

Before an Independent Hearings Panel  
Appointed by Waimakariri District Council

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*under:* the Resource Management Act 1991

*in the matter of:* Submissions and further submissions on the Proposed  
Waimakariri District Plan and Variation 1

*and:* Hearing Stream 12: Rezoning requests (larger scale)

*and:* **Crichton Developments Limited**  
(Submitter 299)

Statement of evidence of Dave Compton-Moen (Urban Design /  
Landscape) on behalf of Crichton Developments Limited in  
relation to Gladstone Road rezoning request

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Dated: 5 March 2024

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**STATEMENT OF EVIDENCE OF DAVE COMPTON-MOEN ON BEHALF  
OF CRICHTON DEVELOPMENTS LIMITED**

**INTRODUCTION**

- 1 My full name is David John Compton-Moen.
- 2 I am a Director at DCM Urban Design Limited, which is a private independent consultancy that provides Landscape and Urban Design services related advice to local authorities and private clients, established in 2016.
- 3 I hold the qualifications of a Master of Urban Design (Hons) from the University of Auckland, a Bachelor of Landscape Architecture (Hons) and a Bachelor of Resource Studies (Planning and Economics), both obtained from Lincoln University. I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architects (NZILA), since 2001, a Full member of the New Zealand Planning Institute, since 2007, and a member of the Urban Design Forum since 2012.
- 4 I have worked in the landscape assessment and design, urban design, and planning fields for approximately 25 years, here in New Zealand and in Hong Kong. During this time, I have worked for both local authorities and private consultancies, providing expert evidence for urban design, landscape and visual impact assessments on a wide range of major infrastructure and development proposals, including the following relevant projects:
  - 4.1 2021 – Working for Waimakariri District Council, I prepared Urban Design evidence to assist with Private Plan Change 30 – Ravenswood Key Activity Centre which sought to rezone parts of an existing Outline Development Plan to increase the amount of Business 1 land and remove a portion of Residential 6A land;
  - 4.2 2020-21 – Working for Mike Greer Homes, I have worked on the master planning, urban design and landscape design for the following Medium Density Residential and Mixed-Use Developments;
    - (a) Madras Square – a mixed use development on the previously known 'Breathe' site (90+ homes);
    - (b) 476 Madras Street – a 98-unit residential development on the old Orion Site;
    - (c) 258 Armagh Street – a 33-unit residential development in the inner city;
    - (d) 33 Harewood Road – a 31-unit development adjacent to St James Park in Papanui;

- 4.3 2020-21 – Working with Waimakariri District Council, I have assisted with the development of four structure plans for future urban growth in Rangiora and Kaiapoi;
- 4.4 2020-21 – Working for several different consortiums, I have provided urban design and landscape advice for the following recent private plan changes in the Selwyn District:
- (a) Wilfield, West Melton (PC59 and PC67);
  - (b) Lincoln South, Lincoln (PC69);
  - (c) Trents Road, Prebbleton (PC68);
  - (d) Birchs Village, Prebbleton (PC79);
  - (e) Extension to Falcons Landing, Rolleston (PC75); and
  - (f) Rolleston Southeast (PC78).
- 4.5 Acland Park Subdivision, Rolleston – master planning and landscape design for a 1,019lot development in Rolleston (2017-current). The Housing Accords and Special Housing Areas Act 2013 (HAASHA) development was originally 888 households before we redesigned the development to increase its density to ~14.5hh/ha;
- 4.6 Graphic material for the Selwyn Area Maps (2016);
- 4.7 Stage 3 Proposed District Plan Design Guides – Residential (High, Medium and Lower Density and Business Mixed Use Zones) for Queenstown Lakes District Council (2018-2020); and
- 4.8 Hutt City Council – providing urban design evidence for Plan Change 43. The Plan Change proposed two new zones including a Suburban Mixed-use and Medium Density Residential as well as providing the ability for Comprehensive Residential Developments on lots larger than 2,000m<sup>2</sup> (2017-2019). The Medium Density Design Guide was a New Zealand Planning Institute Award winner in 2020.

#### **CODE OF CONDUCT**

- 5 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to

consider material facts known to me that might alter or detract from the opinions expressed.

### **SCOPE OF EVIDENCE**

- 6 I have been asked to comment on the relief sought by Crichton Developments Limited (*Submitter 299*) in relation to the proposed Waimakariri District Plan (*Proposed Plan*). Specifically, the request to rezone land at 145-167 Gladstone Road, Woodend to Large Lot Residential Zone (*the Proposal*).
- 7 My evidence will address:
- 7.1 Urban Growth and Form;
  - 7.2 Existing Site Character;
  - 7.3 Effects on Landscape Character;
  - 7.4 Statutory Values;
  - 7.5 Visual Amenity; and
  - 7.6 Proposed Mitigation Measures.
- 8 In preparing my evidence, I have reviewed:
- 8.1 Resource Management Act 1991;
  - 8.2 National Policy Statement – Urban Development;
  - 8.3 Canterbury Regional Policy Statement and Our Space 2018-2048; and
  - 8.4 Waimakariri Proposed District Plan.

### **SUMMARY OF EVIDENCE**

- 9 DCM Urban Design Limited were commissioned by Crichton Development to assess the potential landscape and visual effects of a proposed rezoning of the Proposal Site from Rural Lifestyle Zone (*RLZ*) to Large Lot Residential Zone (*LLRZ*). This evidence is supported by an appendix of figures, **Appendix 1**, which includes a site location plan, photos of the existing site and surrounding areas, and viewpoints.

#### **Urban Growth and Form**

- 10 In terms of future growth patterns for Woodend, the future Woodend Bypass creates an 'edge' to the east. Figure 1 in the appended drawings highlights the current urban form of Woodend-Ravenswood-Pegasus and how this will be affected by the Woodend Bypass alignment in proximity to the Proposal site. The plan also

highlights the isolation of the site and its current RLZ from other Rural Lifestyle land and whether the LLRZ would be a more appropriate zone for this location. I consider the Proposal to be a natural extension of Woodend's current urban form to the east, consistent with the nearby LLRZ and infilling of the land between the township and the Woodend Bypass designation.

- 11 The proposed outline development plan (*ODP*) provides a high level of connectivity by not precluding linking Gladstone Road through to Woodend Beach Road. The Proposal is consistent with the context and character of the receiving environment, and does not preclude future connectivity/growth. Walkability and connectivity are incorporated into the ODP (Figure 3), with a hierarchy of street types and connections provided throughout the area and potentially linking into existing developments.
- 12 Open green space is provided within a 500m walkable catchment centrally within the site as well as having easy access to the existing Gladstone Park.

#### **Existing Site Character**

- 13 The Proposal site is located within an open rural flat terrain between the urban developed areas on the eastern edge of Woodend and south of Pegasus. The Proposal site and the receiving environment are predominantly pastoral farmland and large residential properties (lifestyle blocks and large lot residential) that are screened with vegetation varying in scale, type and density. This includes shelter belts defining the property perimeters and street fronts.
- 14 In close proximity to the Proposal site along Gladstone Road and to the northeast, there are several public open spaces and tracks such as Gladstone Park and Pegasus Dog Park. The area to the northwest of the Proposal site features mostly low-density residential development and a mixture of public and private open spaces. Along the western boundary of the Proposal site, features Copper Beech Estate – a cluster of large lot residential development with recently constructed dwellings and plans for residential construction on the remaining vacant lots.
- 15 The surrounding lifestyle blocks/ large lot residential properties are scattered predominantly without direct views into Gladstone Road or the Proposal site. They have large setbacks from public roads and are enclosed with natural screening using various types and scales of vegetation.
- 16 Vegetation types in the receiving environment are a mixture of exotic species and native species, including the open pastoral farmland which is a dominant feature of the Proposal site and surrounding area. The shelter belts are predominantly large strands of exotic *Macrocarpa*/pine defining property boundaries. They stand with a minimum height of 20m and screen views from long distances.

- 17 Other modifications to the rural character of the surrounding and wider environment include farming (small to medium format sheds, fencing and gates) related structures and transport infrastructure (roading and signage). Roading and related infrastructure are expected to increase with the application of the Woodend bypass designation.
- 18 The receiving environment is considered to have a low sensitivity to change owing to the already modified rural character of the pastoral farmland, existing built forms including the neighbouring large lot residential properties and the nearby residential developments at Woodend and Pegasus.

### **Landscape Character Effects**

- 19 The character of the receiving environment is semi-open, urban-fringe and is used for a mix of agricultural purposes, rural lifestyle properties, large-lot residential and suburban development. The Proposal will modify the character of the landscape from a semi-open and agricultural one, to one which is suburban in character but still with a high-level of spaciousness. A sense of open character will be retained through fencing controls, a low density of built form and streetscape design, not dissimilar to the character of the Copper Beech development immediately to the south of the Proposal site. The character of existing housing is typically single storey detached dwellings, which the Proposal will likely intend to continue, albeit at a slightly higher density.
- 20 There will be a loss of large exotic tree species on site, but these will be replaced over time by tree species more suitable for a large-lot residential situation. Having walked over the Proposal site there were few trees of any value, the majority being old stands of pine, poplar or eucalyptus. At the subdivision stage a more detailed analysis of the existing trees will be undertaken to determine if any are worth retaining.
- 21 The natural landscape character is highly modified, having been cleared for agricultural land use. No waterways were identified on the Proposal site.
- 22 Overall, the character and land use of the area will shift from open and agriculturally focused to a more concentrated, high amenity development. Through mitigation measures, open character and important landscape components will be retained and enhanced, where possible.

### **Statutory Values**

- 23 The Proposal is located within the RLZ in PDP and has been assessed below against the relevant Objectives, Policies and Rules of the PDP, as notified, which relate to landscape character and visual amenity. The effects on Landscape Values are considered and assessed in the relevant statutory context below: (only relevant

objectives and policies are assessed). The Proposal is not located in an Outstanding Natural Landscape or Special Amenity Landscape.

- 24 The Proposal aligns with RESZ-O1 objectives by addressing the need for sustainable residential growth. By transitioning the property from RLZ to LLRZ, the Proposal efficiently accommodates housing demands. The location, on the edge of Woodend and Pegasus, ensures responsiveness to both community and district needs, fostering balanced development. Moreover, the adjacency to an existing LLRZ ensures consistency with the prevailing housing landscape while preserving the characteristic openness of the rural surroundings. The Proposal facilitates new development, meeting RESZ-O1's criteria for well-planned residential growth.
- 25 The Proposal to rezone from RLZ to LLRZ aligns with RESZ-O3 policy objectives. The conversion ensures a good quality residential environment that is both attractive and functional, fostering community health, safety, and well-being. By maintaining differences between zones, the Proposal adeptly preserves the sense of openness, characteristic of the surrounding rural area, while staying aligned with neighbouring housing developments and the urbanised town area. This approach effectively manages adverse effects on the surrounding environment, promoting consistency between the proposed and existing LLRZ.
- 26 The Proposal to rezone the property from RLZ to LLRZ aligns with RESZ-P14 by adhering to the specified development densities. In accordance with the policy, new LLRZ should aim for a net density of 1 to 2 households per hectare, which precisely matches the intended outcome of the rezoning. This transition maintains the sense of openness, characteristic of the rural surroundings, while ensuring consistency with neighbouring housing developments and the urbanised town area. The location positions the Proposal to contribute to the overall development plan while meeting the policy's requirements for low-density residential zones and aligning with the surrounding environment.
- 27 The Proposal aligns with LLRZ-O1 by transforming the property into a low-density, open-space residential area consistent with LLRZ characteristics. Adjacency to an existing LLRZ ensures consistency. The ODP preserves rural openness while integrating seamlessly with neighbouring housing developments and urbanised areas, meeting LLRZ-O1's goals of low noise, traffic, and a quality residential environment. Additionally, the Proposal does not affect or limit surrounding agricultural activities. Overall, the Proposal supports LLRZ-O1's vision of a high-quality, low-density residential zone with a distinct character and ample open space.
- 28 The proposed rezoning from RLZ to LLRZ aligns with LLRZ-P1, emphasising the preservation of the qualities and character integral to the LLRZ. By facilitating a low-density residential environment dominated by detached units, the proposal ensures that the built

form maintains a sense of openness and spatial separation between structures. The careful management of building scale and location adheres to the objective of prioritising open spaces between buildings on adjacent sites, promoting an atmosphere consistent with the low-density residential character of the zone. The Proposal will preserve the open character outlook from sites to rural areas. This is achieved by implementing the policy's measures for boundary fencing (style, height, and permeability). The Proposal not only upholds the distinctive qualities of the LLRZ but will also be consistent with the existing housing development in the area, effectively striking a balance between maintaining a rural feel and adhering to the surrounding urban context.

### **Visual Amenity**

- 29 The visual context of the receiving environment is considered to be a 250m offset from the edge of the Proposal site. The distance has been determined by the nature of the rezoning and the semi-openness of the receiving environment. Beyond this point any effects are likely to be indiscernible. A series of key viewpoints were selected to show a representative sample of the likely visual effects that could result from the proposal (refer to Appendix 2 for the relevant photos). The viewpoints are generally located on public land, and where possible located as close as possible to existing or proposed residential dwellings or other key viewpoints. In assessing the potential effect of the Proposal, the quality and openness of the view was considered.
- 30 The viewpoints selected were as follows:
- VP1 – View from 124 Gladstone Road looking southwest towards the Proposal site;
  - VP2 – View from 160 Gladstone Road looking southwest towards the Proposal site;
  - VP3 – View from 179 Gladstone Road looking southwest towards the Proposal site;
  - VP4 – View from 81 Copper Beech Road looking east towards the Proposal site; and
  - VP5 – View from 20 Evergreen Drive looking northeast towards the Proposal site.
- 31 Given the surrounding context and the nature of the Proposal, the proposed rezoning is expected to have less than minor visual effects from various viewpoints, with the overall impact assessed being considered less than minor. The ability for the rezoning to be absorbed into the existing rural and residential contexts is high. The intensification of housing, and domestication of the landscape, is likely to result in a low magnitude of change for nearby residences. While some adjacent properties have direct views of the Proposal



site, the surrounding residential dwellings will experience partially screened and screened views. The shelterbelts surrounding the Proposal site and adjacent properties serves as a natural screen, effectively limiting visibility both into and out of the site.

- 32 Those travelling along Gladstone Road and Copper Beech Road currently experience a mixture of rural and residential properties. While some viewpoints may experience screened views, the overall effect on the road corridor is expected to be limited. It is considered that the Proposal will have very low effects on the visual amenity of road users.

### **Proposed Mitigation Measures**

- 33 The following mitigation measures are suggested to either avoid, remedy, or mitigate any potential effects on Urban Design, Landscape Character, Landscape Values and/or Visual Amenity from the Proposal:
- 33.1 (MM1) Create streets which have a high level of amenity, provide for different modal allocation, and allow for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification. The approximate location of a future primary road linking Gladstone Rd through to the south has been shown on the ODP.
- 33.2 (MM2) Create a well-connected walking and cycling network which combines with the green / blue network and existing facilities connecting to key destinations (Gladstone Park, Woodend Town Centre, Woodend Beach) prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes. Potential key connections are identified on the ODP and may be supplemented through additional connections provided for at the time of subdivision consent.
- 33.3 (MM3) Solid fencing should be restricted to retain an open character along streets and existing roads or at a minimum front boundary fencing will have restrictions. This is a matter that would be incorporated into developer covenants that manage and implement specific design outcomes sought within the Proposal area.
- 33.4 (MM4) A 6m wide landscape strip and 3m high earth bund is proposed along the eastern boundary with the Woodend Bypass Designation. The planting is to consist of the following species planted at 1m centres to achieve a minimum height of 5m once established:
- (a) *Griselinia littoralis*, Broadleaf;
  - (b) *Cordyline australis*, Ti kouka;

- (c) *Pittosporum tenuifolium*, Kohuhu;
- (d) *Podocarpus totara*, Totara;
- (e) *Phormium tenax*, Flax;
- (f) *Dacrycarpus dacrydioides*, Kahikatea;
- (g) *Sophora microphylla*, SI Kowhai;
- (h) Korokia species; and
- (i) *Cortaderia richardii*, SI Toetoe.

### **CONCLUSION**

- 34 In urban design terms, the Proposal is considered infill development to Woodend to the east and assists as consolidating Woodend as a Key Activity Area under the Canterbury Regional Policy Statement. The Proposal site is well-connected and close to existing amenities which would allow the site to become a well-functioning urban environment but still retain a semi-open, spacious character. Future residents have access to existing and proposed open spaces and are also within close proximity to Woodend Beach.
- 35 In terms of landscape character (including natural character) and values of the area, with the implementation of the mitigation measures proposed, the Proposal will result in a low-moderate magnitude of change on the existing rural lifestyle character and values. The existing character of the site area is already modified for agricultural purposes, and the Proposal will retain existing characteristics of value. The semi-open character of the site will change to a character which is more dense and compartmentalised, but can be partially mitigated through fencing controls and landscape planting to retain/create a high level of amenity similar to how development has occurred in the Copper Beach large-lot subdivision nearby.
- 36 In terms of visual amenity, the adjacent RLZ and LLRZ properties will experience a change in the openness of views across the Proposal site. Nearby residential properties, current and future, overlooking the Proposal site have a mix of open, partial, and screened views of future development. The changes in views experienced by these residents are considered low given the character of the existing environment, the existing and permitted (under the current zone) level of compartmentalisation and the ability to retain/create a high amenity environment along the Proposal site's boundaries.

Dated: 5 March 2024

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Dave Compton-Moen



APPENDIX TWO - LANDSCAPE AND VISUAL IMPACT ASSESSMENT

145 & 167 GLADSTONE ROAD, WOODEND - PDP REZONING  
**CRICHTON DEVELOPMENTS LIMITED**

28 FEBRUARY 2023  
PROJECT NO. 2023\_197  
REVISION B



## 145-167 GLADSTONE ROAD, WOODEND PDP REZONING - LVIA FIGURES

Project no: 2023\_038  
Document title: LANDSCAPE AND VISUAL IMPACT ASSESSMENT  
Revision: B  
Date: 28 FEBRUARY 2023  
Client name: CRICHTON DEVELOPMENTS LIMITED

Author: Angelu Suerte Felipe | Antonio Espinoza  
File name: 2023\_197\_Crichton Development\_145-167 Gladstone Road\_Appendix\_A

### DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	30/11/2023	DRAFT ISSUE	ASF		
B	28/02/2024	UPDATED ODP	DCM		



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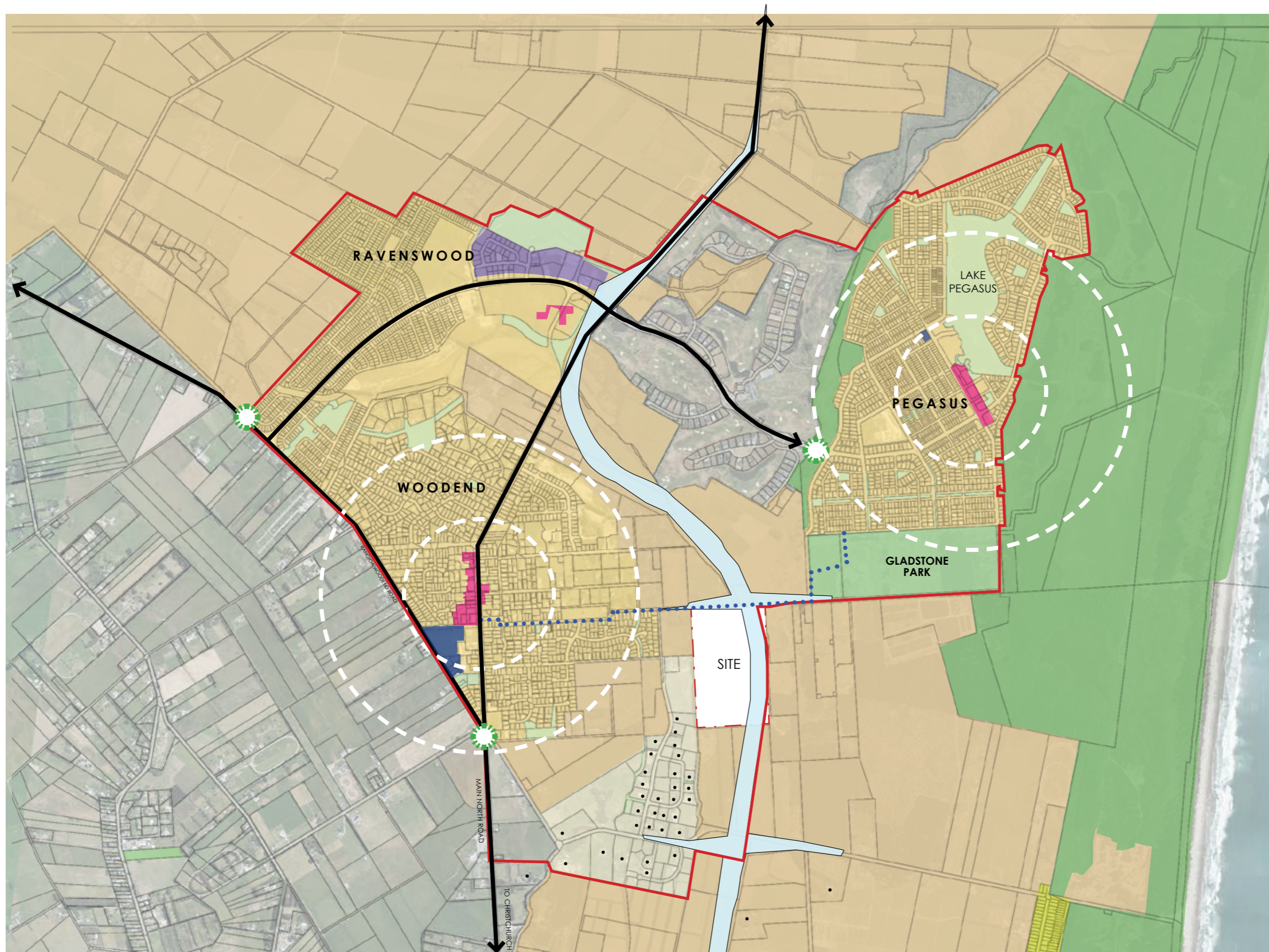
## CONTENTS

CONTEXT - WIDER LOCATION PLAN	1
CONTEXT - WOODEND FUTURE URBAN FORM AND GROWTH PLAN	2
CONTEXT - OUTLINE DEVELOPMENT PLAN	3
CONTEXT - PROPOSED WAIMAKARIRI DISTRICT PLAN	4
CONTEXT - CHARACTER PHOTO AND VIEWPOINT LOCATIONS	5
CONTEXT - CHARACTER PHOTOS	6-7
VP1 - VIEW SOUTHWEST FROM 124 GLADSTONE ROAD	8
VP2 - VIEW SOUTHEAST FROM 160 GLADSTONE ROAD	9
VP3 - VIEW SOUTHWEST FROM 179 GLADSTONE ROAD	10
VP4 - VIEW EAST FROM 81 BEECH ROAD	11
VP5 - VIEW NORTHEAST FROM 20 EVERGREEN DRIVE	12



**A. LOCATION PLAN (15,000@A3)**

Map / image source: CANTERBURY MAPS



**LEGEND**

- Site Boundary
- Indicative Potential Urban Form Growth
- NZTA Future Motorway Designation
- Rural Residential Dwellings
- Rural Lifestyle
- Large Lot Residential
- Medium Density Residential
- Open Space
- Natural Open Space
- Sports and Active Recreation
- Local Centre Zone (LCZ)
- Large Lot Residential Zone (LLRZ)

**A. GLADSTONE FUTURE GROWTH MAP 1:20,000A@3**

Map / image source: Proposed Waimakariri District Plan

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

# CONTEXT - WOODEND FUTURE URBAN FORM AND GROWTH

2023\_197 CRICHTON DEVELOPMENT - 145-167 GLADSTONE ROAD, WOODEND



**LEGEND**

- Outline Development Plan Area
- Rural Lifestyle Zone
- Large Lot Residential Zone
- Woodend Bypass Designation
- Indicative (Collector) Road
- Indicative Local Road Connection
- Indicative Pedestrian-Cycle Network
- S Indicative Stormwater Management Areas (size and location to be confirmed)
- A Landscape Treatment
- Acoustic Buffer

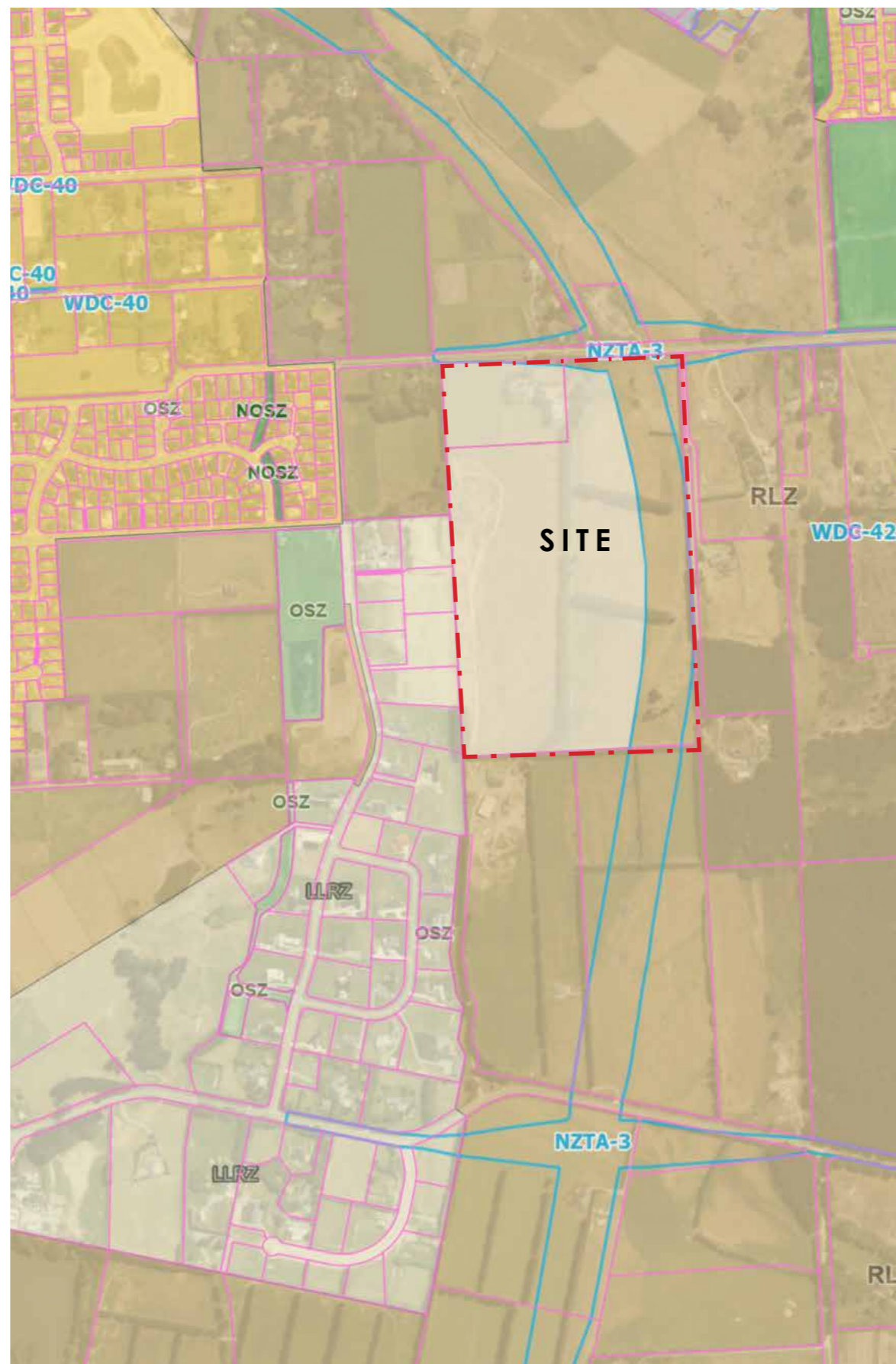
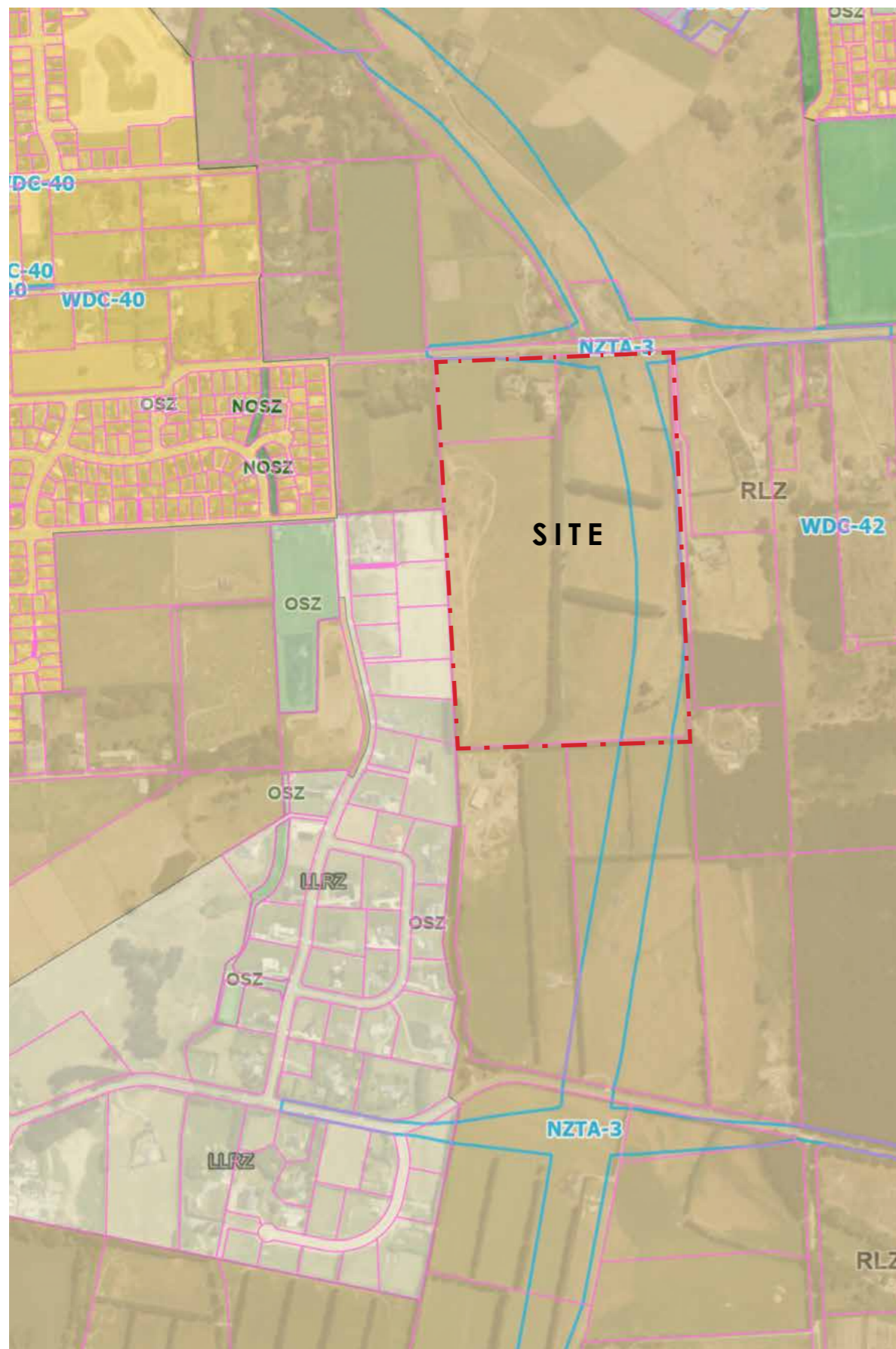


**A. OUTLINE DEVELOPMENT PLAN (SCALE 1:5,000@A3)**

Map / image source: CANTERBURY MAPS







**LEGEND**

- Rural Lifestyle
- Large Lot Residential
- Medium Density Residential
- Open Space
- Natural Open Space
- Sports and Active Recreation

**A. WAIMAKARIRI PROPOSED DISTRICT PLAN (CURRENT VERSION)**

**B. WAIMAKARIRI PROPOSED DISTRICT PLAN (REZONED VERSION)**

Map / image source: Proposed Waimakariri District Plan

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

# CONTEXT - PROPOSED WAIMAKARIRI DISTRICT PLAN

2023\_197 CRICHTON DEVELOPMENT - 145-167 GLADSTONE ROAD, WOODEND



**LEGEND**

Proposal boundary

**CHARACTER PHOTOS**

- Residential next to open rural pastureland & shelterbelt
- Estate Signage
- Residential facing rural pastureland
- Typical housing in residential zone
- Typical large lot residential next to pastureland & shelterbelt
- Copper Beech Estate
- Rural-residential intersection
- Rural roads
- Rural-residential accessway entry
- Gladstone Park
- Rural-residential property edge

**VIEWPOINT LOCATIONS**

- VP1 - Southwest from 124 Gladstone Road
- VP2 - Southeast from 160 Gladstone Road
- VP3 - Southwest From 179 Gladstone Road
- VP4 - East from Woodend Beach Road
- VP5 - Northeast 20 Evergreen Road

**A. CHARACTER PHOTO AND VIEWPOINT LOCATIONS**

Map / image source: CANTERBURY MAPS





**A** Residential dwellings within the southeast of Woodend's urbanised area are situated next to or overlooking open rural paddocks and shelterbelts.



**B** Recent developments within Woodend have a high level of amenity and stewardship, evident in the photo above showing the entrance to Two Roads subdivision.



**C** The current southern edge of Woodend (Petries Road) looks out to a mixture of flat open spaces including large lot residential, rural pastureland, and wide streets. Includes view of varying vegetation type and scale.



**D** Woodend residential dwellings are predominantly single-storey with an increasing number of modern development with open or semi-open frontages and a positive relationship with the street.



**E** Large lot residential development overlooking surrounding open rural paddocks and shelterbelts. With the installation of open-style fencing the subdivision has an open character.



**F** Copper Beech Estate large lot residential properties and streets maintain a sense of openness supported by the use of permeable fencing and large setbacks. Low impact design features have been implemented for stormwater management within the road corridor.



**G** Looking east along Gladstone Road towards Gladstone Park, the view has a strong rural character with a lack of kerb and channel and large shelter belt plantings.



**H** Gladstone Road included a separated footpath on the southern side and a well-vegetated edge along the northern side



**I** Entry to some residential properties on Gladstone Road are well-vegetated. No direct sightline of dwellings from entrance or road.



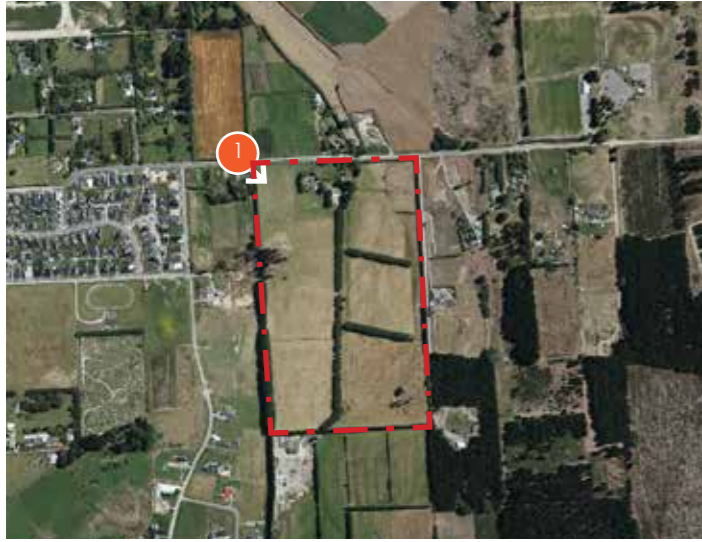
**J** Neighbouring properties include a drilling contractor company. No operations were observed on the site but heavy vehicles are stored on the site and visible from Gladstone Road.



**K** Gladstone Park contains a mix of formal and informal recreational opportunities. The park is the home base for several clubs and provides pedestrian and cycle links through to Pegasus



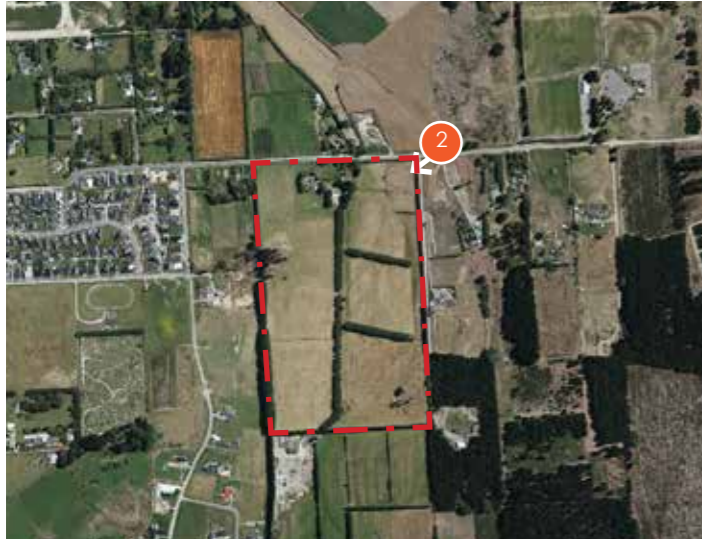
**L** Rural residential dwellings are common in the immediate area



A. IMAGE LOCATION



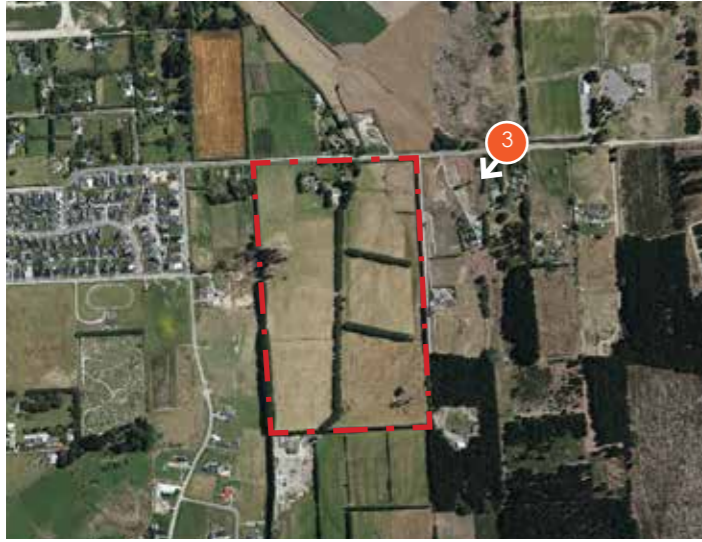
B. EXISTING VIEW



A. IMAGE LOCATION



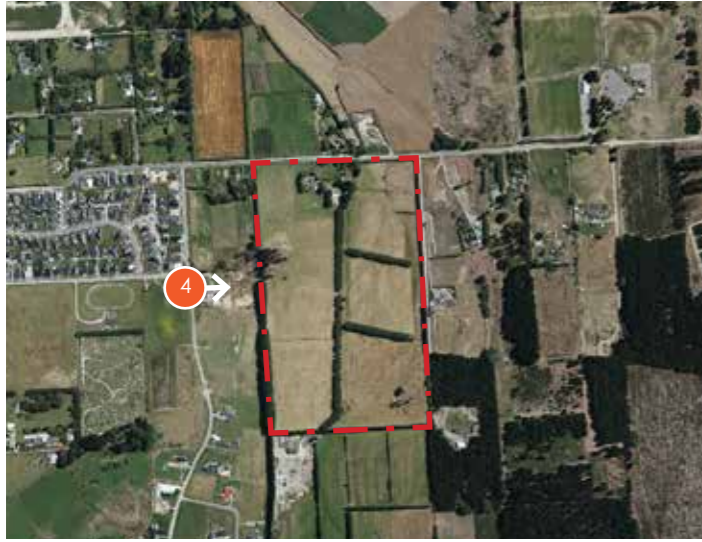
B. EXISTING VIEW



A. IMAGE LOCATION



B. EXISTING VIEW



A. IMAGE LOCATION



B. EXISTING VIEW





A. IMAGE LOCATION



B. EXISTING VIEW