

URBANEDGE
P L A N N I N G L T D

Landscape and Visual Assessment

In relation to submission 516 on the Proposed District Plan
104 Upper Fitzherbert Road, Wainuiomata, Lower Hutt

Prepared by Andrea Reid, registered member of Tuia Pito Ora,
The New Zealand Institute of Landscape Architects

DATE – 4th June 2026

CLIENT – Urban Plus Ltd who are acting on
behalf of FH Developments 2025 Ltd “the
submitters”



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Executive Summary

This report assesses the landscape and visual effects of a proposed rezoning of land at 104 Upper Fitzherbert Road, Wainuiomata, Lower Hutt (the site), from Rural Residential Zone (RRZ) under the Operative District Plan (ODP) to Medium Density Residential Zone (MDRZ) under the Proposed District Plan (PDP).

The assessment has been undertaken in accordance with the New Zealand Institute of Landscape Architects' best practice guidance, *Te Tangi a te Manu*¹. It considers the existing landscape character, natural character, and visual amenity values of the site and its wider context, and evaluates the potential effects arising from the anticipated change in land use.

The purpose of this assessment is to inform decision-makers by identifying landscape and visual effects and recommending measures to avoid, remedy, or mitigate adverse effects, while supporting positive landscape outcomes.

Overall, the proposed rezoning is assessed as resulting in **Low** landscape effects and **Low to Very Low** visual effects from the wider public environment. While the rezoning would result in a change from an open pastoral and rural-residential edge environment to a more urban residential character, the site is strongly influenced by the surrounding urban context, adjoining residential development, and anticipated future growth pattern of Wainuiomata.

The site is not identified as an Outstanding Natural Landscape, Outstanding Natural Feature, or Special Amenity Landscape and is considered to have capacity to absorb residential development within the contained Wainuiomata Basin environment. Future development enabled by the MDRZ would read as a logical extension of the existing urban area and would not appear visually dominant or incongruous within the wider landscape context.

Overall, the proposed rezoning is considered appropriate from a landscape and visual perspective, with future detailed design matters able to be addressed through subsequent subdivision and resource consent processes in accordance with the outcomes anticipated by the PDP MDRZ provisions.

Landscape and Visual Assessment – 104 Upper Fitzherbert Road, Wainuiomata, Lower Hutt

Prepared by Urban Edge Planning for Urban Plus Ltd who are acting on behalf of FH Developments 2025 Ltd “the submitters”

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Status: Resource Consent

Revision: A

Issue Date: 04/06/2026

¹Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (Tuia Pito Ora New Zealand Institute of Landscape Architects, 2022)

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1. Introduction

Urban Edge Planning Ltd (UEP) has been engaged by Urban Plus Ltd who are acting on behalf of FH Developments 2025 Ltd “the submitters” to prepare evidence in support of a submission² to rezone the site at 104 Upper Fitzherbert Road, Wainuiomata, from the Rural Residential Zone (RRZ) (as per the ODP) and Rural Lifestyle Zone (RLZ) (as per the notified PDP) to Medium Density Residential Zone (MDRZ) (within the PDP), to enable future residential development.

This report provides a Landscape Effects Assessment to assist decision-makers in understanding the landscape character, natural character, and visual amenity values of the site and its wider environment, and the capacity of the site to absorb landscape change arising from the proposed rezoning.

The site is currently zoned Rural Residential Activity Area under the Operative District Plan (ODP). Submission 516 seeks to rezone the land to Medium Density Residential Zone (MDRZ), enabling future residential development. While no detailed structure plan has been prepared, an indicative concept layout has been developed to illustrate the potential subdivision pattern, development extent, and built form that could occur under the proposed zoning.

The site is subject to modelled flood extents under both the ODP and PDP. Wetlands and a stream corridor have been identified by an ecologist on the site and contribute to the site’s wider environmental and landscape context. These features have been considered as part of this assessment, particularly in relation to landscape character, natural character, and the potential constraints and opportunities they may present for future development.

This assessment evaluates the landscape, natural character, and visual effects of the proposed rezoning on the site and its surroundings. It recognises the transition in land use from rural residential to urban, in the context of existing residential development to the south and west.

The assessment has been undertaken in accordance with NZILA best practice guidance, including *Te Tangi a te Manu*, and has been prepared by Andrea Reid, Registered Member of the New Zealand Institute of Landscape Architects.

² Submission 516

2. Methodology

The New Zealand Institute of Landscape Architects (NZILA) provides guidance in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* dated May 2021.

As outlined in that document, the following seven-point scale has been adopted for determining the level of effect on the landscape resulting from the proposed rezoning.

Level of Effects: Very High, High, Moderate-high, Moderate, Moderate-low, Low, Very Low. A 'Moderate-low' scale of effects would generally equate to 'minor' in RMA terminology, as indicated in the table below and low or very low would equate to 'less than minor' effects.

Table 1: Scale of landscape and visual effects

| Less than minor | | Minor | More than minor | | | |
|-----------------|-----|--------------|-----------------|---------------|------|-----------|
| Very low | Low | Moderate-low | Moderate | Moderate-high | High | Very high |

A description of effects ratings or scale of adverse landscape and visual effects is shown in Table 1 and for adverse Visual Effects in Table 2 of **Appendix A** of this report.

The assessment of landscape and visual effects including their magnitude and cumulative effects forms part of this assessment. A description of these elements is included at **Appendix A** and informs the effects rating on which this assessment is based.

2.1.1 Desktop Study

An initial desktop study was undertaken which included:

- Investigation of the relevant statutory provisions under the Resource Management Act (RMA), the Hutt City Council ODP, and the Hutt City Council PDP.
- Review of Council meeting minutes and associated documents.
- Researching adjacent properties, including the approved resource consent application and plans for 217 & 239 Wise Street to the south of the site.
- Review of the published character assessment in relation to the site - Hutt Landscape Study³
- Investigation of the visual catchment and key viewpoints from which to assess the potential visual effects on public land and neighbouring private properties.
- Identification of the potential Landscape Effects pertaining to physical, associative, and perceived characteristics.

³ Hutt Landscape Study - Landscape Character Description (2012)

2.1.2 Site Visits and Visual Assessment from Visual Catchment

Two site visits were completed in the preparation of this assessment which included:

- A site walk-over followed by a walk/drive around the visual catchment area of the site along the street frontage and adjacent streets and local park to determine the extent of visibility of the site from publicly accessible areas and to gain understanding of the level of visibility from neighbouring properties, occurring on 28th April 2026.
- A secondary site visit to determine the extent of visibility of the site from the Te Whiti Riser walking track and associated accessible paths occurring on 19th May 2026. This was undertaken by a colleague Eve McLachlan (Registered Landscape Architect at Urban Edge Planning) based on identified viewing area requests provided in advance of the visit.



Figure 1: Photomontage panorama of the view from within the site looking west towards Upper Fitzherbert Road in the mid-ground, and Mt Towai peak and associated hillside in the background. Source: site visit



Figure 2: Photomontage panorama of the view from within the site looking east towards the existing buildings in the mid-ground, and Mowlem peak and associated hillside in the background. Source: site visit

3. Proposal

The proposal seeks to rezone the site at 104 Upper Fitzherbert Road, Wainuiomata, from the Rural Residential Zone (RRZ) (as per the ODP) and Rural Lifestyle Zone (RLZ) (as per the notified PDP) to Medium Density Residential Zone (MDRZ) (within the PDP), to enable future residential development.

An indicative site layout has been prepared to illustrate the potential form and extent of development that could occur under the proposed zoning. While the layout is indicative only and not proposed to form part of the District Plan, it provides an understanding of the likely subdivision pattern, roading network, development yield, stormwater infrastructure, and landscape treatment that may result from the rezoning. An indicative yield of 70-100 lots has been estimated for the site and has been utilised to analyse the capacity of the site to absorb landscape change arising from the proposed rezoning. I acknowledge that the MDRZ provisions may enable a greater density of development than that illustrated by the indicative layout, including the potential for multiple residential units on individual lots. Accordingly, the assessment has also considered the broader urban form and development outcomes anticipated by the MDRZ provisions, rather than relying solely on the indicative subdivision layout.

The indicative layout shows the primary site access being provided via the future Wise Street extension, rather than directly from Upper Fitzherbert Road. This approach reflects discussions with Hutt City Council who are resistant to additional direct access points onto Upper Fitzherbert Road. The rezoning anticipates that the developer would connect into Wise Street to the south. An extension to the formed carriageway is understood to be in early stages of development and this connection will need to extend to 104 Upper Fitzherbert to allow access. Internal roading would comprise a connected residential street network designed to reflect the existing urban structure of the surrounding residential areas to the south and west.

Under the PDP, the MDRZ provides for a range of residential development typologies, including detached, semi-detached, and terraced housing forms. Buildings are generally anticipated to be up to 11m in height, with associated standards relating to setbacks, site coverage, landscaped area, and outlook space applying to future development.

At this stage, the proposal anticipates a residential yield broadly consistent with the intent and anticipated density outcomes of the MDRZ. While the final development form would be subject to future subdivision and land use consents, the indicative layout demonstrates the site's capacity to accommodate a comprehensively planned residential neighbourhood integrated with stormwater management areas, ecological features, and landscape buffers.

The site contains areas identified as modelled flood extents, together with wetlands and an intermittent stream corridor. These features have informed the indicative layout and will need to be considered within a future consenting strategy for the site. A stormwater basin is indicatively shown within the southwestern corner of the site to provide for stormwater management, attenuation, overland flow conveyance, and ecological enhancement. Existing wetlands onsite are understood to be of low ecological value. Any reconfiguration of these wetlands as part of an integrated stormwater and environmental management response will be determined through later resource consent processes, in line with the overarching planning framework.

Existing vegetation across the site is anticipated to be largely removed to facilitate earthworks and residential development. The MDRZ provisions in the PDP include landscaping requirements and assessment criteria intended to support residential amenity, soften built form, and integrate development with the surrounding

environment. As a result, future development is likely to introduce a more formalised pattern of residential landscaping and planting across the site compared with its current predominantly pastoral condition.

Overall, the purpose of the rezoning is to facilitate a logical urban expansion area adjoining existing residential development to the south and west of the site. While the rezoning represents a transition from rural residential land use to urban residential development, the proposed zoning and associated planning framework would enable a comprehensively planned residential environment while recognising the site's flood management, infrastructure, landscape, and ecological constraints and opportunities.

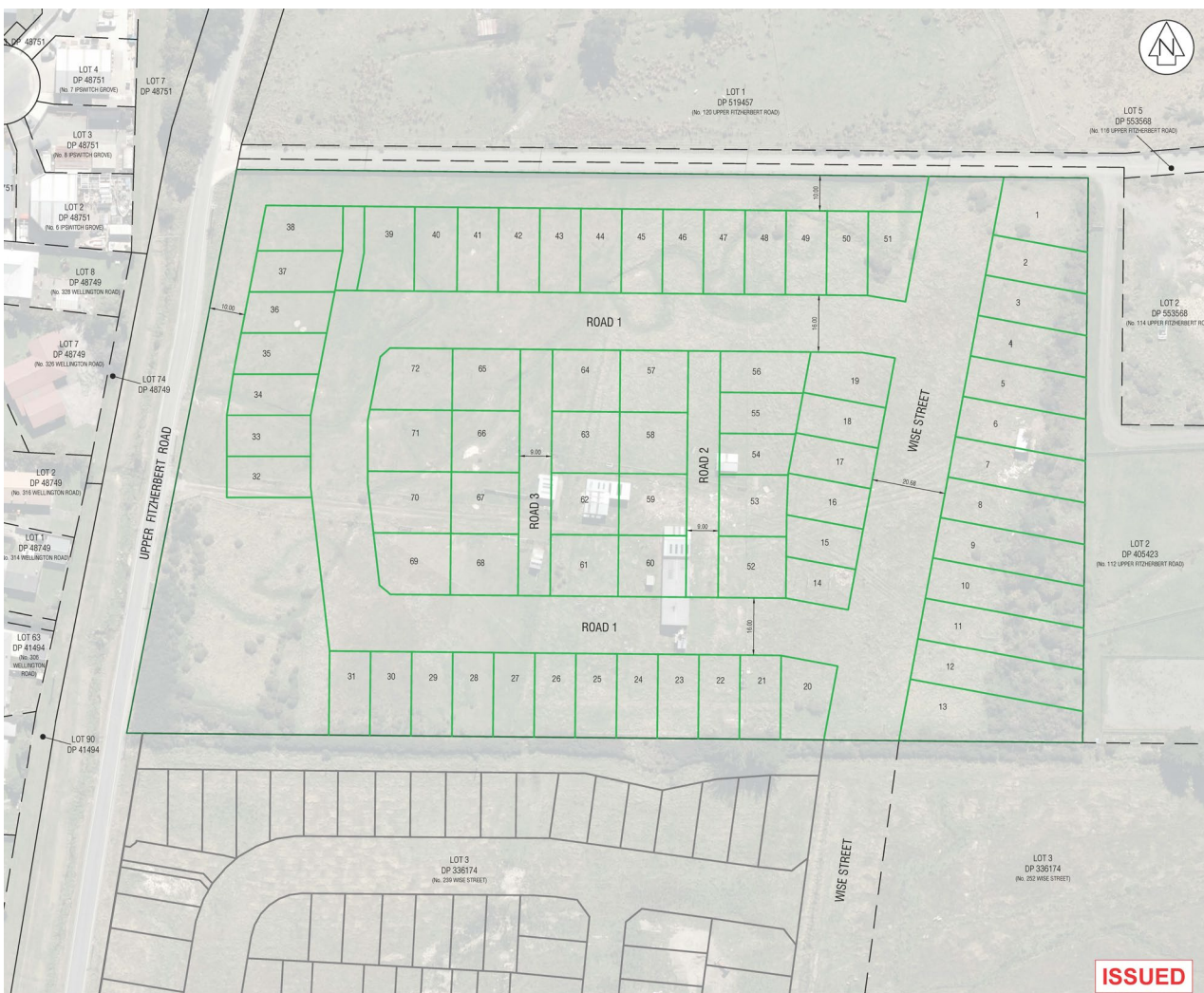


Figure 3: Indicative subdivision scheme plan. Source: Cuttriss

4. Existing Environment

4.1 Site Location and context

The site comprises approximately 4ha of land at 104 Upper Fitzherbert Road, Wainuiomata, within the upper extent of the Wainuiomata Basin. The site is located at the northern edge of the existing urban area of Wainuiomata and occupies a transitional position between established residential development and more open rural-residential land to the north and east.

The surrounding environment comprises a mix of residential and rural-residential land uses. Residential development is established to the south and west of the site, including land zoned Medium Density Residential and a recently consented residential development to the south at 217 and 239 Wise Street. In contrast, land to the north and east retains a more open rural-residential character, with larger allotments, open pasture, scattered vegetation, and lower-density built form. This creates a transitional landscape at the interface between the urban edge of Wainuiomata and the surrounding rural environment.

The wider Wainuiomata Basin is characterised by a relatively enclosed valley landform framed by steep surrounding hills. These enclosing hills form a dominant backdrop to the site and contribute strongly to the contained character of the wider landscape. While the site itself is relatively flat and open, views outwards are generally contained by surrounding residential development, vegetation, and the enclosing basin landform.

A future extension of Wise Street is proposed through adjoining land to the south and is intended to provide primary access to the site. This future connection will alter how the site is accessed and experienced, reinforcing its relationship with the adjoining residential environment and reducing reliance on direct access from Upper Fitzherbert Road.

Neighbouring properties surrounding the site include:

- 239 Wise Street to the south (approximately 2.6ha), zoned Medium Density Residential, with consented plans for a 108-lot development across 217 and 239 Wise Street.
- 252 Wise Street to the southwest (approximately 3.3ha), zoned Medium Density Residential.
- The paper road providing for a future road connection to the site from Wise Street to the south that sits between 239 and 252 Wise Street.
- 112 Upper Fitzherbert Road to the east (approximately 2.1ha), zoned Rural Residential.
- 114 Upper Fitzherbert Road to the east (approximately 2ha), zoned Rural Residential.
- 120 Upper Fitzherbert Road to the north (approximately 2ha), zoned Rural Residential.
- 1/306 and 2/306 Wellington Road to the west (approximately 801m²), zoned Medium Density Residential.
- 1/314 and 2/314 Wellington Road to the west (approximately 852m²), zoned Medium Density Residential.
- 1/316, 2/316 and 3/316 Wellington Road to the west (approximately 846m²), zoned Medium Density Residential.
- 326 Wellington Road to the west (approximately 1210m²), zoned Medium Density Residential.
- 328 Wellington Road to the west (approximately 939m²), zoned Medium Density Residential.
- 6 Ipswich Grove to the west (approximately 765m²), zoned Medium Density Residential under the operative plan, with a proposed zoning of Light Industrial zone.
- 8 Ipswich Grove to the west (approximately 765m²), zoned Medium Density Residential under the operative plan, with a proposed zoning of Light Industrial zone.

4.2 The Site

The site is generally regular in shape and is characterised by a predominantly flat landform typical of the Wainuiomata valley floor environment. The terrain exhibits minimal variation in elevation, with only slight undulations associated with localised drainage patterns.

The site is currently used for rural lifestyle purposes and is predominantly pastoral in character. Built development within the site is limited to the central portion of the property, where an existing dwelling and associated rural structures are accessed via a grassed access track extending from Upper Fitzherbert Road. Aside from these elements, the site remains largely undeveloped.

The site is open in character, with vegetation cover generally limited across much of the property. Existing vegetation primarily comprises pasture grasses with scattered exotic trees and areas of dense gorse concentrated along the eastern boundary and within the southwestern corner of the site. These vegetated areas provide localised enclosure and contrast within the otherwise open landscape.

A number of drainage features traverse the site, including shallow watercourses and wetland areas associated with the low-gradient nature of the landform. These features are generally subtle in the landscape and highly modified in character, but contribute to the internal organisation of the site and localised variations in ground conditions. The site contains areas subject to flood inundation and these form part of the wider environmental context.

Due to the predominantly flat landform and limited vegetation cover, internal visibility across the site is generally open, with clear sightlines extending across much of the property. Views from the site are primarily directed toward surrounding residential and rural-residential properties, with boundary planting, scattered trees, and residential built form forming the dominant foreground elements. Beyond the immediate surroundings, the enclosing hills of the Wainuiomata Basin provide a consistent visual backdrop and reinforce the contained character of the landscape.

While the site retains a rural and open character, it is influenced by the proximity of existing urban development to the south and west. In particular, the consented residential development to the south introduces an increasingly urban context to the site's southern interface.

4.3 Landscape Values

The site is not identified as an Outstanding Natural Feature, Outstanding Natural Landscape, Special Amenity Landscape, or subject to any specific landscape overlay within the PDP. The site is, however, recognised as having local landscape and visual amenity values associated with its open pastoral character, transitional urban-rural setting, and relationship with the wider Wainuiomata Basin landscape.

The site forms part of the wider Wainuiomata Basin character area identified within the *Hutt Landscape Study (2012)*⁴. The study describes the basin as a relatively enclosed valley floor environment framed by surrounding hills, including Towai, Lowry, and Mowlem, with the basin physically and visually separated from the wider Hutt Valley by Wainuiomata Hill. The landscape character of the basin reflects the geological and hydrological processes associated with movement along the Wellington Fault, which resulted in back-tilting of the valley

⁴ Hutt Landscape Study 2012, Landscape Character Description, April 2012, Boffa Miskell

headwaters and the formation of extensive swamp and wetland systems across the basin floor. Although much of this environment has subsequently been drained and modified for urban and rural land uses, the alluvial and peat deposits, flat basin landform, and remnant drainage features remain legible components of the wider landscape character.

The wider basin landscape is characterised by a contained valley environment surrounded by hills covered in a mix of regenerating and mature native vegetation, with urban development concentrated across the flatter basin floor and lower hill slopes. The landscape also reflects a long history of modification associated with forestry, farming, drainage, and post-war urban expansion within Wainuiomata.

The impact on landscape values also relate to physical, perceptual, and associative values, as described below.

Physical Landscape Characteristics (Natural & Human Features) of the Existing Environment:

The site occupies part of the flat alluvial basin floor environment characteristic of the upper Wainuiomata Valley. The predominantly flat landform, shallow groundwater-fed drainage depressions, remnant wetland features, and localised flood-prone areas reflect the geological and hydrological processes that shaped the wider basin landscape and the historic swamp environments formerly characteristic of the basin floor. These features contribute to the legibility of natural drainage patterns historically associated with the valley floor environment and the former swamp and flaxland systems that once occupied much of the basin.

The site is currently characterised by open pasture with limited vegetation cover, reflecting its long-standing rural and modified land use history associated with pastoral farming and drainage of the basin floor. Existing vegetation is generally limited to scattered exotic trees, holly, blackberry, and areas of gorse concentrated along the eastern boundary and southwestern corner of the site. Some native ferns and grasses are also located within some of the site depressions. While these features are highly modified and predominantly pastoral in character, ecological investigations have confirmed the presence of two small natural inland wetland features associated with shallow groundwater and ephemeral drainage processes. The wetlands are narrow, fragmented, and dominated largely by exotic and pasture species and are classed as having very low ecological value by the ecologist, with pollution from fertilizer present, limited biodiversity, and limited value for species migration, refuge or food source. While they retain some association with the historic swamp and wetland systems that once characterised the Wainuiomata Basin floor and contribute to the legibility of historic hydrological processes within the landscape, their ecological value remains low.

Perceptual Characteristics (Sensory, Aesthetic, Experiential) of the Existing Environment:

The site is experienced as an open and transitional landscape at the northern edge of the existing urban area of Wainuiomata. Its relatively flat topography and limited vegetation cover create a sense of openness across the site, with generally uninterrupted internal views and visual connections to adjoining rural lifestyle and residential properties.

The surrounding basin landform contributes strongly to the perceptual character of the site by creating a sense of enclosure and separation from the wider Hutt Valley. The enclosing hills are a dominant visual element and contribute to the identity, legibility, and contained character experienced throughout the Wainuiomata Basin. The contrast between the flat basin floor and the elevated surrounding hills reinforces this sense of enclosure and contributes to the distinct experiential qualities of the area.

While the site currently exhibits a rural lifestyle character, the surrounding pattern of residential zoning and urban development, particularly to the south and west, strongly influences how the site is perceived within the wider landscape context. Existing residential development, consented urban expansion to the south, and the future Wise Street extension, all contribute to the site being experienced as part of a transitional urban edge environment, rather than as an isolated or highly natural rural landscape.

The existing provisions of the ODP RRZ and the associated Wainuiomata North Development Framework (refer to **Section 5.5** for details) also influence how the landscape is understood and experienced, reinforcing its association with anticipated urban expansion rather than long-term retention as a rural landscape.

The site's open pastoral character, combined with its relationship to the enclosing basin landform, contributes to local visual amenity values, however, these values are experienced within an already modified and evolving urban fringe environment.

Associative Landscape Characteristics (Relationships between People and Place - History, Identity, and Narratives) of the Existing Environment:

The site forms part of the broader Wainuiomata Basin landscape, which has a long history of modification associated with drainage, pastoral use, forestry, and urban development.

The wider Wainuiomata Basin reflects patterns of post-war urban expansion within the Hutt Valley, where affordable residential development progressively extended across the flatter and more accessible portions of the basin floor following the growth of Lower Hutt industries. The site's location adjacent to established and planned residential development reinforces this ongoing relationship between urban growth and the basin landscape.

The wider Hutt Valley area holds cultural significance for mana whenua. A memorandum of partnership, Tākai Here, has been formed by Hutt City Council with the five iwi organisations and two marae representing Mana Whenua and iwi Māori in Te Awa Kairangi ki Tai Lower Hutt. This relationship will ensure that the PDP provisions reflect iwi plans and align with Council and iwi aspirations. The basin landscape, surrounding hills, waterways, and valley floor form part of the broader cultural landscape of Lower Hutt, reflecting long-standing relationships between people and place, patterns of settlement, movement, and resource use within the valley environment.

Ōkautu / Okoutu Awa, also known as Opahu and Black Creek is identified within the Hutt City Council Section 32 Evaluation - Sites and areas of Significance to Māori (SASM) for the District Plan review. This stream contributes to the wider cultural and hydrological landscape context of the area, and is noted as having once been an important source of tuna/eel and kokopu. It was identified as a SASM under the Proposed District Plan⁵. No known or publicly recorded archaeological sites, sites of significance to Māori, or scheduled cultural heritage features have been identified within the site or in close proximity to the site within the upper Wainuiomata basin through review of available ODP and PDP mapping and publicly accessible archaeological records. No iwi management plans currently apply to the rural areas of Lower Hutt that identify specific cultural landscape values or management provisions relevant to the site.

The site contributes to the experience of transition between the established urban area of Wainuiomata and the more open rural-residential environment to the north and east. This transitional relationship forms part of

⁵ The SASM provisions have been withdrawn from the PDP, as detailed in *Minute 2 Proposed District Plan Hearing Procedures*, prepared by the Hearing Commissioners and dated 10th March 2026.

the site's broader associative value within the local landscape context and reflects the continuing evolution of the basin landscape over time.

The site also has an associative relationship with several nearby public open spaces and recreational areas which contribute to local amenity values and community appreciation of the surrounding environment including Black Creek Reserve, Arakura Park and sections of the Te Whiti Riser walkway. These locations provide opportunities for recreation, outlook and connection with the surrounding basin landscape, with views toward the site available from these locations. While the site is generally experienced as a minor component within broader views of the basin and surrounding hills, its existing open character contributes to the transitional landscape setting between the urban edge and the rural-residential environment.

Overall, the site is understood as part of a transitional urban edge environment rather than a remote or highly natural rural landscape.

4.4 Visual catchment

The extent and degree to which the site is visible from the surrounding environment was assessed during site visits. Visibility occurs on a continuum ranging from screened or glimpsed views through to open views across substantial portions of the site. For the purposes of this assessment, the following categories of visibility are used:

- **Intermittent views:** Views toward the site that are substantially curtailed by vegetation, buildings, or landform.
- **Partial views:** Views of parts of the site between vegetation or structures, or where the site forms a minor component within a wider view.
- **Open views:** Clear views across a substantial proportion of the site.

Due to the flat and open nature of the site, visibility between the site and immediately adjoining residential and rural-residential properties is generally open, with clear lines of sight available across much of the property. Existing vegetation along the eastern and southern boundaries provides some filtering and localised screening, particularly from neighbouring rural-residential properties.

The primary viewing audiences comprise:

Public locations:

- Upper Fitzherbert Road, where open views of the site are available from immediate sections of the road corridor, with partial-intermittent views from further along the road to the south.
- Black Creek Reserve, where open views of the site are available from immediate sections of the reserve, with partial-intermittent views from further along the reserve to the south.
- Arakura Park, where intermittent views of the site are available.
- The Te Whiti Riser, and accessible adjoining access tracks, where some intermittent views are available.
- Wise Street, where partial views toward the site are available from the urban edge.
- Future public views associated with the proposed Wise Street extension and adjoining residential development roading network and reserves to the south.

Views were also explored from surrounding residential streets including Wellington Road to the west, further along Upper Fitzherbert Road to the north, and the smaller cul-de-sacs to the south including Te Ara o Roimata and Te Ara O Torca, however visibility was limited by existing built form, construction, earthworks and vegetation.

Private locations:

- Rural lifestyle properties immediately adjoin the site to the north, east and southeast. The properties generally experience open or partial views across the site due to the relatively flat topography. Some screening is provided from existing vegetation along the eastern boundary for the properties to the east, however this is predominantly gorse, exotic cherry, holly, blackberry and herbaceous weeds, which will likely be cleared to provide for development.
- Residential properties to the west are located on the opposite side of Upper Fitzherbert Road from the site, with Black Creek Reserve creating further separation. These dwellings are accessed from Wellington Road and Ipswich Grove, and generally face away from Upper Fitzherbert Road. Partial views are possible over the boundary fences towards the site from these properties.
- Future residential properties are anticipated along the southern boundary once the consent for a 108-lot development across 217 and 239 Wise Street has been constructed. The consented plans show that there are 19 residential properties proposed adjacent the shared boundary, with a proposed stormwater reserve along the boundary providing a vegetated buffer between the properties and the application site.
- The site at 252 Wise Street to the southeast of the site is vacant and residentially zoned. There are no known resource consents in place for this property, however given the zoning, the size of the landholding and the proposed Wise Street extension, it is likely that this property will be residentially developed in future.

From within the site, views are generally open across the property and toward surrounding residential and rural-lifestyle development. The enclosing hills surrounding the Wainuiomata Basin are consistently visible and form the dominant backdrop to views outward from the site.

From the wider surrounding environment, the site is generally experienced as part of the transitional open land located between the existing urban edge and the more open rural-residential landscape beyond. While visible from nearby properties and local roads, the site does not form a prominent feature within the wider Wainuiomata landscape due to the flat basin topography, the contained nature of the basin by the hill range, and screening from surrounding residential development and vegetation. Refer to the neighbouring property relationships diagram on Sheet L008 of the Graphic Supplement in **Appendix B**.

The site analysis photographs are located within the site, along the various site boundaries with adjacent land holdings, and within publicly accessible surrounding areas with visibility to the site. Private properties were not entered, with reverse assessment from within the site provided only. These photographs illustrate the varying visibility of the site from the immediately surrounding visual catchment and viewing audiences. These images are shown on Sheets L005-L008 in the Graphic Supplement in **Appendix B, with enlarged images shown on Sheets L009-L052**.

5. Statutory Context

“(Relevant sections of the RMA) and their elaboration in the lower order statutory documents, such as district plans, provide the framework for most landscape assessment.” - Te Tangi a Te Manu, 2022

Landscape and visual assessments are guided by statutory planning documents that address the maintenance and enhancement of landscape values, natural character, visual amenity, and the overall quality of the environment. Assessments of the rezoning against these statutory documents are addressed in the accompanying planning evidence prepared by Kerry Wynne. The following sections identify the statutory matters of particular relevance to this Landscape and Visual Assessment.

5.1 Resource Management Act 1991

5.1.1 Part 2 (Purposes and Principles) – Sections 5, 6, 7, and 8

Part 2 of the Resource Management Act 1991 (RMA) establishes the purpose and principles of the Act. Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Sections 6 and 7 identify matters of national importance and other matters requiring particular regard, including the maintenance and enhancement of amenity values and the quality of the environment. Section 8 requires that the principles of Te Tiriti o Waitangi be taken into account.

The site is not identified as containing Outstanding Natural Landscapes, Outstanding Natural Features, or areas of identified High Natural Character or Special Amenity Landscape. The proposal therefore primarily relates to Section 7 matters, particularly:

- Section 7(c): the maintenance and enhancement of amenity values; and
- Section 7(f): the maintenance and enhancement of the quality of the environment.

The rezoning seeks to provide for future residential development within a location adjoining existing and planned urban development. Through a future resource consent, it is expected that due consideration must be had to the landscape, drainage, and amenity characteristics of the site and wider Wainuiomata Basin environment ensuring the outcomes sought by section s7(c) and 7(f) can be met.

5.2 National Policy Statements

Under section 104(1)(b)(iii) and (iv), consideration must be given to any relevant provisions of a National Policy Statement (NPS).

The following National Policy Statements are relevant to the proposed rezoning of the site from a landscape assessment perspective:

- National Policy Statement on Urban Development (NPS-UD)
- National Policy Statement for Freshwater Management (NPS-FM)
- National Policy Statement for Indigenous Biodiversity (NPS-IB)
- National Policy Statement for Highly Productive Land (NPS-HPL)

5.2.1 National Policy Statement on Urban Development (NPS-UD)

The NPS-UD requires local authorities to provide sufficient development capacity to meet expected demand for housing and business land over the short, medium, and long term. Lower Hutt is identified as part of a high-growth urban environment subject to the requirements of the NPS-UD.

The site is located within the broader Wainuiomata North area, which has been identified for potential future urban growth within a number of strategic and supplementary growth planning documents, including the Wainuiomata North Development Framework (2018) and the Greenfield Development Area Review (2023) (refer Section 5.5). While the more recent Te Rautaki Whanaketanga ki tua a Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054 does not identify Wainuiomata North as a priority regional growth area, it also does not identify the area as constrained from future urban development and acknowledges that areas not specifically prioritised may still be appropriate for development in response to local needs and constraints.

The Greenfield Development Area Review (2023) identifies the Upper Fitzherbert area as a potential location for future greenfield growth, while recognising that infrastructure constraints and servicing requirements would need to be addressed through future planning and development processes. The broader Wainuiomata North area has therefore continued to be recognised through various strategic planning documents as a location with potential to accommodate future urban growth, despite changes in regional growth priorities over time.

In this context, the proposed rezoning represents a logical extension of the existing urban environment adjoining established and consented residential development. From a landscape perspective, the site forms part of an evolving urban-rural interface where change has been anticipated through successive strategic planning documents. While the area currently retains a rural character, it is also influenced by its proximity to existing and consented urban development, which contributes to its capacity to accommodate further change in a manner that can be integrated into the surrounding landscape pattern. The proposed rezoning therefore reflects an extension of this transition zone, where future development can be absorbed within a landscape that is already experiencing gradual urban influence.

5.2.2 National Policy Statement for Freshwater Management (NPS-FM)

The site contains small natural inland wetland features and intermittent drainage features associated with the historic hydrological characteristics of the Wainuiomata Basin floor.

The NPS-FM establishes a hierarchy of obligations prioritising the health and wellbeing of freshwater bodies and ecosystems. The management of these features is primarily addressed through the Regional Policy Statement and Natural Resources Plan.

Importantly, rezoning of the site does not remove or reduce the higher-order obligations relating to wetlands and freshwater features. Any future subdivision or development would remain subject to the requirements of the NPS-FM and associated regional planning framework.

5.2.3 National Policy Statement for Indigenous Biodiversity (NPS-IB)

Ecological investigations undertaken for the site have not identified any Significant Natural Areas (SNAs), significant indigenous vegetation, or habitats of threatened indigenous species within the site.

While the site contains small wetland and drainage features, Dr Vaughan Keesing's ecological evidence confirms that there are no indigenous terrestrial values on site, and no bats, indigenous bird habitat or lizard habitat other than common northern grass skink species associated with modified environments (refer to 6.1 of Dr Keesing's evidence for details). The site is highly modified and predominantly pastoral in character. Any future subdivision or development would remain subject to the effects management hierarchy and biodiversity provisions of the NPS-IB, and provides opportunities for ecological enhancement, particularly in relation to wetland and waterway features through restoration and stormwater design.

5.2.4 National Policy Statement for Highly Productive Land (NPS-HPL)

Although the site contains Land Use Capability (LUC) 3 soils, the site is currently zoned Rural Residential rather than General Rural or Rural Production. Accordingly, the site does not meet the definition of Highly Productive Land under the provisions of the NPS-HPL.

5.3 Regional Policy Statement for the Wellington Region

5.3.1 Landscape and Urban Form

The Regional Policy Statement (RPS) contains objectives and policies relating to landscape values, urban form, and the management of natural resources.

The site is not identified as an Outstanding Natural Landscape, Outstanding Natural Feature, or Special Amenity Landscape. While the Wainuiomata Basin has recognised landscape character values associated with its enclosed basin landform and surrounding hills, the site itself forms part of a highly modified valley floor environment adjoining existing urban development.

The proposal is consistent with the RPS direction relating to consolidated urban form and efficient use of land within existing urban areas. The site is located adjacent to established and consented residential development and is capable of integrating with the surrounding urban environment through the proposed Wise Street extension and associated infrastructure upgrades.

5.4 Hutt City District Plan

5.4.1 Operative District Plan

The site is currently zoned Rural Residential under the ODP. The RRZ anticipates a low-density residential environment characterised by larger allotments, open space, and a semi-rural character at the urban edge. Relevant objectives and policies generally seek to maintain rural-residential amenity values, and manage subdivision density.

The RRZ outlines opportunities for Future Urban Growth in Section 8A 1.1.2. This notes that land in Wainuiomata was previously zoned residential but was not required for urban development in the medium term⁶. It signals that in the future it may be appropriate for urban development to occur on this land as demand increases. This zone essentially is working as a 'holding' zoning in anticipation of future urban development, which indicates an anticipated future development form for the rural residential land within the remainder of the basin floor.

⁶ Noting the RRZ ODP provisions were largely created in 1994.

The site is not identified as containing any Outstanding Natural Features, Outstanding Natural Landscapes, Special Amenity Landscape, or Significant Natural Resources within the ODP. The site is, however, subject to identified flood hazard overlays associated with flood inundation areas and overland flow paths.

5.4.2 Proposed District Plan

Under the PDP, the site is proposed to be zoned Rural Lifestyle Zone (RLZ). The RLZ continues to anticipate a low-density environment that maintains a more open and spacious character relative to urban residential areas.

Submission 516 on the PDP seeks to instead rezone the site to MDRZ, reflecting the site's relationship to adjoining urban development and the broader pattern of residential growth occurring within this part of Wainuiomata.

The surrounding environment contains MDRZ to the south and west in both the ODP and PDP, including a consented medium density residential development immediately adjoining the site within the MDRZ. The land to the north and east within the basin confines of the hillside is proposed to be zoned RLZ from RRZ, the confining hillside is zoned a combination of RLZ and Natural Open Space Zone (NOSZ). The enclosed basin topography and distance (approximately 1.5km) to the nearest General Rural Zone (GRZ) land reinforces the transition between urban development and the more rural hillside environments beyond. Refer to the wider zoning context map on Sheet L003 of the Graphic Supplement in **Appendix B**. In this context, the site is appropriately considered within the PDP as part of a managed urban edge transition area, where rezoning would reflect the long-term planned pattern of residential intensification within the basin, rather than introducing a fundamentally new urban form into a wider rural landscape.

The site is not identified as containing Outstanding Natural Landscapes, Outstanding Natural Features, or Special Amenity Landscape within the PDP framework. The site does, however, contain identified flood hazard areas and wetland features that will require consideration through future subdivision and development design.

5.4.3 Medium Density Residential Zone

The proposed MDRZ provides for a range of residential typologies and a planned urban built character of up to three storeys in height. Relevant objectives and policies seek to:

- Provide for a well-functioning urban residential environment with a variety of housing types and densities;
- Ensure development positively contributes to residential amenity, streetscape character and urban design outcomes; and
- Integrate development with infrastructure, open space networks and the surrounding environment.

The rezoning seeks to apply these provisions to land adjoining existing Medium Density Residential zoned land and consented residential development. The indicative site layout demonstrates that the site is capable of accommodating residential development while responding to identified drainage features, flood hazards, landscape interfaces, urban design outcomes, and surrounding residential areas.

A future resource consent application for the site would provide the pathway to incorporate landscape and environmental design responses, including stormwater reserve areas, capacity for wetland improvements, and

landscape buffer planting along rural interfaces to assist in integrating future urban development with the surrounding environment and maintaining local amenity values.

5.1 Relevant Hutt City Council Supplementary Guidance Documents

5.1.1 Te Rautaki Whanaketanga ki tua a Wairarapa-Wellington-Horowhenua Future Development Strategy 2024-2054

This guidance is required under the NPS-UD and includes a Spatial plan setting out how a well-functioning urban environment will be achieved within Lower Hutt; a strategy that sets out a framework for development over a 30-year timeframe. While the site is not earmarked as a spatial priority within this plan, it is also not identified as having any wahi toiora or wahi toitu constraints.

5.1.2 Greenfield Development Area Review (2023)

The *Greenfield Development Area Review* identified the Upper Fitzherbert area as a potential greenfield growth location. In the context of this site, it supports consideration of comprehensively planned urban development, while also recognising that infrastructure constraints would need to be resolved to enable future development.

5.1.3 Wainuiomata North Development Framework

The *Wainuiomata North Development Framework* was prepared to inform future structure planning and potential plan change processes for the wider Wainuiomata North area. In the context of this site, it supports the area's long-standing identification for growth and the need for integrated urban development, including coordinated access and infrastructure planning.

6. Assessment of Effects

6.1 Scope

“Effects on landscape values are assessed against the existing environment and the relevant statutory provisions.” - Te Tangi a te Manu, 2022

Landscape and visual effects arise from changes to the physical characteristics, character, and visual qualities of a landscape. In the context of a rezoning, the assessment considers both the existing environment and the future development outcomes reasonably anticipated by the proposed zoning framework.

Effects are considered against the existing and anticipated landscape values of the site, together with the outcomes sought by the relevant statutory provisions. Importantly, the PDP anticipates ongoing urban growth and intensification within appropriate locations, and therefore the assessment considers whether the resulting landscape change is appropriate within the receiving environment.

The assessment of potential effects is based on a combination of the landscape’s sensitivity and visibility together with the nature and scale of development anticipated under the proposed zoning framework. The scale of landscape and visual effects has been determined using a seven-point scale ranging from Very Low to Very High, consistent with the methodology outlined in *Te Tangi a te Manu*.

Effects considered in this assessment include:

- Rural landscape character effects;
- Visual amenity effects; and
- Effects in relation to relevant statutory provisions.

The principal elements of the proposed rezoning that will give rise to landscape and visual effects include:

- Rezoning of the site from RRZ (ODP) and RLZ (PDP) to MDRZ (PDP) resulting in a change in landscape character from a rural lifestyle landscape to a fully developed residential environment;
- Residential development and associated earthworks, stormwater infrastructure, accessways, and associated servicing required to facilitate future subdivision and development; and
- Increased visibility of built form and the potential loss in visual amenity from surrounding residential dwellings that overlook the site.

For the purposes of this assessment, I have adopted a realistic development scenario based on the development anticipated under the proposed Medium Density Residential provisions. While no subdivision scheme or detailed development proposal accompanies this rezoning, it is reasonable to anticipate that future development would comprise a comprehensively planned residential neighbourhood incorporating roads, infrastructure, stormwater management, residential buildings, open space, and associated landscape treatment. The indicative site layout provided with this submission shows a 72-lot residential scheme, and I have assessed landscape effects on the basis of an indicative future yield of approximately 70 to 100 residential lots.

I acknowledge that the MDRZ provisions may enable a greater density of development than that illustrated by the indicative layout, including the potential for multiple residential units on individual lots. Accordingly,

the assessment has also considered the broader urban form and development outcomes anticipated by the MDRZ provisions, rather than relying solely on the indicative subdivision layout.

The proposal is assessed under the following elements:

- Physical Landscape Characteristics (Natural & Human Features)
- Associative Landscape Characteristics (Relationship between People and Place - History, Identity, and Narratives)
- Perceptual Characteristics (Sensory, Aesthetic/Beauty, Experiential)
- Visual Amenity Effects (From public and private viewing locations.)

6.2 Physical Landscape Characteristics (Natural & Human Features)

The site forms part of the wider Wainuiomata Basin landscape and is characterised by flat pastoral land, modified drainage features, limited vegetation, and strong visual containment from surrounding hills and existing urban development. The landscape has been substantially modified through drainage, farming, infrastructure, and adjoining residential expansion.

The rezoning would facilitate a transition from a rural-residential edge environment to a more urban residential character through the introduction of residential buildings, roads, stormwater infrastructure and associated earthworks. While this would alter the existing open character of the site, the surrounding urban context, consented subdivision to the south, and contained basin landform provide the site with capacity to absorb change.

The site is not identified as an Outstanding Natural Landscape, Outstanding Natural Feature, Special Amenity Landscape, or other highly sensitive landscape area. Existing wetland and drainage features are highly modified and remain subject to separate regional and national policy protections irrespective of zoning outcomes.

Overall, effects on physical landscape characteristics are assessed as **Low**.

6.3 Associative Landscape Characteristics (Relationships between People and Place - History, Identity, and Narratives)

The site forms part of the broader cultural and settlement landscape of the Wainuiomata Basin, which reflects long-standing patterns of drainage, farming, settlement and urban expansion. While the site retains some association with the historic wetland character of the basin floor, it has been substantially modified over time and does not contain identified heritage, archaeological, or scheduled cultural landscape features.

The site also contributes to the amenity and outlook experienced from nearby public open spaces and walking routes, including Black Creek Reserve, Arakura Park, and sections of the Te Whiti Riser. These areas provide local recreational and community value and enable the site to be experienced as part of the wider urban edge landscape. However, these surrounding environments are already influenced by existing residential development and urban infrastructure, and the site is generally experienced within the context of the broader basin landscape rather than as an isolated rural landscape.

Future residential development would alter the existing pastoral associations of the site and reinforce the urban edge character of this part of Wainuiomata. This change is considered consistent with the ongoing pattern of urban expansion within the basin.

Overall, effects on associative landscape characteristics are assessed as **Low**.

6.4 Perceptual Characteristics (Sensory, Aesthetic, Experiential)

The perceptual qualities of the site are primarily derived from its open pastoral character, the contained basin setting, and views toward the surrounding hills. While future development would reduce the existing sense of openness and introduce a more urban character, the site is already visually associated with surrounding residential development and the established urban edge.

The enclosing basin hills would remain the dominant landscape feature within the wider receiving environment, and future development would read as a continuation of the existing suburban pattern rather than an isolated or visually discordant element.

While the proposal would result in a noticeable change in character at the local level, the wider perceptual qualities of the Wainuiomata Basin would remain intact.

Overall, effects on perceptual landscape characteristics are assessed as **Low**.

6.5 Visual Amenity Effects

This assessment considers how the rezoning and anticipated future development would be experienced from surrounding public and private viewpoints. Visual effects arise primarily from the change from open pastoral and rural-residential land to a more urban residential environment enabled by the MDRZ, including buildings, roads, earthworks, stormwater infrastructure and associated urban planting.

The assessment compares the development anticipated under the RRZ (ODP) and RLZ (PDP) with the more intensive urban form enabled by the proposed MDRZ. While this would increase the density and scale of built form, residential development is already established to the south and west, with further consented urban expansion at 217 and 239 Wise Street, which provides a logical visual extension of development within the transitional visual context.

The site's visual catchment is relatively localised within the Wainuiomata Basin. Visibility is generally limited to adjoining properties, sections of Upper Fitzherbert Road, Black Creek Reserve, local streets near the urban edge, parts of the Te Whiti Riser, and a limited number of elevated residential locations. Within the wider basin environment, the site is not visually prominent due to the flat basin landform, surrounding development, vegetation, and the visual dominance of the enclosing hills.

6.5.1 Public Viewing Audiences

6.5.1.1 Upper Fitzherbert Road (Views H4-H11 on Sheet L006 of the Graphic Supplement in Appendix B)

Views from Upper Fitzherbert Road are generally open immediately adjacent to the site frontage, becoming more partial and intermittent further north and south due to vegetation, fencing, existing dwellings, and changes in road alignment.

Future development would introduce visible residential built form and urban activity; however, it would read as a continuation of the adjoining residential environment and anticipated urban expansion of Wainuiomata North rather than an isolated or incongruous development. Effects would be most noticeable directly adjacent to the approximately 160m site frontage, particularly for pedestrians and cyclists who experience views for longer durations.

Visual effects are assessed as **Low** immediately adjacent to the site frontage, reducing to **Very Low** further north and south along Upper Fitzherbert Road.

6.5.1.2 Black Creek Reserve (Views H6-H8 on Sheet L006 of the Graphic Supplement in Appendix B)

Open views toward parts of the site are available from sections of Black Creek Reserve immediately west of Upper Fitzherbert Road. The reserve is already influenced by surrounding residential development, roads, fencing, and urban edge conditions.

Future development would increase the visibility of residential built form within views from the reserve. However, the site would continue to be experienced within the wider basin context, with the enclosing hills remaining the dominant landscape feature. Given the close proximity of parts of the reserve to the site frontage, effects would be similar to those experienced from the adjoining section of Upper Fitzherbert Road.

Visual effects are assessed as **Low** adjacent to the site frontage, reducing to **Very Low** elsewhere within the reserve.

6.5.1.3 Wise Street and Future Urban Edge (Views H1-H3 on Sheet L006 of the Graphic Supplement in Appendix B)

Partial views toward the site are available from Wise Street and nearby streets including Te Ara o Roimata and Jack Vaughan Grove. The consented subdivision at 217 and 239 Wise Street already reinforces the transition of this area toward a more urban character.

Future development would integrate visually with the consented and anticipated urban expansion to the south and would be experienced as part of a continuous residential neighbourhood.

Visual effects from these locations are assessed as **Very Low**.

6.5.1.4 Te Whiti Riser and Elevated Public Tracks (Views T1-T8 on Sheet L007 of the Graphic Supplement in Appendix B)

Views from sections of the Te Whiti Riser and adjoining elevated tracks are intermittent and occasionally open. Visibility varies with vegetation, elevation, and viewing angle, and in many places the site is fully screened by vegetation along the track, or tree cover within the surrounding rural-residential properties.

Where visible, the site is seen within the wider Wainuiomata Basin landscape at a distance of at least 1km, alongside surrounding housing, vegetation, and the enclosing hills. From these elevated viewpoints, future development would form only a small part of the overall view and would not compete with the dominant basin landform and hill backdrop.

Although development would reduce the site's existing openness, the resulting urban form would align with the broader pattern of growth on the basin floor and would not be prominent within the wider viewing context. Visual effects from these elevated public viewpoints are therefore assessed as **Very Low**.

6.5.2 Private Viewing Audiences

The principal private viewing audiences comprise adjoining rural-residential and residential properties to the north, east, west, and south of the site.

6.5.2.1 Northern and Eastern Rural-Residential Properties (Views N1-N4 on Sheet L008 of the Graphic Supplement in Appendix B)

Properties at 112-120 Upper Fitzherbert Road currently experience generally open or partial views across the site due to the flat topography and limited boundary vegetation.

Future development would noticeably alter these outlooks through the introduction of residential buildings, roads, and associated infrastructure. However, the site already adjoins existing urban development, and the wider basin hills would remain the dominant visual backdrop.

Visual effects for adjoining northern and eastern properties are assessed as **Low** immediately adjoining the site, and **Very Low** where visibility is more filtered or oblique.

6.5.2.2 Western Residential Properties (Views N6-N9 on Sheet L008 of the Graphic Supplement in Appendix B)

Residential properties along Wellington Road and Ipswich Grove are separated from the site by Upper Fitzherbert Road and Black Creek Reserve. Views are generally partial and filtered by vegetation and fencing.

In addition, a number of slightly elevated properties on Newburn Grove, Bexley Grove, Stockdale Street, Kendal Grove, Naseby Grove, and Enfield Street located at the base of the hillside, have intermittent distant views toward the site, which are partially screened by vegetation and other buildings.

Future development would remain viewed within an already urban residential context and would not materially alter the overall visual character experienced from these properties.

Visual effects for western residential properties are assessed as **Very Low**.

6.5.2.3 Southern Residential Properties and Future Residents (View N5 on Sheet L008 of the Graphic Supplement in Appendix B)

The consented subdivision at 217 and 239 Wise Street will establish new residential properties adjoining the southern boundary of the site. These future residents are likely to experience open views toward the site from upper-level and rear outlooks.

The consented drawings also show a stormwater reserve along the adjoining boundary, which would provide a natural buffer and some screening through associated vegetation.

Visual effects for southern residential viewers are assessed as **Very Low**.

6.5.3 Effects in Relation to Statutory Provisions

The site is not identified as an Outstanding Natural Landscape, Outstanding Natural Feature, Special Amenity Landscape, or other highly sensitive landscape area. The landscape is already substantially modified and is considered capable of accommodating additional residential development without resulting in significant adverse landscape or visual effects.

The proposed MDRZ anticipates urban development outcomes of this nature, and it is considered that future subdivision and development can appropriately address detailed matters relating to amenity, landscaping, streetscape design, and interface treatment through the normal resource consent process.

Overall, the proposal is considered consistent with the relevant landscape, amenity, and urban growth objectives and policies of the PDP.

7. Conclusion

The landscape and visual assessment has considered the rezoning of the site to Medium Density Residential as part of Submission 516 on the PDP. The site occupies a transitional location between the established urban area of Wainuiomata and the more open rural-residential environment to the north and east. While currently characterised by open pastoral land, the site is strongly influenced by the surrounding urban edge, adjoining residential development, and anticipated future growth of Wainuiomata.

The site is not identified as an Outstanding Natural Landscape, Outstanding Natural Feature, or Special Amenity Landscape, and has been substantially modified through pastoral land use and surrounding urban development. While the rezoning would result in a change from an open rural-urban fringe character to a more urban residential character, the anticipated built form would be visually consistent with the existing and emerging suburban pattern surrounding the site and would read as a logical extension of the existing urban area.

Landscape character effects are assessed overall as **Low**. The site does not contain highly sensitive landscape features and has capacity to absorb residential development due to the enclosed basin landform and surrounding urban context.

Visual effects from the wider public environment are generally assessed as **Low to Very Low**. Visibility of the site is typically limited or filtered by topography, vegetation, and surrounding development, with public views primarily available from Upper Fitzherbert Road, Black Creek Reserve, Arakura Park, and sections of the Te Whiti Riser walkway.

Visual effects for neighbouring residential properties vary depending on proximity and existing screening, with effects generally ranging from **Low** through to **Very Low** for properties with open views across the site. While these properties would experience a change from a pastoral outlook to a more urban residential outlook, the anticipated change would be consistent with the evolving suburban character of the surrounding environment.

Overall, the rezoning of the site to MDRZ is considered appropriate from a landscape and visual perspective. The anticipated landscape and visual effects can be appropriately absorbed within the receiving environment, and future detailed design matters can be addressed through subsequent subdivision and resource consent processes in accordance with the outcomes anticipated by the PDP MDRZ provisions.

Appendix A. Effects Descriptions and Definitions Table

Table 2: Description of scale of Adverse Landscape Effects

| Effective rating | Description of effect and definition |
|------------------|---|
| Very High | The proposal will result in a total loss of key elements/features/characteristics/values i.e. there will be a complete and negative change in landscape character and/or landscape values. |
| High | The proposal will result in a major loss of key elements/ features/ characteristics/ values. i.e. little of the pre-development landscape character and/or landscape values will remain. |
| Moderate-high | The proposal will result in modification of several key elements/ features/ characteristics/ values. i.e. the pre-development landscape character and/landscape values remain evident but materially changed. |
| Moderate | The proposal will result in a partial loss or modification of several key elements/ features/ characteristics/ values. i.e. the pre-development landscape character and/or landscape values remain evident but are changed |
| Moderate-low | The proposal will result in a small loss or modification to one or more key elements/ features/ characteristics/ values. i.e. new elements are not uncharacteristic within the receiving landscape and do not disturb the predevelopment landscape character and /or landscape values. |
| Low | The proposal will result in very little loss or modification to key elements/ features/ characteristics/ values. i.e. new elements integrate easily into or with the pre-development landscape character and/or landscape values. |
| Very Low | The proposal will result in negligible loss or modification to key elements/ features/ characteristics/ values of the existing and receiving landscape i.e. new elements effects on landscape character and/or landscape values will be barely discernible. |

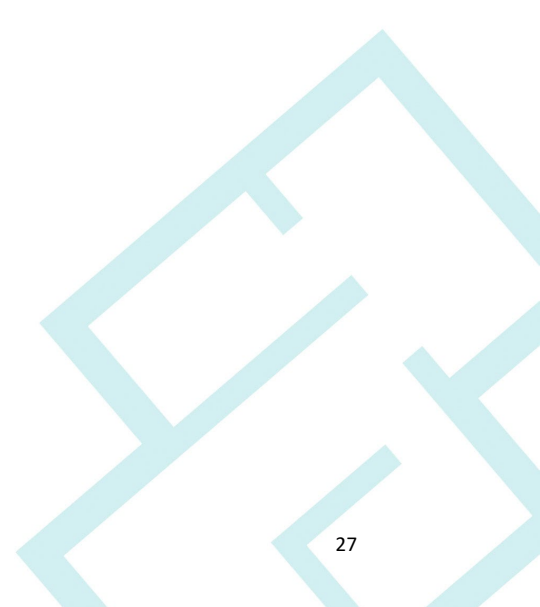
Landscape effects are measured against the existing landscape values and potential effects and consequences of change on those landscape values. Landscape values relate to the physical, associative, and perceptual attributes of a landscape. Landscapes are experienced visually. Landscape Values associated with the site are discussed in **Section 6**.

Visual effects are a subset of landscape effects and relate to the change in landscape character or loss of landscape values as experienced by the viewer. Change itself does not necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and constantly changing over time both due to natural and human intervention.

The magnitude of visual effect(s) will depend on factors such as: the elevation, orientation, separation distance, background and foreground context, number of viewers, frequency of view and likely future character anticipated for the site. The degree or scale of an effect will be determined in consideration with design measures proposed to avoid, remedy, or mitigate adverse effects and the outcomes sought in the statutory planning provisions. In assessing the level of landscape and visual effects the nature of effects can be assessed in terms of whether this will be positive (beneficial) or negative (adverse) or neutral where landscape and visual change is benign.

Cumulative effects should also be considered in the overall assessment of landscape and visual effects. Additional landscape and visual effects on the wider character area and change over time is considered in helping determine the overall level of effects.

Appendix B. Graphic Supplement





APPENDIX B - GRAPHIC SUPPLEMENT

104 UPPER FITZHERBERT ROAD, WAINUIOMATA, LOWER HUTT

PREPARED FOR URBAN PLUS LTD

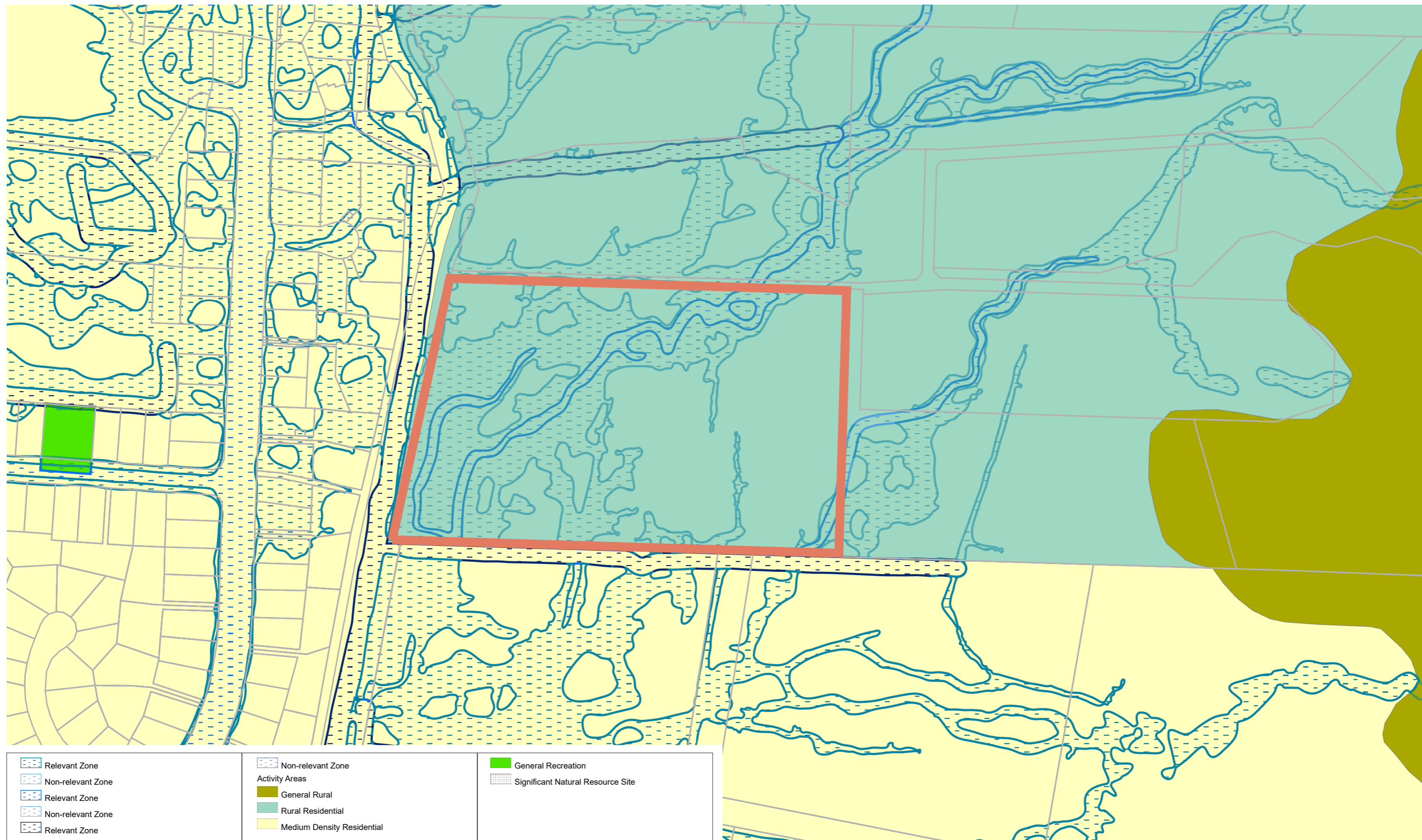
JUNE 4 2026



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PLANNING CONTEXT - OPERATIVE DISTRICT PLAN MAPS - ZONING AND OVERLAYS



| | | |
|-------------------|----------------------------|-----------------------------------|
| Relevant Zone | Non-relevant Zone | General Recreation |
| Non-relevant Zone | Activity Areas | Significant Natural Resource Site |
| Relevant Zone | General Rural | |
| Non-relevant Zone | Rural Residential | |
| Relevant Zone | Medium Density Residential | |

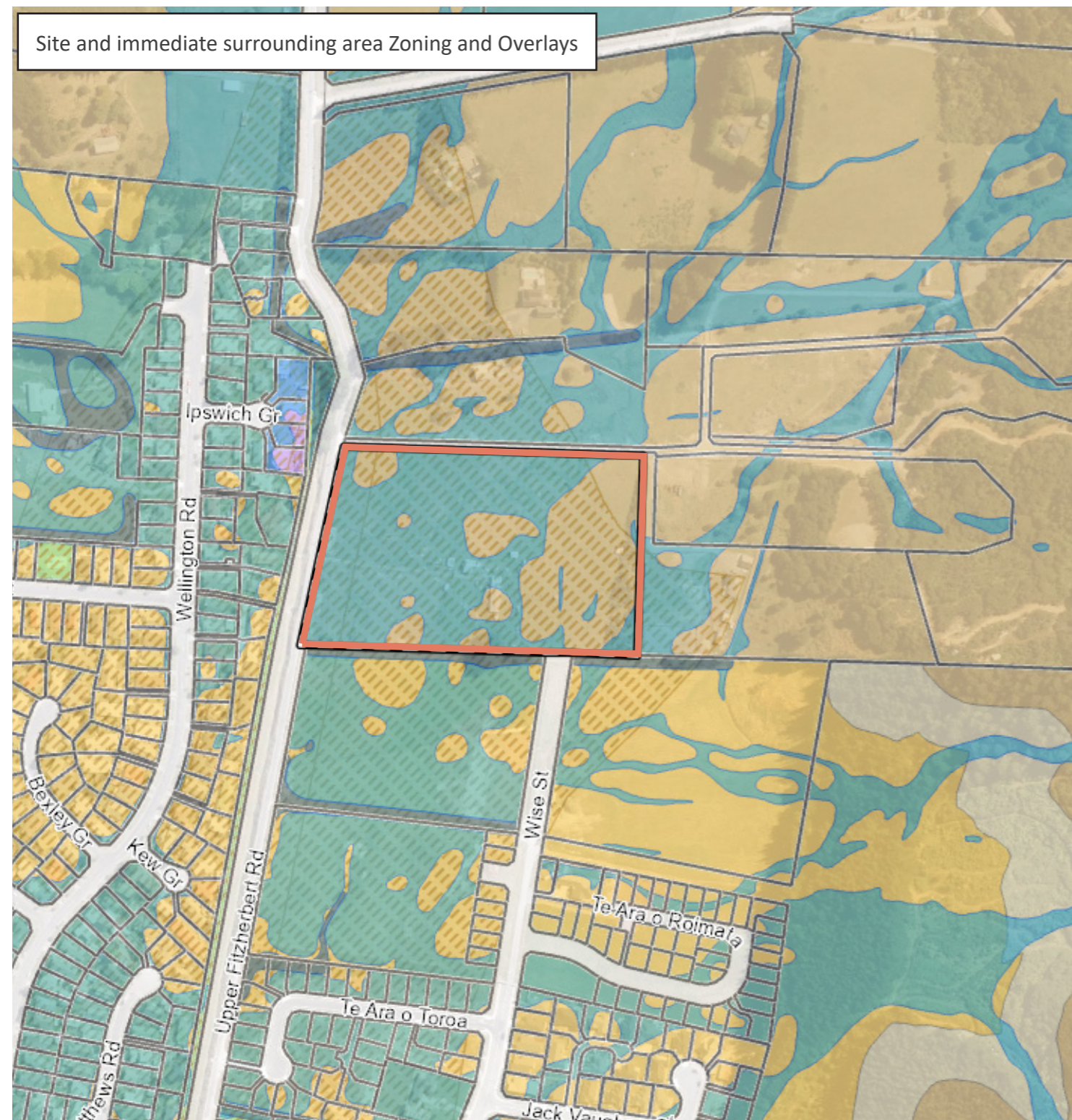
Project Number: 25054
 Drawing Name: Planning Context- Operative DP Zoning
 Sheet Number: L002

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

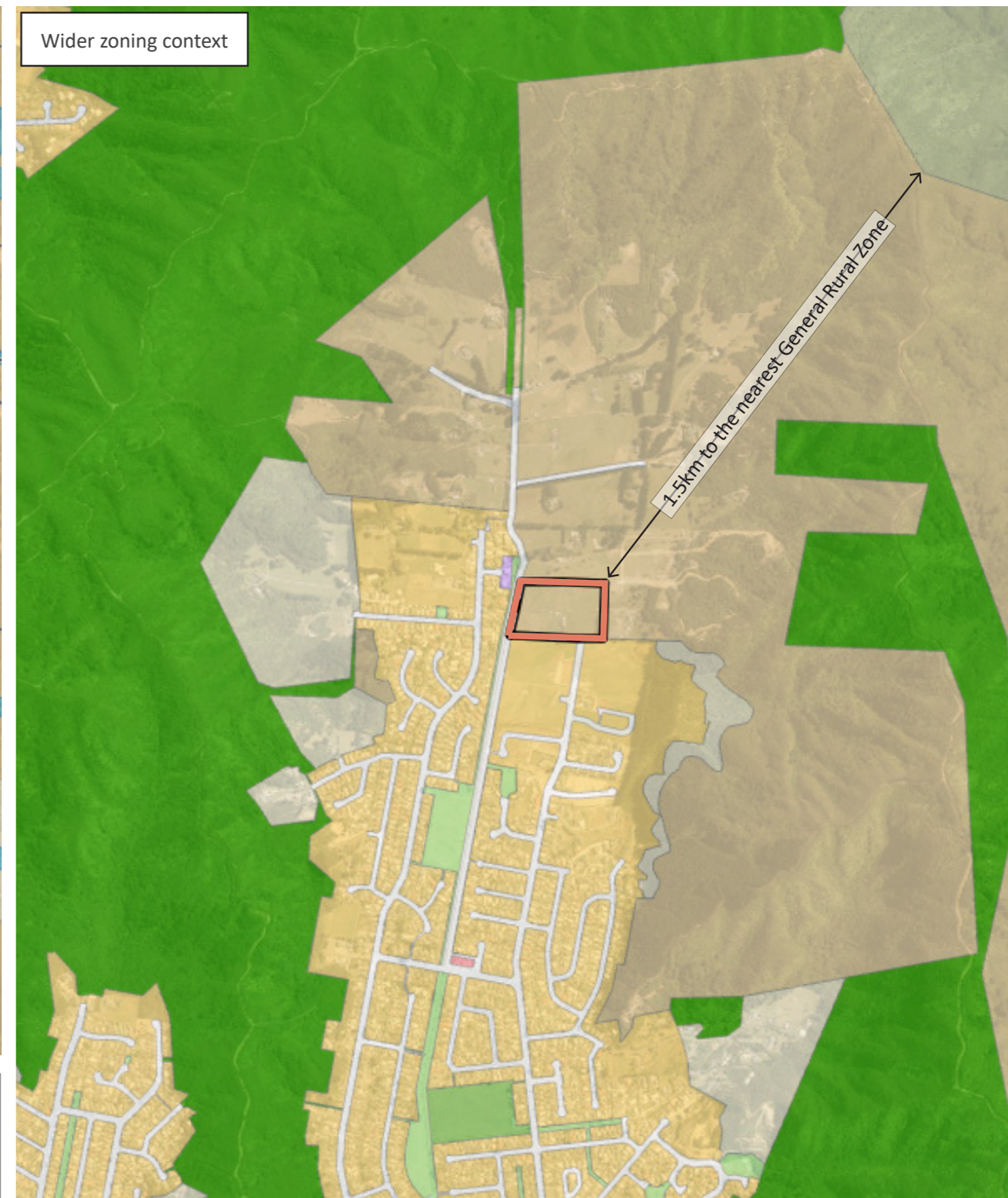
Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026



PLANNING CONTEXT - PROPOSED DISTRICT PLAN MAPS - ZONING AND OVERLAYS



| Zones | Zones | Low Flood Hazard Overlay |
|---------------------------------|----------------------------------|-----------------------------|
| Large Lot Residential Zone | Light Industrial Zone | Low Flood Hazard Overlay |
| Medium Density Residential Zone | Local Centre Zone | High Flood Hazard Overlay |
| High Density Residential Zone | Open Space Zone | Liquefaction Hazard Overlay |
| Rural Lifestyle Zone | Sport and Active Recreation Zone | Liquefaction Hazard Overlay |
| General Rural Zone | Natural Open Space Zone | |



Project Number: 25054
 Drawing Name: Planning Context - Proposed DP Zoning
 Sheet Number: L003





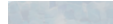

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026



SITE ANALYSIS PLAN

KEY:


-  Site boundary
-  Existing site access (to be disestablished)
-  Anticipated site access
-  Indicative road extension
-  Water courses (Includes streams and wetlands approximately marked based on ecological survey)
-  Existing scrub vegetation (includes predominantly gorse, exotic cheery, holly, blackberry and herbaceous weeds, with some native fern and grass species as identified by the ecologist)



Project Number: 25054
 Drawing Name: Site Analysis Plan
 Sheet Number: L004

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026

 Scale: 1:2500



VIEWPOINTS OVERVIEW - OUTLOOK FROM SITE



LOOKING NORTH TOWARDS 120 UPPER FITZHERBERT ROAD



LOOKING EAST TOWARDS 112 & 114 UPPER FITZHERBERT ROAD



LOOKING SOUTHEAST TOWARDS 239 WISE STREET



LOOKING NORTHEAST TOWARDS 118A-C & 120 UPPER FITZHERBERT ROAD



LOOKING SOUTHWEST TOWARDS 217 WISE STREET



LOOKING EAST TOWARDS THE EXISTING BUILDINGS ON SITE



LOOKING EAST TOWARDS 112 & 114 UPPER FITZHERBERT ROAD



LOOKING SOUTH TOWARDS 239 AND 252 WISE STREET



LOOKING EAST TOWARDS 112 UPPER FITZHERBERT ROAD



LOOKING SOUTH TOWARDS 252 WISE STREET



LOOKING SOUTH TOWARDS 252 WISE STREET



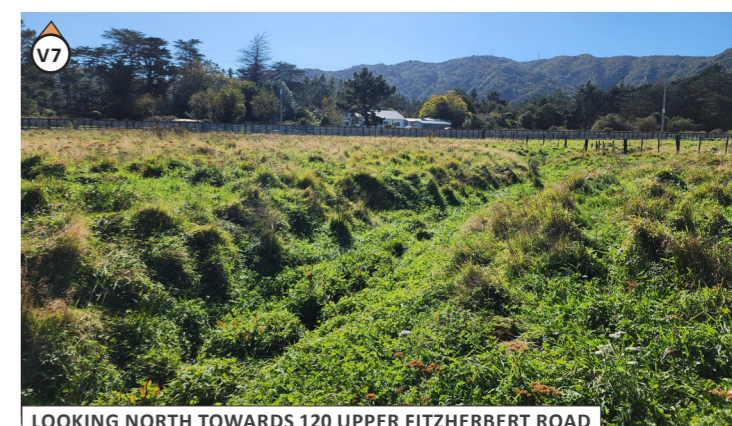
LOOKING EAST TOWARDS 112 UPPER FITZHERBERT ROAD



LOOKING SOUTHWEST TOWARDS UPPER FITZHERBERT ROAD



LOOKING NORTHWEST TOWARDS UPPER FITZHERBERT ROAD



LOOKING NORTH TOWARDS 120 UPPER FITZHERBERT ROAD

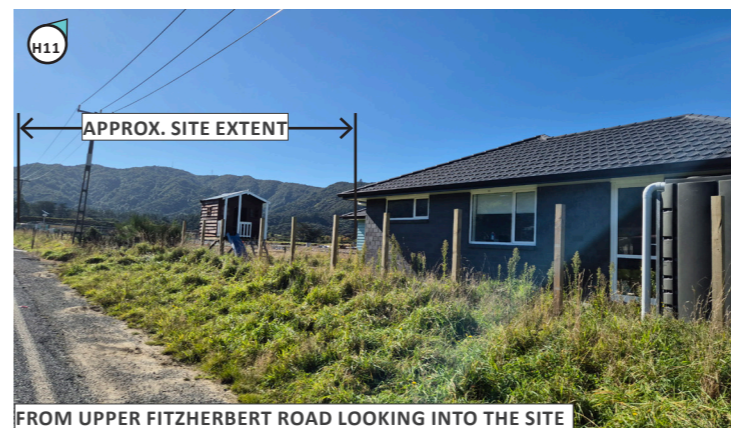
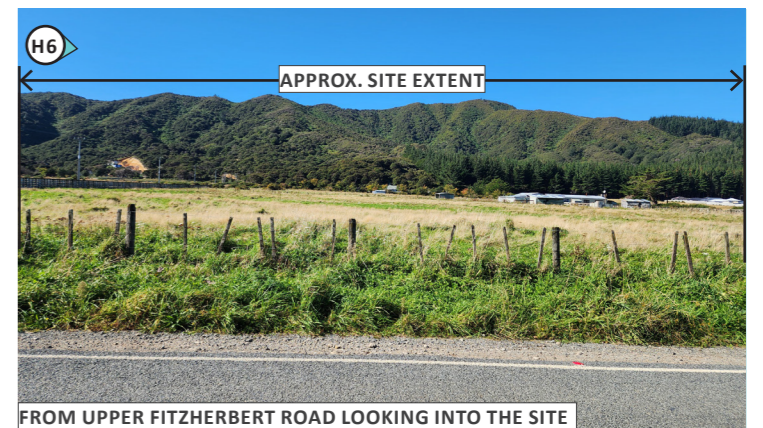
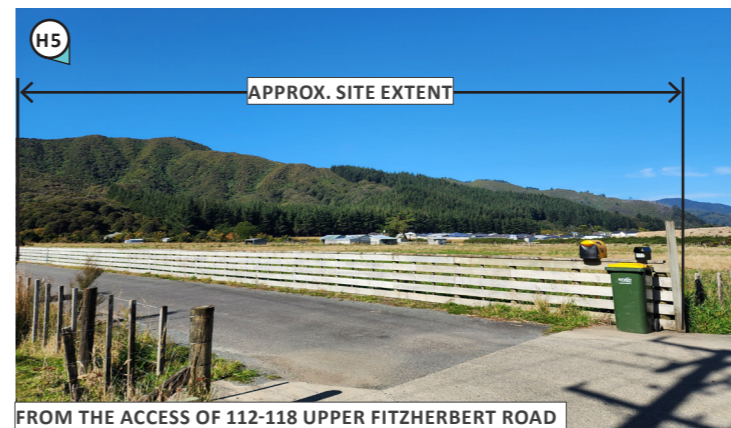
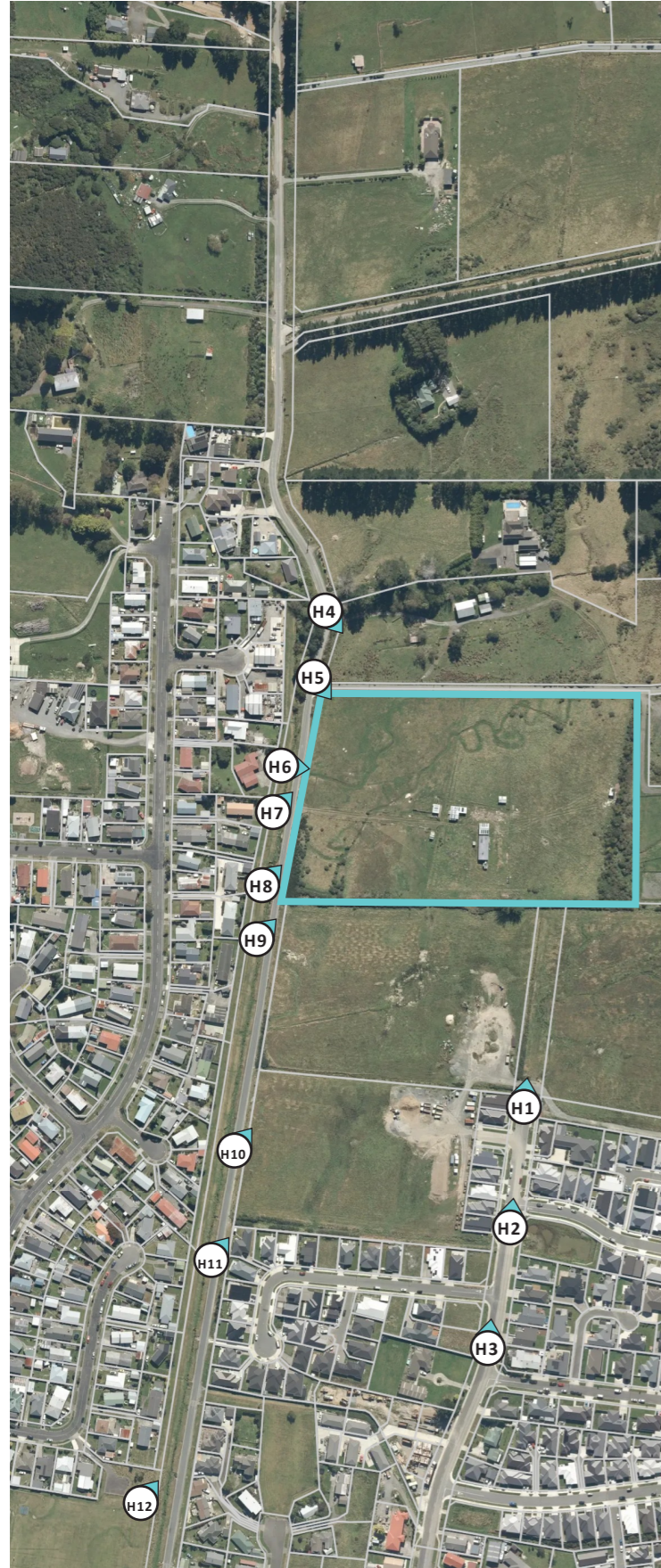
Project Number: 25054
 Drawing Name: Viewpoints overview- outlook from site
 Sheet Number: L005

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026



VIEWPOINTS OVERVIEW - URBAN AREA



Project Number: 25054
 Drawing Name: Viewpoints overview- Urban Area
 Sheet Number: L006

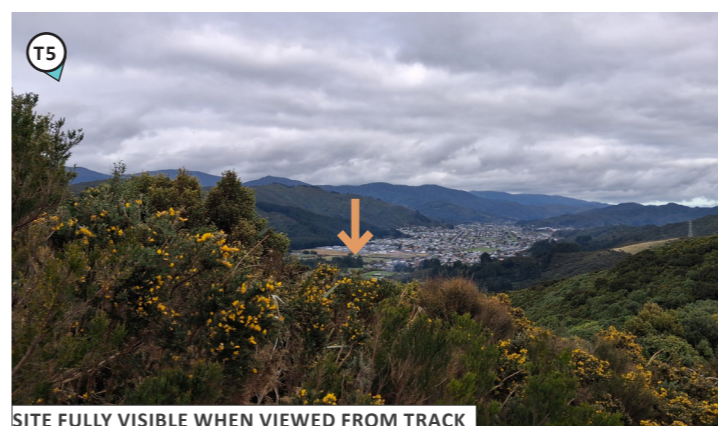
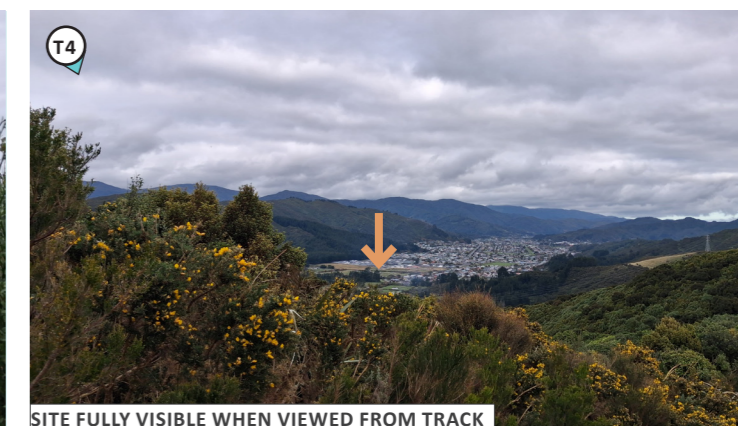
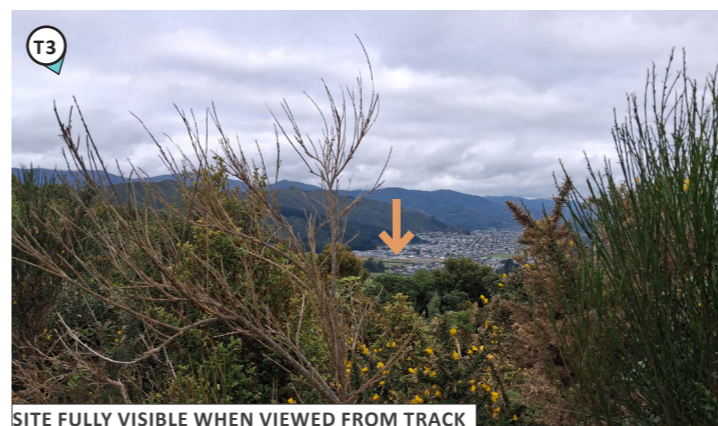
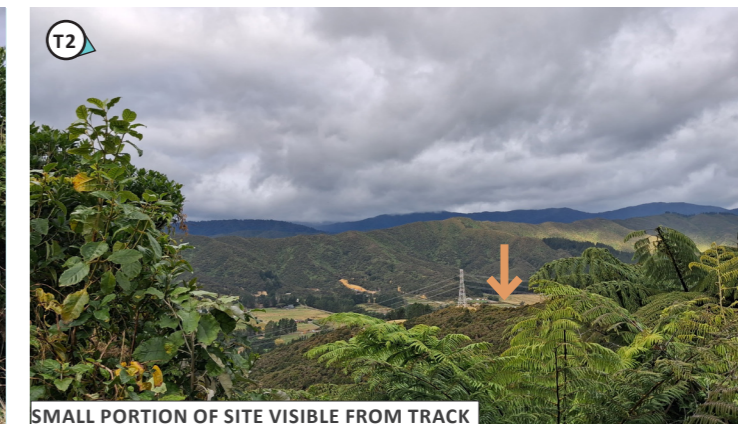
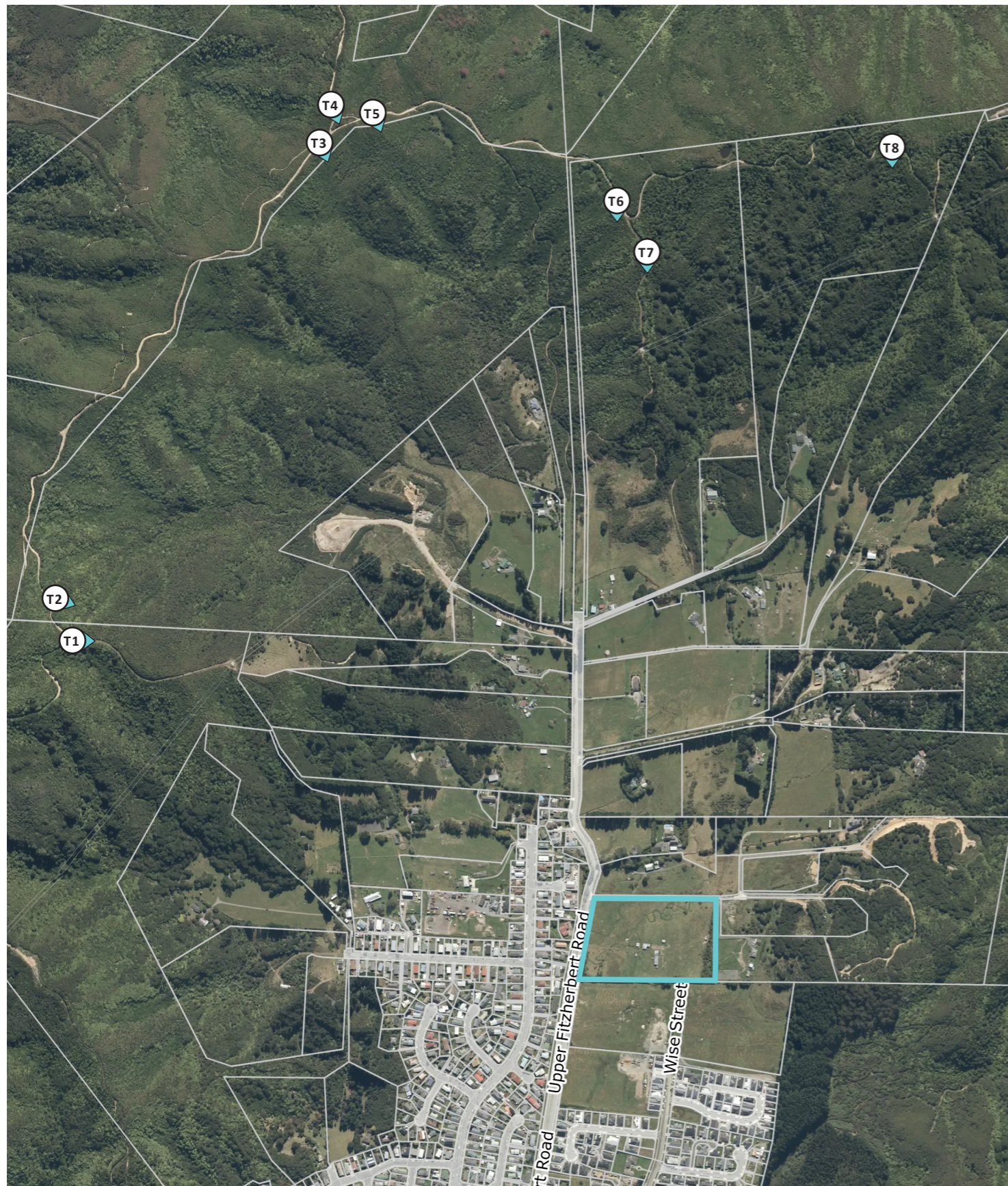
Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026

N Scale: 1:7500



VIEWPOINTS OVERVIEW - TE WHITI RISER



Project Number: 25054
 Drawing Name: Viewpoints overview - Te Whiti Riser
 Sheet Number: L007

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid - Urban Edge Planning

Status: Graphic Supplement - Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026

N Scale: 1:7500



NEIGHBOURING PROPERTY RELATIONSHIPS



Project Number: 25054
Drawing Name: Neighbouring Property Relationships
Sheet Number: L008

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT V1 NORTH



Photo description: From the existing entrance to the site from Upper Fitzherbert Street looking north towards Upper Fitzherbert street (left) with properties along Wellington Road and Ipswich Grove visible in the mid-ground, and 120 Upper Fitzherbert Road (right) visible in the mid-ground, with the site in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V1 North
Sheet Number: L009

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V1 EAST



Photo description: From the existing entrance to the site from Upper Fitzherbert Street looking east towards the existing buildings (centre), 112 and 114 Upper Fitzherbert Road properties to the rear screened by vegetation, properties along Wise Street and Te Ara o Roimata visible in the mid-ground (right), with the site in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V1 East
Sheet Number: L010

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V1 SOUTHEAST



Photo description: From the existing entrance to the site from Upper Fitzherbert Street looking southeast towards 239 and 252 Wise Street, 239 Wise Street currently visually screened by earthworks stockpile, properties along Wise Street and Te Ara o Roimata visible in the mid-ground (left), with the site in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V1 Southeast
Sheet Number: L011

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V2 NORTHEAST



Photo description: From within the site along the existing driveway to the site from Upper Fitzherbert Street looking northeast towards 120 Upper Fitzherbert Road (centre) and dwellings at 116-118A-C (right) visible in the mid-ground, with the site, including an existing wetland area, in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V2 Northeast
Sheet Number: L012

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V2 SOUTHWEST



Photo description: From within the site along the existing driveway to the site from Upper Fitzherbert Street looking southwest towards 239 and 252 Wise Street, 239 Wise Street currently visually screened by earthworks stockpile, properties along Wise Street and Te Ara o Roimata visible in the mid-ground (left), with the site, including an existing wetland area, in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V2 Southwest
Sheet Number: L013

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V2 EAST



Photo description: From within the site along the existing driveway to the site from Upper Fitzherbert Street looking east towards the existing buildings (centre), roofline of the dwelling at 112 Upper Fitzherbert Road visible in the mid-ground, with the site in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V2 East
Sheet Number: L014

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V3 EAST



Photo description: From within the site adjacent the existing buildings looking east towards 112 Upper Fitzherbert Road, roofline of the dwelling at 112 Upper Fitzherbert Road visible in the mid-ground, with the site in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V3 East
Sheet Number: L015

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V4 SOUTH



Photo description: From within the site adjacent the existing buildings looking south towards 239 and 252 Wise Street, properties along Wise Street and Te Ara o Roimata visible in the mid-ground, with the site in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V4 South
Sheet Number: L016

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V5 EAST



Photo description: From within the site adjacent the eastern boundary looking east towards 112 Upper Fitzherbert Road, with dwelling and associated buildings visible in the mid-ground, with the site boundary vegetation visible in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V5 East
Sheet Number: L017

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V5 SOUTH



Photo description: From within the site adjacent the eastern boundary looking south towards 252 Wise Street, properties along Wise Street and Te Ara o Roimata visible in the mid-ground, with the site in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026. Note photo is zoomed in from this location.

Project Number: 25054
Drawing Name: Viewpoint V5 South
Sheet Number: L018

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V6 SOUTH



Photo description: From within the site adjacent the southern boundary looking south towards 252 Wise Street, properties along Wise Street and Te Ara o Roimata visible in the mid-ground, with 252 Wise Street vacant in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V6 South
Sheet Number: L019

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V6 EAST



Photo description: From within the site adjacent the southeastern corner looking east towards 112 Upper Fitzherbert Road, with the site boundary vegetation visible in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V6 East
Sheet Number: L020

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V7 SOUTHWEST



Photo description: From within the central northern portion of the site looking southwest towards 239 Wise Street and Upper Fitzherbert Road, 239 Wise Street currently visually screened by earthworks stockpile, properties along Wellington Road visible in the mid-ground (centre-right), with dwellings in the upper-reaches of the basin set into the base of the hillside along Naseby Grove and Enfield Street visible behind, with the site, including an existing wetland area, in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V7 Southwest
Sheet Number: L021

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V7 NORTHWEST



Photo description: From within the central northern portion of the site looking northwest towards Upper Fitzherbert Road, properties along Wellington Road and Ipswich Grove visible in the mid-ground, with dwellings in the upper-reaches of the basin set into the base of the hillside along Naseby Grove, Enfield Street, Newburn Grove, Bexley Grove, Stockdale Street and Kendal Grove visible behind, with the site, including an existing wetland area, in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V7 Northwest
Sheet Number: L022

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT V7 NORTH



Photo description: From within the central northern portion of the site looking north towards 120 Upper Fitzherbert Road (centre), with the site, including an existing wetland area, in the foreground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint V7 North
Sheet Number: L023

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT URBAN AREA - H1



Photo description: From the end of Wise Street looking north towards the site, 239 Wise Street (left), 252 Wise Street (right) and the land designated for the proposed Wise Street extension (centre) in the foreground. Site partially visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
 Drawing Name: Viewpoint Urban Area - H1
 Sheet Number: L024

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H2



Photo description: From the corner of Wise Street and Te Ara o Roimata looking north towards the site, 221-232 Wise Street (left), 1 Te Ara o Roimata and 246-250 Wise Street (right) in foreground, land designated for the proposed Wise Street extension (centre) in the mid-ground. Site partially visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H2
Sheet Number: L025

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H3



Photo description: From Wise Street near the corner of Wise Street and Jack Vaughan Grove looking north towards the site, vacant site at 213 Wise Street and 2-6 Te Ara o Toroa (left), and 222-228 Wise Street (right) in foreground, remaining houses along Wise Street and land designated for the proposed Wise Street extension (centre) in the mid-ground. Site partially visible in the background. The forested hillside is visible in the background to the rear of the site. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H3
Sheet Number: L026

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H4



Photo description: From the entrance to 120 Upper Fitzherbert Road looking southeast towards the site, 120 Upper Fitzherbert Road in foreground, site in mid-ground partially screened by fencing and vegetation, Wise Street and Te Ara o Roimata development visible in background. The forested hillside is also visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H4
Sheet Number: L027

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H5



Photo description: From the entrance to 112, 114, 116 and 118A-C Upper Fitzherbert Road looking southeast towards the site, driveway entrance and fencing visible in the foreground with site behind, Wise Street and Te Ara o Roimata development visible in mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
 Drawing Name: Viewpoint Urban Area - H5
 Sheet Number: L028

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H6



Photo description: From Upper Fitzherbert Road looking east into the site, existing buildings on the site visible in the foreground, dwellings and/or earthworks at 112, 116 and 118A-C, and the development along Wise Street and Te Ara o Roimata are visible in mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H6
Sheet Number: L029

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H7



Photo description: From Black Creek Reserve and Upper Fitzherbert Road looking northeast towards the northern portion of the site frontage, Black Creek and Upper Fitzherbert Road visible in the foreground, 120 Upper Fitzherbert Road dwelling (right) vegetation in 122 Upper Fitzherbert Road (centre-right) and the rear boundary fencing of 5, 6 and 8 Ipswich Grove (left) is visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H7
Sheet Number: L030

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H8



Photo description: From Black Creek Reserve and Upper Fitzherbert Road looking northeast towards the southern portion of the site frontage. Vegetation within the site visible in the foreground, vegetation in 120 and 122 Upper Fitzherbert Road (left) visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H8
Sheet Number: L031

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H9



Photo description: From Upper Fitzherbert Road looking northeast towards the southern portion of the site. Vegetation within the site and 239 Wise Street visible in the foreground, Black Creek (left) visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area- H9
Sheet Number: L032

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H10



Photo description: From Upper Fitzherbert Road looking northeast towards the site, construction works and earthwork stock piles within 217 and 239 Wise Street visible in the foreground, new dwellings along Wise Street (right) visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area- H10
Sheet Number: L033

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H11



Photo description: From Upper Fitzherbert Road looking northeast towards the site, 24 Te Ara o Toroa visible in the foreground, construction works and earthwork stock piles within 217 and 239 Wise Street visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H11
Sheet Number: L034

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT URBAN AREA - H12



Photo description: From Arakura Park on Upper Fitzherbert Road looking northeast towards the site, Black Creek Reserve, 31B-C Grimsby Grove and 24-36 Te Ara o Toroa visible in the foreground, construction works and earthwork stock piles within 217 and 239 Wise Street visible in the mid-ground. The forested hillside is visible in the background. Photo captured 28/04/2026.

Project Number: 25054
Drawing Name: Viewpoint Urban Area - H12
Sheet Number: L035

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

VIEWPOINT TE WHITI RISER - T1



Photo description: From Te Whiti Riser looking east over the basin, site screened by vegetation when viewed from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054

Drawing Name: Viewpoint Te Whiti Riser - T1

Sheet Number: L036

Client: Urban Plus Ltd

Project Name: 104 Upper Fitzherbert Road, Wainuiomata

Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A

Stage: Evidence for submission 516

Issue Date: 04/06/2026

VIEWPOINT TE WHITI RISER - T2



Photo description: From Te Whiti Riser looking southeast over the basin, small portion of site visible from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054
Drawing Name: Viewpoint Te Whiti Riser - T2
Sheet Number: L037

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

VIEWPOINT TE WHITI RISER - T3



Photo description: From Te Whiti Riser looking southeast over the basin, site fully visible when viewed from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054
Drawing Name: Viewpoint Te Whiti Riser - T3
Sheet Number: L038

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

VIEWPOINT TE WHITI RISER - T4



Photo description: From Te Whiti Riser looking southeast over the basin, site fully visible when viewed from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054
Drawing Name: Viewpoint Te Whiti Riser - T4
Sheet Number: L039

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT TE WHITI RISER - T5



Photo description: From Te Whiti Riser looking southeast over the basin, site fully visible when viewed from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054
Drawing Name: Viewpoint Te Whiti Riser - T5
Sheet Number: L040

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT TE WHITI RISER - T6



Photo description: From Te Whiti Riser looking south over the basin, site screened by trees within the adjacent rural lots when viewed from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054
Drawing Name: Viewpoint Te Whiti Riser - T6
Sheet Number: L041

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT TE WHITI RISER - T7

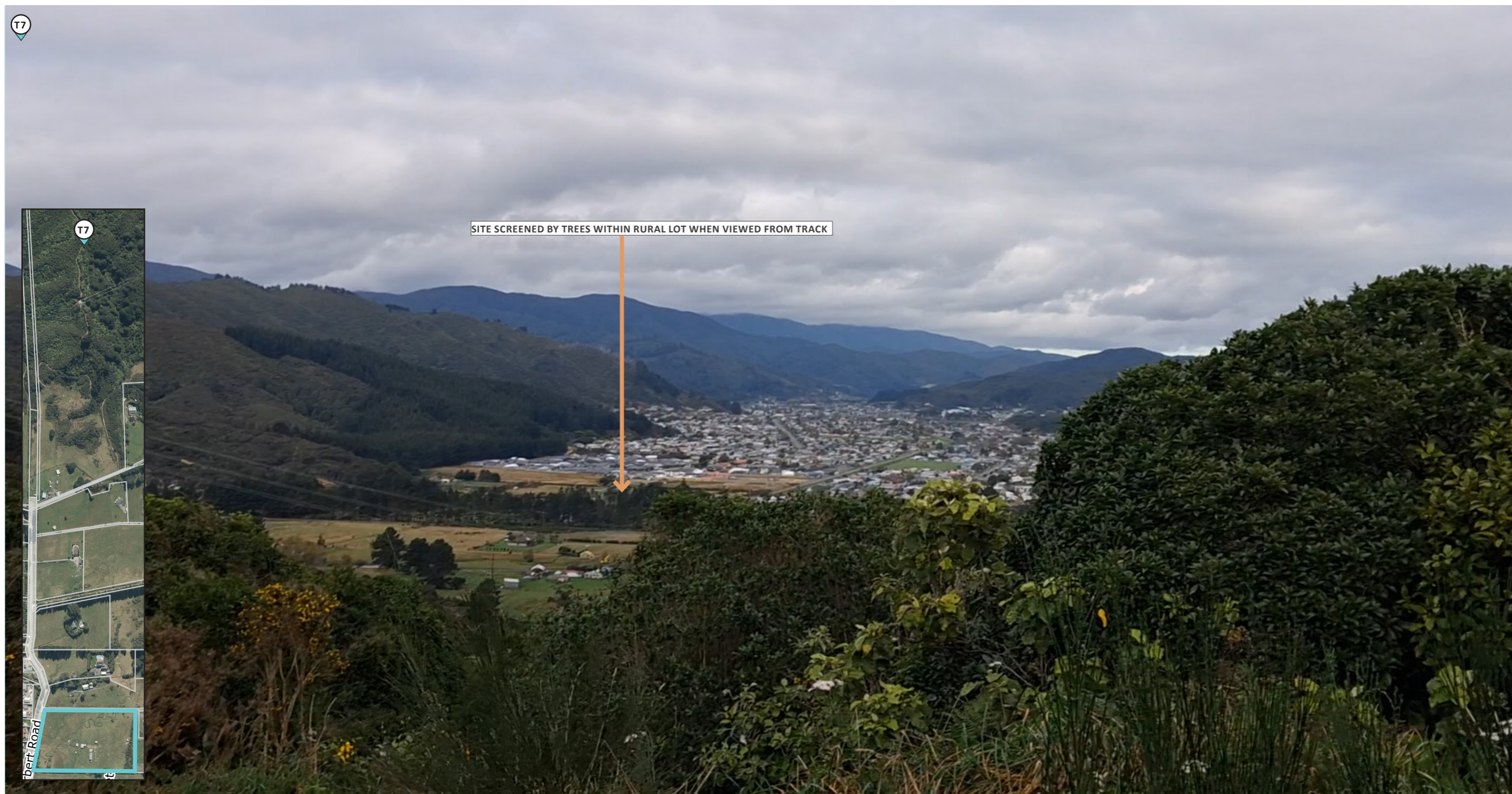


Photo description: From Te Whiti Riser looking south over the basin, site screened by trees within the adjacent rural lots when viewed from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054
Drawing Name: Viewpoint Te Whiti Riser - T7
Sheet Number: L042

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT TE WHITI RISER - T8



Photo description: From Te Whiti Riser looking south over the basin, site screened by vegetation when viewed from track. Photo captured 19/05/2026 by colleague Eve McLachlan.

Project Number: 25054
Drawing Name: Viewpoint Te Whiti Riser - T8
Sheet Number: L043

Client: Urban Plus Ltd
Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
Stage: Evidence for submission 516
Issue Date: 04/06/2026

VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N1



Photo description: From within the central northern portion of the site looking north towards 120 Upper Fitzherbert Road dwelling and associated sheds. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054
 Drawing Name: Viewpoint Neighbouring property - N1
 Sheet Number: L044

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N2



Photo description: From within the northeastern portion of the site looking northeast towards 116, 118A-118C and 140B Upper Fitzherbert Road. Dwellings visible at 118C, 140B and 116 Upper Fitzherbert Road. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054

Drawing Name: Viewpoint Neighbouring property - N2
Sheet Number: L045

Client: Urban Plus Ltd

Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A

Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N3



Photo description: From within the eastern portion of the site looking east towards 112 Upper Fitzherbert Road. Dwelling and associated shed visible. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054
 Drawing Name: Viewpoint Neighbouring property - N3
 Sheet Number: L046

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N4



Photo description: From within the eastern portion of the site looking east towards 112 Upper Fitzherbert Road. Associated sheds visible. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054
 Drawing Name: Viewpoint Neighbouring property - N4
 Sheet Number: L047

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N5



Photo description: From within the southern portion of the site looking south towards 239 and 252 Wise Street. Note that development is consented at 239 Wise Street, and the site beyond 217 Wise Street, with construction work commencing. The existing development along Wise Street, Te Ara o Roimata and Te Ara o Toroa are visible behind 252, 239 and 217 Wise Street. The photo marks the approximate position of the proposed extension of Wise Street. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054
 Drawing Name: Viewpoint Neighbouring property - N5
 Sheet Number: L048

Client: Urban Plus Ltd
 Project Name: 104 Upper Fitzherbert Road, Wainuiomata
 Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A
 Stage: Evidence for submission 516
 Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N6



Photo description: From within the southwestern portion of the site looking southwest towards the slightly elevated properties along Newburn Grove, Bexley Grove and Stockdale Street. Rooftops of Wellington Road properties visible over existing vegetation within the site. Note that stockpiled earthworks within 239 Wise Street is temporarily screening additional properties along these roads, Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054

Drawing Name: Viewpoint Neighbouring property - N6
Sheet Number: L049

Client: Urban Plus Ltd

Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A

Stage: Evidence for submission 516
Issue Date: 04/06/2026

— Approximate site boundary



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N7



Photo description: From the road adjacent the southwestern portion of the site looking southwest towards the Wellington Road properties that have rear boundaries along Upper Fitzherbert Road. Dwellings at 1/294, 2/294, 1/304, 2/304 and 1/306 Wellington Road visible. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054

Drawing Name: Viewpoint Neighbouring Property - N7
Sheet Number: L050

Client: Urban Plus Ltd

Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A

Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N8



Photo description: From the road adjacent the central western portion of the site looking southwest towards the Wellington Road properties that have rear boundaries along Upper Fitzherbert Road. Dwellings at 1/294, 2/294, 1/304, 2/304 and 1/306 Wellington Road visible. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054

Drawing Name: Viewpoint Neighbouring Property - N8
Sheet Number: L051

Client: Urban Plus Ltd

Project Name: 104 Upper Fitzherbert Road, Wainuiomata
Designer: A Reid- Urban Edge Planning

Status: Graphic Supplement- Revision A

Stage: Evidence for submission 516
Issue Date: 04/06/2026



VIEWPOINT NEIGHBOURING PROPERTY RELATIONSHIPS - N9



Photo description: From the road adjacent the northwestern portion of the site looking southwest towards the Wellington Road properties that have rear boundaries along Upper Fitzherbert Road. Dwellings at 326-328 Wellington Road and 6-8 Ipswich Grove visible. Note photo is zoomed in. Photo captured 28/04/2026.

Project Number: 25054

Drawing Name: Viewpoint Neighbouring Property - N9

Sheet Number: L052

Client: Urban Plus Ltd

Project Name: 104 Upper Fitzherbert Road, Wainuiomata

Designer: A Reid- Urban Edge Planning

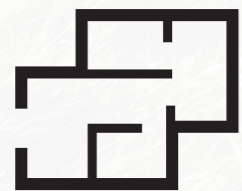
Status: Graphic Supplement- Revision A

Stage: Evidence for submission 516

Issue Date: 04/06/2026

— Approximate site boundary





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