

**SUMMARY STATEMENT OF ANGELA MCARTHUR ON BEHALF OF J & M WALSH
PARTNERSHIP LIMITED**

LANDSCAPE AND VISUAL

1.0 SUMMARY OF KEY CONCLUSIONS

- 1.1 My landscape and visual assessment¹ relates to the proposed Private Plan Change (PC58) request to Hutt City Council to rezone the site at 12 Shaftesbury Grove, Stokes Valley to either General Residential Activity Area or Medium Density Residential Activity Area as proposed by Plan Change 56 at the time. Under the Operative District Plan the surrounding residential land previously zoned General Residential Activity Area is all now zoned Medium Density Residential Activity Area.
- 1.2 Proposed PC58 will change the existing zoning of General Recreation and Hill Residential to Medium Density Residential Activity. The proposed development area² within the ridgetop is similarly aligned³ with the existing Hill Residential boundary. The total site area is 12.55 ha and approximately 5.1 ha has been shown as development area.
- 1.3 The impact of taller and more intense building development as provided for by the Medium Density Residential Activity will have additional visual impacts. However, given the extent of Medium Density Residential Activity zoning extending along the ridgeline immediately to the north and the potential for intensification within these sites, the plan change proposal will facilitate an extension to the existing and potentially changing urban form along the ridgeline.

¹ Appendix 4 [Eco-Landscapes & Design] Landscape Assessment (02 August 2023)

² Appendix 1 [Cuttriss Consultants] 'Development Plan' drawing 29437SK5 (August 2023)

³ Angela McArthur Statement of Evidence (4 September 2024)- Figure 1 'Proposed Development Area overlaid the existing Hill Residential Zone'

- 1.4 Landscape values identified on the site include natural character associated with stream tributaries and regenerating bush predominantly within lower to mid slopes and gullies where the existing General Recreation zoning is located. An integrated design approach reflecting the limitations and constraints of the site by controlling the location of developable and non-developable areas⁴ is proposed.
- 1.5 Comprehensive provisions proposed as matters of discretion⁵ will enable a high level of protection and enhancement of existing natural character and visual amenity values, and for management of vegetation within steeper slopes and gullies outside the development area identified in Appendix Subdivision 10.
- 1.6 Adverse landscape effects will be **moderate to low**⁶ where there will be some loss and modification to key natural features and landscape characteristics within the ridgeline. A change in character within the ridgetop is anticipated under the existing Hill Residential zoning. Future housing as proposed may have a greater visual impact along the ridgeline however with ongoing protection and enhancement of vegetation within lower slopes and appropriate subdivision landscaping and planting, this will assist any development to integrate with the wider landscape setting.
- 1.7 The visual catchment of the site is extensive to the east and west however at distance and seen in the context of the wider context of the ridgeline, foreground urban development and background higher hills. Visibility at close range is restricted to the northern end of the site for road users and residents located at the end of Shaftesbury Grove and Fenchurch Grove. Overall

⁴ Proposed District Plan Chapter 11– Amendment 5, Appendix Subdivision 10

⁵ District Plan Chapter 11 Amendments Proposed

⁶ Appendix 4 (Eco-Landscapes & Design) LVA –Section 4, Table 1, 2 for Descriptions of Scale of Landscape and Visual effects- (NZILA) *Te Tangi a Te Manu: Aotearoa NZ Landscape Assessment Guidelines (May 2021)*

adverse visual effects and loss of visual amenity will be **low**⁷ considering the composition of the views and surrounding context.

- 1.8 The Council's Landscape and Visual expert, Ms Kerkmeester, generally agrees with the findings of my assessment however did recommend further assessment of development within lower slopes outside the development area shown in Subdivision Appendix 10. I disagree that this is necessary. Council will have full discretion to require a landscape and visual assessment, an ecology plan and a landscape management plan for any future subdivision and development activities including earthworks and vegetation clearance outside the development area.
- 1.9 I consider that the Plan Change as proposed, is appropriate for this location and site. Any additional adverse visual effects as Medium Density Residential will be low, will not dominate outlooks and can be absorbed within the receiving landscape.

Angela McArthur

23 September 2024

⁷ Appendix 4 (Eco-Landscapes & Design) LVA –Section 4, Table 1, 2 for Descriptions of Scale of Landscape and Visual effects- (NZILA) Te Tangi a Te Manu: Aotearoa NZ Landscape Assessment Guidelines (May 2021)

