

IN THE MATTER: of The Resource Management Act 1991

AND

IN THE MATTER: of Submission 516 on the Proposed District
Plan: 104 Upper Fitzherbert Road,
Wainuiomata - Rezoning to Medium Density
Residential Zone

HEARING TOPIC: Hearing Stream 3: Residential / Rural

STATEMENT OF EVIDENCE:

Of Andrea Reid - Registered Landscape Architect

Landscape and Visual Effects Evidence In relation to Submission 516

4th June 2026

QUALIFICATIONS AND EXPERIENCE

1. My full name is Andrea Janet Judd Reid. I hold a Bachelor of Landscape Architecture Degree (BLA) from Unitec, Auckland (2015), and The Permaculture Design Certificate (PDC) from Auckland Permaculture Workshop (2015).
2. I have over ten years' experience in landscape architecture. I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architecture - Tuia Pito Ora (NZILA), current board member of the NZILA Wellington branch committee, and former board member of the NZILA Auckland branch committee.
3. I am currently employed as a Landscape Architect and Urban Designer at Urban Edge Planning Limited and have held that position since 2020. At Urban Edge Planning I am responsible for preparing landscape assessments, landscape architecture plan sets, and writing urban design reports for resource consents; predominantly for multi-unit developments in the Wellington region. I have also prepared urban design reviews on behalf of Council for resource consents at Hutt City Council (HCC) and Porirua City Council (PCC).
4. Previous to working at Urban Edge Planning, I was employed as a graduate landscape architect at AECOM from 2015-2018, and as an Intermediate Landscape Architect at WSP (previously Opus and WSP-Opus) from 2018-2020. In these roles I worked on large scale projects including the design and documentation of parks, playgrounds, water regeneration works, transport projects, cemeteries, town centres, and large residential developments.
5. I have been directly involved in a number of residential land development projects in Wainuiomata and the wider Hutt Valley, both as Council urban design advisor and as a consultant on behalf of applicants.

CODE OF CONDUCT FOR EXPERT WITNESSES

6. I confirm that I have read the “Code of Conduct for Expert Witnesses” contained in the Environment Court Practice Note 2023 and confirm that I have complied with it in preparing this evidence. I confirm that the issues addressed in this evidence are within my area of expertise, except where I have indicated that I am relying on others’ opinions. I have not omitted material facts known to me that might alter or detract from my evidence.
7. I have no commercial or other interest in the outcome of this application, nor any conflict of interest of any kind.
8. I can confirm that I visited the site on 28th April 2026

SCOPE OF EVIDENCE

9. I have prepared this evidence at the request of Urban Plus Limited, who are acting on behalf of FH Developments 2025 Ltd “the submitters”.
10. My involvement on Submission 516 to Hutt City Council (HCC) was to undertake a technical evaluation of visual amenity and landscape effects in relation to the rezoning of the site at 104 Upper Fitzherbert Road to Medium Density Residential Zone (MDRZ). The site is currently zoned Rural Residential Zone (RRZ) as per the Operative District Plan (ODP) and Rural Lifestyle Zone (RLZ) as per the notified Proposed District Plan (PDP).
11. My evidence provides an assessment of the appropriateness of the rezoning from a landscape character and visual amenity effects perspective.
12. I have prepared a Landscape and Visual Assessment (LVA) along with a supporting Graphic Supplement, which contains photos and plans that should be read in conjunction with the LVA. A copy of the LVA and Graphic Supplement can be found in Appendix 1.
13. 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.

14. 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 and stormwater infrastructure, that may result from the rezoning. An indicative yield of 70-100 lots has been estimated for the site. This level of density has formed the basis of my analysis when assessing the capacity of the site to absorb landscape change arising from the proposed rezoning. The LVA has been prepared in accordance with NZILA best practice guidance, including *“Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines”* (Tuia Pito Ora New Zealand Institute of Landscape Architects, 2022), for details on methodology, refer to Section 2 of the LVA in Appendix 1.

15. My evidence will address:

- (a) The existing context and receiving environment;
- (b) Effects on Landscape Character;
- (c) Effects on Visual Amenity; and
- (d) The section 42A Report.

16. In preparing this statement of evidence, I have considered the following documents:

- (a) Submission 516 to the PDP (May 2026);
- (b) The Council’s Section 42A Report for this Hearing Stream;
- (c) The statements of evidence of Ms Kerry Wynne (planning), Dr Vaughan Keesing (ecology), Mr Daniel McMullan (flood modelling), and Mr Sam Godwin (civil engineering and infrastructure);
- (d) The relevant statutory provisions under the Resource Management Act (RMA), the Hutt City Council ODP, and the Hutt City Council PDP.

(e) The character assessment in relation to the site - Hutt Landscape Study¹

THE PROPOSAL

1. Submission 516 seeks to rezone the site at 104 Upper Fitzherbert Road, Wainuiomata from RRZ / RLZ to MDRZ to enable future residential development. A full description of the proposal is outlined in the evidence of Ms Kerry Wynne.
2. The indicative concept plan demonstrates how the site could be developed as a comprehensively planned residential neighbourhood, including an internal road network, residential allotments, and integrated open space and stormwater management areas.
3. Primary access is anticipated via a future extension of Wise Street to the south, rather than direct access from Upper Fitzherbert Road.
4. Future development would be undertaken in accordance with the MDRZ provisions (unless resource consent is sought), which provide for a range of residential typologies up to 11m in height, subject to relevant bulk, location, and amenity standards.

EXISTING CONTEXT AND RECEIVING ENVIRONMENT

5. A full outline of the existing environment can be found in Section 4 of the LVA in Appendix 1. A summary of key points is provided below:
6. The site is not identified within the ODP or PDP as an Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL), Special Amenity Landscape (SAL), or subject to any specific landscape overlay. The site nevertheless has local landscape and visual amenity values associated with its open pastoral character, transitional urban-edge setting, and relationship with the wider Wainuiomata Basin landscape.

¹ Hutt Landscape Study - Landscape Character Description (2012)

7. The surrounding environment is characterised by a mix of residential and rural-residential land uses. Residential development is established to the south and west, including land zoned Medium Density Residential and the recently consented 108-lot development at 217 and 239 Wise Street. In contrast, adjoining land to the north and east retains a more open rural-residential character with larger allotments, scattered vegetation, and lower-density built form.
8. The wider Wainuiomata Basin is characterised by a relatively enclosed valley landform framed by steep surrounding hills, that form a dominant backdrop and contribute strongly to the contained character of the landscape. While the site itself is open and pastoral in character, views are generally contained by surrounding development, vegetation, and the enclosing basin landform.
9. The site is currently used for rural lifestyle purposes and is pastoral in appearance, with limited built development comprising an existing dwelling and associated rural structures near the centre of the property. Vegetation across the site is predominantly limited to pasture grasses, with scattered exotic trees and localised areas of gorse and scrub vegetation along parts of the eastern and southern site boundaries.
10. In physical terms, the site is characterised by the flat basin floor landform typical of the upper Wainuiomata Valley, together with a number of shallow drainage features and wetland areas associated with the historic swamp systems of the basin². It is acknowledged that these wetlands are considered “*highly modified*” and of “*low ecological value*” by Dr Vaughan Keesing in his evidence. While these features are highly modified and of low ecological value, they remain legible components of the wider basin landscape and its historic drainage patterns.
11. In perceptual terms, the site is experienced as an open and transitional landscape at the edge of the existing urban area of Wainuiomata, with the enclosing basin hills contributing strongly to the contained character of the landscape.

² As identified in the Hutt Landscape Study 2012, Landscape Character Description, April 2012, Boffa Miskell

12. In associative terms, the site forms part of the broader Wainuiomata Basin landscape, which reflects a long history of pastoral use, drainage modification, and urban expansion. Existing residential zoning, the consented residential development to the south, and the proposed future extension of Wise Street reinforce the site's relationship with the adjoining urban environment and anticipated future urban expansion.
13. Visibility of the site is generally limited to the immediate surrounding area due to the flat basin topography, surrounding residential development, vegetation, and the enclosing hills of the basin. Open views are available from sections of Upper Fitzherbert Road, Black Creek Reserve, and adjoining rural-residential properties, while more distant views are typically partial or intermittent. From the wider surrounding environment, the site is experienced as part of the transitional open land between the existing urban area and the rural-residential landscape beyond.

PLANNING FRAMEWORK

14. The following documents provided the statutory context for the LVA and have been considered in reaching the following conclusions:
 - (a) Sections 5, 6, 7, and 8 of The Resource Management Act 1991 (RMA);
 - (b) National Policy Statements on Urban Development (NPS-UD), Freshwater Management (NPS-FM), Indigenous Biodiversity (NPS-IB), and Highly Productive Land (NPS-HPL);
 - (c) The Wellington Regional Policy Statement (RPS) objectives and policies relating to landscape values, urban form, and the management of natural resources.
 - (d) Current provisions in the Rural Residential Zone (RRZ) of the Hutt City Operative District Plan (ODP).
 - (e) Proposed provisions in the Rural Lifestyle Zone (RLZ) and the proposed Medium Density Residential Zone (MDRZ) of the Hutt City Proposed District Plan (PDP).

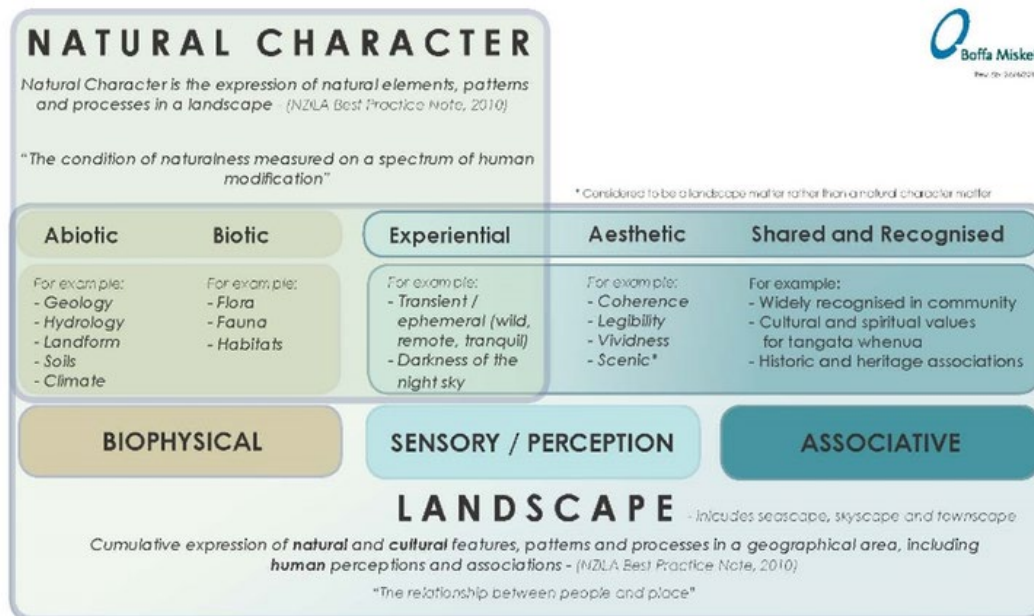
15. The Te Rautaki Whanaketanga ki tua a Wairarapa–Wellington–Horowhenua Future Development Strategy 2024–2054 (“Future Development Strategy”), Greenfield Development Area Review (2023) (“Greenfield Development Review”), and Wainuiomata North Development Framework (“Development Framework”) provide the relevant non-statutory growth and development context for the site and have informed consideration of future urban development within the wider Wainuiomata North area.
16. The statutory and non-statutory documents outlined above provide the relevant framework for assessing landscape and visual effects associated with the proposed rezoning. In the context of this site, the relevant provisions acknowledge the transitional character of the receiving environment and the broader strategic direction supporting future urban growth adjoining existing residential areas. For further detail on the statutory context in relation to the landscape assessment see Section 5 of the LVA in Appendix 1.

EFFECTS ON LANDSCAPE CHARACTER AND VALUES

17. Effects on landscape values are assessed against the existing and anticipated environment, together with the relevant statutory provisions. In the context of a rezoning, the assessment considers the extent to which the proposal would give rise to changes in physical, associative, and perceptual landscape characteristics, and whether those changes are appropriate within the receiving environment.
18. The assessment considers the site’s current landscape values, the nature of the receiving environment, and the outcomes anticipated under the proposed Medium Density Residential Zone. It also recognises that the PDP anticipates urban growth and intensification in appropriate locations, particularly at the urban edge where development can be integrated with existing and consented residential areas.
19. The principal landscape effects arising from the rezoning relate to the transition from a rural lifestyle environment to a medium density residential environment, including the introduction of residential built form, associated infrastructure, earthworks, and a reduction in open rural character. These

changes would occur within a context already influenced by adjoining residential development and planned urban expansion.

20. Reference diagram showing the relationship between landscape and natural character³.



21. In physical landscape terms, the key change relates to the modification of a highly altered pastoral landscape through urban development. While this would result in a loss of rural land cover and introduction of built form, the site is not a highly sensitive or outstanding landscape feature and is already subject to substantial modification. On this basis, effects on physical landscape characteristics are assessed as Low.

22. In associative terms, the site's existing rural associations would transition toward a more urban residential character consistent with the surrounding pattern of settlement and ongoing expansion within the Wainuiomata Basin. The change would reinforce the established trajectory of urban growth at the basin edge and does not introduce a fundamentally new or incongruous landscape relationship. Effects on associative landscape characteristics are assessed as Low.

³ As identified in *Natural character assessments and provisions in a coastal environment* by Rhys Girvan and Emma McRae <https://www.nzai.org.nz/girvan-and-mcrae.html>

23. In perceptual terms, the site’s current openness and rural edge character would be reduced through urban development; however, the wider perceptual context of the Wainuiomata Basin would remain unchanged, with the enclosing landform and surrounding urban development continuing to define the overall landscape experience. Future development would read as an extension of the existing urban edge rather than a departure from it. Effects on perceptual landscape characteristics are assessed as Low.
24. Overall, the proposed rezoning would result in a low magnitude of change to landscape character and values, occurring within a modified and evolving urban fringe environment that is capable of absorbing change. For further details on landscape character effects refer to Section 6 of the LVA in Appendix 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

VISUAL AMENITY ASSESSMENT

25. The LVA considers how the proposed rezoning and anticipated future development would be experienced from surrounding public and private viewing locations. Visual effects arise from the change from a rural lifestyle/pastoral environment to a medium density residential environment enabled by the MDRZ, including anticipated buildings, roads, earthworks, stormwater infrastructure, and associated planting.
26. The site’s visual catchment is relatively localised within the Wainuiomata Basin. Visibility is generally limited to adjoining rural-residential and residential properties, sections of Upper Fitzherbert Road, Black Creek Reserve, nearby urban-edge streets, and parts of the Te Whiti Riser. The site is not a

- prominent element within wider basin views due to the flat landform, surrounding development and vegetation, and the enclosing hill backdrop.
27. The highest visual effects are anticipated for viewing locations closest to the site boundary, particularly along Upper Fitzherbert Road, Black Creek Reserve, and adjoining rural-residential properties, where the transition from open rural land to residential development would be most apparent.
 28. From Upper Fitzherbert Road, views are generally open in close proximity to the site frontage, with increasing screening further north and south. Future development would introduce visible residential built form and urban activity; however, it would be experienced as a continuation of the existing and consented urban edge environment to the south and west. Visual effects from this location are assessed as Low immediately adjacent to the site frontage, reducing to Very Low further along the road.
 29. From Black Creek Reserve, open views are available from sections adjacent to Upper Fitzherbert Road. The reserve is already influenced by surrounding residential development and urban infrastructure. Future development would increase the presence of built form within views; however, the enclosing basin landform would remain the dominant visual influence. Visual effects are assessed as Low adjacent to the site frontage, reducing to Very Low elsewhere within the reserve.
 30. From Wise Street and surrounding streets, including Te Ara o Roimata and adjacent residential areas, views toward the site are partial and already influenced by existing and consented residential development to the south. Future development would integrate with this pattern of urban expansion and would be read as part of a continuous residential environment. Visual effects from these locations are assessed as Very Low.
 31. From the Te Whiti Riser and other elevated public viewpoints, views toward the site are intermittent and often filtered by vegetation and intervening development. Where visible, the site is experienced as part of the wider Wainuiomata Basin landscape at distance, with the enclosing hills remaining the dominant feature. Future development would represent a minor component within the wider basin

context and would not materially alter the overall character of these views. Visual effects are assessed as Very Low.

32. Adjoining rural-residential properties to the north and east currently experience generally open or partial views across the site due to the flat topography and limited screening vegetation. Future development would result in a noticeable change in outlook through the introduction of residential buildings and infrastructure. However, the site is already influenced by surrounding urban expansion, and the wider basin landscape context would remain legible. Visual effects are assessed as Low immediately adjoining the site, reducing to Very Low where views are more filtered or oblique.
33. Western 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. 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 are assessed as Very Low.
34. Future residential properties within the consented development at 217 and 239 Wise Street are likely to experience outlooks toward the site from rear and upper-level positions. However, the intervening stormwater reserve and planned landscaping provide a degree of separation and mitigation. Visual effects for these future viewers are assessed as Very Low.
35. Overall, the proposed rezoning would result in a low impact on visual effects, occurring within a modified and evolving urban fringe environment capable of absorbing change. For further details on landscape visual effects refer to Section 6.5 of the LVA in Appendix 1.

RESPONSE TO THE COUNCIL OFFICER'S SECTION 42A REPORT

36. The Council s42A report prepared by Mr Sean Bellamy does not raise any concerns of specific relevance to landscape or visual amenity.

RESPONSE TO SUBMISSIONS

37. There was a total of five further submissions in response to Submission 516. Further Submissions included F16, F19, F24, F25 and F35. All submissions support rezoning of 104 Upper Fitzherbert to Medium Density Residential. None of the submissions raised any landscape character or visual amenity concerns.

CONCLUSION

38. The proposed rezoning of the site to Medium Density Residential Zone is considered a natural extension to existing urban development at the edge of Wainuiomata. The site is well located within a transitional urban–rural interface and is strongly influenced by adjoining residential development to the south and west and the wider pattern of urban expansion within the Wainuiomata Basin. The site has capacity to accommodate residential development in a manner that is consistent with the surrounding and anticipated urban character.

39. 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.

40. 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.

41. 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.
42. 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. Any future development would be addressed through subsequent subdivision and resource consent processes in accordance with the outcomes anticipated by the PDP MDRZ provisions.

Andrea Reid

4th June 2026

Appendix 1: Landscape and Visual Assessment and Graphic Supplement

