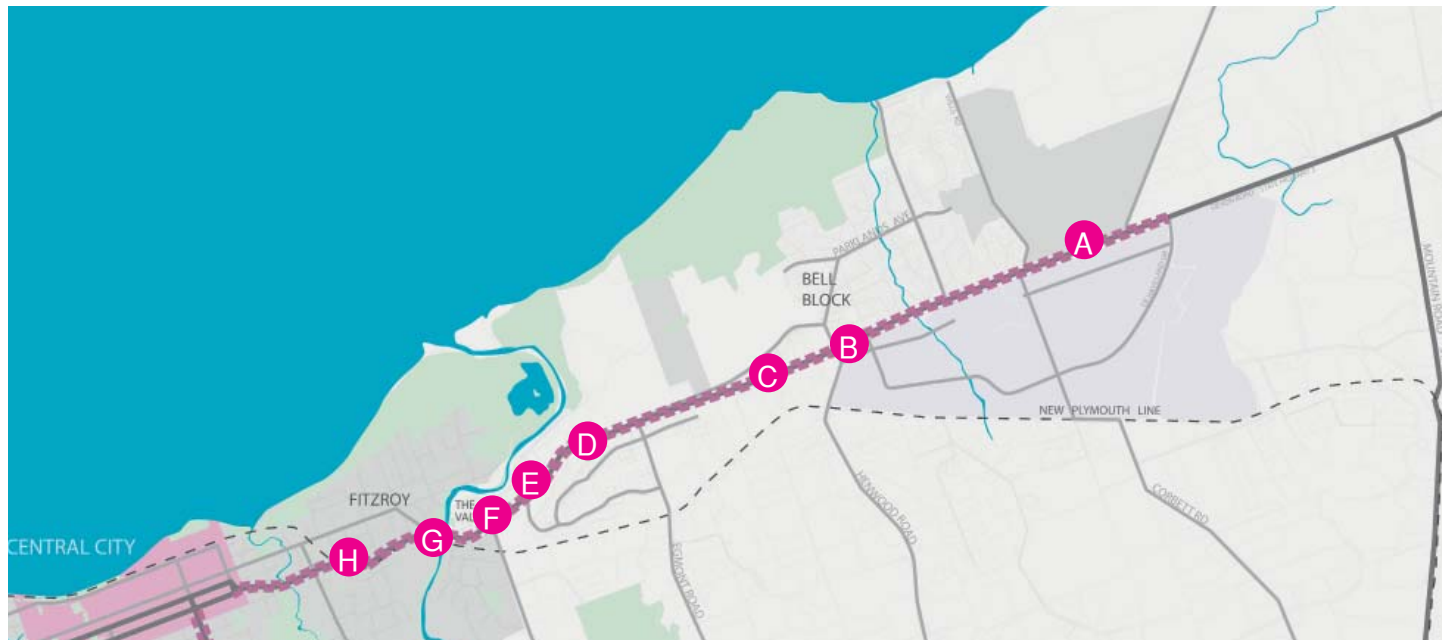


Entrance Corridor Survey

New Plymouth

Northeast entrance



ELEMENT	COMMENT
THIS SUMMARY SHOULD BE READ INCONJUNCTION WITH THE NORTHERN ENTRANCE CORRIDOR LANDSCAPE STUDY COMPLETED IN 2014.	
DESCRIPTION	Primary entrance to New Plymouth. The District's primary industrial area adjacent to the south side. Residential character closer to the CBD is gradually transitioning to commercial.
FEATURES / VALUES	Intermittent groups of mature Pohutukawa and mixed planting create a green and coherent entrance. Distinctive glimpses of the mountain.
DEGREE OF CHANGE	High- A lot of urban growth and redevelopment in New Plymouth is occurring along this corridor. It is one of the highest areas of change.
SENSITIVITY TO CHANGE	High- Most development occurring along this corridor has a large industrial scale therefore change is more noticeable and can detract from the existing open, vegetated or residential character.
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	An entrance corridor is identified on the planning map. There is a current designation for Council to acquire a beautification strip along the corridor. The entrance corridor is an assessment criteria for land use consents. Planting guides are used when landowners inquire or develop.
CONCLUSION	Retain identification of entrance corridor. Retain planting guidelines and advocate for planting in private property and in the road reserve. Investigate alternative methods to achieve the entrance corridor objectives other than acquiring land.



A. An NPDC owned beautification strip on the right that requires planting.



B. The planting is established at the Henwood Road overpass.



C. The area to the left is identified as a future industrial area and may undergo change.



D. The industrial storage sheds and billboard illustrate the outcome when there is no planting or screening.



E. This urban view into town has remained the same over the past 4 years.



F. The Ravensdown site (right) may be redeveloped and the planting could be removed detracting from local amenity.



G. The Vickers to City project has been completed with a new city bound bridge over the Waiwhakaiho.

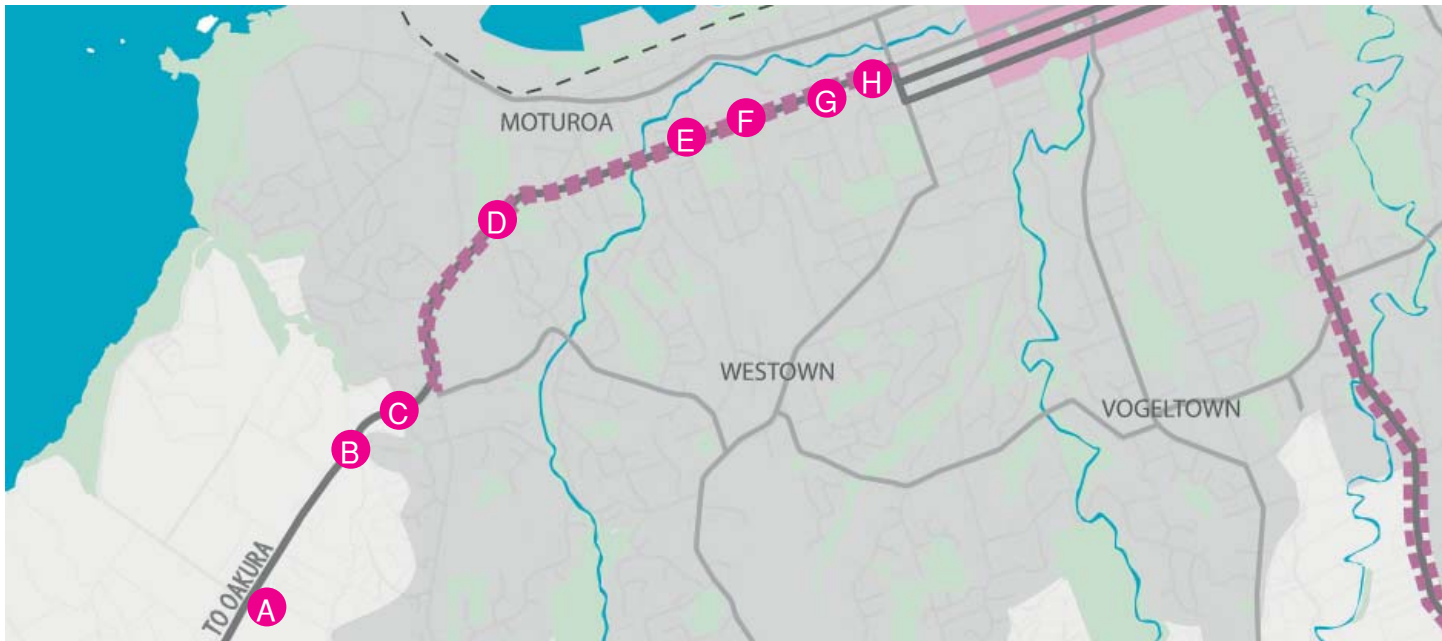


H. In the past 4 years vegetation removal has been undertaken in places. It is replaced with a corten steel fence on the Parson Street underpass.

Entrance Corridor Survey

New Plymouth

West entrance



A. An important cultural landmark at this entrance to New Plymouth.



B. Picturesque rural view with the tip of Paritutu and the chimney at this entrance to New Plymouth.



C. The road cutting at the 50km threshold is not currently included in the entrance corridor.



D. The large scale supermarket building is an example of recent industrial activity in the area.



E. There are only a few areas where there is mature vegetation along this entrance.



F. The straight alignment of Devon Street and resultant urban views contribute strongly to the entrance experience.



G. There are some grand old residential buildings near the commercial centre that contribute to a fine grain high amenity.



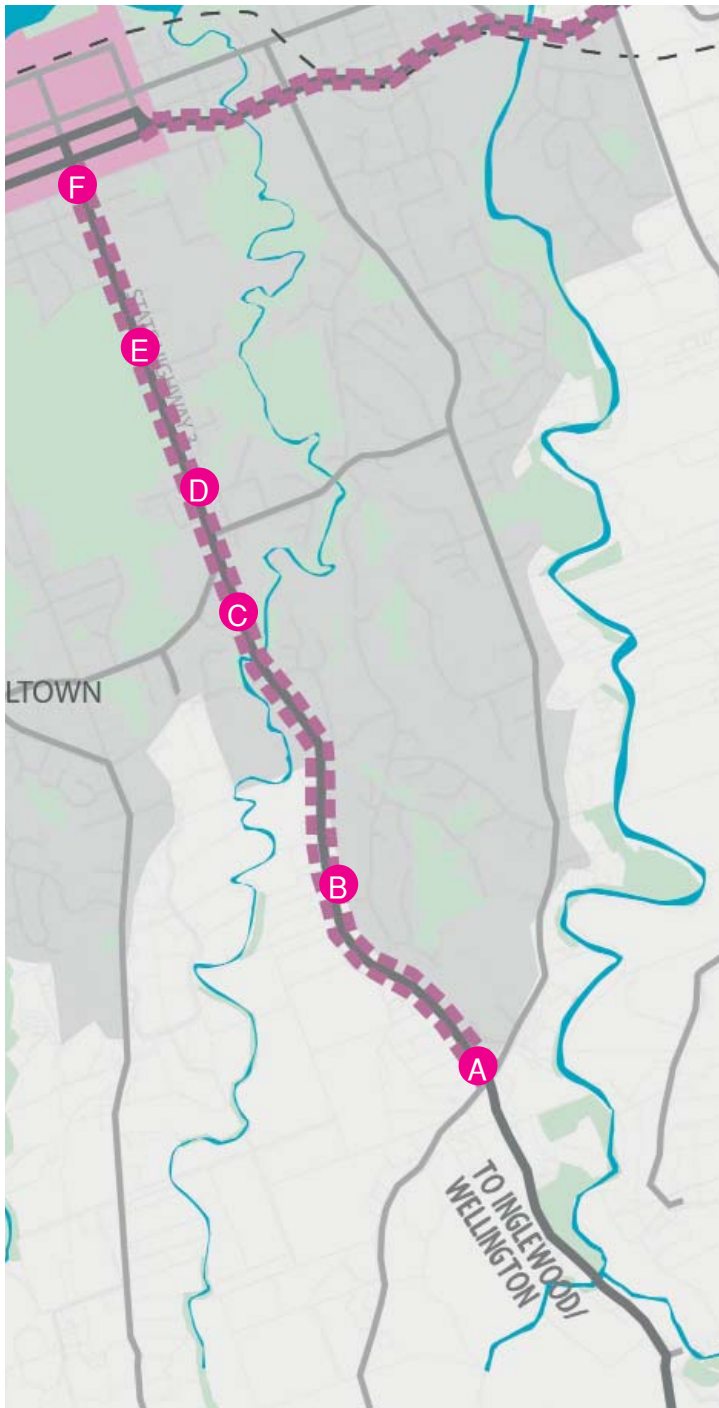
H. There are limited mature trees along the corridor.

ELEMENT	COMMENT
DESCRIPTION	The beginning of 'Surf Highway' is an iconic entrance to New Plymouth. There is some undeveloped industrial land on the urban boundary. There is much less vegetation along this corridor compared to other NP entrances. Residential character close to the CBD is gradually transitioning to commercial.
FEATURES / VALUES	Rural landscape views and cultural landmarks at the proposed new entrance. Large scale commercial development is relatively rare along this corridor. Residential character is predominant in the urban environment.
DEGREE OF CHANGE	Medium - Some urban growth and redevelopment in New Plymouth is occurring along this corridor.
SENSITIVITY TO CHANGE	Medium- There is some development occurring along this corridor that has a large industrial scale therefore change is more noticeable and can detract from the existing open, or residential character.
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	An entrance corridor is identified on the planning map. The entrance corridor is an assessment criteria for land use consents. There is no implementation of planting along this corridor currently.
CONCLUSION	Retain and extend identification of entrance corridor. Implement a planting regime to enhance the entrance corridor.

Entrance Corridor Survey

New Plymouth

South entrance



A. The water tanks at the Mangorei and Junction Road intersection mark the beginning of the entrance.



B. The mixed native planting is a feature of this entrance corridor.



C. This urban rural threshold has retained its location and function overtime.



D. The residential character in this area is emphasised with the domestic front yard landscaping.



E. The Pohutukawa avenue adjacent to the racecourse is an iconic feature on this entrance.



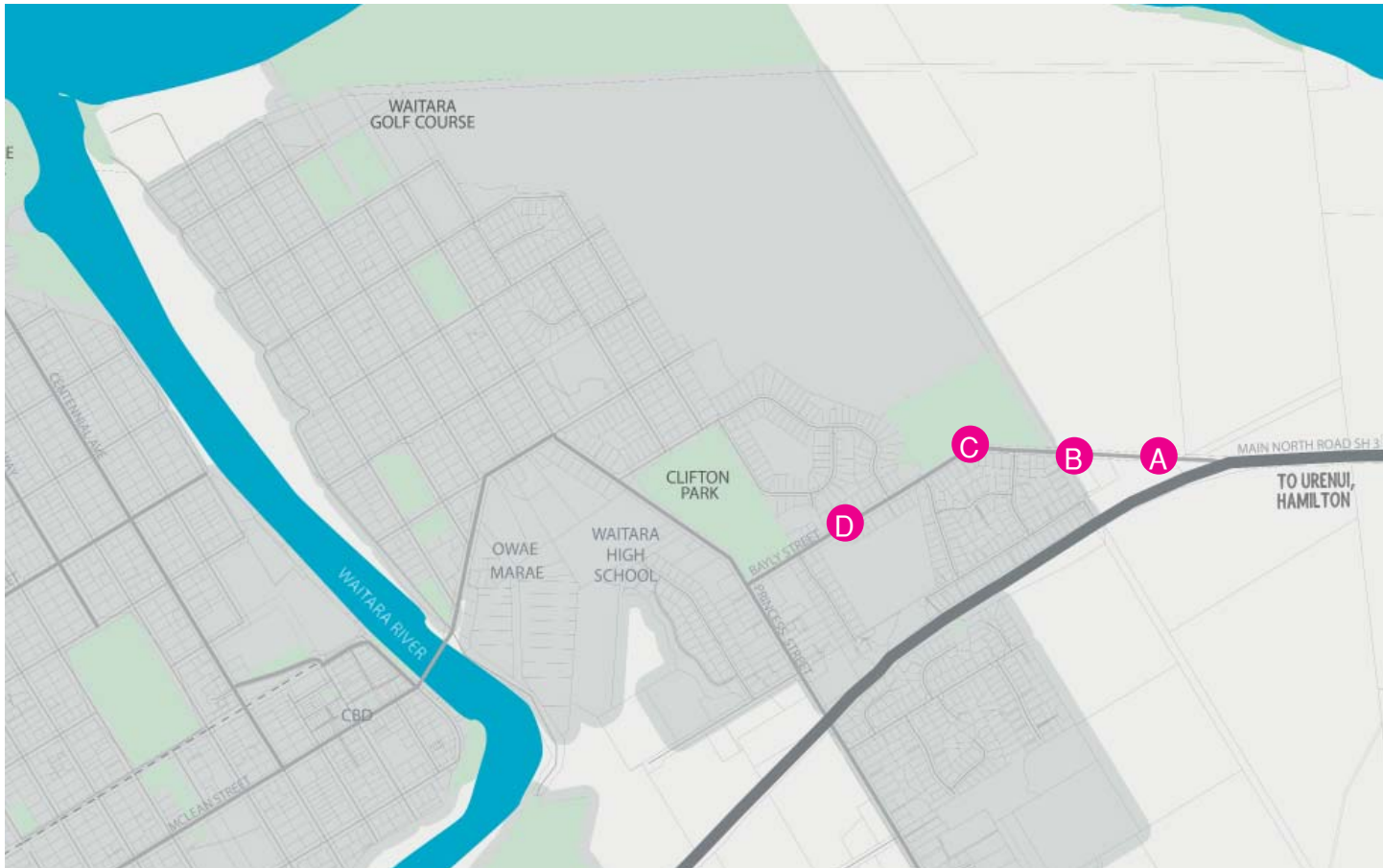
F. The commercial character is dominant from the bottom of the Boys High hill.

ELEMENT	COMMENT
DESCRIPTION	Rural land transitioning to rural/lifestyle and residential landuses. Planting associated with past road realignment provides a green corridor to this entrance. Closer to town the character is predominatnly residential with some accommodation buildings; recreational features and landscape views.
FEATURES / VALUES	Distinctive identity is reflected through mixed native planting and mountain and sea views. Views across the racecourse to the mountain and down the Boys high hill to the sea. Mature Pohutukawa avenue.
DEGREE OF CHANGE	Low- Residential development that occurs near to the corridor is either screened with road planting or has good quality amenity. The character of this corridor has been relatively consistent recently. Potential future growth areas would be residential.
SENSITIVITY TO CHANGE	Low- the land use along this corridor is predominantly residential, recreational or small scale commercial. The road parcel in the rural area is relatively wide and includes planting.
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	The corridor is identified on the planning map.
CONCLUSION	Maintain identification of the entrance corridor. Ensure the amenity value of the planting within the road parcel is recognised and maintained.

Entrance Corridor Survey

Waitara

Bayly Street entrance



ELEMENT	COMMENT
DESCRIPTION	This was one of the main entrances prior to the bypass. There is a good quality amenity transitioning from rural to residential character. There is a relatively low volume of vehicles on this road per day.
FEATURES / VALUES	Rural landscape views. The cemetery palm trees are a focal point.
DEGREE OF CHANGE	Low - Only minor development is anticipated to occur along this entrance.
SENSITIVITY TO CHANGE	Low- Development along this entrance is likely to have a finer grained residential character that will blend well into the existing environment.
DEPTH	NA
CURRENT APPROACH	No entrance corridor is identified on the planning map. The District Plan management strategy notes the importance of the entrance experience into Waitara.
CONCLUSION	Implement a planting regime to enhance the entrance corridor.



A. The vegetation at this entrance frames and screens rural and residential views beyond.



B. There is a good level of vegetation along this corridor.



C. The large palm trees at Waitara Cemetery are a feature.



D. Clifton Park includes an avenue of mature Pohutukawa. Then this Bayly Street entrance joins Princess Street.

Entrance Corridor Survey

Waitara

Princess Street entrance



A. The Princess Street SH 3 intersection.



B. Clifton Park playing fields and trees.



C. The Waitara Gymnasium has been recently constructed on Clifton Park.



D. Mature Pohutukawa line this stretch of the entrance.



E. Owae Marae is an important feature along this entrance.



F. Views into town are achieved on the descent of Manukorihi hill into the CBD.



G. There are more mature Pohutukawa along Manukorihi Hill.



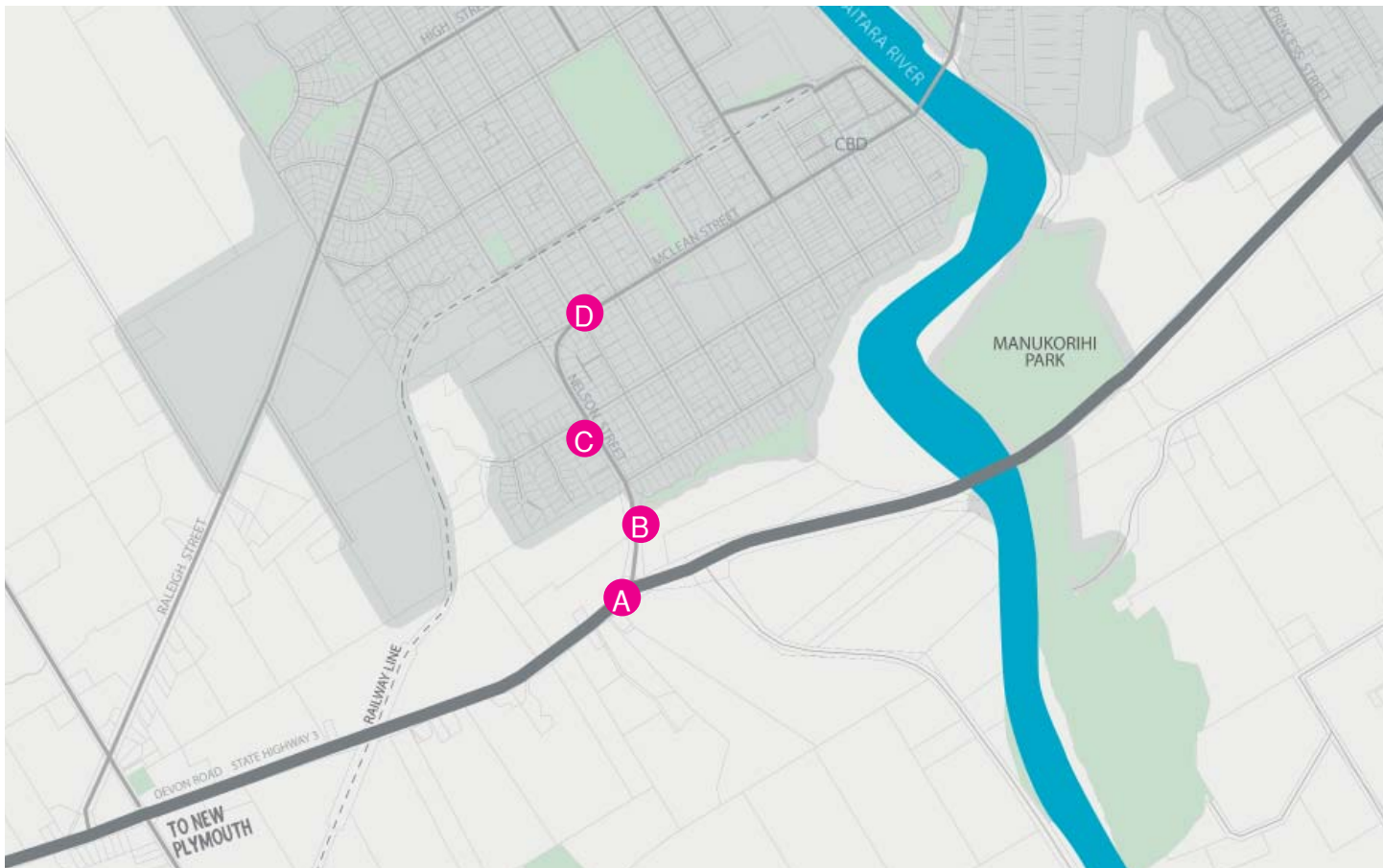
H. The Waitara River Bridge is an important threshold marking the arrival to the town centre.

ELEMENT	COMMENT
DESCRIPTION	This is a major entrance to Waitara township. There are several dominant community and educational facilities adjacent to this entrance. There is some new urban growth occurring along this entrance.
FEATURES / VALUES	Cultural and recreational landmarks are prominent. Commercial development is relatively minor along this corridor. Mature Pohutukawa trees a prominent along this corridor.
DEGREE OF CHANGE	Medium - Some urban growth and redevelopment in Waitara is occurring along this corridor.
SENSITIVITY TO CHANGE	Medium- There is some development occurring along this corridor that has a large scale therefore change is more noticeable and can detract from the existing open, or residential character.
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	No entrance corridor is identified on the planning map. The District Plan management strategy notes the importance of the entrance experience into Waitara.
CONCLUSION	Identify an entrance corridor. Maintain planting along the entrance corridor.

Entrance Corridor Survey

Waitara

Nelson Street entrance



ELEMENT	COMMENT
DESCRIPTION	This entrance has the highest traffic volumes. There is a good quality amenity which has a predominantly residential character. There is not a lot of planting along this corridor.
FEATURES / VALUES	Residential uses are dominant with some community facilities.
DEGREE OF CHANGE	Low - Only minor development is anticipated to occur along this entrance.
SENSITIVITY TO CHANGE	Low - Development along this entrance is likely to have a finer grained residential character that will blend well into the existing environment.
DEPTH	NA
CURRENT APPROACH	No entrance corridor is identified on the planning map. The District Plan management strategy notes the importance of the entrance experience into Waitara.
CONCLUSION	Implement a planting regime to enhance the entrance corridor.



A. The landform and road cutting is a feature of this entrance corridor.



B. There is a good level of vegetation along this corridor.



C. There are a number of churches and community facilities along this corridor.



D. The view along the main street to Manukorihi hill is a feature of this entrance.

Entrance Corridor Survey

Waitara

SH 3 Corridor



A. Mixed native planting within the road corridor creates a compression before the more open entrance threshold.



B. On the descent the vegetation is reduced and views open up along the Waitara river flats and lakes.



C. The Mountain is usually visible behind the jet boat and go kart tracks.



D. The river has a distinctive brackish colour, the Waitara Valley Methanex site is in the background.



E. Manukorihi Soccer fields are behind the shelter planting and adjacent to this corridor.



F. Sweeping views along the Waitara river flats.



G. There are some mature Pohutukawa along this corridor.



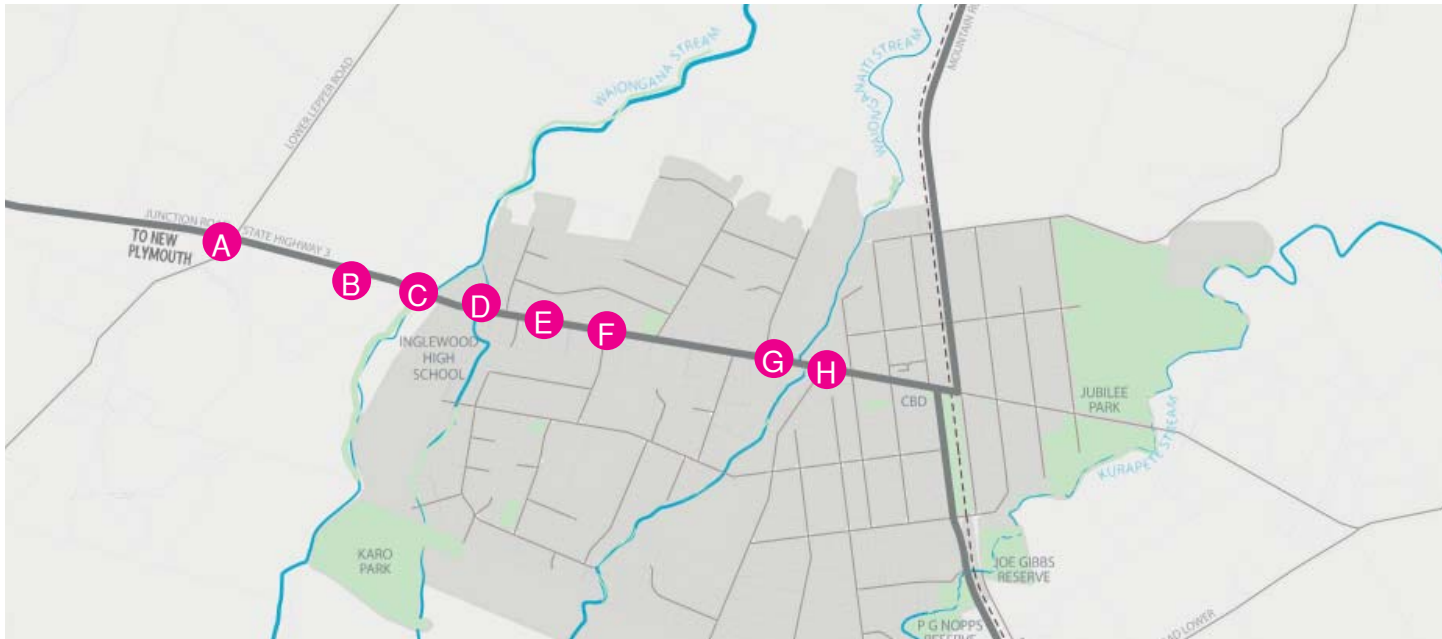
H. Brixton settlement marks the end of the corridor.

ELEMENT	COMMENT
DESCRIPTION	This is a major entrance to the districts more intensively settled environments. There are several dominant landscape views that contribute to a distinctive entrance experience. There is limited new urban growth anticipated to occur along this entrance it is zoned rural and there is a flood hazard identified across the river flat.
FEATURES / VALUES	Views to the Mountain, the urban area and along the river are prominent. Reasonably established mixed planting and mature Pohutukawa trees are prominent along this corridor.
DEGREE OF CHANGE	Low - There is no urban growth and redevelopment anticipated to occur along this corridor.
SENSITIVITY TO CHANGE	Medium- If large scale rural development or other unanticipated use occurred it could detract from the special character of this corridor. There is some risk that industrial growth from Brixton spreads along this corridor
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	No entrance corridor is identified on the planning map. The District Plan management strategy notes the importance of the entrance experience into Waitara.
CONCLUSION	Identify an entrance corridor. Maintain planting along the entrance corridor.

Entrance Corridor Survey

Inglewood

Northwest entrance



ELEMENT	COMMENT
DESCRIPTION	There are several industrial developments located in the rural environment on this entrance. The stream crossing and entrance signs form a boundary that traditionally marked the urban environment. There is a predominantly residential character along this entrance.
FEATURES / VALUES	There is some mature private vegetation with in the urban environment that is a feature. The old Moa factory and church contribute to the community identity.
DEGREE OF CHANGE	Medium - There is no urban growth and redevelopment anticipated to occur along this corridor. However, there is some industrial scale development leaking out to the north; this is a typical urban growth issue.
SENSITIVITY TO CHANGE	Medium- If large scale rural development or other unanticipated use occurs in the rural environment it could detract from the character of this corridor.
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	No entrance corridor is identified on the planning map. The District Plan management strategy notes the importance of the entrance experience into Inglewood.
CONCLUSION	Identify an entrance corridor. Implement a planting regime along the rural edge. Encourage retention of private vegetation.



A. Lepper and Junction Road intersection.



B. Industrial land use along the rural corridor.



C. Signage and screening in the rural part of this entrance.



D. The signage and Waiongana Stream bridge mark the traditional gateway to the urban environment.



E. There is a good level of mature vegetation in private property.



F. There is consistent good quality residential amenity along this part of the entrance.



G. The old Moa factory.

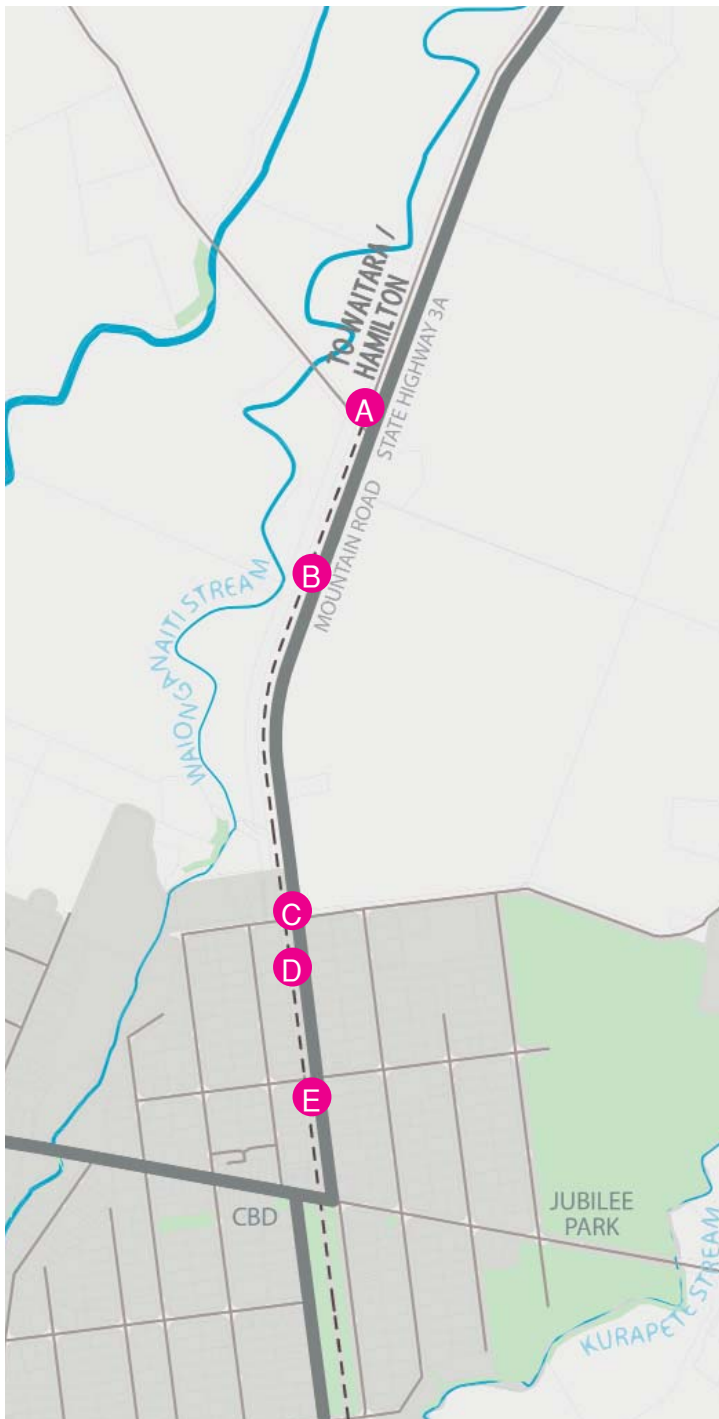


H. The Anglican church.

Entrance Corridor Survey

Inglewood

North entrance



A. The rural environment at the edge of this entrance is earmarked by some of the community to be suitable for potential industrial uses.



B. Views to the Mountain and the hill in Joe Gibbs Reserve are features.



C. Ornamental planting along the road and rail corridor.



D. Mature ornamental trees are a feature of this entrance.



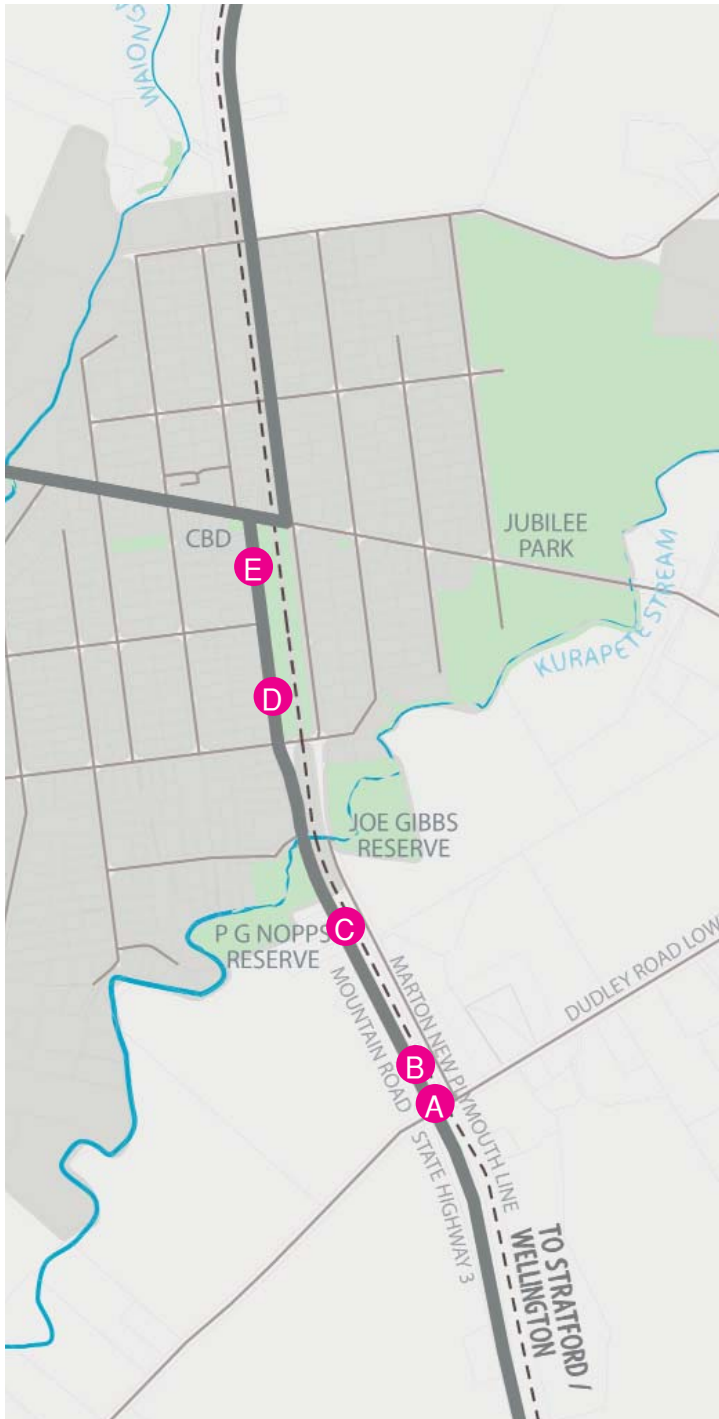
E. The residential development along this entrance has remained consistent over time. Residential ornamental gardens exist along the road front on the right hand side of the street in this photo.

ELEMENT	COMMENT
DESCRIPTION	Rural land transitions to residential landuses. Planting associated with the rail corridor provides a green corridor to this entrance. Closer to town the character is predominatly residential with some landscape views.
FEATURES / VALUES	Distinctive identity is reflected through mountain views. Mature trees along the rail and road corridor are a feature.
DEGREE OF CHANGE	Low- Development that has occurred near to the corridor is either screened with road planting or has good quality amenity and is of residential scale. The character of this corridor has remained relatively consistent overtime. There is some risk of potential future industrial growth in the rural environment.
SENSITIVITY TO CHANGE	Medium- the land use along this corridor is predominantly residential, or rural. Large scale commercial or industrial development would have an exagerrated effect contrasting with the existing open and spacious environment. The road parcel in the rural area is relatively wide and could include more planting.
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	No entrance corridor is identified on the planning map. The District Plan management strategy notes the importance of the entrance experience into Inglewood.
CONCLUSION	Identify an entrance corridor. Implement a planting regime along the rural edge.

Entrance Corridor Survey

Inglewood

South entrance



A. The Dudley and Mountain road intersection is the entrance start point. A view of the Joe Gibbs Reserve hill reflects iconic local landforms.



B. Joe Gibbs Reserve hill is tree covered.



C. Ornamental planting along the road and rail corridor.



D. Mature ornamental trees are a feature of this entrance.



E. The commercial character is dominant on this entrance corridor. Car parking is dominant along this stretch. The street trees have ornamental lighting which is a feature at night.

ELEMENT	COMMENT
DESCRIPTION	Rural land transitions to commercial landuses with only minor residential development along this entrance. Planting associated with the railway provides a green corridor to this entrance.
FEATURES / VALUES	Distinctive identity is reflected through views of distinctive lahar mound rounded hills. Mature trees along the rail and road corridor are a feature.
DEGREE OF CHANGE	Medium- There has not been significant development on this corridor over time which means the character of this corridor has remained relatively consistent. There is some risk of potential future industrial growth in the rural environment.
SENSITIVITY TO CHANGE	Low- the land use along this corridor is predominantly rural or fine grained commercial. The road parcel in the rural area is relatively wide and includes planting.
DEPTH	The properties adjacent to the road.
CURRENT APPROACH	No entrance corridor is identified on the planning map. The District Plan management strategy notes the importance of the entrance experience into Inglewood.
CONCLUSION	Identify an entrance corridor. Implement a planting regime along the rural edge.