 boundary resulting in a change from rural to residential development. Viewing audiences from dwellings in this vicinity are partially screened within mature vegetation, specimen trees and shelterbelts (specifically 121 and 139 Maungatautari Road). Medium density development is proposed along the eastern edge of the site. Viewing audiences in the immediate vicinity where views are obtained will observe the proposed dwellings as part of the middle / to background of their view towards to west. The effect would range between **Moderate** and **Low** (adverse).

A line of dwellings is located directly west of the Site boundary, along Wordsworth Street. Properties to the north of the row of houses are located slightly lower than the Site and are partially screened by mature vegetation which is present at the western end of the site boundary / within the property boundary. The houses to the south of the row have a more open aspect towards the plan change site. It is likely that views from these properties would be most affected by the stage of development where the new entrance threshold and roadway to the Site from the west, and the area of residential and commercial properties in the east is developed. The change in land use would be particularly discernible for the southernmost property, and less so for the northern dwellings, resulting in a visual effect ranging between **Moderate** and **Low** (adverse).

Properties along Carlyle St face onto the road corridor and towards the Site. However, a belt of mature street trees aligns the roads eastern boundary, and the presence of the Council reserve to the east of the road provides a high level of separation from the proposed plan change site. The change in land use will be a discernible change in views from properties which face onto Carlyle Street. However, given the distance from development, the level of filtering present in the intervening landscape and the proposed phasing of development, it is not anticipated that the change would be prominent and any more than a minor modification to the view. The effect would be **Low-Moderate** (adverse). Properties located along the settlement edge to the north of Carlyle Street and south of the Waikato River would not have views to the Site due to screening by topography and existing mature vegetation.

The majority of properties located to the north of the Golf Course, to the north of Tirau Road, would have no view of the proposed plan change Site. Therefore, there would be **Neutral** effects. For a small number of properties to the south of the road corridor, on the northern edge of the golf course, elevated views across the course and the Waikato River would extend to the Site. It is likely that these properties would view the majority of the plan change area. Phased development would occupy an increasing area of the view to the south west changing from an area of relatively open farmland to a medium density urban area. While notable, it would impact upon a small proportion of the overall view from these properties and would result in a minor modification to the key characteristics of the view. The effect would be **Low-Moderate** (adverse).

For properties in the wider area (within 1km of the Site boundary), the potential adverse effects for the wider area will be dependent on the design of future development including; density, building setbacks and landscape boundary treatment with the rural interface to ensure the wider rural views are appropriately considered. The proposed land use change would be visible at a distance amongst a new landscaping structure which, if undertaken sensitively, will ensure that the new development is well settled into the wider context (see **Viewpoint 2** in **Appendix 2**). The change would be discernible but is unlikely to be prominent or uncharacteristic in the view. The effect would be **Low** (adverse).

5.2.3 Summary of Visual Effects

The principal viewing audience which would be affected by the proposed land use change are residents in the area immediately surrounding the plan change Site, users of the road network which passes directly past the Site, and users of recreational facilities to the west and north of the Site boundary.

For road users, the greatest effects would be experienced where people pass directly towards or past the Site area where the change in land use would be a notable modification to the view, such as for users of Maungatautari Road and Wordsworth Street. Effects for users of these roads would be Low-Moderate (adverse). However, for Maungatautari Road which extends for over 20km through rural landscapes, the effect would be highly localised to the extent of road which approaches and passes the Site.

Effects of Low-Moderate degree are anticipated on views from the local reserve which lies to the west of the Site boundary, and from localised locations within the Cambridge Golf Course.

Greater effects have been assessed for views from residential properties which lie immediately adjacent or in close proximity to the Site boundary, such as properties at Maungatautari Road and Wordsworth Street. The phased change in land use would cause a partial modification to the key characteristics of the view in the direction of the Site resulting in a Moderate effect. Residential development would be a prominent change but not uncharacteristic given the urban

context to the west. The change would alter a proportion of the view, rather than the full view from these properties. From Carlyle Street, the separation provided by the Council reserve and existing vegetation would reduce the level of effect on views from these properties. The effect on these properties would be Low.

For properties in the wider area, within 1km of the Site boundary, effects arising from the change in land use from rural to residential development will be dependent on the design of future development. The change would be discernible but is unlikely to be prominent or uncharacteristic in the view, resulting in an effect of **Low** (adverse) or **Neutral**.

6.0 Recommendations

The objective of the following landscape principles are to ensure that future development within the site occurs in such a way that landscape and visual effects are considered acceptable. It is envisioned that these landscape design principles are incorporated within the detailed design stages of any future consent applications, in conjunction with the development and implementation of Design Guidelines, to ensure an appropriate landscape framework is developed to enhance the amenity of the residential environment while also ensuring that the external boundaries of the development are sensitively integrated into the surrounding environment.

The preparation of the Landscape Concept Plan has been the result of collaboration with the wider design team including the disciplines of urban design, landscape planning, ecology, stormwater, transport, and civil engineering. It has also taken into account feedback from consultation with Mana Whenua and Waipa District Council throughout the development process.

The key Landscape Principles are:

- Integration and connectivity to be created through development of an open space network of blue green corridors, open spaces and green streets to provide a well-connected neighbourhood, both ecologically and for those living there;
- Layout and design of neighbourhoods and urban spaces which reinforce the key cultural, landscape and ecological features of the Site, providing legibility and character to the development;
- Gully to be retained and planted with native species and fast-growing exotic trees (such as oak, poplar, Tasmanian blackwood). (Refer to Appendix 4: Landscape Concept Report, Indicative Interface cross section 'B1' Gully Interface with Commercial and Townbelt Connection).
- Ecological Responsiveness - retain and enhance habitats and connections for native fauna;
- Design of appropriate interface treatments that respond to the built development and the adjacent land uses, providing clear delineation between areas of public and private ownership (i.e rural, riverbank).
- Where practical, existing mature trees and vegetation will be retained to provide a immediate landscape structure. This should include retention of existing mature trees around the boundaries of the site and within the central neighbourhood reserve, near the existing stable yard (where practical).

- Boundaries will be designed to sensitively reflect and integrate with adjacent land uses. Fencing will be designed to be in-keeping with typologies found in the immediate rural area;
- A detailed vegetation strategy including planting is to be integrated throughout the site, including, stormwater reserves, nature reserves, alongside internal accessways, road frontages, and communal spaces using predominantly native planting, with some exotics found in the surrounding landscape;
- Interface with Addison Kingsley Reserve should be designed to soften the appearance of the residential area from the reserve (**Refer to Appendix 4: Landscape Concept Report, Indicative Interface cross section 'DD' Western Boundary North Reserve**).
- Swales and wetland features should be utilised within the site. These features should incorporate public use via footpaths and bridges, seating areas etc;
- Communal open spaces framework to include recreation open spaces, neighbourhood playground, nature reserves and storm-water reserves;
- Entry thresholds should be well defined and provide a clear identity to the development; and
- Education and cultural narratives to be delivered as outlined within the MOU.

Landscape Design Outcomes

It is recommended that concept landscape plans are provided as part of any subsequent resource consenting process for each stage of development, to show how the above principles have been developed.

7.0 Conclusions

The proposed Cambridge Rider Park Plan Change seeks to rezone approximately 98 hectares of land at Maungatautari Road, Leamington, from Rural and Deferred Residential to Medium Density Residential, enabling residential development ahead of the current post-2035 Waipa District Plan timeframe. The Structure Plan provides for medium density housing across the full Site, with connector roads and neighbourhood centres.

The proposed land use change aligns with the outcomes anticipated within the Waipa District Plan (including Plan Change 26), the Waipa 2050 Growth Strategy, and relevant statutory provisions. The MDRZ objectives and policies encourage well-designed, connected neighbourhoods that respond to Cambridge's character, while the Deferred Residential Zone provisions anticipate future urban development in the C5 growth cell.

The landscape and visual effects assessment identifies a substantial degree of change within the site itself, with High (adverse) effects during and immediately following construction, gradually reducing to Low (adverse) as the development areas become assimilated into the surrounding environment through the establishment of landscaping and the natural weathering of built elements. Effects on the wider rural landscape are assessed as Low (adverse), with the rural character largely retained beyond the site. Visual effects vary across viewing audiences, with Moderate to Low (adverse) effects for adjacent residents and road users, and Low to Very Low (adverse) effects for recreational users and properties in the wider area. These effects are considered consistent with the anticipated urban growth outcomes for Cambridge.

To ensure the development is appropriately integrated into its landscape context, a suite of landscape design principles has been recommended. These include retention and enhancement of the gully and existing vegetation, sensitive interface treatments with rural and reserve boundaries, and the creation of open spaces. Cultural values and narratives, as identified through engagement with Mana Whenua, are to be incorporated in the design where appropriate.

Appendix 1: Landscape and Visual Effects Assessment Methodology

Method Statement

22 November 2023

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and*
- *The significance of effect.*

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the proposal alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the proposal including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes;

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the proposal within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in

the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as ‘adverse’, the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from **very low** to **very high** consistent with Te Tangi a te Manu Guidelines and reproduced below.

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH
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Landscape Effects

A landscape effect relates to the change on a landscape’s character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the proposal may occur requires an identification of the area from where the proposal may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

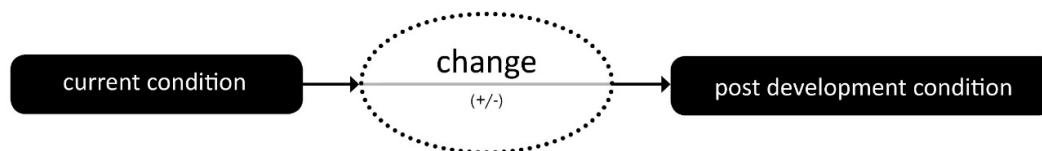
Natural Character Effects

Natural Character, under the RMA, specifically relates to *‘the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development’*. Therefore, the assessment of natural character effects only involves examining the proposed changes to natural elements, patterns and process which may occur in relevant landscape / seascape contexts.

As with assessing landscape effects, the first step when assessing natural character effects involves identifying the relevant physical and experiential characteristics and qualities which occur and may be affected by a proposal at a commensurate scale. This can be supported through the input of technical disciplines such as geomorphology, hydrology, marine, freshwater, and terrestrial ecology as well as input from tāngata whenua. An understanding of natural character considers the level of naturalness and essentially reflects the current condition of the environment assessed in relation to the seven-point scale. A higher level of natural character means the waterbody and/or margin is less modified and vice versa.

A natural character effect is a change to the current condition of parts of the environment where natural character occurs. Change can be negative or positive. The resultant natural character effect is influenced by the existing level of naturalness within which change is proposed; a greater level of effect will generally occur when the proposal reduces the naturalness of a less modified environment. In short, the process of assessing natural character effects can be summarised as follows:

- Identify the characteristics and qualities which contribute to natural character within a relevant context and defined spatial scale(s), including the existing level of naturalness;
- Describe the changes to identified characteristics and qualities and the consequent level of natural character anticipated (post proposal); and
- Determine the overall level of effect based on the consequence of change.



The Significance of Effects

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor⁶ or if an adverse effect on the environment is no more than minor⁷. For non-complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

This assessment has adopted the following scale applied to relevant RMA circumstances⁸ (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant⁹.

⁶ RMA, Section 95E

⁷ RMA, Section 95E

⁸ Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 151

⁹ The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

							SIGNIFICANT
LESS THAN MINOR	MINOR		MORE THAN MINOR				
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH	

Appendix 2: Graphic Supplement

CAMBRIDGE C5 PLAN CHANGE LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

APPENDIX 2: GRAPHIC SUPPLEMENT

NOVEMBER 2025



Cambridge C5 Plan Change

Graphic Supplement: Landscape and Visual Effects Assessment



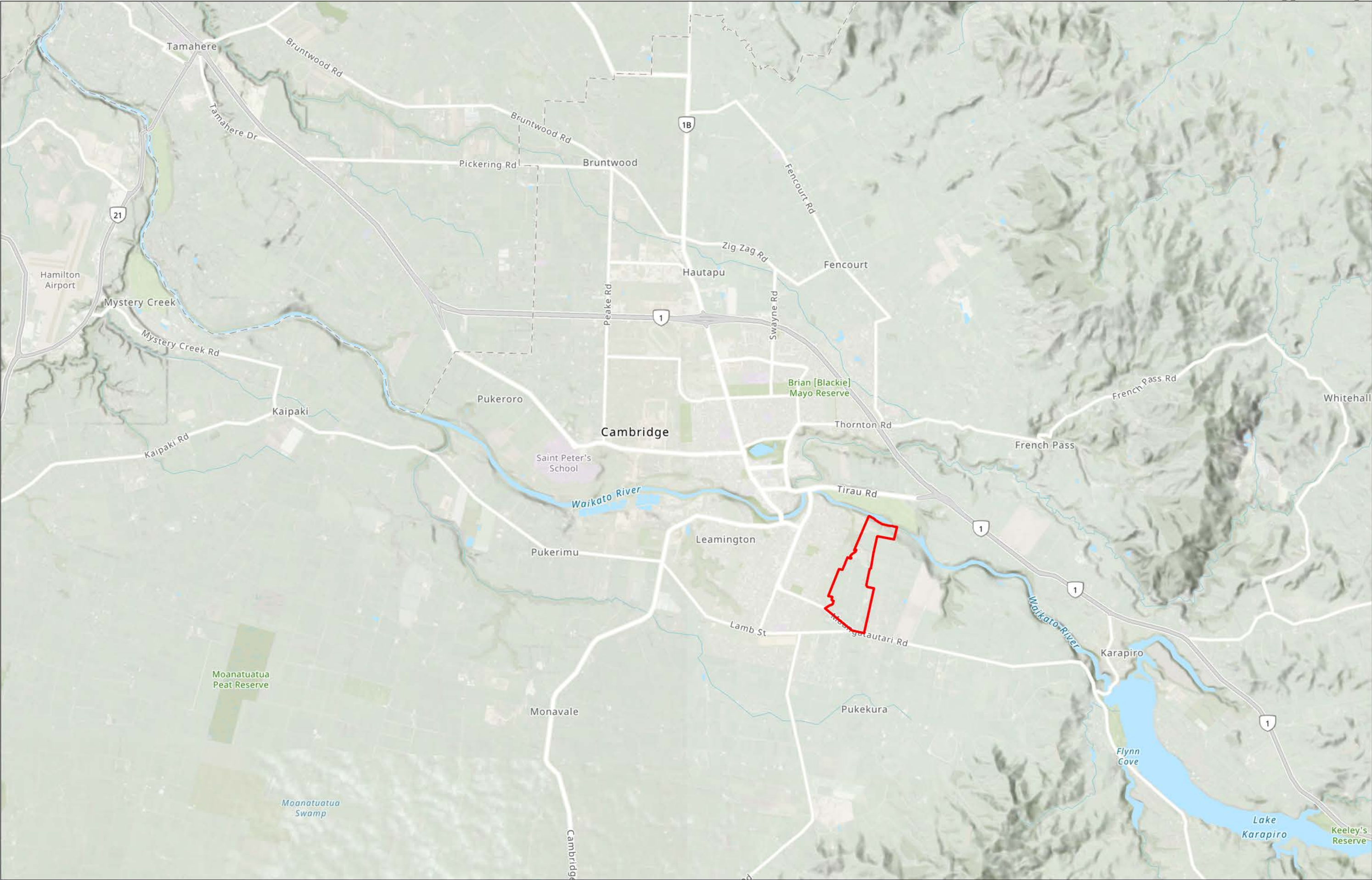
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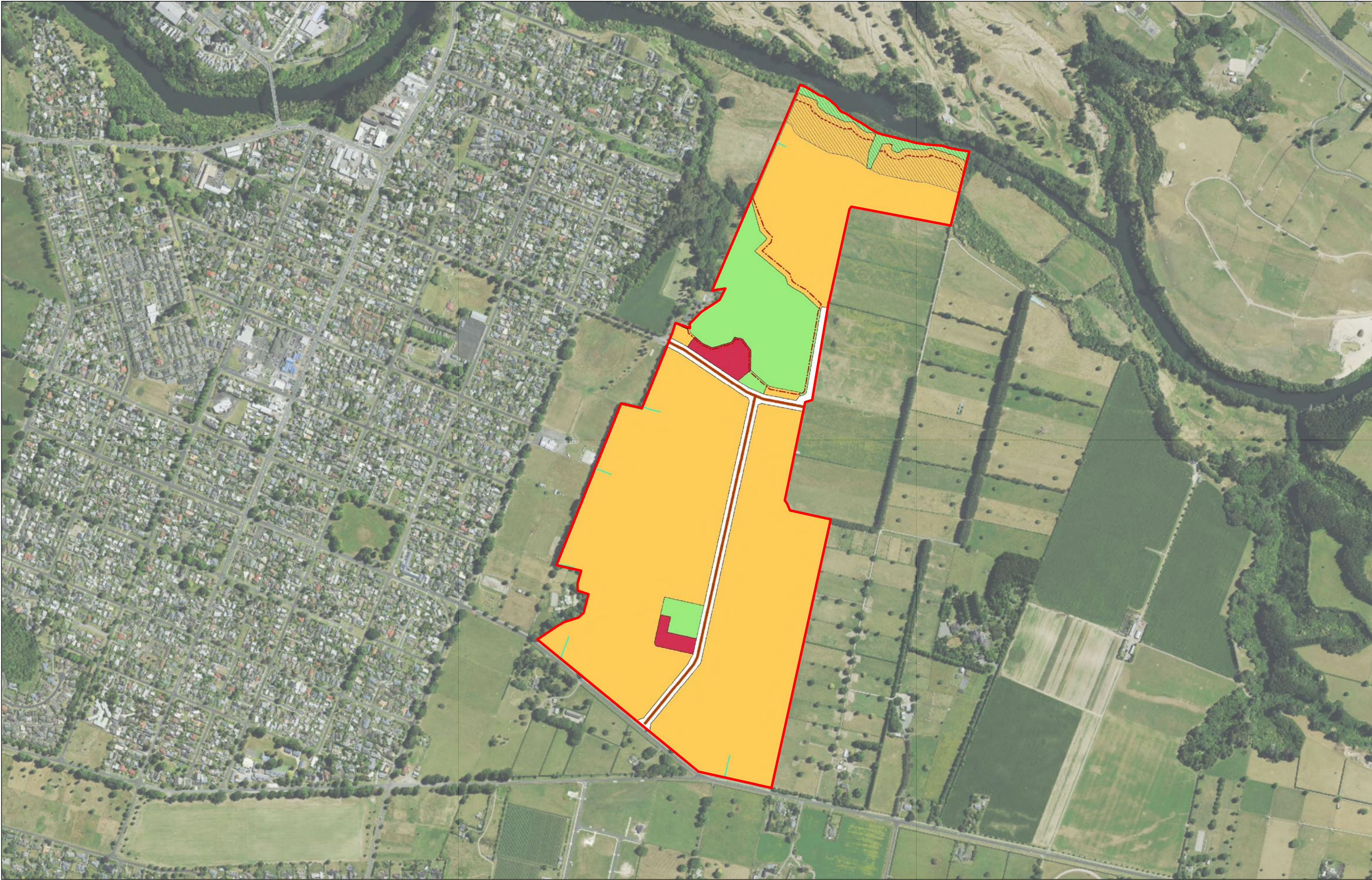
MAPS

- FIGURE 1: Site Context Plan
- FIGURE 2: Site Layout Plan
- FIGURE 3: Viewpoint Plan

VIEWPOINT PHOTOGRAPHY

- FIGURE 4: Viewpoint 1: Maungatautari Road
Viewpoint 2: Lamb Street
- FIGURE 5: Viewpoint 3: Corner of Carlyle Street and Thompson Street
Viewpoint 4: Corner of Carlyle Street and Walpole Street
- FIGURE 6: Viewpoint 5: Cambridge Golf Course

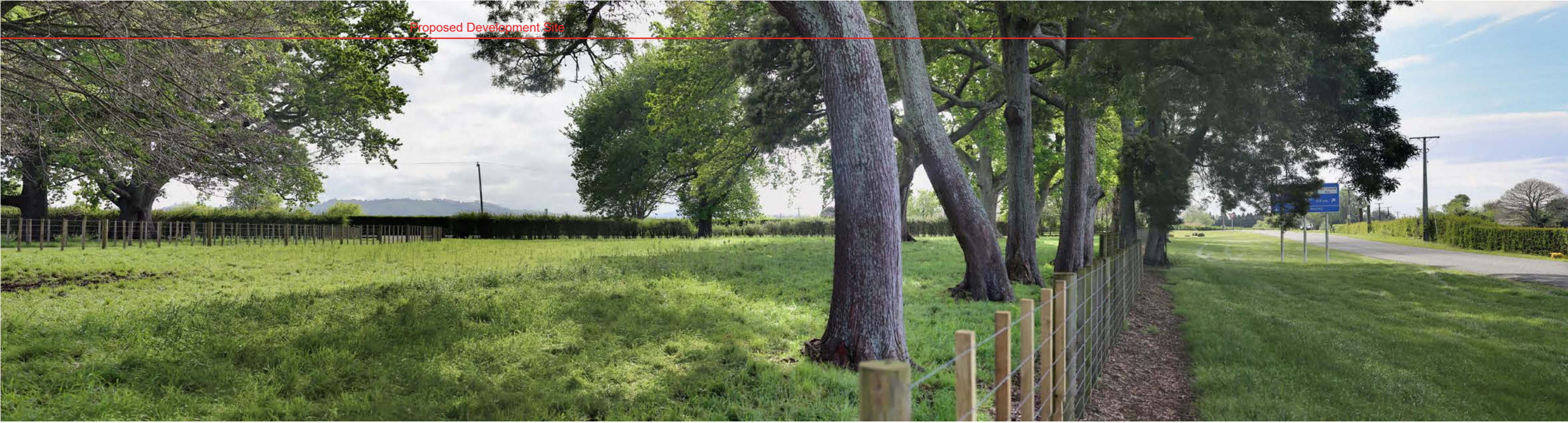




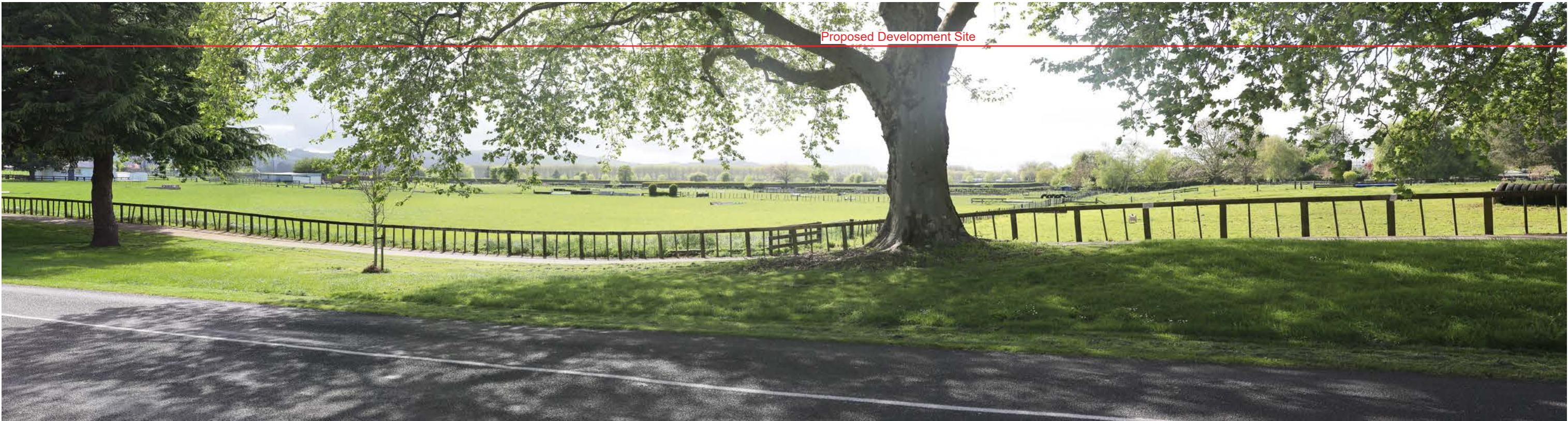




Viewpoint 1 - Maungatautari Road



Viewpoint 2 - Lamb Street



Viewpoint 3 - Corner of Carlyle Street and Thompson Street



Viewpoint 4 - Corner of Carlyle Street and Walpole Street

Proposed Development Site



Viewpoint 5 - Cambridge Golf Course

Appendix 3: Relevant District Plan Provisions

Rural Zone Objectives and Policies

Objective 4.3.7 Rural character

Rural character and amenity is maintained.

Policy 4.3.7.1 Rural character

Land use activities should be at a density, scale, intensity and location to maintain rural character.

Policy 4.3.7.2 Rural character

Rural character and associated amenity values shall be maintained by ensuring rural land uses predominate in the Rural Zone, and buildings are of an appropriate scale and location.

Objective 4.3.8 Rural amenity: setbacks

To maintain rural character and amenity and avoid reverse sensitivity effects

Policy 4.3.8.2 Internal boundaries

Buildings and activities are set back from rear and side boundaries to maintain rural character and amenity and avoid reverse sensitivity effects.

Plan Change 26: Residential Zone Intensification

Objective - Key elements of residential character

2A.3.3

To maintain and enhance the existing elements of the Residential Zone that give each town its own character.

Policy - Cambridge 2A.3.3.1

To maintain and enhance Cambridge's character by:

- (a) Maintaining the grid layout that provides long vistas down roads; and
- (b) Encouraging the provision of sufficient space for mature trees; and
- (c) Maximising opportunities to provide public access to the town belt; and
- (d) Maintaining and enhancing public views to the Waikato River and Karāpiro Stream Valley with development actively facing and providing access to the River and the Stream; and
- (f) Promoting and enabling good architectural design elements including avoiding large spans of blank walls and the retention of a high level of visual amenity which includes public-facing building frontages.

Deferred Zone Objectives and Policies

Objective 14.3.1 Deferred Zoning

Land intended for conversion from its current land use to an alternative land use in order to respond to growth demands is clearly identified, occurs in a planned manner, and its resources are protected for its anticipated future use.

Policy 14.3.1.3 Structure planning

To provide a framework for new growth areas through a comprehensive and integrated structure planning process.

Assessment Criteria

21.1.14 Deferred Zones

The application of the assessment criteria to any application for a structure plan will depend on the anticipated land use, by way of example the infrastructure needs for the Large Lot Residential Zone are different than those for a Residential Zone. The criteria below are therefore a guide to the matters to be considered.

- (a) The extent to which the structure plan and/or its staging is consistent with the programmed growth allocation and/or staging in the Waipa District Growth Strategy and the Waikato Regional Policy Statement. If it is not consistent, then the extent to which the criteria for alternative land release has been met.*
- (b) The extent to which the infrastructure needs for the site have been met and any network and/or capacity constraints have been addressed.*
- (c) The extent to which the stormwater system for the site has taken into account a catchment management approach and provides for the anticipated level of service. Guidance on stormwater design is provided in the Regional Infrastructure Technical Specifications.*
- (d) The extent to which the structure plan provides for multimodal transport options, within the area as well as connections to routes, facilities and sites outside of the structure plan area.*
- (e) The extent to which the structure plan provides for the key elements of character of the area in which it is located and provides for the valued characteristics of the area.*
- (f) The extent to which the relationship of Māori with their ancestral lands, water sites, wāhi tapu, and other taonga has been recognised and provided for.*
- (g) The extent to which the structure plan protects indigenous biodiversity of the area and/or heritage sites or features.*
- (h) The extent to which the structure plan is consistent with the outcomes and principles contained in the relevant Waipa District Town Concept Plan.*
- (i) The extent to which any risks associated with natural hazards or any geotechnical issues, contaminated sites, and or hazardous substance can be managed.*
- (j) The extent to which the proposed land use will result in a reverse sensitivity effect and any proposals to mitigate that effect.*

Appendix 4: Landscape Concept Plan

CAMBRIDGE RIDER PARK PLAN CHANGE AND STRUCTURE PLAN

LANDSCAPE DESIGN REPORT

APPENDIX 4

NOVEMBER 2025

REV E



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DOCUMENT QUALITY ASSURANCE

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INTRODUCTION

PURPOSE

The following landscape design report has been prepared as part of the Rider Park private plan change application for the development of 98 ha Rider Park Plan Change and Structure Plan Area located at Maungatautari Road, Leamington in Cambridge.

The Site is currently zoned Rural and Deferred Residential within the Waipa District Plan. The Deferred Residential zoning encompasses part of the C5 Growth Cell which is intended for future residential development post 2035.

The report forms part of the consent application for the proposed plan change. The design provides a preliminary landscape concept to illustrate the landscape features and design principles that have underpinned the structure plan.

SCOPE

The landscape design concept includes:

- Site Context
- Local Planning Context
- Cultural Features
- Landscape Strategy / Look and Feel
- Interface Cross sections

The preparation of the landscape design has been informed by the wider design team including the disciplines of urban design, landscape planning, ecology, stormwater, transport and civil engineering.

The landscape design responded to initial consultation with Mana Whenua and Waipa District Council. The report is to be read in conjunction with the Landscape and Visual Effects Assessment.



CONTEXT

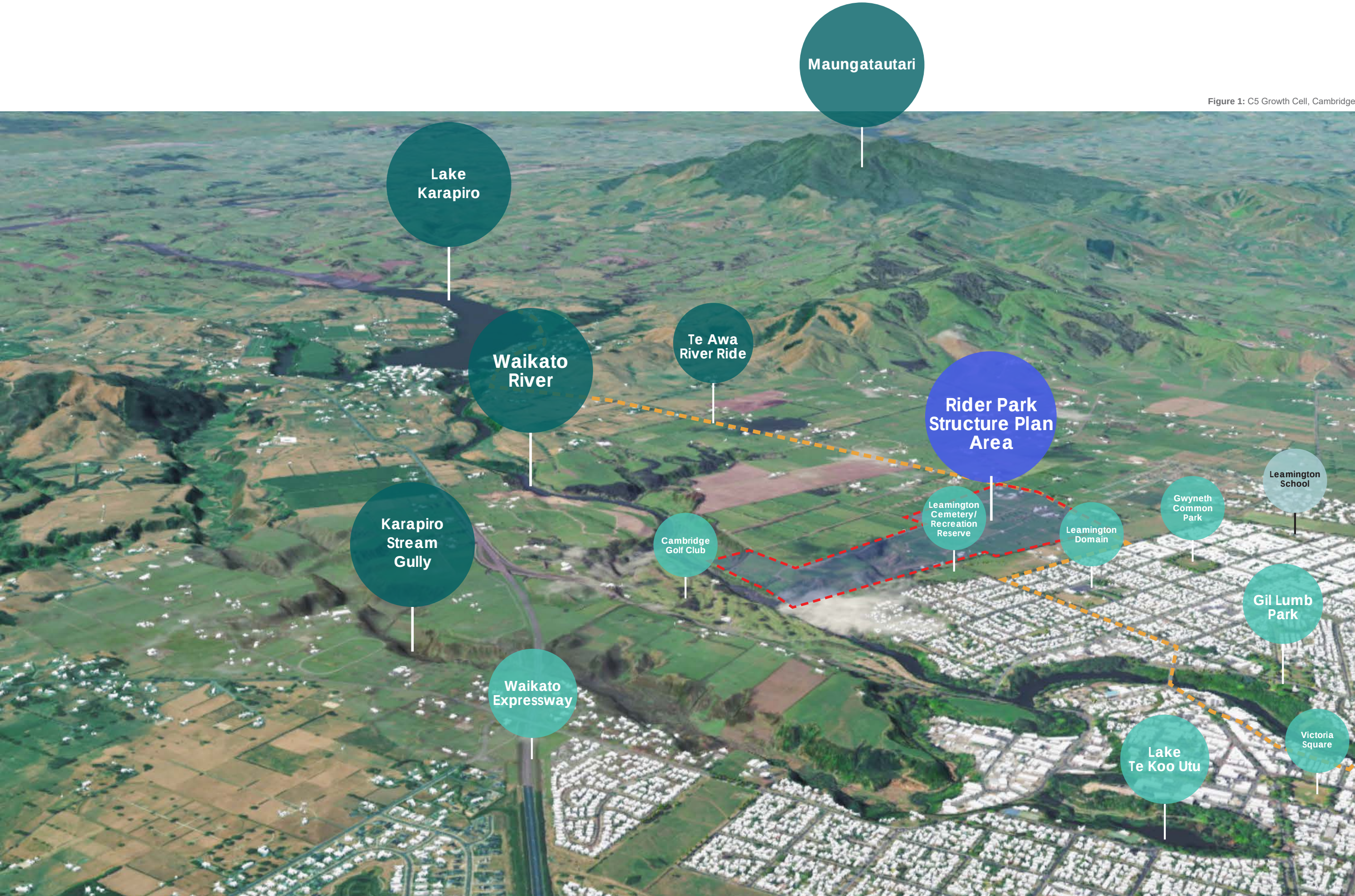


Figure 1: C5 Growth Cell, Cambridge

LOCAL PLANNING CONTEXT

The The Rider Park Structure Plan area extends across an area of land use for agricultural purposes. The southern and central extent of the Site is zoned as a Rider Park Structure Plan Area Deferred Residential Zone (Growth Cell C5), while the northern and very eastern extent of the Site is zoned Rural in the Waipa District Plan.

The Site is located adjacent to the eastern boundary of Leamington, an area of Cambridge which lies to the south of the Waikato River. Separated from the existing urban edge by an area of greenspace which contains the Leamington cemetery, a dog park and the Leamington Rugby Sports Club, the Site extends across an area of agricultural farmland currently in used as a horse stud farm.

The northern boundary of the site is defined by the Waikato River, bordered by a dense belt of trees and scrub. A tributary of the river extends from the northerly extent of the site, through a well-defined gully, and flows outside of the site boundary before out falling to the river. The eastern boundary of the Site follows existing fence boundaries and is determined by landownership boundaries. There are no notable landforms or landscape features which define this edge of the Site.

Maungatautari Road, a minor arterial road defines the southern boundary of the Site and provides access to the southern edge of Cambridge. In the wider area, collector and local access roads connect residential properties and farms with the wider

Hierarchy

MAJOR ARTERIAL ROUTE

MINOR ARTERIAL ROUTE

COLLECTOR ROAD

LOCAL ROAD

Zone

COMMERCIAL ZONE

DEFERRED COMMERCIAL ZONE

LARGE LOT RESIDENTIAL ZONE

DEFERRED LARGE LOT RESIDENTIAL ZONE

RESIDENTIAL ZONE

DEFERRED RESIDENTIAL ZONE

DEFERRED RESERVE ZONE

RESERVE ZONE

INDUSTRIAL ZONE

MARAE DEVELOPMENT ZONE

ST PETERS SCHOOL ZONE

Landscape

WAIPA DISTRICT PLAN_SNA

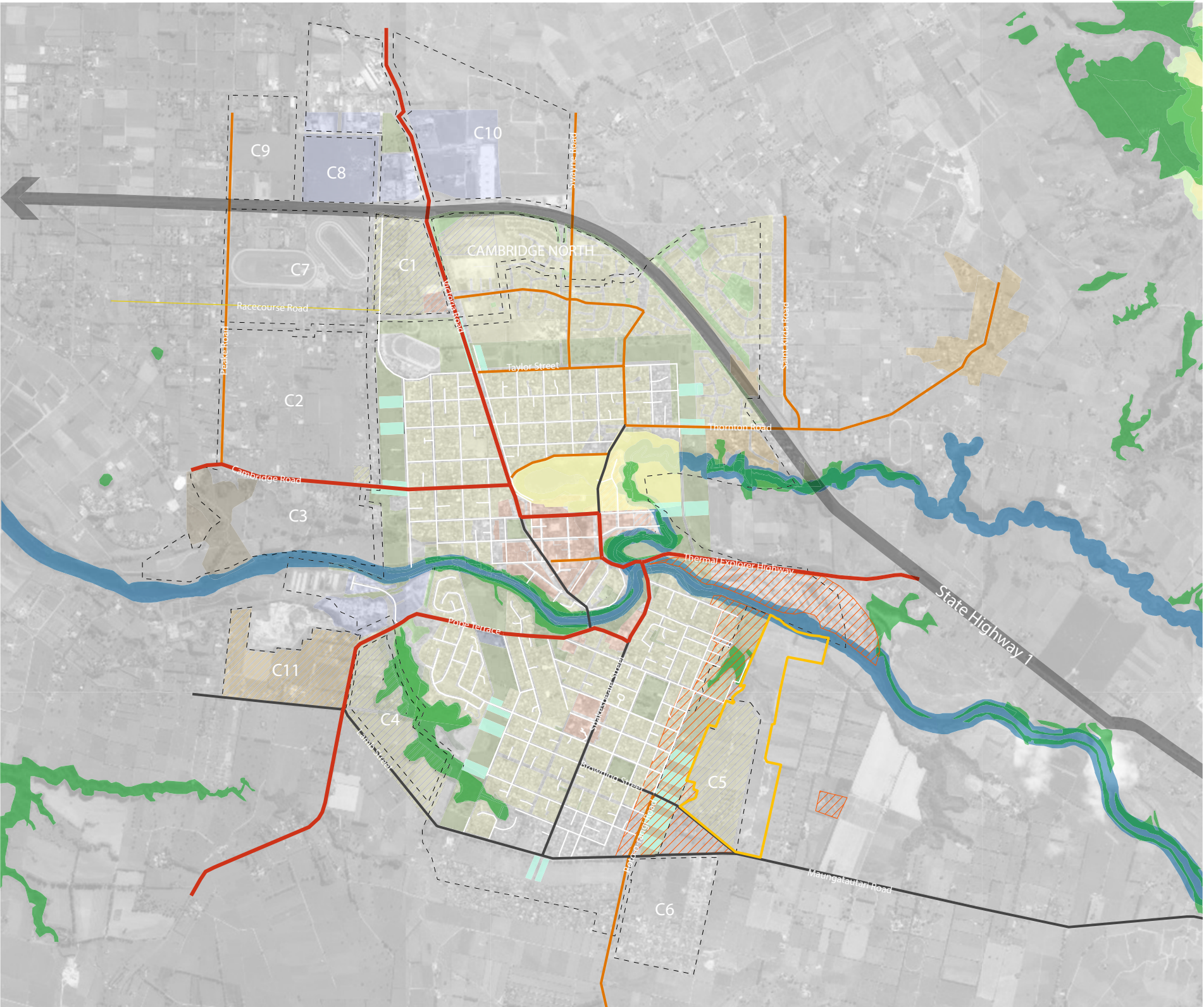
CULTURAL LANDSCAPE AREA ALERT

SIGNIFICANT NATURAL FEATURE AND LANDSCAPE (DISTRICT)

VISTA

VISUALLY SENSITIVE HILL COUNTRY

VIEWING CATCHMENT



Local Planning and Landscape Context
1:40000 @ A3

EXISTING LANDSCAPE AND CULTURAL FEATURES

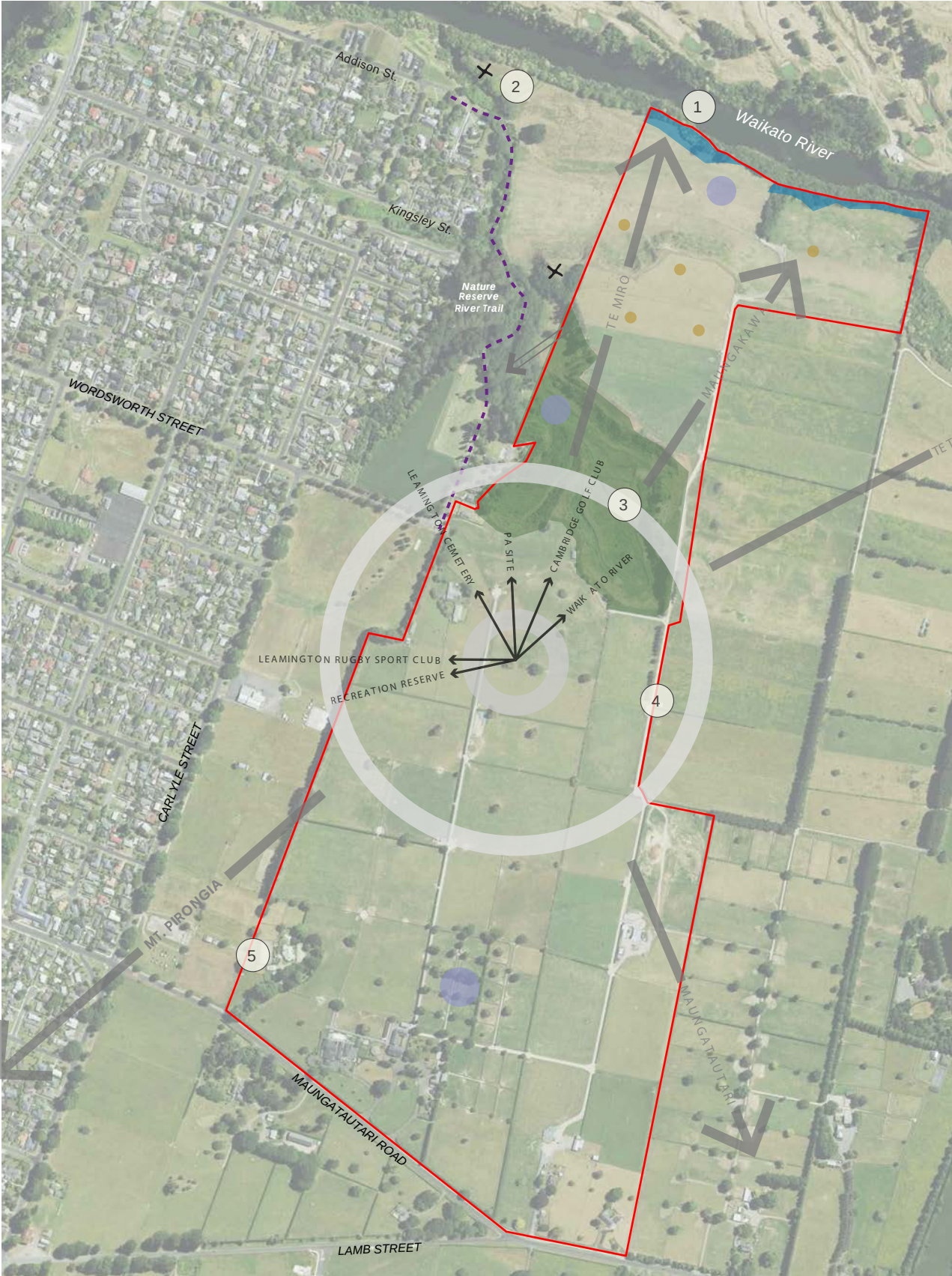
- LEGEND

Identified Viewshafts/Visual Connections with the wider landscape, including Mt. Pirongia and Maungatautari Mountain.
- Existing River Embankment Planting
- Gully
- Existing
- Existing Borrow Pits (indicative only)
- Nature Reserve River Trail
- Pā site



Overall Landscape Strategy

1:10000 @ A3



CULTURAL OPPORTUNITIES

The purpose of this plan is to identify possible cultural opportunities within the C5 development site. This plan is conceptual only and should only be used for discussion purposes within the Structure Plan Area. In relation to the adjacent reserve, any design proposed will be worked in partnership with mana whenua, Waipā District Council (WDC) and local community groups. Opportunities are based on the Cambridge Growth Cell C5 – Cultural Impact Assessment prepared by Te Hira Consultants Ltd on behalf of Ngāti Hauā and Ngāti Korokī Kahukura and Memorandum of Understanding with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust.

- 1

Enhancement of Biodiversity
Habitat within new reserve land adjoining the Waikato River and in the central gully system, including native riparian planting with a particular focus on mahinga kai and improving indigenous flora and fauna (including tuna and pekapeka).
- 2

Cultural Symbolism
Establishment of cultural symbolism features on the adjoining pa site within the Council owned reserve to reflect the history and significance of the site. Preserving Pa and surrounding land form. This would need to be agreed with mana whenua and the Council. Signs or cultural markers through to the reserve and connections to development and wider site.
- 3

Cultural Reserve
Creation of a 'cultural reserve' within the Rider Park plan change site to incorporate whakapapa through Pou or other cultural symbolism features, which may include waharoa, tomokanga or waka. The reserve will give more space around the landform feature/ trench and existing treeline, improving the interface with the adjoining residential properties.
- 4

Adjacent Reserve
Provide footpath connectivity to Addison street and accessibility to Pā Sites.
- LEGEND

➡

Retain Viewshafts/Visual Connections with the wider landscape, including Mt. Pirongia and Maungatautari Mountain, to be retained.

////

Provide appropriate interface treatment between the Rider Park site and reserve. This could include specimen trees and associated amenity planting along the Western boundary with the Reserve, allowing views through and oversight of reserve. Fencing treatment and reference to the Pā Site.

■

Medium Density Residential Zone (MDRZ).

■

Public open space within development - opportunities for cultural design, including mara huparaa, native planting.
-
- Overall Landscape Strategy
1:10000 @ A3
- BOFFA MISKELL | CAMBRIDGE RIDER PARK PLAN CHANGE AND STRUCTURE PLAN : LANDSCAPE DESIGN REPORT | CULTURAL OPPORTUNITIES
- 8
- Document Set ID: 11598793
Version: 1, Version Date: 17/12/2025

LANDSCAPE RESPONSE

Overall, the landscape design response provides opportunities for the following:

Integration and connectivity through an open space network of blue green corridors, open spaces and green streets to provide a well-connected neighbourhood for those living there.

Diversity of landscape types responding to ecological and cultural values to create a sense of place.

Legibility and **Identity** to reinforce cultural, landscape and ecological features to provide legibility and character to the development.

Ecological Responsiveness - retain and enhance biodiversity.

People need access to a variety of outdoor spaces within walking distance of their home. The open space network helps to better connect people while also providing access to a range of activities and experiences that meet the needs of the community.

The design provides opportunities for people of all ages and abilities to be active and provides the opportunity for people to explore, engage and connect. This should include the provision for playgrounds and informal play.

KEY

1

Enhancement of Biodiversity

2

Cultural Reserve

3

Gully

4

Neighbourhood Park

5

Rural Interface

6

Maungatautari Road Boundary

LEGEND

Medium Density Lots

Nature Reserve

Local Reserve

Neighbourhood Park / Gully

Existing Pedestrian Path

Indicative proposed Shared Path

Existing hedges or replacements

Single row of trees and amenity planting

Pa Site

Trees to be retained where practical



ECOLOGY AND NATURE RESERVE

PRECEDENT IMAGES AND DESIGN INTENT

To align with ecological mitigation recommendations, the landscape design includes: Enhancement of the western boundary with one row of trees and amenity planting.

Connectivity to the Cambridge greenbelt and Waikato River corridor is preserved, ensuring landscape-scale ecological linkages. This approach balances ecological outcomes with urban design objectives and ensures that key biodiversity values are protected and enhanced.

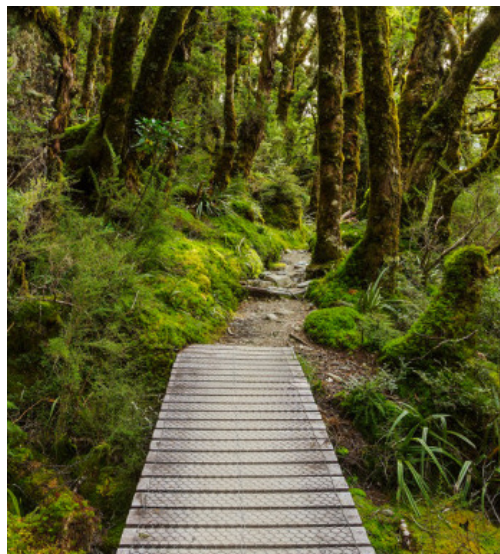
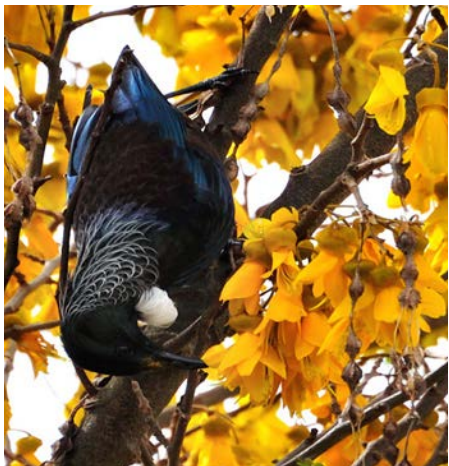
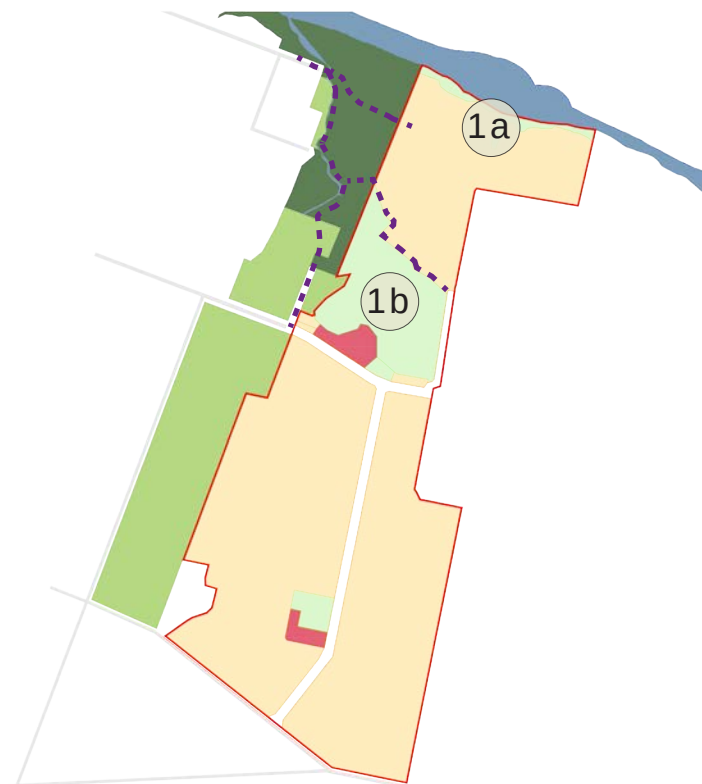
1a Enhancement of Biodiversity

Restoring Waikato River edge and gully through native planting to replace the habitat function with more holistic approach that provides wider benefits. Habitat within new reserve land adjoining the Waikato River and in the central gully system, including native riparian planting and improving indigenous flora and fauna (including tuna and pekapeka).

1b Central Gully (with large native riparian buffer)

Restore and protect the gully habitat and plant with native species and fast-growing exotic trees (oak, poplar, Tasmanian blackwood) and buffer vegetation around the edge.

An open space will be included to create an interface with the gully.



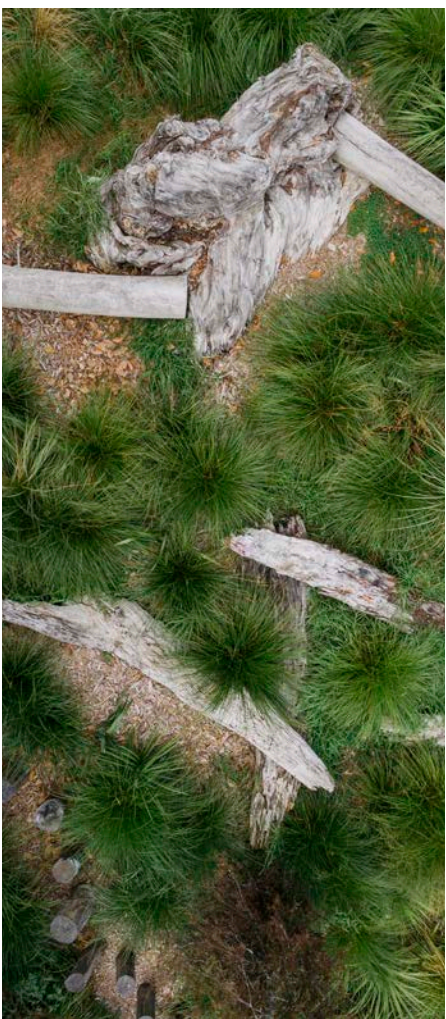
NEIGHBOURHOOD PARK

PRECEDENT IMAGES AND DESIGN INTENT

Neighbourhood parks provide green public amenity space and recreation opportunities.

The Neighbourhood Park is located to enable the retention of existing trees where practical. The proposed neighbourhood playground will complement the destination playground at nearby Leamington Reserve (recently opened).

The design of the neighbourhood centre will be north facing providing connectivity and overlooking to the reserve and playground.

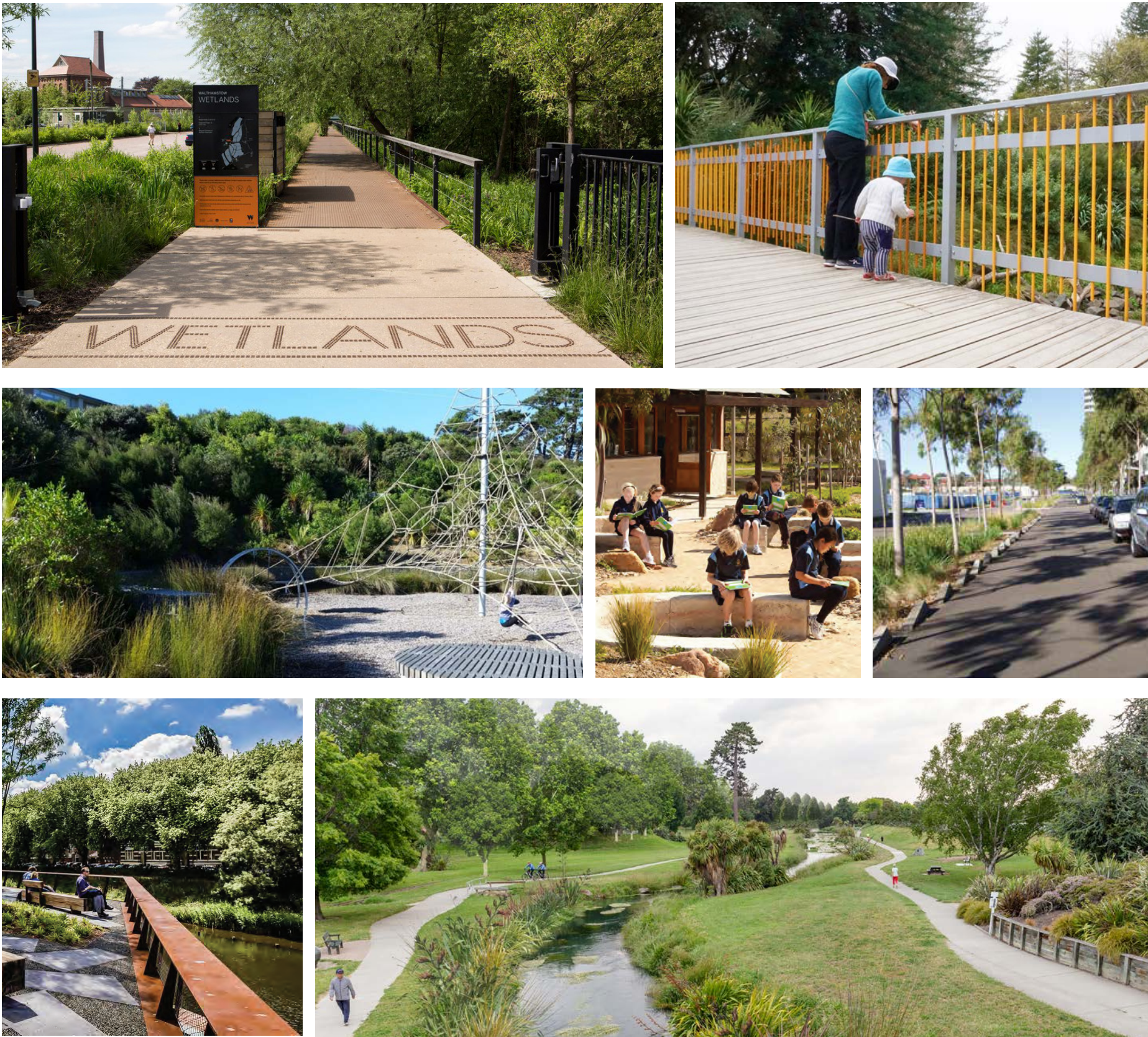


STORMWATER DESIGN

PRECEDENT IMAGES AND DESIGN INTENT

Stormwater Infrastructure contributes to a cohesive and an enhanced ecosystem. The enhancement and expression the natural systems contribute to local character, provides improved amenity and recreation opportunity, while contributing to a more sustainable and resilient neighbourhood.

The site includes sensitive receiving environments, with a gully system that connects to the Waikato River. The potential use of parts of this gully area for stormwater treatment and attenuation will be explored further during the resource consent phase of design.



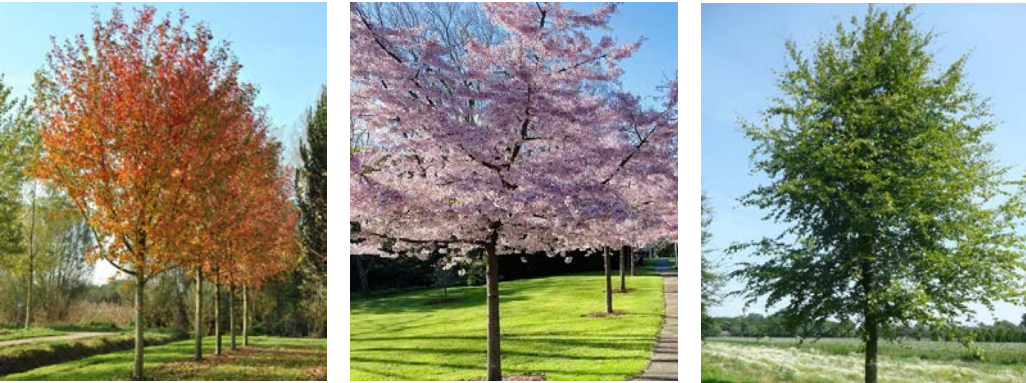
GREEN STREETS

PRECEDENT IMAGES AND DESIGN INTENT

Green Streets provide connections in the development and surrounding landscape.

Well designed streets addresses more than the efficient conveyance of vehicles. The incorporation of shrub and tree planting, choice of materials, width of footpaths and the provision of safe on convenient crossing points, help create streets that contribute positively to the experience of people and to the sense of place and identity of the local area.

Streets help cool the environment, contribute to biodiversity and connect to the wider network of open space and natural features.



Exotic specimen trees (10-20m centre) to reflect Cambridge and wider rural character.



Green Streets
Native specimen trees and under planting.

River/ Terrace
Street Tree Planting
Native specimen trees to reflect river environment planted in clusters.

INDICATIVE INTERFACE CROSS SECTIONS

A | NORTHERN RIVER BOUNDARY

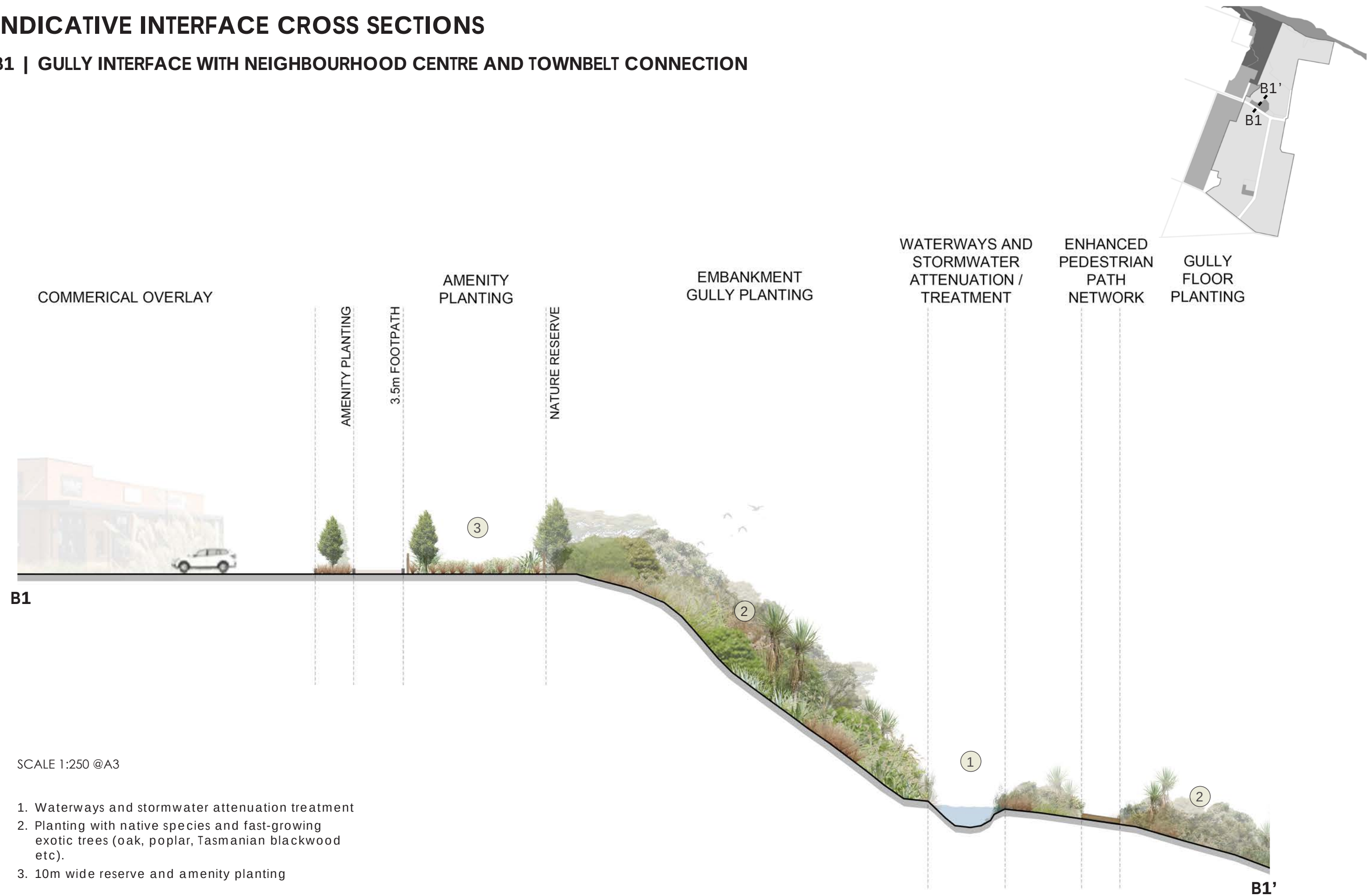


SCALE 1:300 @A3

1. Existing River corridor

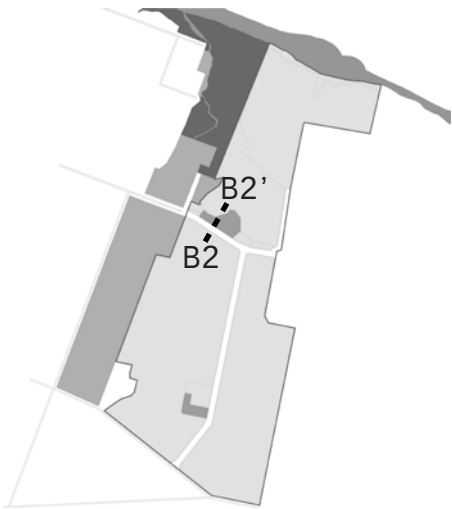
INDICATIVE INTERFACE CROSS SECTIONS

B1 | GULLY INTERFACE WITH NEIGHBOURHOOD CENTRE AND TOWNBELT CONNECTION



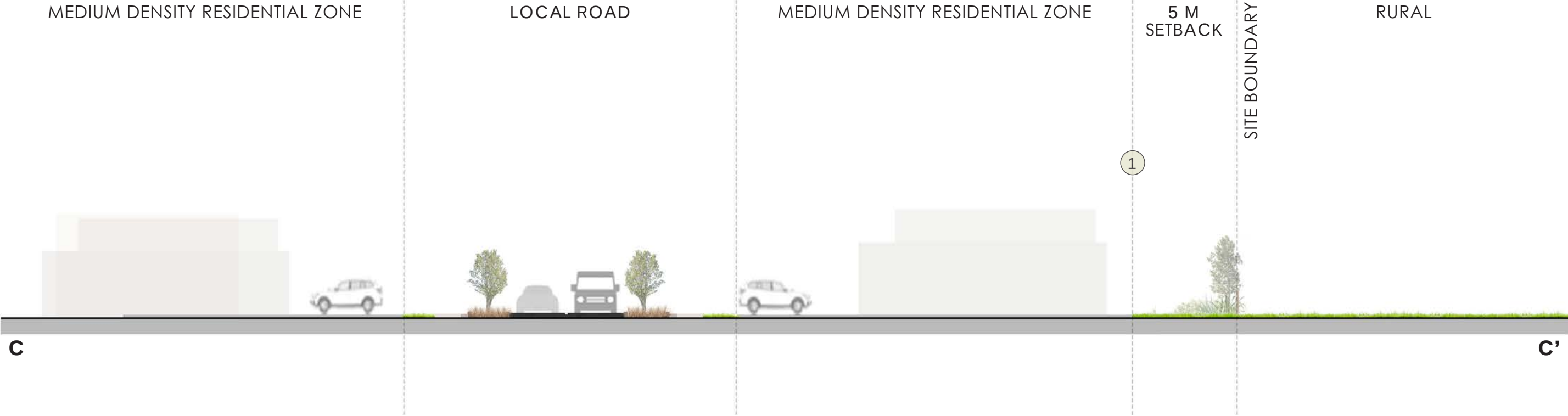
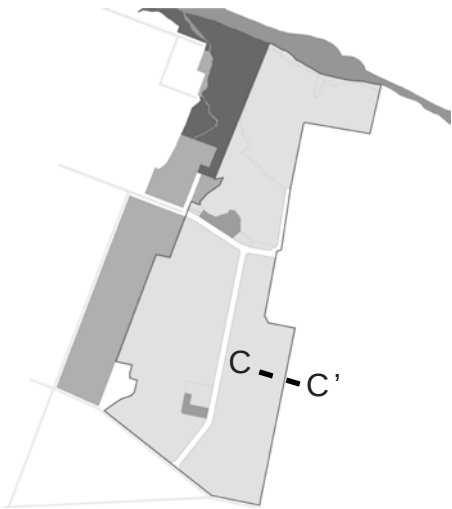
INDICATIVE INTERFACE CROSS SECTIONS

B2 | GULLY INTERFACE WITH OPENSOURCE AND TOWNBELT CONNECTION



INDICATIVE INTERFACE CROSS SECTIONS

C | EASTERN RURAL INTERFACE

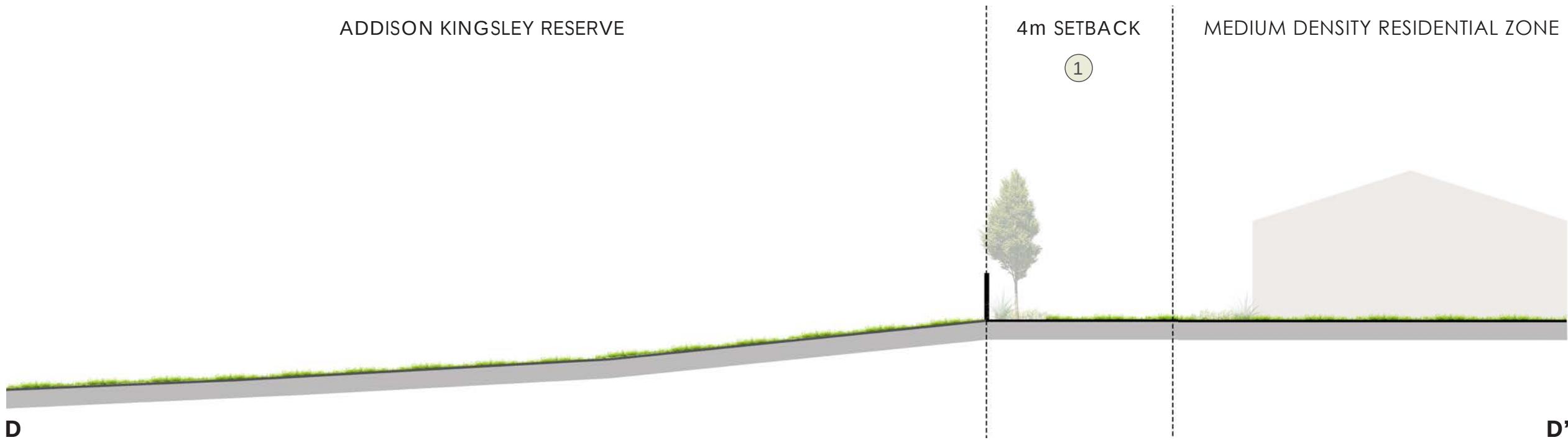
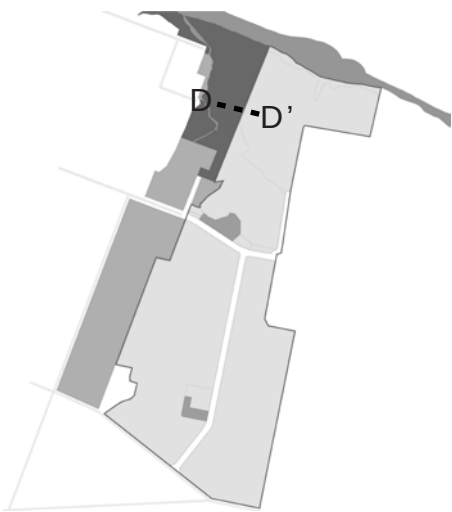


SCALE 1:250 @ A3

- 1. 5m building setback along the eastern boundary within the lot.

INDICATIVE INTERFACE CROSS SECTIONS

D | WESTERN BOUNDARY RESERVE NORTH INTERFACE (ADDISON KINGSLEY RESERVE)



SCALE 1:125 @ A3

1. 4m boundary setback along western boundary within lot.

NOTE: Addison Kingsley Reserve contour varies along the western boundary. Contour shown as indicative only.



About Boffa Miskell

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

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