



# Masterplan Peer Review Lakeside Development: Te Kauwhata

Date 11 May 2017

Project Reference 2304

# Masterplan Peer Review

## Lakeside: Te Kauwhata

### 1 Introduction

In February 2017 SPA (Studio Pacific Architecture) were commissioned by Lakeside Developments 2017 Limited to undertake a Peer Review of the Lakeside Te Kauwhata Residential Development Concept Masterplan. The Concept Masterplan had been prepared by Baxter Design. Following a site visit and a review of the Lakeside Residential Development documentation i.e. Assessments, Reports and Investigations to date, an initial Peer Review was undertaken. Baxter Design assessed and incorporated the initial review comments and reissued a revised masterplan on 29 March 2017. The revised masterplan was peer reviewed again by SPA. The outcomes of this iterative review process form the basis of this Masterplan Peer Review Document.

### 2 Scope of Initial Peer Review (Review 1: March 2017)

For clarity purposes the following documents were peer reviewed.

Draft Lakeside Masterplan Concept Baxter Design (dated 24 November 2016)

1) Lakeside Concept Masterplan	Ref 2674	SK 10
2) Lakeside Zone Plan	Ref 2674	SK 11
3) Lakeside Principal Landform	Ref 2674	SK 12
4) Lakeside Green Spaces	Ref 2674	SK 13
5) Lakeside Walkway Connections	Ref 2674	SK 14
6) Lakeside Vehicle Access	Ref 2674	SK15
7) Lakeside Drainage Patterns	Ref 2674	SK 16

For clarity purposes the following documents were taken into account and given regard to:

1) Lakeside Development Proposal	December 2016
2) Residential Market Assessment (Property Economics)	November 2016
3) Planning Assessment (Tattico)	5 December 2016
4) Land and Soil Report (Natural Knowledge)	October 2016
5) Landscape and Visual Amenity Effects Assessment (Boffa Miskell)	2 December 2016
6) Cultural Assessment (Boffa Miskell)	5 December 2016
7) Infrastructure Assessment	
8) Preliminary Geotechnical Assessment (Earthtec)	October 2016
9) Transportation Assessment (Carriageway Consulting)	
10) Archaeological Assessment (Ellen Cameron & Sarah Phear)	October 2016
11) Preliminary Site Investigation (PDP)	29 November 2016
12) Ecology Assessment (Boffa Miskell)	22 November 2016
13) Private Plan Change Zone Provisions (Tattico)	29 March 2017
14) Lakeside Design Control Guidelines (Lakeside Developments)	
15) Lakeside Design Vision (Lakeside Developments)	

### 3 Scope of Peer Review (Review 2: May 2017)

For clarity purposes the following revised masterplan documents constitute the basis of the Peer Review.

Draft Lakeside Te Kauwhata Concept Design (Baxter Design 29 March 2017)

1) Concept Masterplan	Ref 2674 SK 93
2) Green Spaces	Ref 2674 SK 94
3) Lakeside Walking Connections	Ref 2674 SK 95
4) Lakeside Vehicle Access	Ref 2674 SK 96

5) Lakeside Public Walkway Network	Ref 2674 SK 98
6) Lakeside Walkway Link	Ref 2674 SK 99
7) Lakeside Lowland Walkway	Ref 2624 SK 100
8) Lakeside Typical Neighbourhood Park	Ref 2624 SK 101
9) Lakeside Iwi Reserve	Ref 2624 SK 102
10) Lakeside Rata Street Reserve	Ref 2624 SK 103
11) Lakeside Equestrian Park Concept	Ref 2624 SK 104
12) Lakeside Te Kauwhata Masterplanned Residential Community Design Summary	

#### 4 Terms of Reference

Notwithstanding there are no strict guidelines for a Peer Review of this nature. Where applicable, regard has been given to the Ministry for the Environment of New Zealand Urban Design Protocol and the Key Urban Design Qualities set out in that document known as the Seven 'Cs'.

- 1) Context
- 2) Character
- 3) Choice
- 4) Connections
- 5) Creativity
- 6) Craftsmanship
- 7) Collaboration

#### 5 Initial Peer Review Outcomes (Review 1)

A number of positive urban design and masterplanning strategies and outcomes were identified in the initial peer review. They were the following:

- Public access to the lake edge

- Retention of existing vegetation and native tree cluster on coastal edge
- Inclusion of a possible jetty
- An Iwi reserve
- Extensive esplanade reserves (approximately 50 hectares)
- Integration of existing farm homestead
- Managed grazed farmland
- Rural buffer to south
- Parkland, walkways and overall permeability
- Interconnected green spaces
- Long distance views to the lake and surrounding ridges south, east and west
- Two road connections back into the Te Kauwhata township i.e. not a cul-de-sac
- Cognisance of the contour topography and principal landform
- Mix of elderly housing, large lots and smaller lots
- Community hub as a focal point
- Recreational facilities in flood area
- Good solar access for housing

However, a number of concerns and questions were raised. The following table identifies these initial comments. Each area of concern has been recorded and where these have been addressed by the Revised Masterplan a commentary has been given or a recommendation made. Attached are the "marked-up" drawings and diagrams issued at the same time as the initial comments to assist with understanding.

**6 Peer Review Summary table**

The following table summarises the review comments and tracks the outcomes and recommendations

	Initial Peer Review Comments 10/03/2017 (Review 1)	Peer Review of Revised masterplan (Review 2)	Recommendations & Comments
1	<p><b>Extent of pocket parks</b></p> <ul style="list-style-type: none"> <li>• Too many (27 in number)?</li> <li>• Are they the right spatial device for this site?</li> <li>• Will they be vested or body corporates?</li> <li>• Refer diagram 02.</li> </ul>	<ul style="list-style-type: none"> <li>• The extent of pocket parks has been significantly reduced.</li> <li>• Emphasis has been placed on the street network amenity and the common open green spaces and reserves, thus requiring less pocket parks.</li> </ul>	<ul style="list-style-type: none"> <li>• Outcome achieved, no further comments.</li> </ul>
2	<p><b>Disposition of pocket parks</b></p> <ul style="list-style-type: none"> <li>• There are a large number to the south, central and west areas through the medium-density housing, but very few to the north?</li> <li>• Are the more grid-like site lot layouts too dense to the north?</li> <li>• Refer Diagram 01.</li> </ul>	<ul style="list-style-type: none"> <li>• The pocket park disposition has been recast and reorganised significantly.</li> <li>• The housing density has been reduced to the north and a more legible and rational street network has been adopted.</li> <li>• Greater cohesion has been achieved by clarity around the grid and the green open space network in the northern precinct.</li> </ul>	<ul style="list-style-type: none"> <li>• Outcome achieved, no further comments.</li> </ul>
3	<p><b>Configuration and size of pocket parks</b></p> <ul style="list-style-type: none"> <li>• Some of the pocket parks are very large others very small?</li> <li>• There are quite a number of funny residual open spaces.</li> <li>• Could they be better rationalised?</li> <li>• Should the block sizes for the medium density be bigger in some cases?</li> <li>• Refer Diagram 03.</li> </ul>	<ul style="list-style-type: none"> <li>• The pocket parks have been rationalised and simplified.</li> <li>• Smaller residual open spaces have been minimised.</li> <li>• There is greater legibility between pocket parks and linked green spaces.</li> <li>• Larger blocks and simpler spaces have been achieved.</li> </ul>	<ul style="list-style-type: none"> <li>• Outcome achieved, no further comments.</li> </ul>
4	<p><b>Visibility of pocket parks from vested roads (CPTED)</b></p> <ul style="list-style-type: none"> <li>• Typically the pocket park would have at least one if not two road edges for CPTED reasons.</li> <li>• Some pocket parks are bounded on four sides by houses.</li> <li>• Can some of the parks be re-orientated for views and to street edges for safety.</li> <li>• Refer Diagram 03.</li> </ul>	<ul style="list-style-type: none"> <li>• Greater visibility and accessibility to the pocket parks from vested roads has been achieved in most cases.</li> </ul>	<ul style="list-style-type: none"> <li>• Recommend further development to ensure all pocket parks follow sound CPTED principles and have at least one side adjoining a vested road for visibility and safety.</li> </ul>

	Initial Peer Review Comments 10/03/2017 (Review 1)	Peer Review of Revised masterplan (Review 2)	Recommendations & Comments
5	<p><b>Sense of place, arrival and place-making</b></p> <ul style="list-style-type: none"> <li>• Is there a point that you have feel that you have arrived?</li> <li>• What defines that?</li> <li>• Refer Diagram 05.</li> </ul>	<ul style="list-style-type: none"> <li>• The arrival point at the hub has been better configured and enlarged. A stronger sense of arrival has been achieved as there is more critical mass and the hub is more legible.</li> </ul>	<ul style="list-style-type: none"> <li>• See recommendations below.</li> </ul>
6	<p><b>Community hub layout</b></p> <ul style="list-style-type: none"> <li>• How is it envisaged the hub will work at the crossroads?</li> <li>• Is it elevated enough and does it get views over the houses to the lake and ridgelines beyond?</li> <li>• Is it big enough to deal with car parking so cars do not dominate it?</li> <li>• There are some mature trees near the hub location, could they be incorporated into the design?</li> <li>• Is it on the right side of the road i.e. could it be eastward or extend to the west?</li> <li>• Refer Diagram 05 &amp; 06.</li> </ul>	<ul style="list-style-type: none"> <li>• The hub has been enlarged and has more critical mass.</li> <li>• The hub is elevated offering commanding views over the development and to the ridge and Lake Waikare.</li> </ul>	<ul style="list-style-type: none"> <li>• Further detail is recommended around the architectural character of the hub buildings, access points, carparking, landscaping, servicing and scale as the design progresses.</li> <li>• Further consideration is recommended around the stitching in of the new hub with the existing farm homestead, existing trees and existing contours.</li> </ul>
7	<p><b>Road hierarchy, orientation and “Y” junction</b></p> <ul style="list-style-type: none"> <li>• There is an odd fork in the road where Scott Road enters the site south of the hub appears to head right to one house.</li> <li>• Is the primary road hierarchy clear?</li> <li>• It’s hard to understand how someone might navigate around the site from the hub and entry and back again.</li> <li>• Is it a bit disorienting?</li> <li>• Is it legible enough?</li> <li>• Refer Diagram 06.</li> </ul>	<ul style="list-style-type: none"> <li>• The ‘Y’ junction has been removed.</li> <li>• The primary entrance road continues down to the equestrian park and reserve land.</li> <li>• The overall road hierarchy is more legible.</li> </ul>	<ul style="list-style-type: none"> <li>• Outcome achieved, no further comments.</li> </ul>
8	<p><b>Eastern larger lots ribbon-like form and porosity</b></p> <ul style="list-style-type: none"> <li>• The ribbon of houses on the eastern edge facing the lake could be broken up more into clusters to make connections with the pocket parks on the interior and pull the value of the lake edge in to the site?</li> <li>• I.e. avoid wall of buildings on best lake edge.</li> <li>• Cross section might help through here.</li> <li>• Refer Diagram 08.</li> </ul>	<ul style="list-style-type: none"> <li>• The primary pocket parks and ribbon of houses to the east looking across the lake have been rationalised with better visual connections.</li> <li>• The outcome achieved is more porous and permeable.</li> </ul>	<ul style="list-style-type: none"> <li>• Outcome achieved, no further comments.</li> </ul>

	Initial Peer Review Comments 10/03/2017 (Review 1)	Peer Review of Revised masterplan (Review 2)	Recommendations & Comments
9	<p><b>Primary landscape legibility and registration of drainage patterns</b></p> <ul style="list-style-type: none"> <li>• Is it possible to make the natural overland flood paths and the existing drainage corridors more legible and more of a feature from a green amenity, visual amenity ecological, narrative and walking aspect?</li> <li>• This could help break down the mass of housing, take the pressure off the pocket parks and help create defined neighbourhoods.</li> <li>• Refer Diagram 07.</li> </ul>	<ul style="list-style-type: none"> <li>• A rationalisation of the primary green finger and open space network has been undertaken.</li> <li>• The landform and green corridor configuration are significantly more legible and convincing.</li> </ul>	<ul style="list-style-type: none"> <li>• Further development of the potential character neighbourhoods created by the registration of the landscape and landform is recommended.</li> <li>• Given the scale of the development creating neighbourhoods and communities within the overall masterplan will bring choice, differentiation and a strong sense of place.</li> </ul>
10	<p><b>Extent, scale and character of JOALS</b></p> <ul style="list-style-type: none"> <li>• There are a number of long cul-de-sac access ways, which might be JOALS?</li> <li>• Some look dimensionally very tight? Others larger?</li> <li>• What is their character?</li> <li>• Some could open out to the reserve more to be more permeable?</li> <li>• Are they envisaged to be home zones and slow streets?</li> <li>• Or shared spaces or narrow vested streets.</li> <li>• Can you avoid having so many cul-de-sacs?</li> <li>• Refer Diagram 06.</li> </ul>	<ul style="list-style-type: none"> <li>• A degree of rationalism of the JOALS has been undertaken.</li> <li>• The overall road hierarchy is more legible.</li> </ul>	<ul style="list-style-type: none"> <li>• There are still quite a number of JOALS. They are being used to access smaller pockets of residential, which is understandable and practical.</li> <li>• Recommend further detail to develop a landscape character to the JOALS that is sympathetic to the overall street network and character of the development</li> <li>• Recommend further detail to investigate if some of the JOALS can have pedestrian access to the Reserve areas</li> </ul>
11	<p><b>Lack of diversity of typologies and lot sizes</b></p> <ul style="list-style-type: none"> <li>• There appears to be broadly two types of lot size i.e. big and small.</li> <li>• Will there be enough diversity?</li> <li>• Will there be any two-bedroom houses?</li> <li>• Will most of the houses be three to four bedrooms?</li> <li>• Will it feel mono-cultural?</li> <li>• Could it be future proofed for larger inter generational houses?</li> </ul>	<ul style="list-style-type: none"> <li>• The lot sizes and pocket parks have been reconfigured to allow a greater diversity of lot sizes, particularly the denser sites</li> <li>• The greater diversity of lot sizes should offer and promote a greater choice of residential living.</li> </ul>	<ul style="list-style-type: none"> <li>• Recommend further exploration of sites that could accommodate two bedroom stand-alone or semi detached affordable houses possibly with out garages. This could increase the first home affordability factor.</li> </ul>

	Initial Peer Review Comments 10/03/2017 (Review 1)	Peer Review of Revised masterplan (Review 2)	Recommendations & Comments
12	<p><b>Retirement housing cul-de-sac</b></p> <ul style="list-style-type: none"> <li>The retirement housing does feel a bit siloed or cut off in corner?</li> <li>Could it be closer to local community hub?</li> <li>Make it easier to walk to community hub</li> <li>Could it be better integrated?</li> </ul>		<ul style="list-style-type: none"> <li>Recommend further detail to understand how the retirement village is connected to the proposed hub and to the existing local steps and amenity and community.</li> <li>Recommend assessment of pedestrian linkages and topographical assessment of gradients and ease of movement around village and around the local proposed amenity.</li> </ul>
13	<p><b>Future proofing for public transport (buses)</b></p> <ul style="list-style-type: none"> <li>Not sure if there would be bus route envisaged in future and how the route may work but good to future proof.</li> </ul>		<ul style="list-style-type: none"> <li>Recommend further exploration of public transport future proofing especially for the hub and retirement village.</li> </ul>
14	<p><b>Cultural and historical narrative</b></p> <ul style="list-style-type: none"> <li>The site and environs have a rich history how is that captured in the layout of the master plan and how would that story be told?</li> <li>Has it informed the layout?</li> <li>How does it relate to the existing township?</li> </ul>	<ul style="list-style-type: none"> <li>The primary derivatives of the layout and form are the flood zone and principal land forms. There are two distinct areas the upper plateau of rolling pastoral land and the lower level land that flanks the lake to the east and the south.</li> <li>Approximately 50 hectares has been developed into recreational reserve.</li> <li>Public access to the lake edge has been provided for all the Te Kauwhata community and retention of some significant native planting and an Iwi Reserve.</li> </ul>	<ul style="list-style-type: none"> <li>Further detail recommended to bring a cultural narrative into the landscape and public spaces in a meaningful way.</li> <li>Further development of the Iwi Reserve as a memorial site and lookout over Lake Waikare.</li> </ul>
15	<p><b>Character neighbourhoods</b></p> <ul style="list-style-type: none"> <li>How is the character of the place defined in the master plan concept?</li> <li>What is the character of the streetscapes that make them unique and site specific?</li> <li>What is the character of the proposed medium density housing and the hub?</li> <li>Are there distant neighbourhoods and stages?</li> </ul>		<ul style="list-style-type: none"> <li>Further exploration of the development of a language for the landscape elements, streetscapes, walkways to give them meaning uniqueness and create a strong sense of place.</li> </ul>
16	<p><b>Testing</b></p> <ul style="list-style-type: none"> <li>Were other structural layouts i.e. primary roads and zoning considered and tested?</li> </ul>	<ul style="list-style-type: none"> <li>No alternative layouts provided</li> </ul>	<ul style="list-style-type: none"> <li>No further comments</li> </ul>

	Initial Peer Review Comments 10/03/2017 (Review 1)	Peer Review of Revised masterplan (Review 2)	Recommendations & Comments
17	<b>School</b> <ul style="list-style-type: none"> <li>If there was a school as mentioned in the lakeside development where might it go?</li> </ul>	<ul style="list-style-type: none"> <li>No school sites identified</li> </ul>	<ul style="list-style-type: none"> <li>No other comments</li> </ul>

## 7 Design Control Guidelines

Following a review of the Design Control Guidelines a number of recommendations are made

- i) The set back diagrams (page 3) will need to be modified to show the minimum outdoor private open space requirements and effects of site coverage rules.
- ii) Duplex Sites should be identified in the masterplan as the increased density will be better located in some areas than others.
- iii) Bagged brick, solid plaster over brick or masonry and vertical metal tray profile claddings could be dominant exterior wall cladding in this semi-rural context.

## 8 Plan Change Zone Provisions

Following a review of the proposed Plan Change Provisions the following recommendation was made in respect to creating good urban design outcomes an acceptable private open space amenity within higher density houses

- i) Introduction of private open space rules and requirements per individual dwelling lot to be accommodated on site with no offsets to the proximities to communal open space and reserves.

## 9 Summary

The iterative nature of the Peer Review has accommodated modification to the design as it has been developed. This process has strengthened the design given more rigour to the design rationale and layout and produced a more robust masterplan.

Report By: Nick Barratt-Boyes  
 Director and Co-founder  
 BArch, FNZIA, ARB, RIBA





Review 1  
‘Mark-Ups’ of Baxter Design  
Draft Concept Masterplan  
March 2017

Diagram 01

## Existing/Current Shape and Configuration of Pocket Parks

Te Kauwhata  
Lakeside Masterplan  
Peer Review

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Too few?  
Very few open  
spaces/pocket parks



Significant  
number of  
pocket parks  
- too many?

Review 1  
'Mark-Ups' of Baxter Design  
Draft Concept Masterplan  
March 2017

Diagram 02

## Extent of Pocket Parks

1:5000

Te Kauwhata  
Lakeside Masterplan  
Peer Review

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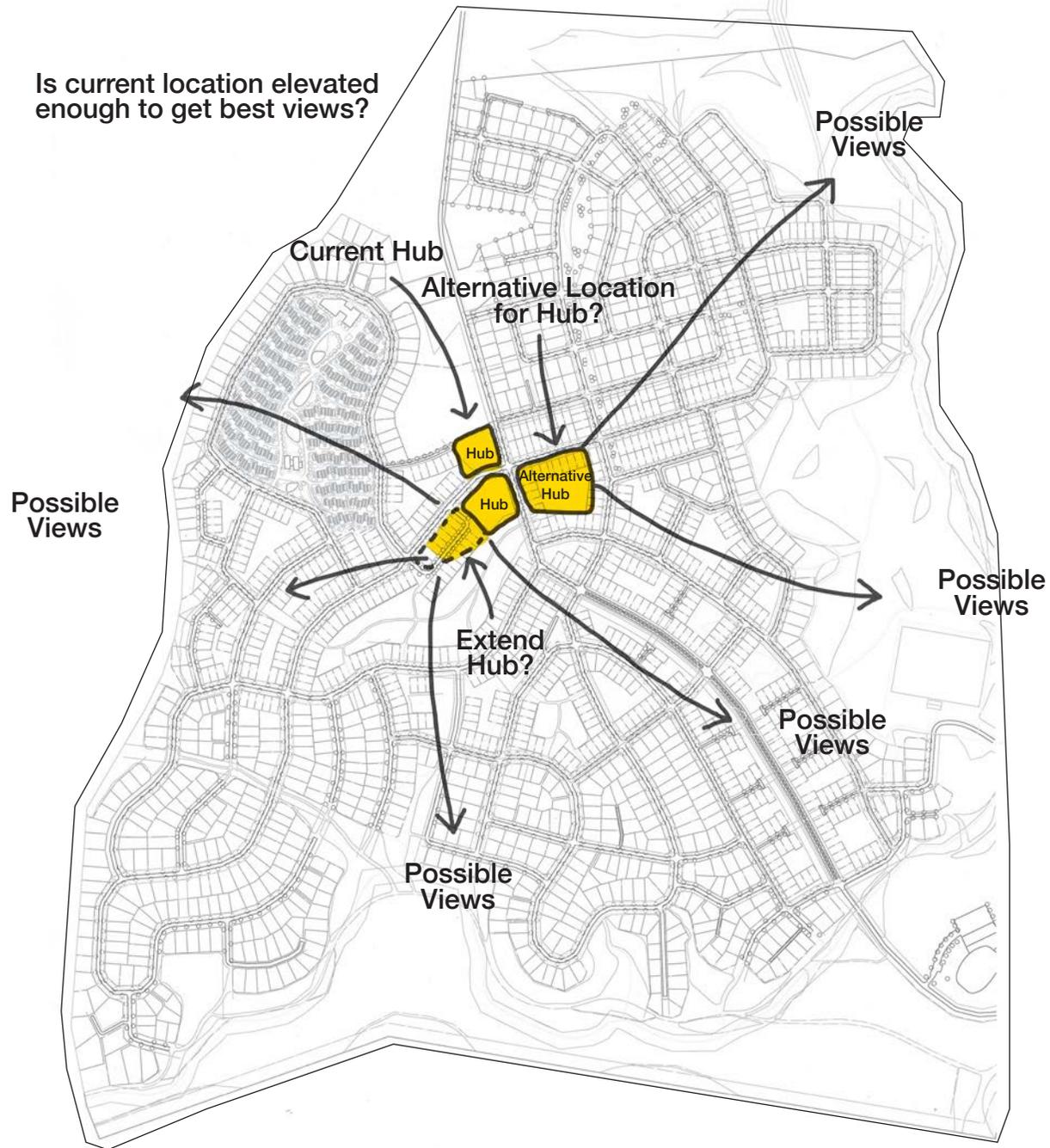
Review 1  
 'Mark-Ups' of Baxter Design  
 Draft Concept Masterplan  
 March 2017

Diagram 03

## Rationalisation of Pocket Parks

Te Kauwhata  
 Lakeside Masterplan  
 Peer Review  
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Is current location elevated enough to get best views?

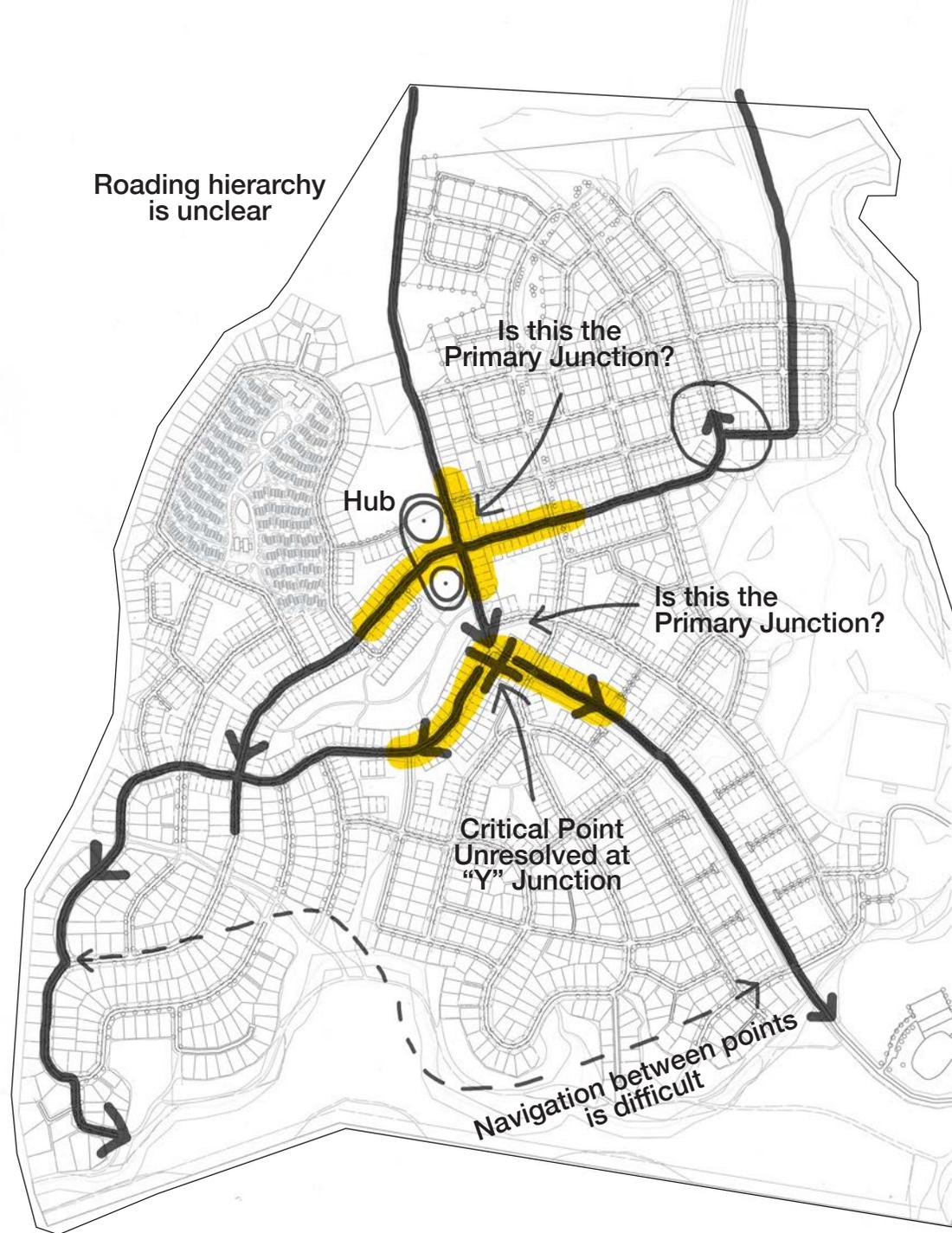


Review 1  
'Mark-Ups' of Baxter Design  
Draft Concept Masterplan  
March 2017

Diagram 04

# Community Hub

Te Kauwhata  
Lakeside Masterplan  
Peer Review  
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Review 1  
'Mark-Ups' of Baxter Design  
Draft Concept Masterplan  
March 2017

Diagram 05

## Arrival & Orientation

1:5000

Te Kauwhata  
Lakeside Masterplan  
Peer Review

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Maybe the block size for medium density house are too small?

Residual green spaces



Character of JOALS?

Review 1  
'Mark-Ups' of Baxter Design  
Draft Concept Masterplan  
March 2017

Diagram 06

## JOALS and Residual Spaces

Te Kauwhata  
Lakeside Masterplan  
Peer Review

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1:5000



Review 1  
 'Mark-Ups' of Baxter Design  
 Draft Concept Masterplan  
 March 2017

Diagram 07

**More Legibility of Principal Landform  
 and Green Corridors**

**Te Kauwhata  
 Lakeside Masterplan  
 Peer Review**  
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**Possible More Porous  
Eastern Edge**

Review 1  
'Mark-Ups' of Baxter Design  
Draft Concept Masterplan  
March 2017

**Diagram 08**

**Te Kauwhata  
Lakeside Masterplan  
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# Te Kauwhata Landscape and Visual Amenity Effects Assessment

Peer Review

MAY 2017

<b>Project</b>	Proposed Plan Change for the Lakeside Development at Te Kauwhata
<b>Client</b>	Lakeside Developments 2017 Limited
<b>Report Prepared By</b>	Stuart Dun Associate Registered Landscape Architect Studio Pacific Architecture
<b>Status</b>	Final
<b>Revision</b>	A
<b>Issue Date</b>	10 May 2017

# Landscape and Visual Amenity Effects Assessment Peer Review

## Introduction

In February 2017 SPA (Studio Pacific Architecture) were commissioned to undertake a peer review of the landscape and visual amenity effects assessment of the proposed Lakeside Te Kauwhata Residential Development concept masterplan. The masterplan concept had been prepared by Baxter Design and the landscape assessment was undertaken by Boffa Miskell. Concurrently SPA were also commissioned to peer review the concept masterplan.

The peer review of the Landscape and Visual Amenity Effects Assessment has been undertaken by Stuart Dun, an associate at Studio Pacific, and a registered landscape architect with over 15 years of experience in landscape and urban design.

## Methodology

Following a site visit on 1 March 2017 and a review of the Lakeside Residential Development documentation provided, including the proposed masterplan and supporting material, a Preliminary Peer Review of the draft landscape and visual amenity effects assessment was undertaken. SPA provided commentary to Boffa Miskell on their draft report (Revision 2 issued 9 November 2016).

Subsequently the masterplan was revised by Baxter Design and reissued on 29 March 2017 based on changes proposed through the design review process, and accordingly Boffa Miskell have updated their assessment taking into account these revisions and having regard for the commentary provided by SPA on the draft report.

The final Landscape and Visual Amenity Effects Assessment report (Revision 6 issued 4 April 2017) and its appendices form the basis of this Peer Review Document.

The peer review has been structured around answering the following questions:

- Does the structure and focus of the report reflect the nature of the project and identify the main issues?
- Are best practice methodologies used?
- Does the assessment describe the proposal accurately in such a way that the effects can be fairly assessed?

- Are the important landscape character and visual issues identified?
- Are the nature and degree of effects accurately analysed?
- Are there any gaps?
- Are the conclusions of the report a fair assessment?

## Peer Review Assessment

In my opinion the report is structured in a way that is clear and identifies the key issues that need to be addressed in order to assess the effects of the proposed development.

The methodologies employed for the assessment represent best practice and are appropriate for an assessment of this nature.

The assessment provides an accurate description of the site, the context, and the development proposal and highlights both the adverse and positive effects of the proposed development. Furthermore, the masterplan review process identified opportunities to further mitigate potential adverse visual effects and enhance the existing characteristics of the site. Some of these have been adopted in the proposed masterplan, although it is acknowledged that the layout of the development within the site may evolve over time.

The important landscape character issues are identified in relation to topography, vegetation, built form, and natural character, and take into account both biophysical and perceived values. Of particular importance is the relationship of the proposed development zone to Lake Waikare and rural land to the south. The zone plan (appendix 2) provides for this relationship to be maintained and enhanced through the recreation zone adjacent to the lake. The proposed view corridor from the Domain to the lake is also identified as significant.

The visual catchment and viewing audiences identified are clearly documented and in my opinion capture the extent of the visual impact of the project, and the 12 visual assessment viewpoints are representative of these viewing audiences. It is noted that in the preliminary peer review SPA suggested the addition of a further view point from

SH1 further South of view point 12 looking North which has not been adopted in the final report. I would recommend that further clarification on the appropriateness of this further viewing point be carried out, although I acknowledge that the viewing audience is some distance from the proposed development, and will be comprised of vehicle traffic travelling at high speed, so the effect is likely to be low to moderate. I also note that there appears to be a private residence to the East of the development site on the tip of the landform to the south of view point 9 for which the adverse effects are potentially greater than those captured by this viewing audience.

In my opinion the assessment of effects have been accurately analysed and the conclusions drawn are fair.

### **Summary**

In summary the assessment is comprehensive and I would support both the methodologies employed and the assessment of the effects that have been determined. The development will result in adverse effects on both landscape character and visual amenity, however these have been anticipated in the design of the proposed zone plan which would also result in beneficial effects with regard to the provision of open space and enhancement of the Lake Waikare margin.

### **Report Written By:**

Stuart Dun – BLa(Hons), NZILA (Registered)

10 May 2017