Boffa Miskell

Muriwai Downs Golf Course

Landscape and Visual Amenity Effect Assessment

Prepared for Golf Strategy Group

10 December 2021

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Prepared by:	Thomas Lines NZILA Registered Landscape Architect | Principal Boffa Miskell Limited	
Reviewed by:	John Goodwin NZILA Registered Landscape Architect | Partner Boffa Miskell Limited	
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Appendices

1.0 Introduction

Refer Figure 1 and 2, Appendix 2

Boffa Miskell Ltd. ('BML') has been engaged by Golf Strategy Group Ltd. on behalf of The Bears Home Project Management Ltd. ('the applicant') to assess the potential landscape and visual amenity effects of a proposed Golf Course and supporting facilities, and a water storage reservoir (the 'Project') at Muriwai (refer to Figure 1 of Appendix 2). For the purpose of describing the Project and potential natural character, landscape and visual effects, this assessment delineates the Muriwai Downs property into two sites. These are the 'Golf Site' located at 451, 610, 614, 670, 680 Muriwai Road (to the northwest), and the 'Reservoir Site' located at 697 and 451 Muriwai Road (to the southeast) (refer Figure 2 of Appendix 2). Collectively these two sites are referred to as the 'Property'. This assessment has been considered in the context of the existing environment and the relevant statutory planning framework. The Property and Project are located within the Rural: Production Zone of the Auckland Unitary Plan ('AUP').

The first part of this report sets out the project in its broader landscape and statutory context. The second part of this report sets out an assessment of the project within its landscape context and identifies the level and nature of landscape, natural character and visual effects. This includes an assessment against the relevant landscape related planning provisions. This assessment has involved a combination of on and off-site survey and fieldwork, project shaping and advice, visibility analysis, photography from representative publicly accessible viewpoints and conceptual landscape design to determine and, where required, mitigate landscape, natural character and / or visual effects.

In undertaking this assessment, the author and peer reviewer have visited the location of the project and its surrounds to understand its existing landscape attributes, values and character as well as the physical and visual relationship the Property and Project has with the surrounding built and natural environment. Additionally, the visual catchment and viewing audiences of the wider area have been identified and considered.

2.0 Assessment Approach

This assessment has been undertaken and peer reviewed by NZILA registered landscape architects with reference to the Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (2021) and Quality Planning Landscape Guidance Note[1] and its signposts to examples of best practice.

The full methodology and outline of the effects ratings used in this assessment is provided in **Appendix 1**. In summary, this assessment provides ratings based upon a combination of quantitative information where available, and qualitative professional judgements by the author. The ratings are based upon a seven-point scale which includes: very low; low; moderate-low;

[1] https://www.qualityplanning.org.nz/node/802

moderate; moderate-high; high and very high ratings. These are used within this assessment to describe the level (and significance) of the potential landscape and visual amenity effects that would result from the Project.

In combination with assessing the significance of effects, this assessment also explains the likely nature of the effects: being a positive (beneficial) or negative (adverse) effect in the context within which it occurs. Benign (neutral) effects are also identified where it is considered that there is no identifiable landscape or visual change in the context of where it occurs.

2.1 Familiarisation of the Project and Receiving Environment

2.1.1 Desktop Analysis of the Project and Receiving Environment

Prior to conducting the assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the Project. This information included:

- the statutory setting of the Project and surrounding context;
- base map data (such as contours and aerial photography);
- Cultural Impact Assessment (Te Kawerau ā Maki) (CIA);
- Ecological Effects Assessment (RMA Ecology Ltd);
- Arboricultural Effects Assessment (Peers Brown Miller Ltd.);
- Farming Operations Report (DNA Lands Ltd.);
- Future Grazing Area Overall Plan, 1976-0-060 (McKenzie & Co);
- Site Masterplan (Kyle Phillips);
- Architectural Resource Consent Drawings: Golf Academy and Tennis Building (Johnston Callaghan);
- Architectural Resource Consent Drawings: Lodge (Manson & Wales and Jack McKinney Architects);
- Architectural Resource Consent Drawings: Clubhouse (Johnston Callaghan)
- Earthworks Drawings (McKenzie & Co); and
- Civil Works Drawings, Clubhouse (McKenzie & Co).

2.1.2 On-Site Analysis of the Receiving Environment

Three site visits were undertaken in order to understand the Property, the Project and the surrounding context including the likely extent of visibility of the Project. The site visits took place on 2 and 22 June 2021 (the second with representatives from Auckland Council) and focused on gaining an understanding of the components and scale of the Project, its physical impact on the landscape within the Property, and effects on the wider landscape character and visual amenity for potential viewing audiences. The third site visit to areas surrounding the Property was undertaken on 12 August 2021 to identify and take photographs from representative viewpoint locations within the area. Due to Covid alert level restrictions a number

of the baseline reports that have informed this assessment were not received in time to enable further site visits by the landscape team prior to completing this report. This has prevented any further analysis of the on-site natural character and landscape effects.

2.2 Input into the Project

To inform this Project and assist with managing the potential adverse landscape, natural character and visual effects, BML have actively collaborated with the Project team through an iterative design process which has included on site discussions, design review workshops, and input into the overall planting strategy. Specifically, BML's involvement has included:

- Input into options for the proposed water reservoir location and associated mitigation;
- Attendance at a hui with representatives from Te Kawerau Iwi Tiaki Trust to discuss the preliminary concept for the lodge and accommodation facilities;
- Siting and placement of new buildings / structures including the lodge, clubhouse, sports academy, golf maintenance buildings
- Preparation of a Concept Plan depicting the layout of the Golf and Property Maintenance facilities (refer Graphic Supplement Package Appendix 3)
- Preparation of Landscape Concept Plans for the Sports Academy area, and the Clubhouse surrounds (refer Graphic Supplement Package Appendix 3)
- Recommendations relating to the design, external materiality and colour of built structures
- Input to landscape treatments including developing an overall planting strategy for the golf course, and above facilities.

These inputs have all been undertaken with a focus on the integration of the built elements and associated golf course and sports academy activities within the existing rural landscape character.

Following these inputs, BML have reviewed the application documentation (as outlined in Section 2.2.1), and prepared a comprehensive natural character, landscape and visual effects assessment.

3.0 Statutory Context

3.1 The Resource Management Act 1991 (RMA)

The Project as described will occupy an area of working rural landscape set adjacent to a number of natural features. The relevant sections identified with the RMA and addressed in this report therefore relate to the following:

> ***Section 6(a)*** *– the preservation of natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate, subdivision use and development*

Section 6(b) *- the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development*

Section 6(c) *- the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna*

Section 7(c) *– the maintenance and enhancement of amenity values*

Section 7(f) *– maintenance and enhancement of the quality of the environment*

3.2 Natural Character (Section 6(a))

Part 2, Section 6(a) of the RMA requires *'the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development'* as a matter of national importance.

This assessment of natural character applies to the potentially affected freshwater bodies and their margins in accordance with RMA section 6(a)[2]. While the RMA does not provide a definition of natural character, Objective 2 of the NZCPS[3] relates to preserving the natural character of the coastal environment and protecting natural features and landscape values through recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution. The concept of natural character has been considered in a number of court decisions which have noted that "natural" and "natural character" may connote a range of qualities and features created by nature as distinct from artificial constructions, including things such as pasture, exotic trees, or wildlife, both feral and domestic.[4] A definition of natural character has also been adopted in the NZCPS guidance note[5].

Natural character comprises the natural elements, patterns and processes of waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness of waterbodies and their margins*'* consistent with the above definitions:

The degree or level of natural character within an environment depends on:

1. *The extent to which the natural elements, patterns and processes occur.*
2. *The nature and extent of modification to the ecosystems and landscape / seascape.*
3. *The degree of natural character is highest where there is least modification.*
4. *The effect of different types of modification upon natural character varies with context and may be perceived differently by different parts of the community.*

The process to assess natural character involves an understanding of the many systems and attributes that contribute to a waterbody including biophysical and experiential factors. This can be supported through the input of technical disciplines such as aquatic and terrestrial ecology, and landscape architecture, which have been drawn on for this assessment.

This natural character effects assessment involves the following steps:

[2] Section 6(a)) considers natural character as a matter of national importance: *…the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development*

[3] The Scheme is not located in the coastal environment and is not subject to the NZCPS

[4] *Harrison v Tasman DC* [1994] NZRMA 193 (PT); *Trio Holdings v Marlborough DC* W103A/96(PT),

[5] NZCPS 2010 Guidance note Policy 13: Preservation of natural character

- Description and assessment of the existing level of natural character;
- Description of any anticipated change to the natural character and the ongoing / future level of natural character; and
- Consideration of the significance of the effects.

With respect to the coastal environment, an analysis of its extent in relation to the Property has been undertaken including a review of the 2009 Natural Character Assessment[6], current best practice, and site visits. Whilst considered as guidance only, the 2009 Natural Character Assessment does not illustrate the Property as being located within the coastal environment (Plate 1 below).

Plate 1: Extent of Coastal Environment as indicated in 2009 Natural Character Assessment (Blue line). Note, this illustration has been prepared by BML due to the low-quality version of the original image. The coastal environment line has been Georeferenced into GIS software and re-plotted for the purpose of clarity in this assessment.

From a review of the Property location and with reference to studies BML have undertaken for Regional Councils it has been determined that the Property and respective features, including the Lake Ōkaihau Outstanding Natural Feature (ONF)[7] are within the 'coastal context', but not within what is considered to be the coastal environment[8] (Plate 2 below). In support of this the Ecological Effects Assessment[9] considers that the Property does not meet the NZCPS coastal environment criteria (from an ecological perspective).

[6] Natural Character Assessment Auckland Region, Stephen Brown, 2009

[7] ONF ID 72

[8] Waikato Regional Coastal Assessment Boffa Miskell Study (2015)

[9] Ecological Effects Assessment, RMA Ecology Limited

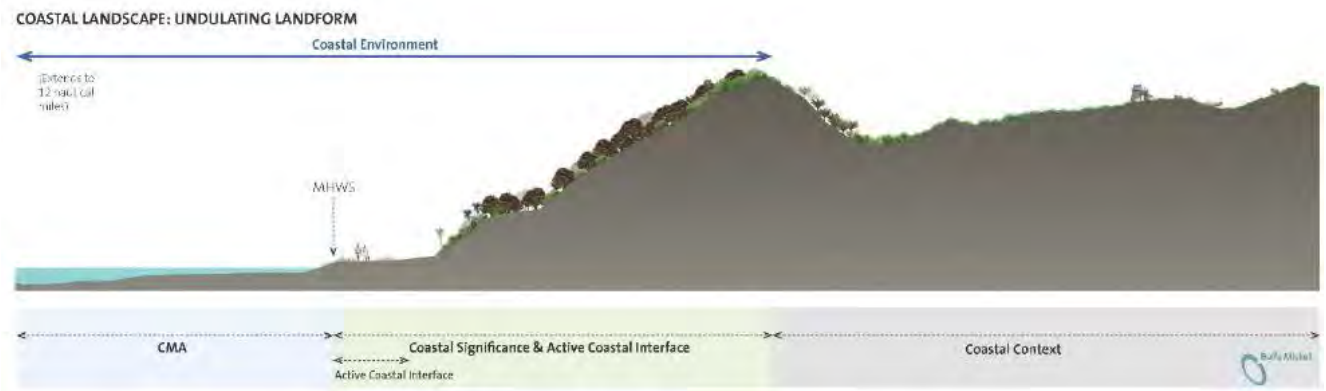


Plate 2: Extent of coastal environment and coastal context, Waikato Regional Coastal Assessment Boffa Miskell Study (2015)

Existing environment information in addition to effects determined in the Ecological Effects Assessment[10] and Arboricultural Effects Assessment[11], have assisted in relation to identifying certain biophysical attributes within the waterbodies and their margins, the natural character values and effects as referred to in this report.

3.3 Outstanding Natural Features and Landscapes (Section 6(b))

Part 2, Section 6(b) of the RMA requires *'the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development'* as a matter of national importance.

There are two outstanding natural features within the Golf Site (with none identified in the Reservoir Site). The identified ONF's are, ONF ID 225 Toroanui and Okiritoto Falls and ONF ID 72 Lake Ōkaihau, and these features and any potential effects on them from the Project are considered as part of this assessment and discussed further below. Further reference to these features under the AUP is provided in Section 3.6.3 of this report.

3.4 Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna (Section s6(c))

Part 2, Section 6(c) of the RMA requires *'the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna' as a matter of national importance.*

The Property contains a number of areas of significant indigenous vegetation and significant habitats of indigenous fauna. The AUP identifies seven terrestrial Significant Ecological Areas ('SEA') within the Property. The Ecological Effects Assessment also identifies another bush area considered to hold SEA values. A number of other habitats exist within the Property such as within the wetlands (37ha), streams (13.1km) and Lake Ōkaihau (6.15ha). Ecological values in these areas vary and are detailed in the Ecological Effects Assessment effects assessment.

[10] Prepared by RMA Ecology, Appendix 11 to the AEE.

[11] Prepared by Peers Brown Miller Limited, Appendix 12 to the AEE.

In summary, of the twenty-one identified wetlands (which includes Lake Ōkaihau) thirteen were considered very poor, four were considered 'poor' and four were considered moderate (including Lake Ōkaihau). Of the twenty-one permanent and intermittent streams surveyed, five were assessed as being in good or very good condition, seven were assessed as having moderate condition, and nine were assessed as having either poor or very poor ecological condition.

These areas are outlined in more detail in Table 1 in Section 3.6.2 below.

3.5 Amenity Values (Section 7(c) and 7(f))

Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA. Section 7(c) in relation to the maintenance and enhancement of amenity values and Section 7(f) – maintenance and enhancement of the quality of the environment are particularly relevant to our assessment of this Project.

Section 2 of the RMA defines the 'environment' to include:

(a) ecosystems and their constituent parts, including people and communities; and

(b) all natural and physical resources; and

(c) amenity values; and

(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters[12]

In relation to the amenity values of a landscape these are considered to include the "*natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes"*[13]. These aspects are considered in this report in relation to potential effects on views and visual amenity.

3.6 The Auckland Unitary Plan (Operative in Part)

3.6.1 Zoning

The applicant's landholding falls under the jurisdiction of Auckland Council. The Property is located within one zone under the AUP, being the Rural: Rural Production Zone.

The key objectives and policies of the zone that are relevant to natural character, landscape and visual amenity matters are:

H19 Rural Zones- Objectives- General Rural

H19.2.3 Objectives – rural character, amenity and biodiversity values

(1) The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.

(2) Areas of significant indigenous biodiversity are protected and enhanced.

[12] Resource Management Act, Part 1, 2 (1)

[13] Resource Management Act 1991.

H19 Rural Zones- Policies- General Rural

H19.2.4 Policies – rural character, amenity and biodiversity values

(1) Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:

(a) a predominantly working rural environment;

(b) fewer buildings of an urban scale, nature and design, other than residential buildings and buildings accessory to farming; and

(c) a general absence of infrastructure which is of an urban type and scale.

H19.3 Rural – Rural Production Zone

H19.3.2 Objectives – rural character, amenity and biodiversity values

(1) A range of rural production, rural industries, and rural commercial activities take place in the zone.

(2) The productive capability of the land is maintained and protected from inappropriate subdivision, use and development.

H19.3.3 Policies

(1) Provide for a range of existing and new rural production, rural industry and rural commercial activities and recognise their role in determining the zone's rural character and amenity values.

3.6.2 Significant Ecological Areas

Seven SEA's are located within the Property (in addition to another area identified in the Ecological Effects Assessment considered to meet the criteria of an SEA). These areas are principally focussed within gullies and along the stream margins and wetlands.

Plate 3: Ōkiritoto Wetland (SEA_T6575)

Plate 4: Example of SEA in Property (SEA_T_5525 pictured)

A number of SEAs occupy the stream corridor that defines the northern boundary of the Golf Site and include areas of indigenous bush and wetlands. Other pockets of SEAs occur in the south western portion of the Golf Site, including Lake Ōkaihau, and some extend well beyond the Property boundary into neighbouring areas. The Reservoir Site also features an SEA towards the southern portion of the Property.

The identified SEAs are listed below (information extracted from the Ecological Effects Assessment) and illustrated on **Figure 2** of the **Appendix 2** Graphic Supplement:

Table 1: Summary of SEAs within the Property *(Table 9 of the Ecological Effects Assessment, RMA Ecology, formatted for this report)*

Location	Label	Area	Ecological feature
Golf Site	SEA (not numbered)	29,413 m^2	Native forest
Golf Site	SEA T 2763	3,914 m^2	Forest riparian margin and wetland
Golf Site	SEA T 5524	358,334 m^2	Native forest
Golf Site	SEA T 5525	107,637 m^2	Native forest
Golf Site	SEA T 5527	81,972 m^2	Lake Ōkaihau
Reservoir Site	SEA T 5482	61,583 m^2	Native forest
Golf Site	SEA T 6575	124,335 m^2	Wetland
Golf Site	SEA T 6730	6,233 m^2	Native forest
	Total	**77.3 ha**	

3.6.3 Outstanding Natural Features

Chapter B4 of the AUP covers Natural Heritage, including Outstanding Natural Features. The relevant objectives and policies are outlined below.

B4.2.1 Objectives

(1) Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.

(2) The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.

(3) The visual and physical integrity and the historic, archaeological and cultural values of Auckland's volcanic features that are of local, regional, national and / or international significance are protected and, where practicable, enhanced.

B4.2.2 Policies

(4) Identify and evaluate a place as an outstanding natural feature considering the following factors:

(a) the extent to which the landform, feature or geological site contributes to the understanding of the geology or evolution of the biota in the region, New Zealand or the earth, including type localities of rock formations, minerals and fossils;

(b) the rarity or unusual nature of the site or feature;

(c) the extent to which the feature is an outstanding representative example of the diversity of Auckland's natural landforms and geological features;

(d) the extent to which the landform, geological feature or site is part of a recognisable group of features;

(e) the extent to which the landform, geological feature or site contributes to the value of the wider landscape;

(f) the extent of community association with, or public appreciation of, the values of the feature or site;

(g) the potential value of the feature or site for public education;

(h) the potential value of the feature or site to provide additional understanding of the geological or biotic history;

(i) the state of preservation of the feature or site;

(j) the extent to which a feature or site is associated with an historically important natural event, geologically related industry, or individual involved in earth science research;

(k) the importance of the feature or site to Mana Whenua.

(6) Protect the physical and visual integrity of Auckland's outstanding natural features from inappropriate subdivision, use and development.

(8) Manage outstanding natural landscapes and outstanding natural features in an integrated manner to protect and, where practicable and appropriate, enhance their values.

Schedule 6 of the AUP outlines the criteria relating to the determination of ONF's. The following factors from the AUP (B4.2.2 (4)) have been used to determine ONF's in the region. They are:

(a) the extent to which the landform, feature or geological site contributes to the understanding of the geology or evolution of the biota in the region, New Zealand or the earth, including type localities of rock formations, minerals and fossils;

(b) the rarity or unusual nature of the site or feature;

(c) the extent to which the feature is an outstanding representative example of the diversity of Auckland's natural landforms and geological features;

(d) the extent to which the landform, geological feature or site is part of a recognisable group of features;

(e) the extent to which the landform, geological feature or site contributes to the value of the wider landscape;

(f) the extent of community association with, or public appreciation of, the values of the feature or site;

(g) the potential value of the feature or site for public education;

(h) the potential value of the feature or site to provide additional understanding of the geological or biotic history;

(i) the state of preservation of the feature or site;

(j) the extent to which a feature or site is associated with an historically important natural event, geologically related industry, or individual involved in earth science research;

(k) the importance of the feature or site to Mana Whenua.

Toroanui and Ōkiritoto Falls (ONF ID 225)

Located along the northern Ōkiritoto Stream boundary of the Golf Site (refer **Figure 2 and 4, Appendix 2**), the AUP describes the feature as two prominent falls within 300m of each other on the Ōkiritoto Stream flowing over near-horizontal early Miocene sedimentary strata.

Plate 5: Ōkiritoto Falls (one of the two waterfalls within ONF ID225)

Plate 6: Extent of ONF ID 225 in the Northern Portion of the Golf Site

The criteria (as outlined above) from which this ONF has been determined are:

- *the rarity or unusual nature of the site or feature (b); and,*
- *the extent to which the landform, geological feature or site contributes to the value of the wider landscape (e).*

Lake Ōkaihau (ONF ID 72)

This ONF is located in the south western portion of the Golf Site (refer **Figure 2 and 4, Appendix 2**). The AUP describes the feature as a good example of a dune-dammed lake, formed when active dunes dammed a small valley eroded in older Pleistocene sediments.

Plate 7: Lake Ōkaihau from eastern boundary of the Golf Site

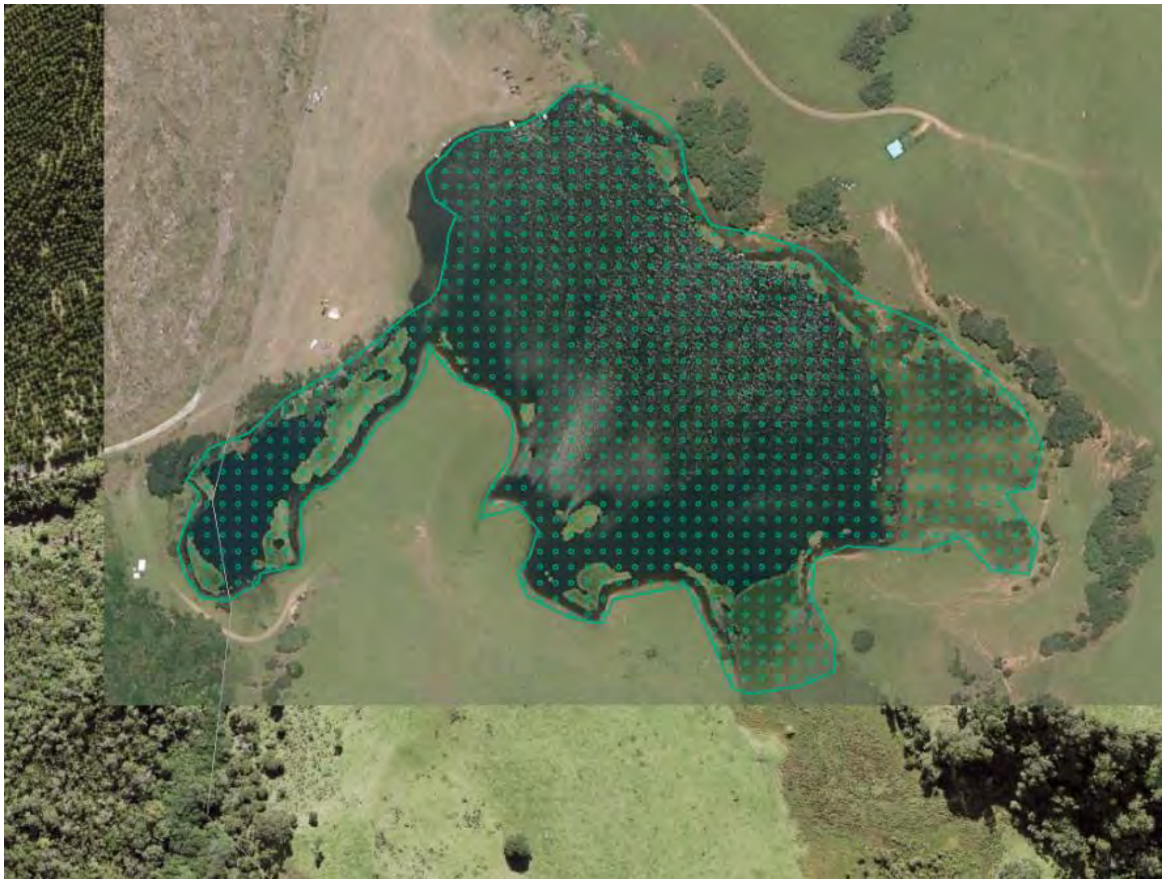


Plate 8: Extent on ONF ID 72 in the eastern portion of Golf Site

The criteria which this ONF has been determined from are:

- *the extent to which the landform, feature or geological site contributes to the understanding of the geology or evolution of the biota in the region, New Zealand or the earth, including type localities of rock formations, minerals and fossils (a);*
- *the extent to which the feature is an outstanding representative example of the diversity of Auckland's natural landforms and geological features (c);*
- *the extent to which the landform, geological feature or site contributes to the value of the wider landscape (e);*
- *the extent of community association with, or public appreciation of, the values of the feature or site (f); and*
- *the state of preservation of the feature or site (i).*

The criteria listed above do not identify either of these sites as important to Mana Whenua. This is contrary to the view outlined in the CIA[14]. The CIA lists both of these features as having cultural value and accordingly it is considered that ONF criteria (k) is also relevant.

- *(k) the importance of the feature or site to Mana Whenua.*

4.0 The Existing Environment

4.1 Property Context and Character

Refer Figure 1 to 3, Appendix 2

The Property is located approximately 27 kilometres west of Auckland's Central Business District ('CBD'), approximately 7 kilometres south west of Huapai and 3.2 kilometres south west of Waimauku. The coastal settlement of Muriwai is located nearby to the south west of the Property, loosely beginning at the Muriwai Road and Motutara Road intersection less than 200m from the Golf Site's south western boundary.

The coastal settlement of Muriwai is largely contained by lots on Oaia Road, Motutara Road and Waitea Road with the western extent of the coastal development occupying the crest of the coastal cliffs above Maukatia Bay (Maori Bay). Residential development is set back from the Muriwai beach (Te Oneone Rangatira) frontage and reaches inland toward the northeast. The north-eastern extent of the Muriwai settlement is located approximately 200m from the south-western boundary of the Property separated by landform and an SEA.

The existing Muriwai Golf Course is located north of the coastal settlement within Open Space Conservation land and beyond this and developed extent of Muriwai, much of the landscape is a mix of Late Pliocene-age Awhitu Group Dunes, pastoral land, lifestyle blocks, bush blocks, and production forestry (Woodhill Forest). Te Korekore Pā is also located within the context of the Property and positioned approximately 1200m north west of the Golf Site. This pa is a significant cultural site that is positioned on a headland that contains commanding views across the surrounding landscape and parts of the Property.

[14] Cultural Impact Assessment, Te Kawerau ā Maki, appendix 21 to the AEE.

The landform of the area is partly influenced by the coastal context which features steep coastal cliffs and dunes to the west of the Property. These result in dramatic topographical attributes along the coastal interface with the cliffs present at the southern portion of Muriwai Beach, extending south along the coast toward Te Henga (Bethells Beach). The dunes are heavily influenced and occupied by human activities such as the Muriwai Golf Course along the coastal frontage, and the large areas of production forestry. Further inland, the topographical characteristics are of a more undulating nature featuring rolling hills and small gullies. A series of connected ridges broadly enclose the Property and wider local context of the undulating pastoral landscape. The east-west ridge system to the north of the Golf Site is known as Te Tuara ō Titahi[15] and extends towards Hamilton Road to the east. The ridge system continues to broadly track along School and Hinau Roads before extending west along a series of hills and small peaks towards Taiapa Road and Constable Roads to the south of the developed extent of Muriwai. This more elevated land provides the context for the Property and adjacent lower level rural landscape to the north and south of Muriwai Road as depicted in **Figure 3 of Appendix 2**.

Plate 9: A portion of Te Tuara ō Titahi to the north (beyond) the Property

These landform characteristics support various small streams and tributaries including Rauataua Stream (east of the Golf Site) and Ōkiritoto (Waimanu[16]) Stream, which boarders the northern boundary of the Golf Site. The Ōkiritoto Stream contains two waterfalls, the smaller of which being the Ōkiritoto Falls features an approximate 8m drop and the larger, Toroanui Falls comprising an approximate 15m drop. These two attributes are roughly centrally located along the northern boundary of the Golf Site, approximately 230m from each other. Both feature natural pools at the base of the waterfalls, with the context of the Ōkiritoto Falls being historically modified to accommodate a waterwheel which is no longer in existence.

In addition to Lake Ōkaihau within the Golf Site, the broader context includes Lake Paekawau, north of the enclosing ridge described above. This lake sits at an elevation of approximately 38m and also contains a Maori cultural landscape association.

A large, significant wetland (Ōkiritoto Wetland) also exists along the northern boundary of the Golf Site and is part of the Ōkiritoto Stream system[17] which extends beyond the Property

[15] Cultural Impact Assessment, Te Kawerau ā Maki, appendix 21 to the AEE.

[16] All though this stream is more generally recognised as the Ōkiritoto stream, according to the Cultural Impact Assessment prepared by the Te Kawerau Iwi Tiaki Trust, the correct name is the Waimanu Stream

[17] Refer RMA Ecology Ecological Report

boundaries. Whilst invasive species such as pampas grass are prevalent, the wetland also features indigenous wetland species and is identified as an SEA[18].

4.2 The Property

Refer Figure 2, Appendix 2

Golf Site

The Property has a total area of approximately 507ha and is broadly characterised by open fenced pastureland, with areas of wetland, a dune-locked lake, and remnant indigenous vegetation cover.

The topography forms the southern part of an east-west valley system which extends north beyond the Golf Site boundary. This results in gradients on the Property ranging from gentle undulations along the southern portions to more steep gradients in the northern portions where it intersects with Ōkiritoto Stream and the valley floor.

Plate 10: Example of Golf Site landscape character

The Golf Site contains a number of high value attributes including Ōkaihau lake, Ōkiritoto wetland and stream, Toroānui falls and Ōkiritoto Falls. Equally, areas of remnant and regenerating indigenous bush including large areas of native forest within gullies and next to streams, and mature native trees within pasture grassland exist. Exotic shelter belts, amenity plantings around dwellings, and an area of tree lupin scrub are also present. As outlined above there are seven SEAs within the Golf Site (one unlisted but considered to meet the AUP criteria according to the Project Ecologist's survey). Detailed botanical surveys have also been undertaken by the Project Ecologist and Arborist and the findings are provided in those respective reports.

The Golf Site is characterised by agricultural (pastoral framing) land use, with farm buildings, tracks, post and wire fences and other rural elements which feature within the Property. An old woolshed is located centrally in the Golf Site in addition to a number of barns / sheds and residential farm buildings.

[18] SEA_T_6575, AUP Significant Ecological Areas Overlay

Reservoir Site

The Reservoir Site contains similar agricultural land use characteristics in that areas of open, undulating pastoral land are divided by two legible gullies with associated tributaries. The Reservoir Site shares its northern boundary with Muriwai Road, with its remaining boundaries adjoining neighbouring pastoral farmland. A small sandstone quarry exists centrally within the site and remains as a key local resource for the area with a number of properties, including a dwelling within the site, featuring the sandstone material on buildings.

Plate 11: Existing Sandstone Quarry (operational), within Reservoir Site

An SEA also features within the southern portion of the Reservoir Site (refer **Figure 4, Appendix 2),** although it is not proximate to the proposed works.

A pocket of mixed exotic and indigenous species also exist within the site and are generally located adjacent to Muriwai Road. Other roadside vegetation, (broadly within the road corridor land), influences the site and provides a visual buffer to existing quarry activities from most of the road environment.

4.3 Natural Character Attributes and Values

As outlined earlier, the primary aspects of Natural Character are considered to be the biophysical (abiotic and biotic) landscape attributes reflecting the extent to which natural elements, patterns and processes occur and the extent to which human modification has occurred. Secondary experiential aspects associated with the context of such waterbodies and their margins has also been considered. Relevant to this application, and as outlined in Section 3.2, the natural character study, and analysis has been undertaken in relation to the "*wetlands, and lakes and rivers and their margins*" that occur within the Property.

4.3.1 Biophysical – Abiotic Attributes

The key abiotic attributes of the Property include the geology, water catchments and landform, formed predominantly by geological and coastal processes. The Property is made up of

sedimentary rocks[19] and 'sandy recent' and 'orthic granular' soil classes[20] , which are a common composition of the wider area.

The Property sits within the Ōkiritoto water catchment which is broadly defined by the aforementioned series of enclosing ridges beyond the Property and which drains into the coastal waters around Muriwai Beach. The catchment as a whole appears generally unmodified due to the low-density settlement within the area, although the watercourses are managed due to road and Property stormwater infrastructure which becomes more prevalent in the developed extent of Muriwai village.

The landform of the Property is characterised by the rolling terrain containing small gullies and depressions supporting streams (e.g. Rauataua Stream and Ōkiritoto Stream). A total of nine permanent and twelve intermittent streams exist within the Property, in addition to wetlands and Lake Ōkaihau. The gradients on the Property vary from gentle undulations either side of Muriwai Road, to more steep gradients north and south towards the various streams and tributaries. Overall, the streams on the Property within pastoral areas are highly modified with degraded stream beds with high sediment loading and channelised reaches. Conversely, streams within vegetated gullies are well shaded, hard bottomed and, overall, exhibit good ecological condition. As outlined above of the twenty-one permanent and intermittent streams surveyed, five were assessed as having either good or very good condition, seven were assessed of having moderate condition, and nine were assessed as having either poor or very poor ecological condition[21].

Broadly, the abiotic attributes of the Property's natural character areas illustrate sections of modification through farm tracks, and stream crossing access roads. Overall, it is considered that the abiotic attributes hold a moderate degree of natural character value. Notwithstanding this, there areas of the Property particularly being the ONFs (Toroanui and Okiritoto Falls and Lake Ōkaihau), in addition to the Rauataua Stream and Ōkiritoto Stream which are considered to have high abiotic levels of natural character.

4.3.2 Biophysical – Abiotic Attributes

The biotic attributes of the Property are the living organisms which shape an ecosystem. This aspect in part relies on the surveys undertaken by the Project Ecologist and Arboriculturist, with their findings outlined in their respective assessments.

A native fauna survey was undertaken as part of the Ecological Assessment and habitats suitable for lizards, avifauna, long-tailed bats and native freshwater fish were identified. In addition to exotic species, native wildlife was record as being present (or likely to be). Five lizard species, (including introduced species), were recorded in the national Herpetofauna database from nearby the Property and all either have a high likelihood or were confirmed as being present through the ecological survey. Avifauna surveys were also undertaken and it the Ecological Assessment confirms that a number of classified 'Threatened' or 'At Risk; species could utilise (including transit through, the Property. A total of twenty-seven avifauna species are identified in the received ecological survey data, sixteen of which are recognised as native species. Freshwater fish were also considered, and most native species recorded the catchment would spend a portion of their life within the Property (spending other times in saltwater habitats, outside of the Property). The ecological survey does however acknowledge that the Toroanui Falls may prevent some downward migration for fish. Furthermore, the

[19] https://ourenvironment.scinfo.org.nz

[20] Landcare Research, New Zealand Soil Classification, https://soils-maps.landcareresearch.co.nz/

[21] Ecological Effects Assessment, RMA Ecology, appendix 11 to the AEE.

ecological assessment considers that while Lake Ōkaihau is of poor ecological condition, it does provide habitat for several native freshwater fish.

In relation to flora / vegetation, the majority of the Property is grazed farmland (the majority of which is outside of any waterbodies and their margins and the extent of natural character considerations), with significant areas of trees and associated habitats restricted to areas unsuitable for conventional farming practices.

Across the Property the indigenous vegetation areas which meet the SEA criteria cover approximately 77.3ha. Within many of these areas common weed species exist (such as Gorse and Tree Lupin). Wetland areas, as well as Lake Ōkaihau, contain a mixture of native and exotic vegetation, including areas of pasture. The largest wetland forming part of the Golf Site is the Ōkiritoto wetland which is considered to be degraded by weed species such as pampas, in addition to other pest species. Notwithstanding this there are still extensive beds of raupo and stands of Cabbage trees.

The Property includes some non-fenced gully areas as identified in the arboricultural assessment. These areas typically contain trees of poor or moderate condition and are absent of native seedlings due to stock browsing. Most of the fenced gully areas are subject to the aforementioned SEA overlay(s) and contain gully systems and ridgeline area vegetation types. The Project Arborist mapped a total of 163 kauri trees on the periphery of forests and in locations where development areas of the Project are proposed. Many of these trees were identified as being in poor health, with symptoms of kauri dieback being common.

Overall, it is considered that the biotic natural character values of the waterbodies vary, with areas considered high located in the SEAs and Rauataua Stream and Ōkiritoto Stream and wetland. Moderate biotic levels of natural character are evident in Lake Ōkaihau and although identified by the Project Ecologist as a ‘stepping-stone’ for birds (including waterfowl), a number of exotic and pest species exist within the lake. Notwithstanding this, as identified in the ecological assessment, the lake is determined as a “significant ecological feature” which currently in in ‘poor’ ecological condition.

4.3.3 Experiential Attributes

Experiential attributes comprise the interpretation of human experience of the waterbodies that occur within the Property. As established, the majority to the Property is grazed farmland with substantial areas of trees and associated habitats largely restricted to areas unsuitable for conventional farming practices. These areas tend to occur along the margins of the Property’s wetlands, streams (including tributaries) and Lake Ōkaihau and are relevant as part of the consideration of the experiential natural character attributes. The values of these areas, including the areas of water (lake, streams and wetland waterbodies), hold some of the highest biophysical values, and such values contribute to the level of experiential attributes.

Lake Ōkaihau, the waterfalls and sections of the Rauataua Stream and Ōkiritoto Streams stream containing indigenous vegetation (rather than pasture / no riparian margins), together with Ōkiritoto Wetland are considered to hold moderate-high experiential attributes. The identified SEAs within waterbodies, their margins and immediate landscape context across the Property are also considered to hold moderate-high experiential attributes in general, although along the edges / periphery of these areas it is considered these values reduce to moderate where human influences such as pasture / grazed land and stock fencing exists.

4.4 Cultural Values

A review of the CIA which has been undertaken by the Te Kawerau Iwi Tiaki Trust provides a determination of Te Kawerau ā Maki's cultural values, interests and associations with the Property and Project area, including its natural resources and landscape context. Consideration of these cultural effects are covered in the CIA. A key extract from the CIA is provided below.

"For Te Kawerau ā Maki the entire Muriwai area is a cultural landscape, embedded with identity, meaning, and significance. The Study area sits at the transition point between Te Korowai ō Te Tonga (South Head / Woodhill) and Hikurangi / Te Wao nui ā Tiriwa (Waitākere Ranges). The character and integrity of the whole is made up of its constituent parts, such as the coastal dunes to the north and the forested mountains to the south, the Waimanu stream and Muriwai wetland, the Ōkaihau lake, the Toroanui and Ōkiritoto falls, the prominent ridgeline Te Tuara ō Titahi, the pā Tūkautū and Te Korekore, the various kāinga such as Oneonenui, Tikiārere, Matuākore, Te Muriwai, Ōkaihau, and Ramapukatea, and the extensive gardening systems of the valley. The land on which the project is proposed is significant due to its place within this landscape, as well as several of these features sitting within the Site itself."

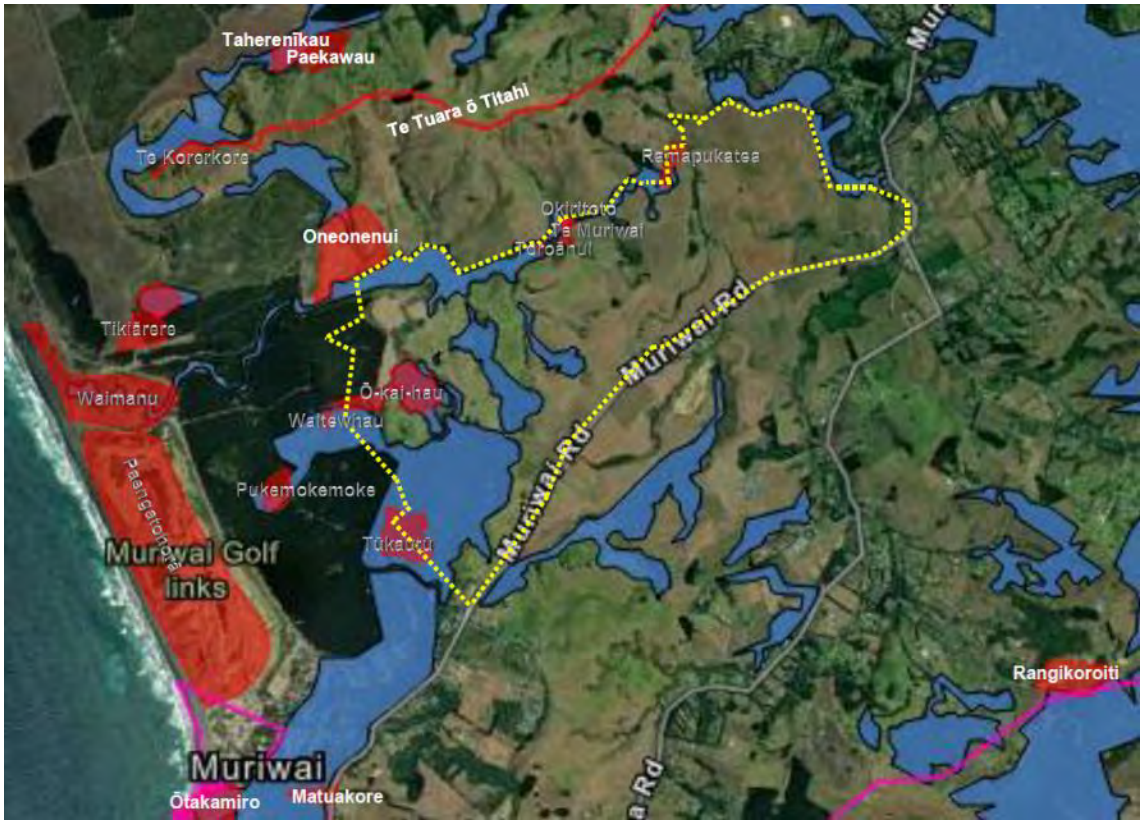


Plate 12: Extract map depicting some of the cultural sites (red) and significant biodiversity (blue). Source CIA report prepared by Te Kawerau Iwi Tiaki Trust. (Note Extent of Reservoir Site not indicated to the south of Muriwai Road)

A detailed list of the cultural sites and resources within the area are provided in the CIA report. The landscape considerations of particular relevance to the Property, sites and their context are summarised below:

- Whenua (soils) *(within Property)*
    - The soils of the area are generally not considered fertile, particularly the clay soils to the south and southeast of the Golf Site. However, they still contain

mauri or the ability to sustain as evidenced by the many kumara pits located along the valley, including the two recorded within the Golf Site (Q11_67, CHI 7333 and Q11_68, CHI 7334). In addition, the volcanic soils in the south of the Golf Site link it to Waitākere.

- Waimanu (Muriwai / Ōkiritoto) Awa *(within Property)*
    - The awa at the base of the Muriwai valley that sustained countless generations of Te Kawerau ā Maki and their ancient Ngāoho tūpuna with fresh water and kai. There are no fewer than five kāinga that follow its 3.5km length.
- Muriwai Wetland *(within Property)*
    - The large swampy inland area at the back of awa Waimanu, hence the name. This wetland is the origin of the name for wider Muriwai and for the nearby historic kāinga. The wetland held an abundance of resources including kai and plants that could be processed into various textiles. Wetlands were also important depositaries for taonga, and for the treatment of timbers.
- Roto Ōkaihau *(within Property)*
    - A moderately sized dune-locked freshwater lake that was an important source of kai. A kāinga of the same name was located immediately to the west and made use of the resources of Ōkaihau and the smaller lake Waitewhau.
- Ōkiritoto Falls *(within Property)*
    - The upper waterfall of Waimanu awa and a place of spiritual significance for Te Kawerau ā Maki. Te Muriwai kāinga was located nearby.
- Toroānui Falls *(within Property)*
    - The lower waterfall of Waimanu awa and a place of spiritual significance for Te Kawerau ā Maki. Te Muriwai kāinga was located nearby.
- Ngahere (Native Forest / Bush) *(within Property)*
    - Possibly including tī kōuka, harakeke (flax), kauri, mānuka, kānuka, rārahu (braken fern), ponga, tōtora, pohutakawa, miro, tawa, mosses, liverworts and hornworts. Also including native fungi, invertebrates and vertebrates within the habitat. The presence of kauri is of particular significance due to the rāhui placed over Te Wao nui ā Tiriwa to protect kauri and the mauri of the forest, the rāhui effectively extending to Goldie Bush only a couple of kms to the south. Similar values apply to the SEAs and other native habitat in the Study Area.
- Ramapukatea kāinga
    - An old kāinga near the head of Waimanu awa.
- Te Muriwai kāinga *(within Property)*
    - A kāinga located at the head of Muriwai (wetland) and named after it. It was occupied for generations up until it was alienated in 1904. The nearby midden feature (Q11_70, CHI 9235) is likely associated with the edge of this kāinga.
- Ōkaihau kāinga
    - A kāinga occupied in conjunction with Tūkatū pā and utilising the resources of lake Ōkaihau and lake Waitewhau. It was also associated in particular with

māra kai (kūmara gardens). Te Kawerau ā Maki chief Tamihana Tieke is buried nearby. The kāinga was occupied periodically into the early 20th century until it was taken by the Crown in 1934.

- Tūkautū Pā
    - An ancient Te Kawerau pā that was one of two guarding access to the inner south Muriwai area (its sister pā was at Matuākore). This pā was occupied in conjunction with the Ōkaihau kāinga. It is situated on / immediately adjacent to the southwest boundary of the Golf Site covered primarily in bush.
- Te Tuara ō Titahi
    - The prominent ridgeline that marks the northern side of the Muriwai valley. It means 'the backbone of Titahi' who was a famous Ngāti Awa tūpuna who occupied the area generations prior to the arrival of Maki, and who built the first fortifications at Te Korekore which sits at the western end of the ridgeline.
- Te Korekore Pā
    - The massive headland pā of Te Korekore is of great significance to Te Kawerau ā Maki because it was the home of their founding ancestor Tawhiakiterangi and his direct descendants, Taimaro, Te Au ō Te Whenua, and Kowhatukiteuru. While Te Korekore was attacked on a number of occasions it was not taken from Te Kawerau ā Maki. It is also important for its association with the Ngāti Awa tūpuna Titahi who is said to have constructed the original fortifications.
- Roto Waitewhau
    - The small dune-locked lake near Pukemokemoke, to the west of lake Ōkaihau. It was associated with the Ōkaihau kāinga.
- Pukemokemoke
    - The small hill that stands to the east behind the coastal dunes and the Muriwai golf course.

4.5 Key Landscape Attributes and Values

The key attributes and values of the Property are considered to be broadly captured within the biophysical, perceptual and associative dimensions.

The biophysical attributes and values are considered to be the gently rolling nature of the landform which provide its topographical characteristics. The landform includes the identified ONF's within the Golf Site in addition to the various ridges which enclose the local context. Various water features exist within the Property and notably include two streams (Rauataua Stream and Ōkiritoto Stream) and associated tributaries in addition to Lake Ōkaihau and the Ōkiritoto wetland. Extensive areas of indigenous vegetation also exist within the Property, largely within the gully systems, with some individual indigenous specimen trees surrounded by pasture.

The perceptual values are considered to be characterised by a pastoral arcadian landscape which is associated with farming and animal production. In relation to this there is seasonal change through the seasonal colour of vegetation (including pasture during the drier months), in addition to the presence of young animals such as calves and lambs. This perception of a productive landscape is also experienced through the presence of agricultural buildings (such

as the woolshed located on the Golf Site), in addition to rural farming machinery and associated activities.

The associative values are the intangible things that influence how places are perceived. Notably this is considered to include the cultural history of the Property and its wider context including the Te Korekore Pā and Te Tuara ō Titahi ridge to the north of the Property, in addition to a number of the features within the Property such as Lake Ōkaihau, the Ōkiritoto Stream and the associated falls and wetland. Associative values include the values that the local Muriwai community will likely hold for this rural landscape and its role in spatially separating the city from the beach.

5.0 The Project

The description of the Project is covered in more detail in the Project Description Report and Assessment of Environmental Effects. The Project is at a preliminary and conceptual design stage, and therefore a degree of flexibility is required due to likely minor changes that may be needed to the Project following the subsequent developed and detailed design. Moreover, the proposed above ground structures and buildings will require separate building consents in which any adopted conditions associated with this application in relation to building design, materiality and colour, and revegetation and planting will be managed. In this respect, the applicant is adopting a “maximum envelope” approach for some of the proposed built features which has influenced the level of effects in this assessment. While preliminary site plans and concept designs have been prepared for all buildings it is acknowledged that these may change in relation to the flexibility provided by this approach.

The Project involves the establishment of a golf resort facility of international standing including a new golf course, clubhouse, sports academy and luxury standard visitor accommodation all carefully sited on the Property to avoid significant adverse effects.

During the developed and detailed design phases of the Project for the golf course and associated facilities it is recommended that landscape architectural input is included to ensure that the level of effects as described in this assessment are realised through the implementation of the Project.

Plate 13: Site Layout

The Project has been designed, and will be constructed and operated, to exceptionally high standards to offer superior golf experiences sympathetic to the unique environmental setting of the Property.

In addition to offering luxury accommodation options, which will complement the golf experience, the Property will provide additional hospitality facilities for members, tourists and locals. The recreational facilities proposed through this Project include a 19-hole golf course, 9-hole short course, driving range, indoor and outdoor tennis courts and a sports academy.

The Project aims to produce a golf course of international acclaim to join other New Zealand courses currently ranked within the top 100 in the world. The Project will be expertly crafted and sculpted to reflect the existing landforms, be sensitive to local natural resources, enhance the degraded natural features as well as restoring its modified and declining native wetlands and indigenous biodiversity. It will capitalise on opportunities for ecological restoration, respect the Property‘s cultural and historical context, and appropriately recognise and retain the rural character of the area - all while delivering a "marquee status" golf course and premium golfing experience.

The Project comprises the construction, operation and maintenance of the following physical site components:

- An international, marquee standard 19-hole golf course with warm-up fairway and short-game practice area;
- A clubhouse;
- A sports academy including; an academy building, academy driving range, practice green, 9-hole short course, and indoor and outdoor tennis facilities;
- A golf and property maintenance complex;
- A luxury lodge which includes accommodation, a wellness centre and retreat;
- Dining facilities within the clubhouse and lodge and a café at the sports academy;
- Groundwater and surface water abstraction facilities;
- Off-stream water storage reservoir;
- Significant ecological restoration and enhancement works; and
- Various supporting infrastructure associated with the above items (e.g. internal roads, car parks, helipad, cart tracks).

The built features and aspects which particularly relate to natural character, landscape and visual amenity effects are further detailed below.

5.1 Golf Course

The 19-hole golf course is proposed to be focussed around the northern and western portions of the Golf Site. The golf course will be made up of tees, fairways, primary and secondary rough areas, greens and bunkers. Tracks and paths will be provided throughout parts of the golf course to eliminate damage to turf in areas of high golf cart and maintenance vehicle traffic. Tracks and paths around the golf course will be similar to typical farm tracks and either be constructed from gravel, limestone or crushed sandstone (e.g. sourced from the Property's quarry) or similar aggregate material.

5.2 Practice Greens, Warm-Up Fairway and Short-Game Practice Area

Two practice greens, a warm-up fairway and a short game practice area are proposed. One practice green is located to the northwest of the clubhouse, next to the first and 10th tees, while a second practice green is situated to the southeast of the clubhouse, adjacent to a 'warm-up' fairway. The warm-up fairway and the short game practice area located to the southeast of the clubhouse, are all within walking distance to clubhouse amenities, car parking, and the first and 10th tees. These are designated areas of mown turf with sand bunkers and do not require any buildings or perimeter fences typical of traditional urban style driving ranges.

5.3 Club House

The clubhouse will serve as the operational and social hub of the Property. Its primary purpose is to provide a space of pre-round preparation and post-round relaxation for golfers. The club designed by Johnstone Callaghan is located centrally within the Property, near the tees for the

first and tenth holes, and the 9th and 18th greens. Preliminary plans, visualisations and a design statement are provided in the Johnstone Callaghan Report within this application.[22]

The clubhouse is proposed to be curved in shape and will be built over three levels, with the lowest level 'cut' into the sloping topography. The building will sit within the maximum permitted hight limited of the Rural Production zone (15m), and its chosen location on the Golf Site will mean that it will not sit on top of any of the Property ridges (to reduce visibility of the building from Muriwai Road and the surrounding area). The materiality of the lower two levels of the clubhouse is proposed to be a mix of rammed earth local sandstone (from the quarry located in the Reservoir Site), in-situ concrete and vertical timber cladding. The roof and upper level are designed to provide enjoy expansive views of the golf course and wider valley landscape and consists of living (green) and sandstone chip roofs, with stone terraces and double glazed walls with brushed metal panels.

The landscape treatment around the curtilage of the building and carpark is also within the concept design stage with the intention that it contains low amenity planting and areas of mown grass to make up the primary landscape response. The species selection will be primarily driven by an indigenous plant palette. Large specimen trees are also proposed in areas to soften the interface of the facility whilst still allowing for visitors to enjoy the outlook of the golf course and its interplay with the natural features of the Property (i.e. vegetated gullies) and beyond (i.e. Te Tuara ō Titahi ridge system).

5.4 Visitor Accommodation (Lodge)

Visitor accommodation will be provided on the Golf Site through a new lodge. The lodge will add an accommodation facility to west Auckland and serve the needs of multiple markets. The lodge has been jointly designed by Mason & Wales and Jack McKinney Architects. It will be located towards the western end of the Property on gently sloping land that provides views of the distant Tasman Sea and the Property's farm, forests, wetlands and Lake Ōkaihau. Preliminary layout plans for the lodge development are illustrated in the architectural resource consent package.[23]

In summary, the visitor accommodation facilities include a lodge, meeting house, wellness centre, and retreat which includes various accommodation suites. Carparking facilities are also provided for guests and staff. Rammed earth is again to be used as a primary architectural feature of the lodge building, together with timber cladding. Siting within the height plane of the zoning, and a green / living roof for the lodge building is also proposed. Supporting facilities such as the meeting house, wellness centre and retreat (including accommodation units), all follow a similar design language to the lodge, with a proposed palette of natural materials to feature throughout.

The visitor accommodation facilities will be interspersed between large areas of amenity planting which will be focussed around an indigenous species palette including flax, grasses, ground covers and native specimen trees including Pohutukawa, which occur within the Property.

[22] Appendix 19 to the AEE.

[23] Appendix 20 to the AEE.

5.5 Sports Academy

The key functions of the sports academy are to provide instruction and training facilities for golf and tennis and include indoor and outdoor practice and playing facilities (9 hole Short Course), and car parking. The main sports academy building has also been designed by Johnstone Callaghan.

Overall, the sports academy buildings will have a distinctly rural aesthetic in their function and simple form. The material palette is proposed to consist of vertical timber cladding with a profiled metal roof. Both the academy and tennis building are also proposed to utilise rammed earth features and timber screen elements as part of the architectural design.

Low amenity planting, mown grass and specimen trees are proposed as part of the landscape treatment. As part of the common theme, an indigenous planting palette is proposed, and large specimen trees are proposed particularly along the western extents of the facility to visually soften the built form of the proposed buildings.

5.6 Pou and Cultural Art

Discussions undertaken to date with mana whenua have revealed a preference for the development to incorporate traditional art and motif where possible to enhance the design of key buildings and to highlight the cultural significance of the area. Discussions in this respect are ongoing and no firm plans are yet in place, however, the applicant is very supportive of showcasing local stories and highlighting cultural sites in the form of traditional sculpture or artwork and incorporating these into the design and operation of the Property.

5.7 Golf and Property Maintenance Complex

The purpose of the Golf and Property Maintenance Complex (GPMC) is to service the needs of the whole Property including landscape planting areas, common areas, buildings and other support infrastructure and systems. The main components of the GPMC include an equipment store / workshop, fuel area, biological wash water recycling area, offices, storage building, material bays, bulk store shed, operations buildings and a dedicated space for green waste, compost, rubbish and recycling.

Buildings that make up the GPMC will be designed to retain a rural aesthetic and resemble the buildings of a typical working farm (and would function in a similar way). Low amenity planting is proposed in the northern and western edges of the facility area and large specimen trees are proposed throughout, including along the southern and eastern edges which will visually set the buildings into the rural character of the Property and its context.

5.8 Restrooms / Rain Shelters

The restroom and rain shelter structure located near the 7th tee will be approximately 4m x 4m in size and be built into the ground, so that only one side of the building is exposed for access. It will accommodate male and female restrooms and as part of its design, provide an area to shelter from rain.

The other on-course restroom will be located within the existing woolshed building to be re-purposed so it functions as a “Halfway House” near the 12th and 17th tees. The Halfway House will also provide golfers the option to rest and refresh.

5.9 Roading and Carparking

The proposed internal roading configuration will service the key facilities within the Golf Site. The existing entrance along Muriwai Road will be retained and upgraded. Internal roading details can be found in the McKenzie & Co Infrastructure Report and the Commute Report.

Carparking is required as part of the Project and separate carparks will service the following locations:

- Clubhouse;
- Lodge;
- Sports Academy;
- Golf and Property Maintenance Complex; and
- Adjacent to the Golf Course Short Game Practice Area.

An appropriate extent and scale of planting is also proposed as part of these areas to both screen and integrate these areas.

5.10 Bridges

A total of 13 bridges are required over streams, wetlands and gully areas within the golf course to provide safe and efficient access around the course for golfers and maintenance staff. Wherever possible, bridge crossings are proposed instead of culvert crossings to minimise impacts on streams, wetlands and associated habitat values. All bridges proposed will be designed as single span structures that avoid the need for piles or abutments to be placed directly within wetlands or within permanently wetted areas of stream beds, thereby minimising natural character effects on these waterbodies.

5.11 Helicopter Landing and Take-off Area

A designated helicopter landing and take-off area is proposed to be located alongside the golf course and clubhouse access road. It will comprise separate helipads designed in accordance with civil aviation safety requirements.

5.12 Lighting

Lighting plans for all buildings within the Property are not yet developed. It is anticipated areas surrounding buildings will include some outdoor lighting for general pedestrian and operational safety, and to enhance specific architectural features or landscape planting. Low lux lighting is contemplated at ground level to illuminate interconnecting pedestrian pathways within the lodge area and between the clubhouse and the lodge.

To enable some night-time usage of the golf driving range, low intensity lighting will be installed on the academy building. Traditional pole-lighting will not be used and there is no need to fully light the entire range. The lighting will be designed so that the ball flight leaving the building / grass tees and its track through the night sky are visible. Lighting is not required to see where the ball lands.

Of particular importance to the consideration of natural character, landscape and visual effects it is understood that lighting requirements will remain within the parameters of the Rural Production Zone of the AUP.

5.13 Signage

The Property will require signage located near Muriwai Road at both site accessways. The size and design of signage is yet to be confirmed, however, the intent is for it to be simple and understated in nature.

5.14 Stream Culverts

Bridge structures at these crossing locations are not practical from a golf design perspective Stream bed culvert structures are proposed at two locations within the golf course. These are located in the bed of the streams dissecting the 14th and 18th fairways. Bridge structures at these crossing locations are not practical from a golf design perspective.

5.15 Fresh Water Supply, Storage and Reticulation

To fulfil the Property's water demand, potable and domestic water will be supplied from the local groundwater resource while irrigation water will be supplied from two sources - the Raurataua Stream and the local groundwater resource. Water used for irrigation will be stored in a purpose-built off-stream reservoir. Specifics can be found in the application technical reports however of particular relevance to this report is the proposed intake structure in Raurataua Stream in addition to a water storage reservoir.

5.15.1 Raurataua Stream Intake Structure

The final design of the intake structure is not yet available however a number of design options are being considered and are described and illustrated in the full Project Description. Notwithstanding this, the final position of the structure in addition to its appearance will need to be fully considered in order to minimise adverse effects and as such a condition of consent in relation to these matters is recommended.

5.15.2 Water Storage Reservoir (Irrigation)

The water storage reservoir is located to the east of the existing sandstone quarry. The reservoir will be approximately 4m deep with a surface area of approximately 3.7 hectares. This will provide a storage capacity of approximately 140,000m^3 of freshwater sourced from both the Raurataua Stream and deep groundwater resources. The reservoir will be excavated into the existing ground surface slope and will include visual and amenity planting embankments up to 3m high along the northern, eastern, and western sides of the reservoir.

The southern slope will be cut into the hillside and excess fill material placed in a nominated disposal area upslope to the south of the reservoir. This fill material will be contoured, re-grassed and returned to pastoral farming.

It is recommended that a landscape plan for the water reservoir area be required as a condition of consent including final landform modulation and planting to integrate the bund into the rural

landscape and to minimise potential adverse effects on the landscape character and visual effects for viewing audiences to the east and on Muriwai Road.

5.16 Construction

Construction of the Project is proposed to be staged over a number of years with the anticipated construction of the water storage reservoir being the initial priority from a programming perspective. This is to allow early collection and storage of water so that it is available for the first phase of grass establishment on golf course.

A high-level construction schedule in addition to further details of the construction sequence can be found in the Project description report and relevant application documents. In general, construction will involve site clearing and vegetation removal and earthworks (in relation to the golf course, supporting infrastructure and facilities / buildings), construction of infrastructure and buildings and revegetation and restoration planting.

Management plans will be implemented which will include:

- Construction and Environment Management Plan;
- Contaminated Soils Management Plan;
- Kauri Die-Back Management Plan;
- Rehabilitation, Revegetation and Landscape Planting Plans;
- Ecological and Wetland Restoration Plans; and
- Site Operations Management and Maintenance Plans.

6.0 Visual Catchment and Viewing Audiences

6.1 Viewing Audiences

Refer to Figure 5-7 in Appendix 3

To determine the visual catchment and viewing audience of the Project, a study of aerial photography including land use, landform (contours) and vegetation patterns was undertaken in addition to a series of Zone of Theoretical Visibility (ZTV) analyses and site visits to identify the nature and sensitivity of potential viewing audiences and to obtain representative viewpoints to assist in determining the likely level and nature of change. The visual assessment also included visiting a private property along Hamilton Road[24] to obtain an indication of the likely extent of views from comparable locations. More generally, representative views have been obtained from the nearest available public locations in other instances where private viewing audiences have been identified. Further, a ZTV analysis has been produced along Muriwai Road with bare earth and above ground features considered (**Figure 5 and 6 Appendix 2)**.

Overall, the below summary describes the key observations in relation to the visual catchment:

[24] 71 Hamilton Road

- The enclosing series of ridgelines that surround the Property and its broad context form the visual catchment
- Undulating landforms to the south of Muriwai Road restrict views towards the Property from locations along Taiapa and Muriwai Valley Road.
- The open nature of the Property and broader context allows for direct and expansive views towards the sites from private property locations along Hamilton Road.
- Landform and vegetation within the Muriwai Road (road reserve) partially restricts views towards the Golf Site and associated buildings to the north. Breaks in this vegetation along the southern side of Muriwai Road allows for opportunities to obtain open views towards the existing quarry and Reservoir Site.

With the above considered, the primary viewing audiences of the Property and sites have been identified as the following groups:

Public Amenity:

- Road users along Muriwai Road (travelling in both directions)
- Road users along Hamilton Road
- Road users along Cable Road

Private Amenity:

- A limited number of residents along Muriwai Road
- Residents along the western side of Hamilton Road
- A number residents in elevated portions of Cable Road
- Property owners along the northern portion of Fletcher Road at the eastern end of the Te Tuara ō Titahi ridge.

A range of viewpoints representing the key viewing audiences listed above have been selected and are illustrated on **Figure 7**, with photography provided in **Appendix 2**.

Table 2: Visual Assessment Viewpoints

VP No.	Location	Direction of View	Reason for Selection
1	Muriwai Road (1 of 4)	North – east	Representative of views attainable by road users travelling east along Muriwai Road
2	Muriwai Road (2 of 4)	North – east	Representative of views attainable by road users travelling east along Muriwai Road
3	Muriwai Road (3 of 4)	East	Representative of views attainable by road users travelling east along Muriwai Road
4	Muriwai Road (4 of 4)	South - west	Representative of views attainable by road users travelling west along Muriwai Road
5	Hamilton Road	West	Representative of views attainable by road users and residents along Hamilton Road

6	71 Hamilton Road	West	Representative of views attainable by residents along the western side of Hamilton Road
7	Cable Road	West	Representative of views attainable by residents and road users along Cable Road

7.0 Assessment of Effects

The effects covered in this assessment, include those that can occur in relation to changes to landscape attributes and values, character, and visual amenity (i.e. viewing audiences and their outlook) in addition to natural character effects in relation to the waterbodies that occur within the Property.

Natural character, landscape and visual effects can result from change in the components, character or quality of the landscape values. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on landscape character and quality, amenity and on public and private views. In this report, the assessment of potential effects is based on a combination of the landscape's sensitivity and visibility, and the nature and scale of the development proposal in relation to the existing rural landscape character.

In relation to this Project and our methodology (Appendix 1), it is considered that the degree to which landscape and visual effects are generated by a development depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that substantial and / or inappropriate adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes,

including planting that can provide an adequate substitution for the currently experienced amenity or to enhance overall landscape character.

7.1 Consideration of Construction Effects

A proposal of this scale and complexity will mean that construction activities will take place over a number of months and years. A preliminary staged construction schedule is provided in the Project Description Report which provides an indication of the Project's sequence of construction. Broadly, as identified earlier, construction on the Reservoir Site will be undertaken initially in order to capture water which will be required for the grow in period of the golf course. The presence of construction activities within the Property will be staged / sequenced, and temporary.

Many aspects in relation to construction will be in relation to earthworks and the presence of earthwork machinery in order to grade and contour aspects of the Property to enable playability of the surfaces. Areas of vegetation removal will also occur within these stages. During the development and construction of the Project, normal construction management techniques will be applied such as an erosion sediment control plan, for which a draft plan has been prepared in the draft Construction Management Plan.[25]

Aspects of construction effects will result in permanent changes to the Property's natural character, landscape and visual amenity attributes and values which principally will be due to earthworks within the Property. Once shaping has been completed topsoil will be spread across these areas with grass (suitable for playing golf) established, and areas of vegetation removal will be replanted, with many other areas of the Property undergoing restorative or enhancement planting.

For the Project's identified viewing audiences, most are either located in distant locations (i.e. Hamilton and Cable Road), or transitory (i.e. Muriwai Road). Furthermore, rural landscapes are inherently dynamic, particularly field areas, where much of the works will be undertaken. Works along Muriwai Road in relation to road widening will also be part of the construction activities as activities occur along the existing road corridor.

7.2 Landscape Effects

7.2.1 Effects on Landscape Attributes and Values

Golf Site

In terms of landform effects within the Golf Site, these will be as a result of the shaping of the golf course (greens, tees and fairways) and earthworks required to prepare areas for supporting infrastructure (i.e. roading, pathways, access bridges and car parks), in addition to changes to the landform where buildings / supporting facilities are proposed.

The design of the golf course has been developed to work with the existing undulating contours of the Golf Site which have been identified as a key landscape feature that will remain legible across the course and Property. Areas of grading are proposed throughout the golf course to enable the establishment of tees, fairways, greens and bunkers in addition to grading areas of the fairways to improve the playability of the course.

[25] Mckenzie and Co, 2021b

Earthworks associated with the golf course will be avoided within identified wetlands and of the approximate 13,000m of streams within the Property, 184m will be affected by the Project. A 175m length of a modified permanent stream, considered to be in a highly degraded, 'poor' ecological condition[26] will be impacted through proposed culverting and placing of riprap. Additionally, 16m of an intermittent stream of moderate ecological condition[27] will be infilled. It is proposed that 357m of streams within the Property are restored through fencing to exclude stock, weed control and planting of a 20m wide riparian margin; and a 16m reach of stream is to be daylighted (Stream I2 as identified in the Ecological Effects Assessment).

A small portion of ONF 72 will be impacted by minor grading of the back-tee location for Hole 3 as indicated below. It is considered that minor grading in this small area will minimise any adverse effects on the key characteristics and values of the ONF as outlined in the AUP.

Plate 14: Extent of ONF boundary in Green Hatch, earthworks extent in red dashed line)

Isolated areas of earthworks are also proposed in relation to the proposed bridges which will provide the required connections through the golf course. Many of the areas in relation to the bridges are located either side of the small gullies and wetlands. As single span bridges, earthworks will be avoided (i.e. piles) in the stream beds (wetted areas) and will be located only within the margins.

Supporting infrastructure such as internal roads will require limited earthworks. Roading and identified areas of carparking will principally occur where the gentler slopes exist within the Property. Localised grading around these areas will avoid the requirement for retaining walls, and such areas will be appropriately grassed and landscaped.

[26] Ecological Effects Assessment, Stream P3

[27] Ecological Effects Assessment, Stream I9

In relation to the proposed buildings, two distinct site locations are proposed. The clubhouse and lodge complex are to be sited on gentle north facing slopes in the north western portion of the Property, visually separated from Muriwai Road. Supporting facilities including the Sports Academy (driving range and tennis facility), and Golf and Property Maintenance have been sited on a broad more elevated landform near the centre of the Golf Site within partial view from Muriwai Road.

The proposed clubhouse has been designed to be set into the slope with the building broadly orientated east to west along the contour of the slope. The lodge area is located in an area of pastoral farmland with occasional mature Pohutukawa, although not protected, the better quality trees will be retained and incorporated into the grounds.

The fine-grain built form of the lodge, wellness centre and accommodation units will ensure that the proposed buildings broadly follow the sloping characteristics of the landform in this area and remain set back from Lake Ōkaihau (ONF) and the vegetated gully to the east.

Overall, it is considered that the undulating attributes of the landform, together with the gullies and lake formation will remain clearly expressed in relation to this Project. It is therefore considered that the effects on the landform attributes and values will be low.

In relation to vegetation, the Arboricultural Effects assessment details the specifics on vegetation removal however, the majority of the change (i.e. golf holes) within the Property will take place where pasture exists which, following earthworks, will be turfed in appropriate grass species, for tees, fairways, greens and the rough areas. (e.g. couch grass). While the primary areas of the golf course take place in pastoral farmland small areas of vegetation (including within SEA's) are required to be removed. This often includes common species such as kanuka and manuka scrub however some vegetation such as a mature tawa tree (pedestrian bridge Hole 7 to 8) will be removed. Crown lifting will also occur in some areas in addition to limited vegetation removal to remain sight lines. Vegetation removal will therefore be restricted to discreet areas associated with the golf course and building areas.

Two Kauri located outside of the SEA's are proposed to be removed in addition to the removal of dead, standing kauri trees. The presence of Kauri Dieback Disease has been identified in the Golf Site and as such kauri within the Property are treated as affected by the disease and managed in accordance with protocols and guidelines.

Isolated areas of vegetation / roadside planting along Muriwai road will also be removed to enable road widening (for Golf Site access upgrades). These include planted trees along the northern side of the road on the approach to the site access near the 670 Muriwai Road Property entrance. This area is broadly defined as scrubby roadside vegetation featuring a mixture of exotic, pest species although it is recognised that some indigenous species will be removed (e.g. cabbage tree, kanuka and Pohutukawa). Additionally, near the eastern approach to the main entrance, two small roadside tree stands (including kanuka) are required to be removed to allow for road widening in this location.

Although some vegetation and tree removal are required, care has been taken to limit these areas as far as practicable. A key aspect of the Golf experience will be the indigenous areas of vegetation. Moreover, enhancement planting is proposed (and detailed in the ecological assessment) to provide both beneficial ecological outcomes and a stronger vegetative framework within the Property.

Beyond the established areas of indigenous vegetation, planting is proposed to support and visually ground the supporting facilities. Planting around the clubhouse and lodge whilst primarily for amenity reasons, will incorporate an indigenous planting palette to ensure the natural values of the existing vegetative framework remain clearly expressed. Amenity planting

will also be provided around supporting facilities (e.g. the sports academy and maintenance buildings) and will include indigenous shrubs and ground covers in addition to strategically placed trees as indicated in the landscape concept and planting guidelines (Appendix 3). With the above in mind, it is considered the adverse effects on the vegetation of the Property during and immediately following the construction period will initially be **moderate-low** adverse. Restorative and enhancement planting, in addition to amenity planting (with an indigenous plant palette incorporated throughout), will result in beneficial effects on the vegetation values which have largely been degraded through ongoing agricultural practices.

In summary, the Project will involve a level of modification to the landform characteristics within the Golf Site. The golf course will however ultimately overlay the underlying topography which will remain clearly expressed. To enable infrastructure and buildings, localised earthworks will also be required, and the layout of these features has been influenced by the Property contours. Although some vegetation removal is proposed, weed management, restorative planting and supplementary planting is proposed which will ultimately enhance the Property's vegetative values.

Reservoir Site

Earthworks in relation to the water storage reservoir will take place on a broadly sloping landform in the north eastern portion of the Reservoir Site. Earthworks will be required to prepare the reservoir structure which will include bunding. Fill will be deposited recontoured and re-grassed to ‘tie in’ to the existing sloping pastoral characteristics of this area. Small area of stream / bank disturbance for the water intake structure.

In relation to vegetation values that may be impacted, the water storage reservoir and associated fill area will be constructed in an area of pasture farmland and therefore vegetation values and attributes are considered low. Moreover, the ecological effects assessment notes that the ecological effects associated with the water reservoir (and associated infrastructure) are assessed as low, noting that there will be an overall net-gain ecological outcome resulting from the creation of a 3.7ha waterbody (reservoir water surface) providing habitat for native avifauna and fish. Moreover, planting is recommended in order to integrate the reservoir bunding which will provide an element of indigenous vegetation currently absent from this portion of the Reservoir Site. The SEA (SEA_T_5482) within the southern portion of the Reservoir Site will not be affected by the works.

Overall, it is considered that the effects on the landform attributes and values will be very low.

7.2.2 Landscape Character Effects

Golf Site

The proposal will ultimately change the land use of portions of the Golf Site, from grazed pastoral farming to a more manicured grassed character. However, it is acknowledged that golf courses often sit appropriately within rural landscapes due to their inherent open nature in which they remain characterised by large areas of open space through the arrangement of tees, fairways, greens and the associated balance areas.

Furthermore, ancillary buildings and supporting facilities when placed and designed appropriately have the distinct opportunity to contribute to the complex fabric of activities and built forms associated with rural and production landscapes such as wineries, horticultural operations, pastoral farms and the like. In addition, many of New Zealand’s valued lodges and other accommodation and hospitality facilities are located within rural landscapes to take advantage of the natural scenery and open space qualities. These rural activities often result in

a wide range of enhanced landscape outcomes, including a more appropriate landscape character pattern.

A leading principle of the golf course design is the retention of its natural features and the farm environment within which the golf course will be located and the vision that such activities are to be well integrated into the arrangement of fairways and greens through careful site planning and farm management. Rural activities will continue to characterise the Property, and to support this a farming operations report has been developed to explain the existing and proposed farming activities[28]. The map annexed as 'future grazing area overall plan'[29] (extract below) illustrates where farming is proposed to be undertaken alongside the golf and ancillary activities associated with the Project.

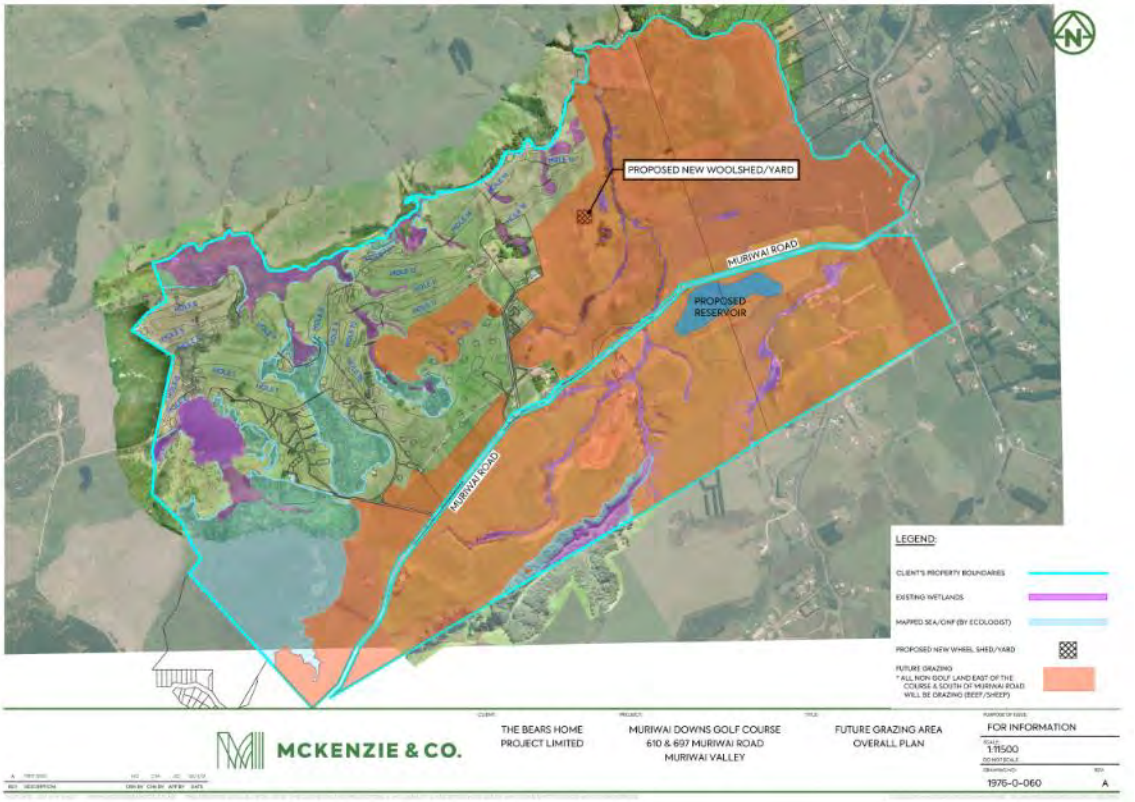


Plate 15: Extent of future grazing areas indicated in read hatch.

Importantly, the Project seeks to retain the eastern portion of the Golf Site (approximately one third), as unfettered pastoral land. Similarly, an approximately 100m wide buffer of pastoral land is proposed to be retained along the southern boundary of the Golf Site, adjacent to Muriwai Road to maintain this outlook for those travelling on this road - Muriwai residents and visitors alike. The Farm Operations Report considers that the Project will utilise 'reasonably unproductive land' and, with the cessation of the dairy farming and the expansion of sheep and beef, performance metrics will remain largely the same, if not improved from a physical and efficiency perspective. Moreover, it is recognised in the reporting that removing areas of dairy will have an added benefit to reducing the environmental footprint. The consideration of interfaces with the wider land uses and demonstration that the wider Property will continue to

[28] Farming Operations Report, DNA Lands ltd, appendix 9 to the AEE.

[29] Mckenzie & Co, drawing 1976-0-060

operate as a working farm will ensure that in principle the Property remains inherently rural and that the golf course and attendant facilities are set within this dominant land use.

The proposed golf course layout has been designed to work with the existing undulating contours of the Property. As previously expressed, where earthworks are required, areas will be recontoured to retain a naturalised landform appearance to tie into the existing undulating contours of the Property. This will allow visitors the opportunity to enjoy and celebrate the natural features and qualities of the Property, being a mix of a working farm and areas of wetlands, significant indigenous vegetation and water features.

The Golf Site entrance(s) (including signage) is also proposed to be low key, as indicated in the Project Description Report. This design rationale will assist in ensuring the key areas of the Project and the Property that express rural characteristics, will continue to do so through the simple and understated nature of the entrances. Moreover, the clubhouse and accommodation facilities will not be visible from Muriwai Road.

To further discuss this, the arrangement of the facilities buildings is an important consideration in which the finer grain development will be integrated within the Property. This has resulted in the larger lodge, accommodation and clubhouse components (in addition to associated car parking) being setback, deep within the internal areas of the Property, with the intention that such nodes of development are grounded into the landscape through subtle landform manipulation and a planting palette led by indigenous species representative of the existing coastal context location.

Other larger footprint buildings such as the sports academy (golf and tennis) and golf and property maintenance buildings are situated on a more elevated part of the Golf Site towards the southern periphery of the golf course. This is to take advantage of their proximity to Muriwai Road for ease of access and ability to locate the open grassed driving range adjacent to the southern strip of pastoral farming within view of Muriwai Road. Whilst visible from public (and private) locations, such buildings will have a typically ‘honest’ appearance consisting of simple rural style building forms and materials. These buildings will be more visible from Muriwai Road and other populated locations to the south and east due to their more elevated setting (compared to the lodge and clubrooms) however such building forms will sit within a large-scale landscape and will remain broadly representative of the familiar architectural appearance of rural buildings such as barns and woolsheds that characterise the area. The buildings are proposed to be finished in colours sympathetic to the rural environment and carefully considered landscape design and planting is proposed around the curtilage, including car parks, of these buildings to visually ground the building forms within the landscape.

Furthermore, internal access roads will be finished in a non-urban character (i.e. no vertical kerbs and channels) with appropriate widths associated with slow speed environments and finished in recessive aggregate, concrete or asphalt surfaces.

In recognising that the rural characteristics of the Golf Site not only include the open pastoral areas but also the traditional farming buildings, it is the intention that a number of existing farm buildings thin the Golf Site will be retained. This includes the existing woolshed centrally located within the Property which will be re-purposed for golf course support use, and the roadside farm utility buildings along the Property boundary with Muriwai Road.

Taking the above into account, it is considered the adverse effects on the landscape character values of the Golf Site will be **low**. Although infrastructure (including buildings) is proposed, the open space nature of the Property will remain throughout the majority of the Property either being occupied by fairways or the proposed continued farming operations which currently define the Property. As expressed, the presence of golf courses in rural environments is well established in New Zealand, and in this case the careful consideration of the Property's

landform, vegetation and rural characteristics will enable the proposal to be well integrated within this existing rural environment.

Reservoir Site

The Reservoir Site is defined by rolling pastoral landscape and the existing Sandstone Quarry, which will remain in operation and continue to support the needs of the local area, in addition to presenting opportunities for integration of this local material in the Project. The areas of change within the Reservoir Site are in relation to the Project, being the water storage reservoir, which will be located in an area of pasture. A reservoir waterbody, which will be permanently occupied with water (3.7ha in size), will provide a new feature in this site. However, it is considered that reservoirs are compatible elements within rural environments, often used for irrigation purposes.

The earthworks bunding, while engineered, will not significantly detract from the qualities of the Reservoir Site, which has been heavily influenced by the sandstone quarry. Notwithstanding this, the fill area of the reservoir will need to be carefully integrated and recontoured to remove abrupt changes in levels to ensure a board naturalised appearance as far as practicable, is achieved. Together with the proposed planting associated with the bunding, it is considered that overall, the landscape character effects on the Reservoir Site will be very low, and the site will continue to express an inherently rural characteristic as a result of the Project.

7.3 Natural Character Effects

7.3.1 Effects on Biophysical – Abiotic Attributes

In general, the high value abiotic attributes of the wetlands, lakes and rivers (streams) and their margins will not be adversely affected. There will be no physical effects on the wetlands. As described, some stream impacts are proposed, however one of these is a modified realigned stream (Stream P3). A small area of an intermittent stream (Stream l9, of moderate ecological condition) will be filled however a 16m reach of a stream (Stream l2) is intended to be daylighted. The gullies which support many of the streams through the Property will remain unchanged apart from minor earthworks required for the bridge spans. A small change to the existing levels within ONF 72 (as previously described) will be required, however this area is considered particularly discreet, and is beyond the water line of the lake and the more expressive lake embankments featuring around the northern, eastern and southern portions. The minor grading will be contoured to reflect the natural ground levels as indicated in the McKenzie & Co earthworks (extract) drawing below.

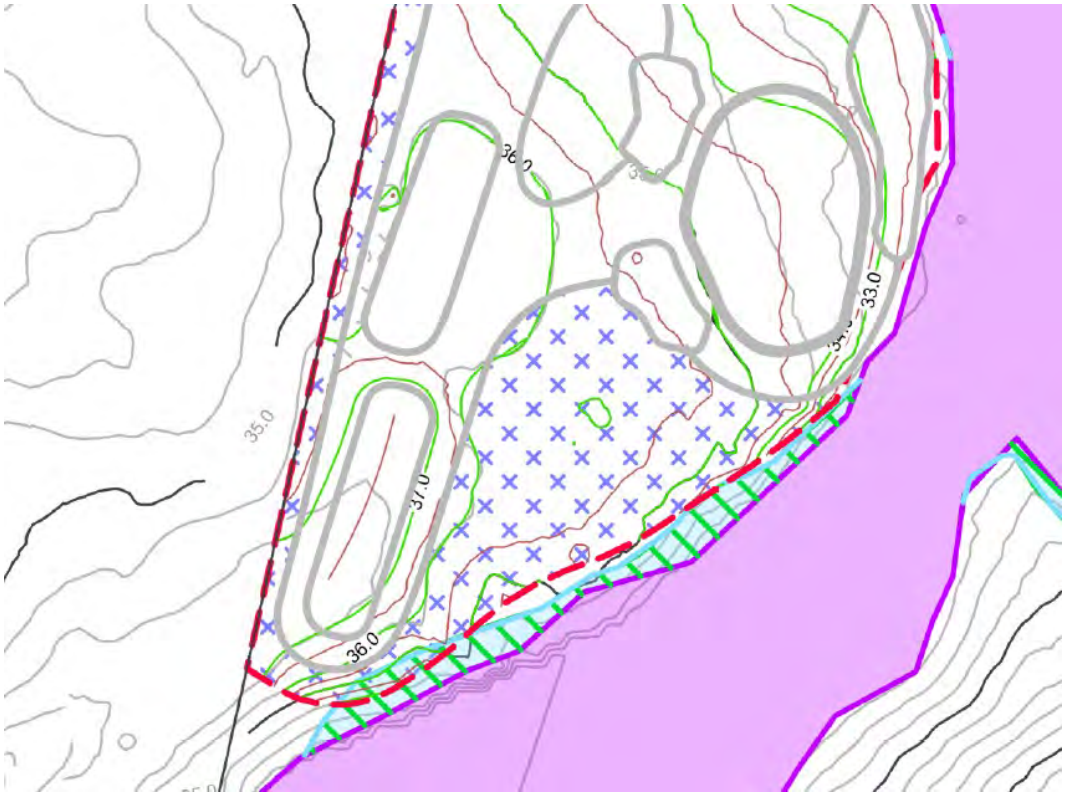


Plate 16: Extract illustrating proposed grading in relation to ONF boundary. ONF identified in Green hatch, earthworks extent in red dashed line). Existing contours in grey, proposed contours in Green and Brown linework.

Although there are some areas of disturbance in relation to the identified abiotic attributes associated with natural character, there areas are considered particularly limited. The proposed culverting will occur where a modified section of a stream occurs. A small area of a stream considered to have moderate ecological value however daylighting of a stream in another area will also occur. The effects on the ONF will also be limited and ultimately will not impact the underlying qualities of the ONF as indicated in the AUP. Overall, it is considered the adverse effects to the abiotic attributes are **low.**

7.3.2 Effects on Biophysical – Biotic Attributes

The areas considered to have the highest biotic values are the Rauataua Stream and Ōkiritoto Streams (including wetland) which will not be adversely affected by the Project. The portion of Lake Ōkaihau proposed to be impacted will be restricted to an area of Eucalyptus sp. and tree lupins (a pest plant). As indicated in the extracted figure below, riparian planting is proposed in this area, in addition to a substantial amount of ecological restoration around the degraded areas of the lake.

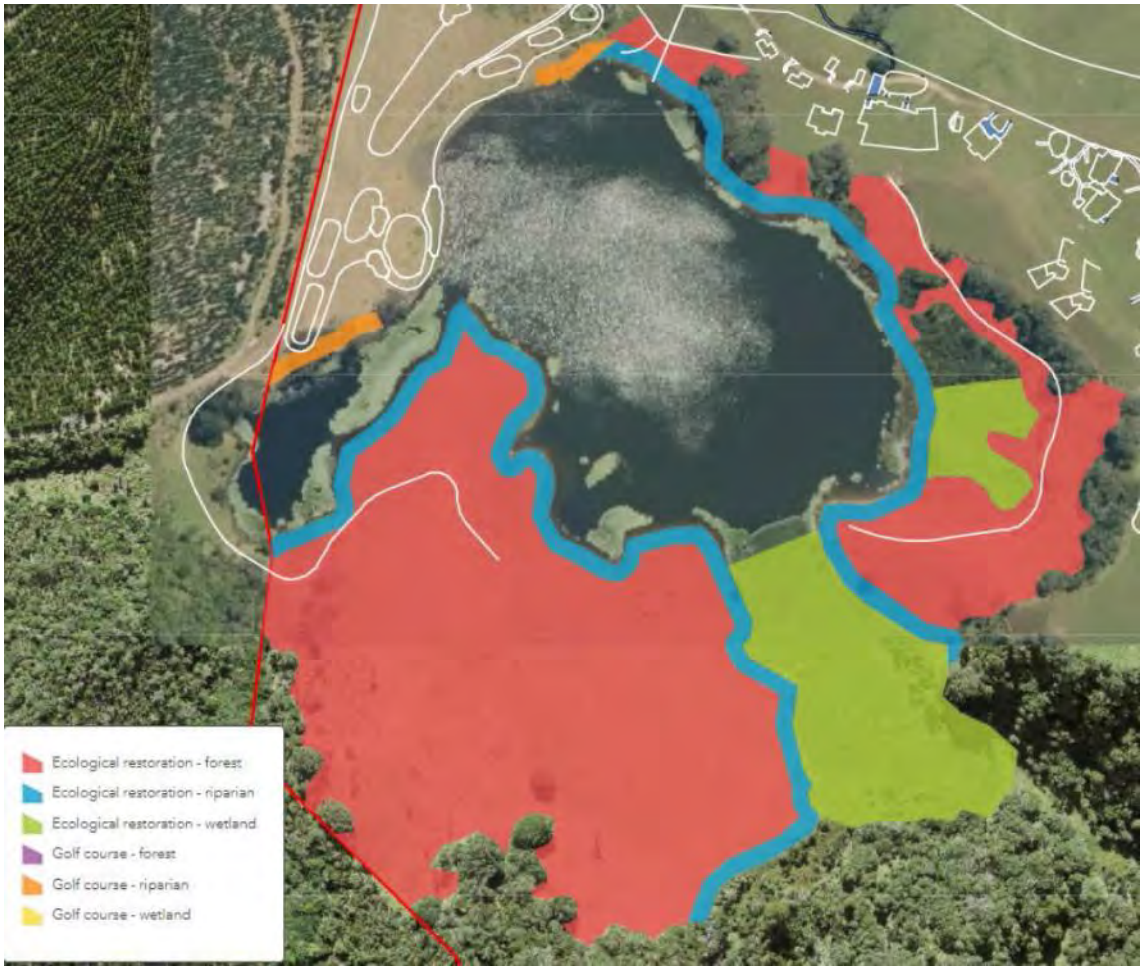


Plate 17: Extract from Ecological Effects Assessment (Figure 38) illustrating proposed restoration concept

Areas of the SEA's requiring vegetation removal within the Property are limited. Riparian margin planting is proposed around the wetlands and streams (in addition to SEA boundaries overall) and are detailed in the Ecological Effects Assessment. It is considered that whilst there would initially be some **low-moderate** adverse effects in relation to the proposed vegetation removal, the site-wide restoration and enhancement opportunities which are focused around the wetlands, lake and rivers (streams) and their margins are such that overall, there will be **beneficial** effects on the biotic attributes of the Property.

7.3.3 Effects on Experiential Attributes

The areas holding the highest experiential natural character attributes will not be adversely affected by the Project, although it is acknowledged that minor grading in relation to the Lake Ōkaihau ONF may have some very low temporary adverse experiential effects. The highest areas of experiential values will however ultimately either remain as they are at present or will be enhanced through restorative planting (in addition to maintenance and management), that will overall provide a higher quality environment with strengthened natural attributes and experiences. Moreover, it is not considered the more 'manicured' approach of the golf course environment will lessen the levels of experiential natural character attributes. The Property at present, in many areas represents a degraded farmland which has already introduced a level of human modification and management to the Property. The experience of the areas of natural

character will continue to sit alongside an established rural context with new areas of restoration which will contribute to the overall experiential natural character qualities of the Property. With the above considered, it is determined that the experiential attributes will broadly remain as they are as present. **Beneficial** effects are anticipated in time as vegetation becomes established along with the ongoing positive effects of the management and maintenance of the wetlands, lake, stream and their margins.

7.4 Visual Amenity Effects

Forming part of this visual assessment the relationship of the built elements' scale, bulk, form and placement contributes to the evaluation of the level of visual impact. The visual effects are largely associated with activities on the landscape and perceptions the viewer is likley to hold regarding the activity's affect on the visual amenity values.

The position of the development on the Property has included careful consideration of the public amenity values that the existing landscape has for the local and visiting viewing audiences. Views tend to be defined by the roads and associated properties and as such the below assessment considers the effects in this broad context. The following assessment refers to the **Appendix 2** viewpoint photographs to assist understand where the development is located on the existing Property in relation to the wider landscape context.

7.4.1 Muriwai Road

Refer Figures 5, 6 and 7 and Viewpoints 1 to 4

Viewing audiences along Muriwai Road primarily include road users travelling in an eastern or western direction along the almost 4 kilometre southern boundary of the Golf Site. Residential viewing audiences do exist along the road, but these are restricted to the eastern and western ends of the road, at the extent of the Property's associated boundaries. Those in residential properties are few in number and notably include 378, 380, 388, 394 and 434 Muriwai Road towards the east. It is not anticipated that views towards the Property from any residential properties to the west are obtainable due to intervening topography and vegetation.

For travelling viewing audiences, the experience from a moving vehicle is of an open pastoral landscape with distant enclosing ridges. Views from Muriwai Road are however variable. The more elevated eastern and western ends of the road allow for greater opportunities for wider angle views of the surrounding pastoral lands including the proposed Golf Site. Lower elevation views do afford a more limited extent of the surrounding landscape due to the similar adjoining landform elevation and relatively frequent roadside vegetation filtering views beyond the road corridor. In sections, roadside vegetation is not present and allows for intermittent views across the adjacent paddocks of the Golf Site and into the Reservoir Site where views of the existing sandstone quarry may also be obtained.

The identified residential properties share a similar visual extent whilst being in stationary positions, with fixed views of the surrounding landscape. Vegetation within these and adjacent properties does however on occasion restrict some portion of their panoramic views.

Elevated viewing audiences in the western portion of Muriwai Road notably include road users and such views are restricted to those traveling in an eastern direction. For these viewing audiences, it is not anticipated that views of the golf course, lodge or clubhouse will be visible due to these aspects occurring on lower elevation positions or hidden behind existing vegetation. A glimpse view of the golf and property maintenance and sports academy facilities

will be attainable however these will be oblique and fleeting. Moreover, these buildings will be simple in form, of a scale and appearance associated with rural activities and visually grounded with vegetation (including trees) within the curtilage of these buildings and are not considered to appear out of context in this rural setting.

While the experience from lower elevation positions along Muriwai Road tend to be restricted in the views attainable due to roadside vegetation, breaks in this vegetation may allow for brief glimpses of the golf and property maintenance facility to the north, and the more proximate proposed water reservoir to the south (at the Reservoir Site). Such change will however not be particularly prominent and will be experienced for a brief moment. The measures to integrate the maintenance facility have already been briefly described however in relation to the reservoir, although initially views towards the reservoir bund will be attained, buffer planting along the roadside interface will screen / filter these views. Until this point the batters which form the edge of the reservoir will be the main element that will be visible from the low position within passing vehicles.

For elevated viewing audiences to the east (residents at 378, 380, 388, 394, and 434 Muriwai Road and adjacent road users), the change observed will consist of the golf course in the northern, lower elevation areas of the Golf Site. Distant (over 2 kilometres away), building forms associated with the club house and lodge may also be partially visible from elevated positions, however these buildings will be low profile and intergraded into the sloping terrain and surrounding indigenous vegetation which will soften any visible elevations. In addition, proposed indigenous planting will visually knit into the existing gully vegetation.

The golf and maintenance buildings will also be visible from the more elevated eastern locations along Muriwai Road however the form and scale of these buildings will be in keeping with the established character of built development within rural environments. Furthermore, planting will be established around the curtilage of these buildings to further lessen their prominence.

Elevated views of the proposed water reservoir may be visible for residents however it is considered that the change will be limited in the wider view which is available. The change observed would be a recontoured portion of the Property's landform which will be re-grassed and continue to be grazed. The northern edge of the reservoir will be planted with a variable width buffer out to the road boundary which will soften the engineered form of the required batters.

Taking the above into account it is anticipated that no more than **very low** adverse effects will be bought upon the viewing audiences (both private and public) associated with Muriwai Road.

7.4.2 Hamilton Road

Refer Figure 7 and Viewpoints 5 and 6

Hamilton Road is located to the east of the Property and originates from Muriwai Road. Hamilton Road climbs in elevation and tracks along one of the enclosing ridges to the east of the Golf Site. The road services approximately 27 residential properties which are distributed on either side of the broadly north / south ridge. Most residential properties along the western side of the road have the opportunity to obtain views toward the Property due to their western facing aspect and elevated positions.

As a 'no exit' road, the road is likely to primarily serve the low number of residential properties along it. In this respect, there would be a low number of road users and in combination with the often-vegetated road verge along the western side, there are limited opportunities for people to

experience open views towards the Property. Nevertheless, views are attainable on occasion in breaks of vegetation along the road corridor as depicted in Viewpoint 5.

For those viewing audiences that acquire a west-facing outlook, the foreground of the view features a mix of indigenous and exotic vegetation within respective and neighbouring properties on the moderately steep west facing slope. This slope leads down to the Raurataua Stream which forms the eastern edge of the Golf Site. Beyond this vegetation, in the fore and mid-ground of the view are the open pastoral lands of the Golf Site, featuring a broadly north facing slope leading to the Ōkiritoto wetland and stream. A mixture of exotic and indigenous tree stands are visible within the view however the indigenous stands of trees (e.g. between the proposed clubhouse and lodge), whilst legible, are not prominent, with the key attributes of the midground more associated with the agricultural land uses of the Property.

Some viewing audiences along Hamilton Road also retain views of the existing sandstone quarry within the Reservoir Site. The quarry is a legible feature in the view and while quarries can be a common feature in rural areas, the exposed sandstone quarry face contrasts with the surrounding pasture. From these locations the reservoir and associated bund and fill area will also be visible from most of these properties. As outlined above there are mitigation measures to integrate this new water and land element into the existing pastoral / rural landscape of the Property.

The background of the view from these elevated locations is characterised by the vegetated slopes behind the southern portion of Muriwai beach and its developed context. Beyond this, glimpse views of the coastal waters of the Tasman Sea are visible where the landform drops below the distant horizon.

From these eastern locations, that is for residential viewing audiences and road users along Hamilton road, there will be a slight change as a result of the Project, however it is considered that this change will not be particularly discernible. The retention of the eastern portion of the Golf Site as a working farm will ensure that the immediate foreground of the view from these locations will remain unchanged. This remains the case for large areas of pastoral land in the southern portions of the Property as the proposed layout of the golf course will occur in the lower (northern) elevations of the Property. Earthworks and grading associated with the golf course facilities has been carefully considered, with the intention that a ‘light touch’ approach is adopted, and any grading of areas is contoured to reflect the topographical characteristics of the landform. These areas will either be established as grass (pasture and fairways and greens) or established in planting.

The most substantive built development is the clubhouse and lodge located in the western portion of the Golf Site, over 2 kilometres from these viewing audiences. Furthermore, the location of these facilities sits between the system of gullies within the Property which include areas of mature tall indigenous vegetation. Vegetation in the upper portions of these gullies partially screen the rounded slopes between where the proposed club house and lodge are proposed to be located. Planting within and around the curtilage of these facilities will utilise species which, together with the stepped, broadly low profile form of the proposed buildings and their materials, will ensure buildings remain subservient to the broader rural landscape and not detract from the overall rural character or amenity currently experienced. It is acknowledged that the upper most glazed portion of the clubhouse will be a contrasting element when seen within views from distant off-site locations and while this will be seen as a feature, its relatively small size is not considered to result in this building being dominant in the rural landscape

Other built features likely to be visible from these western viewing audiences are the golf academy building, covered tennis facility and golf maintenance buildings. These facilities are located and spaced in such a way that the cumulative bulk of the buildings will not be seen to be

against the grain of that anticipated in a working rural environment. These buildings have been designed with rural characteristics in mind, particularly due to their potential visibility and the desire to ensure built development, particularly around the periphery of the golf course appropriately relates to the agricultural nature of the broader context. This has been realised through the simple forms of the buildings which will be finished in colours that reflect the rural environment and typical structures. Considered planting around the edges of these buildings is also proposed to visually ground the built form and partially screen the buildings.

Appreciable change in the context of the existing sandstone quarry will be the formation of the proposed water storage reservoir through the recontouring of a portion of the Reservoir Site to create water storage over approximately 3.7ha in area. Behind the water storage reservoir, excess cut will be balanced across an area of pasture where the fill will be contoured to reflect the small rounded slope to the south east of the proposed water reservoir. This area will grassed and returned to grazing. Vegetation along the roadside will partially screen views of the water storage reservoir and associated bund for those along Hamilton Road, although it is noted that the elevation of these viewing audiences will mean that views of the water will likely be attained. The water storage reservoir will be at least approximately 1000m from residents along Hamilton Road and views from these properties tend to be focused toward the north west (rather than south west), in the direction of the distant coastline. Views within these properties are also often set within vegetation or influenced by vegetation in neighbour lots which will mean that some views to the water storage reservoir will be obscured completely. Nevertheless, for those that are able to observe the water storage reservoir, this feature will be relatively small (in comparison to the wider view), and not an incompatible addition to the outlook and therefore not considered to be out of context in a rural landscape. The new feature will also be seen in a wider / broader context and will not be a prominent element in the viewing audience's outlook.

Taking the above into account, it is considered that the adverse effects of the Project for viewing audiences along Hamilton Road will be **very low**.

7.4.3 Fletcher Road

Refer to Figure 7

Fletcher Road is situated on rising landform to the northeast of Hamilton Road separated by a vegetated gully. The road follows a similar orientation and alignment to Hamilton Road from Muriwai Road with residential development in the form of small lifestyle blocks which are located to the north and south side of the road, with the aforementioned gully obscuring views towards the site. The road occupies a lower elevation than Hamilton Road and therefore for the most part does not allow views towards the Project. As the road gradually climbs in elevation to the west and beyond the end of the road, there are opportunities to obtain views towards the Property, however these would be from private properties and not from along the road corridor. The properties identified as having the opportunity to obtain views include 171, 173 (A to D) and 175 (A & B) Fletcher Road, which broadly sit along the eastern end of the Te Tuara ō Titahi ridge, and in relation to the Property, are located to the north east approximately 400m away from the nearest boundary.

The Property is located toward the south west of these properties and due to their elevation, the outlook would be of an open nature across the Golf site and beyond. Pastoral land north of the Golf Site would broadly occupy the foreground of views in addition to neighbouring residential built form which define this cluster of lifestyle blocks in this portion of Fletcher Road. Some vegetation within small gullies and tree stands within the Golf site may be partially visible through the vegetation surrounding these lots as the broadly sloping landform falls away from the Te Tuara ō Titahi ridge towards the Ōkiritoto wetland and stream.

The midground of the views would contain the north facing undulating terrain of the Golf Site which features pasture covered fields interspersed with occasional tree stands and vegetated gullies. The vegetated slopes which form the backdrop of the southern portion of Muriwai beach would also be visible in addition to the coastal waters. Portions of Muriwai Road may be observed in addition to the existing sandstone quarry forming part of the Reservoir Site. Beyond, the rural land uses would continue to characterise the view and there may be the opportunity to view the distant forested hillsides of the Waitakere Ranges (Te Wao nui ā Tiriwa).

The Project would principally comprise the inclusion of the golf course activities within the outlook. If views are attainable, these would occur in the mid-ground of the view and include the legible pattern of the fairways and greens along the northern portion of the Golf Site. It is however considered that extensive views of this activity will be difficult to discern from these locations due to intervening landform and vegetation surrounding these private properties. The proposed clubhouse and lodge would appear set into the sloping landform as they step down the Golf Site. The profile of these built features would include planting around the periphery of the buildings which would visually link with the vegetated gully systems in the western portion of the Golf Site. It is anticipated that the lodge and clubhouse buildings would be more visible from these locations than from properties along Hamilton Road due to their more westerly location and elevation. The additional ancillary buildings including the golf academy, tennis court and golf maintenance would also be visible located centrally within the Property and set amongst the pastoral fields. Such built features will not be out of context due to their traditional forms and finishes and will be readily absorbed in the wider rural environment. Any change within the Reservoir Site is unlikely to be clearly discernible due to the distance between the viewing audiences and water reservoir, re-grassed contoured fill and vegetated northern interface.

With the above considered, it is anticipated that viewing audiences along Fletcher Road could obtain up to **moderate-low** adverse effects as a result of the Project.

7.4.4 Cable Road

Refer Figure 7 and Viewpoint 7

Cable Road is located to the south east of the Property and meets Valley Road at its western end and Hinau Road at its eastern end. The road climbs in elevation from Valley Road to an approximate elevation of 125 m. As the road climbs in elevation, the alignment navigates its way up a small spur. There are a limited number of residential viewing audiences along this road which can be broadly defined as being located within lifestyle block properties. Vegetation frequently exists along the roadside which restricts views towards the west in the direction of the Property. An opportunity to view the Property is however provided at an approximate mid-point along the road in the location of a cluster of residential properties.

The view from this location is of a distinctly rural environment consisting of fields, shelter belts, tree stands and farm buildings. These attributes are located throughout the foreground, midground and background of the views. The existing quarry is not visible from these locations due to an intervening ridge within the Reservoir Site. The southern portions of the Golf Site are visible from this location and features the open pastoral field of the Property, tree stands and farm buildings.

Change bought to this view will be the visibility of the golf maintenance facility within the Golf Site and the proposed bunding and fill area associated with the water storage reservoir. The golf maintenance facility is located on a relative high point within the view and while most large scale buildings surrounded by pasture feature commonly in rural environments, and indeed the existing view, the design team have been cognisant of the potential cumulative bulk of the

required facilities, including an equipment store / workshop and management office. In this respect the buildings have been designed so they relate to typical rural activities in being simple in building from and treated with appropriate materials and colours. Tree planting is proposed within and around the facility to break up building massing and it is considered that the facility will appropriately sit within the wider context, comparable to the existing collection of farm buildings within the Property.

The reservoir bunding will be visible for viewing audiences within the Property in addition to the recontouring of fill behind the proposed reservoir footprint. The fill area will build on the established topographical characteristics in this locality and be successfully integrated in the wider pastoral landscape. The side profile of the reservoir bunding will be discernible and will sit at a relative height to the existing terrain when viewed from this position. Overall, this element will form a small part of the wider view for these viewing audiences and the grassed treatment of the bunding (and return to grazing), will ensure that the feature will reflect the wider pastoral context.

Overall, it is considered that **very low** adverse effects will be bought upon the viewing audiences of Cable Road as a result of the Project.

8.0 Evaluation in Relation to Statutory Provisions

8.1 RMA - Section 6

In relation to the preservation of natural character values relating to the wetlands, lakes and watercourses, a key driver of the Project is the recognition and protection of these natural areas. A number of wetlands have been identified on the Property, the most significant of which is the Ōkiritoto Wetland. Earthworks within the wetlands have been avoided, with proposed grading and underground services around these sensitive areas being limited. The Ōkiritoto Stream together with its associated falls (Toroanui and Ōkiritoto Falls) will also not be impacted by the proposal with works associated with the Project appropriately set back from these features. Works within and on the margins of Lake Ōkaihau will also be avoided apart from a discreet portion in the south western margin where minor grading will take place. Weed management will be undertaken across the Property which will include the removal of pampas grass which is prevalent in the Ōkiritoto wetland. Supplementary planting is proposed along the margins of many features through an ecological restoration plan as indicated in the ecological effects assessment. This includes planting around many of the Property's natural features including Lake Ōkaihau in addition to the various streams, wetlands and SEA vegetated gullies. This will assist in restoring some of the natural biotic attributes that have been partially degraded through historical farming practices.

The identified ONF's within the Property will also be protected as part of the Project and have been identified as significant natural and cultural features of the Property and wider Muriwai area. Whilst a small area of grading is proposed in relation to Lake Ōkaihau, it is considered that any aesthetic, cultural and intrinsic values of this feature will be retained and protected.

In relation to areas of significant indigenous vegetation, the Property supports a large number of SEA's. The planning and layout of the Project including its built features, golf course and supporting infrastructure has been sited to minimise effects on these important areas and

supplementary restorative native planting across the Property together with the proposed weed and pest management of these areas will assist in reducing and offsetting adverse effects.

8.2 RMA – Section 7

In relation to Section 7(c) and 7(f), the characteristics of the Property are derived from its rural land use, and presence of natural areas including the areas of indigenous vegetation as well as its landscape and cultural features. Site planning and consideration of how established farming practices can continue to define much of the Property's land uses has been carefully considered as part of the Project and illustrated through a farming operations report[30] which ensures that the rural farming activities can continue to define much of the Property, including along the majority of the Muriwai road frontage. The prominent activity of the Project, golf, also sits well alongside these established land uses and is characterised by large areas of undulating terrain and open space consisting of vegetation and turf in the form of tees, fairways and greens (including 'cool season turf' and 'warm season turf' (i.e. couch grass). Built features are of a scale considered appropriate to the characteristic openness of the landscape and have also been carefully considered in their placement, design and landscape treatment to ensure that such facilities are suitably integrated and compatible with the established land uses and the amenity values from which these are derived.

The areas of the Project illustrating the highest qualities will be maintained and enhanced as part of the application. Agricultural land uses on the Property have degraded many areas however the gully systems for example retain important areas of indigenous vegetation. Small areas of this vegetation will be removed however only where considered necessary for the playability and connectivity of the course. A key factor of the Project is to draw from and appreciate the natural qualities of the environment that the Property holds. Substantial areas of ecological restoration planting (in addition to the maintenance and management of existing areas through weed and pest control) is proposed which will restore degraded areas of the Property and enhance many of its natural features and qualities.

8.3 Auckland Unitary Plan

The Project occurs in the Rural Production Zone in the AUP. The purpose of the zone is to provide for the use and development of land for rural production activities and rural interties and services while maintaining rural character and amenity values.

H19.12.2 of the AUP details the assessment criteria council will consider. The criteria specifically relating to the assessment of landscape and visual effects are considered below:

H19.12.2(1) all restricted discretionary activity and their accessory buildings:

(a) whether the design and location of the buildings, and site landscaping, avoid, remedy, or mitigate the adverse visual effects of the buildings and related site works on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character areas. The following are relevant:

(i) building bulk;

(ii) glare or reflections off the exterior cladding;

[30] Farming Operations Report (DNA Lands Ltd.)

(iii) landform modification needed for building platforms;

(iv) screening from neighbouring sites;

(v) views of the buildings from any public road or open space used for recreation, including any beach, coastal marine area, coastline, or regional park; and

(vi) related signage.

H19.12.2 (5) infringement of Standard H19.10.2 Building height:

(a) whether the proposed height and scale of the building adversely affect the rural character of a site;

(b) whether the proposed height and location of buildings adversely affect the visual character of adjacent sites.

As outlined in the assessment above it is considered the nature of the Project and its primary activity (golf) is a compatible land use alongside rural activities and being observed both within the local context (i.e. the existing Muriwai Golf Course), and within the Auckland regional context. Rural production activities will remain across large areas of the Property and remain dominant particularly in locations that are viewed from external private and public viewing audiences.

Built facilities have been located well away from the identified ONF's within the Golf Site to ensure that the natural values of these features remain intact. The clubroom and lodge have been appropriately placed beyond the area of the Property visible from Muriwai Road between identified areas of indigenous vegetation in pastoral areas that will not dominate the underlying rural activities of the Property. Earthworks are also managed with buildings either being 'cut in' (e.g. clubhouse) or set amongst the naturally sloping topography of the Property. Building bulk has been minimised, but also designed to ensure the overall form and appearance of those that are visible to the public (e.g. Academy Building) will retain a rural form and aesthetic

Built form in these areas will not be readily visible from extensive areas beyond the Property and will generally remain visually subservient to the rural characteristics of the area. The designs and materiality of some of the buildings (more particularly the lodge complex and clubhouse), while deviating from a traditional rural design vernacular, will be well integrated into the landscape though considered placement, architectural form, materiality and colour / reflectivity. Apart from the upper-level feature glazed clubhouse element all buildings are predominantly rammed earth and timber with iron and green / living roofs. Supplementary planting will assist to ground and integrate these buildings with the existing adjacent indigenous vegetation and as such they will be embedded in the northern facing slopes in the western portion of the Golf Site.

The placement and orientation of the buildings to the north in addition to the broad range of natural materials will also mean that the potential for night-time lighting effects will be minimal. Facilities that will be more visible (e.g. the Golf and Property Maintenance Facility and Sports Academy) have been developed so their design will take cues from the simplified and honest building profiles and colour palettes of rural environments and remain set back into the Property with rural farming activities remaining along the Golf Site's southern and eastern pastoral areas. Signage at the entrance to the Golf Site will also be limited, this will be low-key and use local stone and / or rammed earth so it is suitably integrated into the local landscape context.

With the above considered, it is determined that the Project broadly aligns (and is compatible) with the key outcomes of the Rural Production Zoning.

9.0 Conclusion

In conclusion the Project will result in up to **moderate-low (minor)** adverse natural character, landscape and visual amenity effects. Adverse natural character and landscape effects will be generated through grading of the Property and the removal of vegetation however it is considered that the inherent 'light touch' of the Project's principled approach and the intention to celebrate the natural features and qualities of the Property will appropriately manage the adverse effects, particularly those resulting from vegetation removal.

Significant ecological restoration is proposed within the Golf Site which will focus on enriching the natural qualities and values that the Property currently holds. Indigenous planting is also proposed as part of the landscape treatments for the Project facilities which will also add to and assist in creating a more connected vegetation framework within the western portion of the Golf Site. These measures will result in **beneficial** natural character and landscape effects, the level of which will increase to be more than minor over-time.

The Property's location and areas of proposed development assist in ensuring that large areas of the Project will not be visible (or particularly discernible) to the general public. As outlined above, measures have been undertaken to obscure the main lodge and clubhouse facilities from viewpoints along Muriwai Road and apply a considered architectural approach employing finishes and materials (including locally obtained earth rammed blocks) to relate the buildings to the Property and its inherent character. Supporting facilities such as the sports academy and golf and maintenance facility, while in visible locations, have been designed to align to the 'honest' working rural vernacular that can be expected on a rural Property such as this. Due to this considered siting and design approach the overall level of adverse visual effects on surrounding viewing audiences is anticipated to be **low (less than minor).**

The proposed water storage reservoir and associated fill area will also align with the rural elements which feature on working farms. The golf course itself, whilst not a working farm, will continue to demonstrate legible open spaces which will follow the undulating terrain and 'tie in' to the farm environment and natural features of the Property. Much of the Property (including the majority of the Reservoir Site), will remain as a working farm and in relation to landscape character and visual amenity effects, these aspects have been carefully considered as being integral to ensuring the success of the Project in relation to providing a rural golf experience and integrated facility which is compatible with the rural context it sits within. Any rural and landscape character effects associated with the change from a solely farming activity to a mixed dry stock and recreational use will, once the Project is established, result in an overall **neutral** effect.

Appendix 1: Landscape and Visual Effects Assessment Methodology

Updated November 2021

Introduction

The Natural Character, Landscape and Visual Effects Assessment (NCLVEA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, changes in the existing character or condition of the landscape and the associated experiences of such change. In addition, the landscape assessment method may include (where appropriate) an iterative design development processes, which seeks to avoid, remedy or mitigate adverse effects (see **Figure 1**).

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Draft Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines** and its signposts to examples of best practice, which include the **Quality Planning Landscape Guidance Note**[31] and the **UK guidelines for landscape and visual impact assessment**[32]**.**

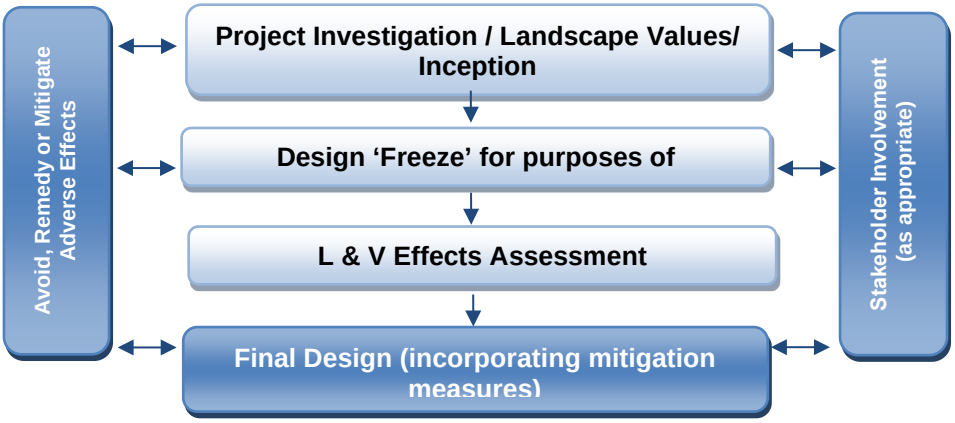


Figure 1: Design feedback loop

When undertaking any landscape assessment, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While natural character, landscape and visual effects assessments are closely related, they form separate procedures. Natural character effects consider the characteristics and qualities and associated degree of modification relating specifically to waterbodies and their margins, including the coastal environment. The assessment of the potential effects on landscape considers effects on landscape character and values. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience.

[31] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape
[32] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

The types of effects can be summarised as follows:

Natural Character effects: *Change in the characteristics or qualities including the level of*

Landscape effects: *Change in the physical landscape, which may affect its characteristics*

Visual effects: *Change to views which may affect the visual amenity experienced by people*

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the first step requires identification of the landscape's **character** and **values** including the **attributes** on which such values depend. This requires that the landscape is first **described**, including an understanding of relevant physical, sensory and associative landscape dimensions. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Natural Character Effects

In terms of the RMA, natural character specifically relates to the coastal environment as well as freshwater bodies and their margins. The RMA provides no definition of natural character. RMA, section 6(a) considers natural character as a matter of national importance:

> *…the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

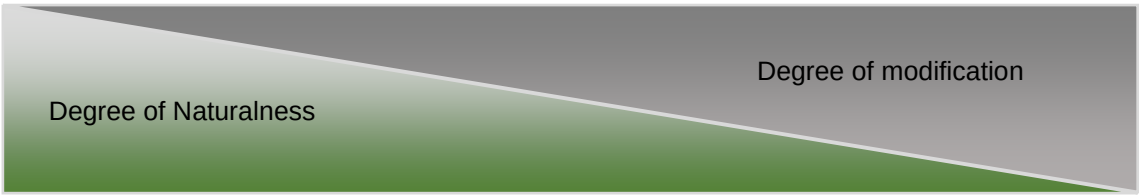
Natural character comprises the natural elements, patterns and processes of the coastal environment, waterbodies and their margins, and how they are perceived and experienced. This assessment interprets natural character as being the degree of naturalness consistent with the following definition:

> *Natural character is a term used to describe the naturalness of waterbodies and their margins. The degree or level of natural character depends on:*
>
> - *The extent to which natural elements, patterns and processes occur;*
> - *The nature and extent of modifications to the ecosystems and landscape / seascape;*
> - *The highest degree of natural character (greatest naturalness) occurs where there is least modification; and*
> - *The effect of different types of modification upon the natural character of an area varies with the context and may be perceived differently by different parts of the community.*

The process to assess natural character involves an understanding of the many systems and attributes that contribute to waterbodies and their margins, including biophysical and experiential factors. This can be supported through the input of technical disciplines such as marine, aquatic and terrestrial ecology, and landscape architecture.

Defining the level of natural character

The level of natural character is assessed in relation to a seven-point scale. The diagram below illustrates the relationship between the degree of naturalness and degree of modification. A high level of natural character means the waterbody is less modified and vice versa.



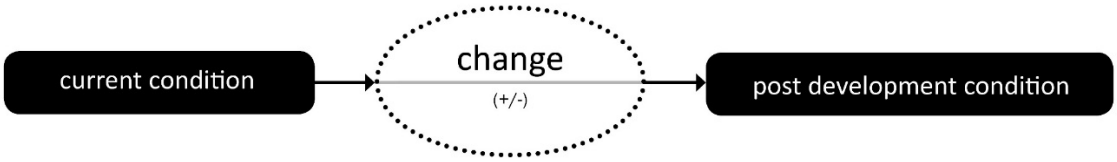
Very High	High	Moderate - High	Moderate	Moderate - Low	Low	Very Low

Scale of assessment

When defining levels of natural character, it is important to clearly identify the spatial scale considered. The scale at which natural character is assessed will typically depend on the study area or likely impacts and nature of a proposed development. Within a district or region-wide study, assessment scales may be divided into broader areas which consider an overall section of coastline or river with similar characteristics, and finer more detailed 'component' scales considering separate more local parts, such as specific bays, reaches or escarpments. The assessment of natural character effects has therefore considered the change to attributes which indicate levels of natural character at a defined scale.

Effects on Natural Character

An assessment of the effects on natural character of an activity involves consideration of the proposed changes to the current condition compared to the existing. This can be negative or positive.



The natural character effects assessment involves the following steps;

- assessing the existing level of natural character;
- assessing the level of natural character anticipated (post construction); and
- considering the significance of the change

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;

- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and / or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important physical, sensory and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss / change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	**Ability to absorb change**	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	**Size or scale**	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

Field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

The Sensitivity of the viewing audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA[33].

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development.

[33] Best Practice Guide: Visual Simulations BPG 10.2, NZILA

Table 4 has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience (sensitivity)	**Ability to absorb change**	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	**Size or scale**	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture. Glimpse / no view of the proposed development.	- Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	- Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	- Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by **Table 2** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 1: Determining the Nature of Effects

Cumulative Effects

This can include effects of the same type of development (e.g. bridges) or the combined effect of all past, present and approved future development[34] of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

The landscape and visual effects assessment conclude with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:

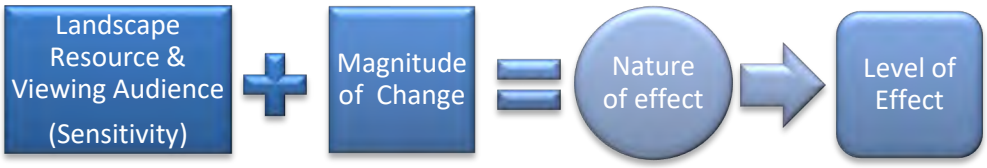


Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 3** below. This table which can be used to guide the level of natural character, landscape and visual effects uses an adapted seven-point scale derived from Te Tangi A Te Manu.

[34] The life of the statutory planning document or unimplemented resource consents.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective- **1.** Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 3: Determining the overall level of landscape and visual effects

Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[35] or an adverse effect on the environment is no more than minor[36]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor landscape effects. In relation to this assessment, moderate-low level effects would generally equate to 'minor'

The third row highlights the word 'significant'. The term 'significant adverse effects' applies to particular RMA situations, namely as a threshold for the requirement to consider alternative sites, routes, and methods for Notices of Requirement under RMA s171(1)(b), the requirements to consider alternatives in AEEs under s6(1)(a) of the 4th Schedule. It may also be relevant to tests under other statutory documents such as for considering effects on natural character of the coastal environment under the NZ Coastal Policy Statement (NZCPS) Policy 13 (1)(b) and 15(b).

Less than Minor		**Minor**	**More than Minor**			
Very Low	**Low**	**Moderate – Low**	**Moderate**	**Moderate-High**	**High**	**Very High**
					Significant	

Table 4: Determining adverse effects for notification determination, non-complying activities and significance

[35] RMA, Section 95E

[36] RMA Section 95D

Appendix 2: Graphic Supplement

Boffa Miskell

MURIWAI DOWNS GOLF COURSE

GRAPHIC SUPPLEMENT

DECEMBER 2021

Muriwai Downs Golf Course

Contents

Boffa Miskell

www.boffamiskell.co.nz

0 1,000 2,000 m

1:50,000 @ A3

Data Sources: LINZ (Topographic Map), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Site Boundary

MURIWAI DOWNS GOLF RESORT

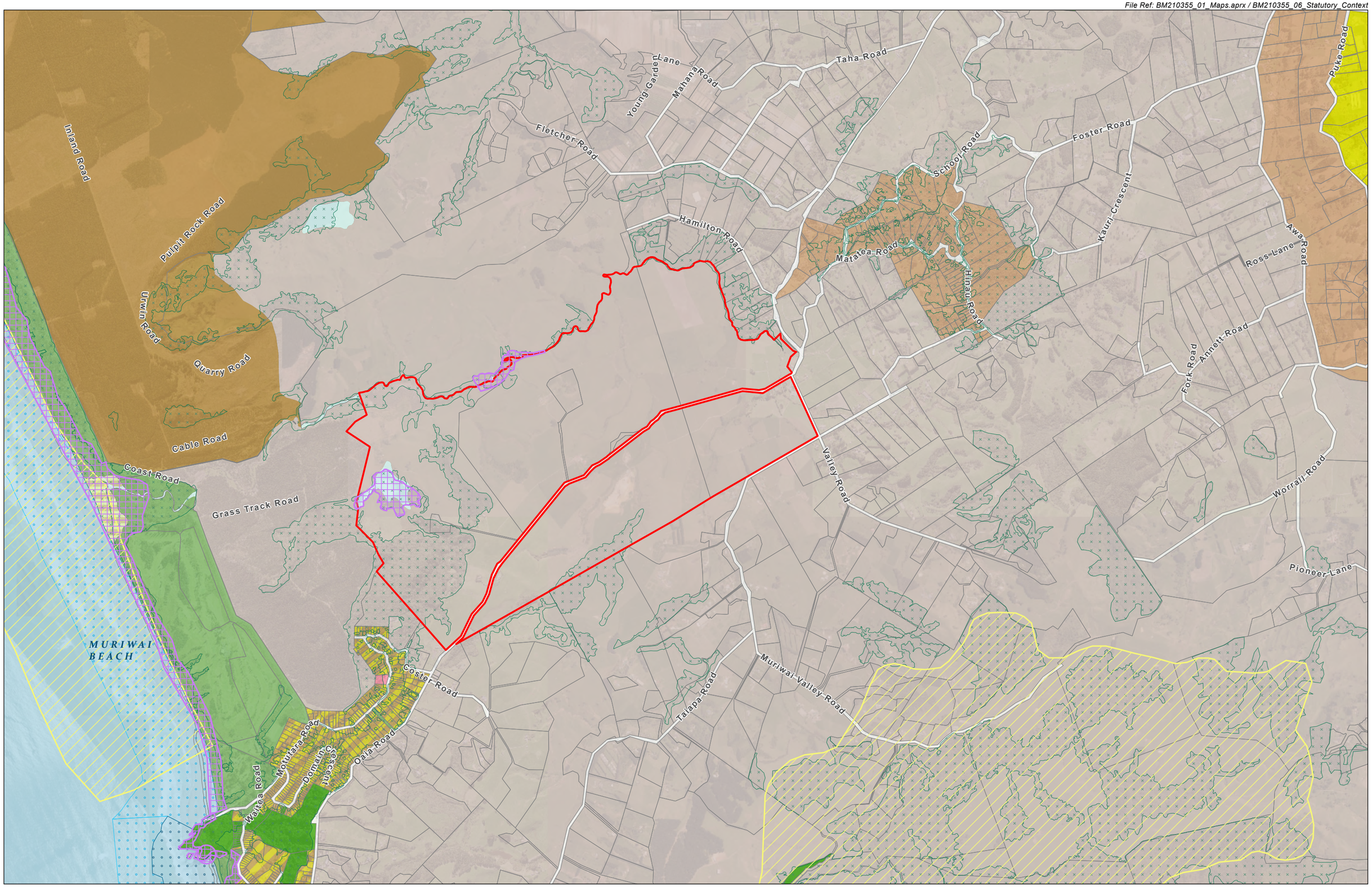
Site Context

Date: 06 December 2021 | Revision: 0

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: SGa | Checked: TLi

Figure: 1



Boffa Miskell

www.boffamiskell.co.nz

0 500 1,000 m

1:25,000 @ A3

Data Sources: McKenzie & co., Auckland Council, LINZ (Aerials, Cadastre)

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Site Boundary
- Rural Production
- Rural Costal
- Countryside Living
- Rural and Coastal Settlement
- Open Space Conservation
- Open Space Informal Recreation
- Neighbourhood Centre
- Future Urban
- General Coastal Marine
- Coastal Transition
- Outstanding Natural Features
- Outstanding Natural Landscape
- Significant Ecological Areas
- Terrestrial
- Marine 1
- Marine 2

MURIWAI DOWNS GOLF RESORT

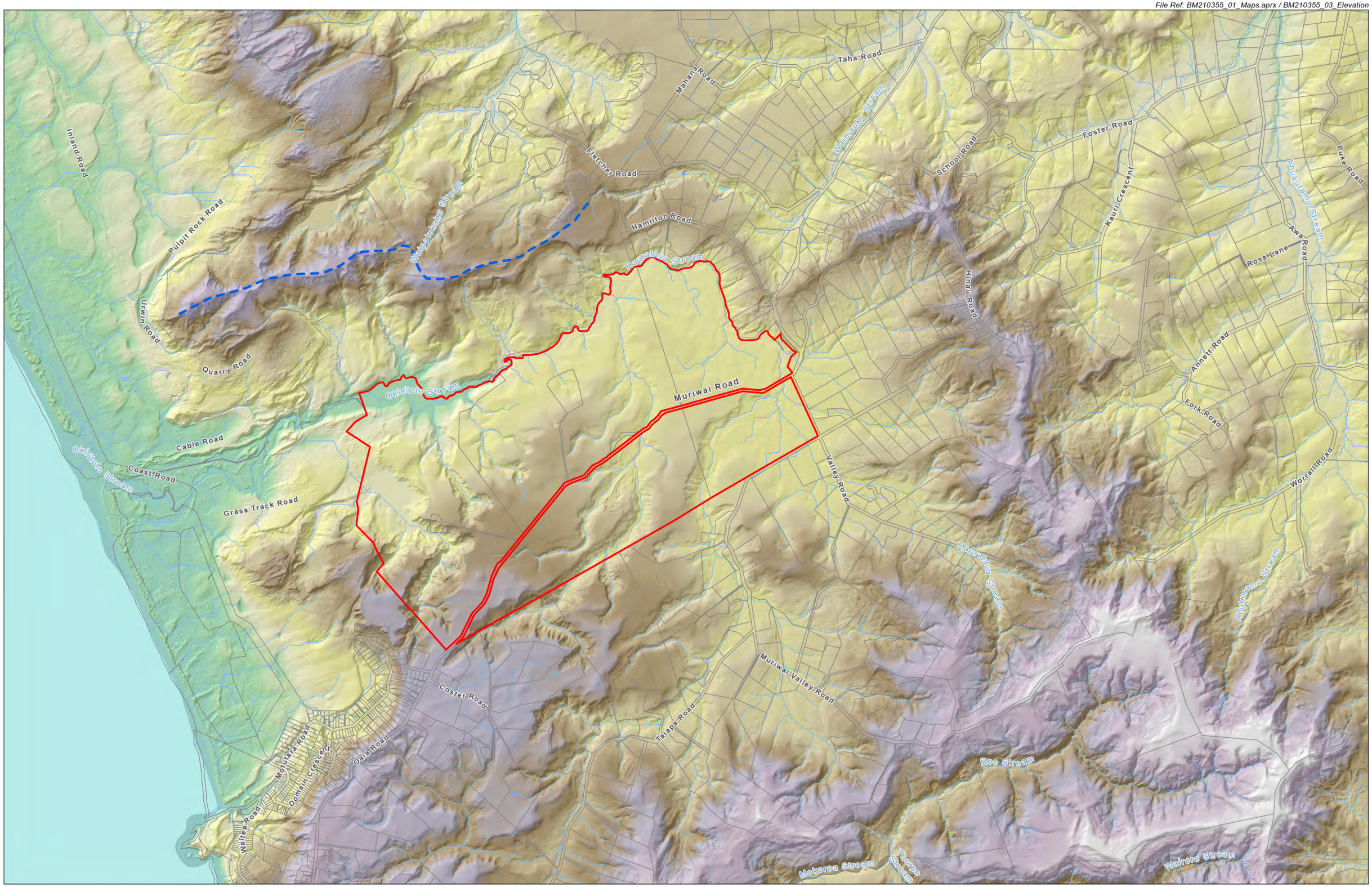
Statutory Context

Date: 03 December 2021 | Revision: 0

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: SGa | Checked: TLi

Figure 2



Boffa Miskell

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0 500 1,000 m

1:25,000 @ A3

Data Sources: Auckland Council (2016 LiDAR), LINZ (Cadastre), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Site Boundary

Elevation (in metres)

208

0

Overland Flow Paths

Permanent

Land Parcels

Te Tuara ō Titahi Ridge

MURIWAI DOWNS GOLF RESORT

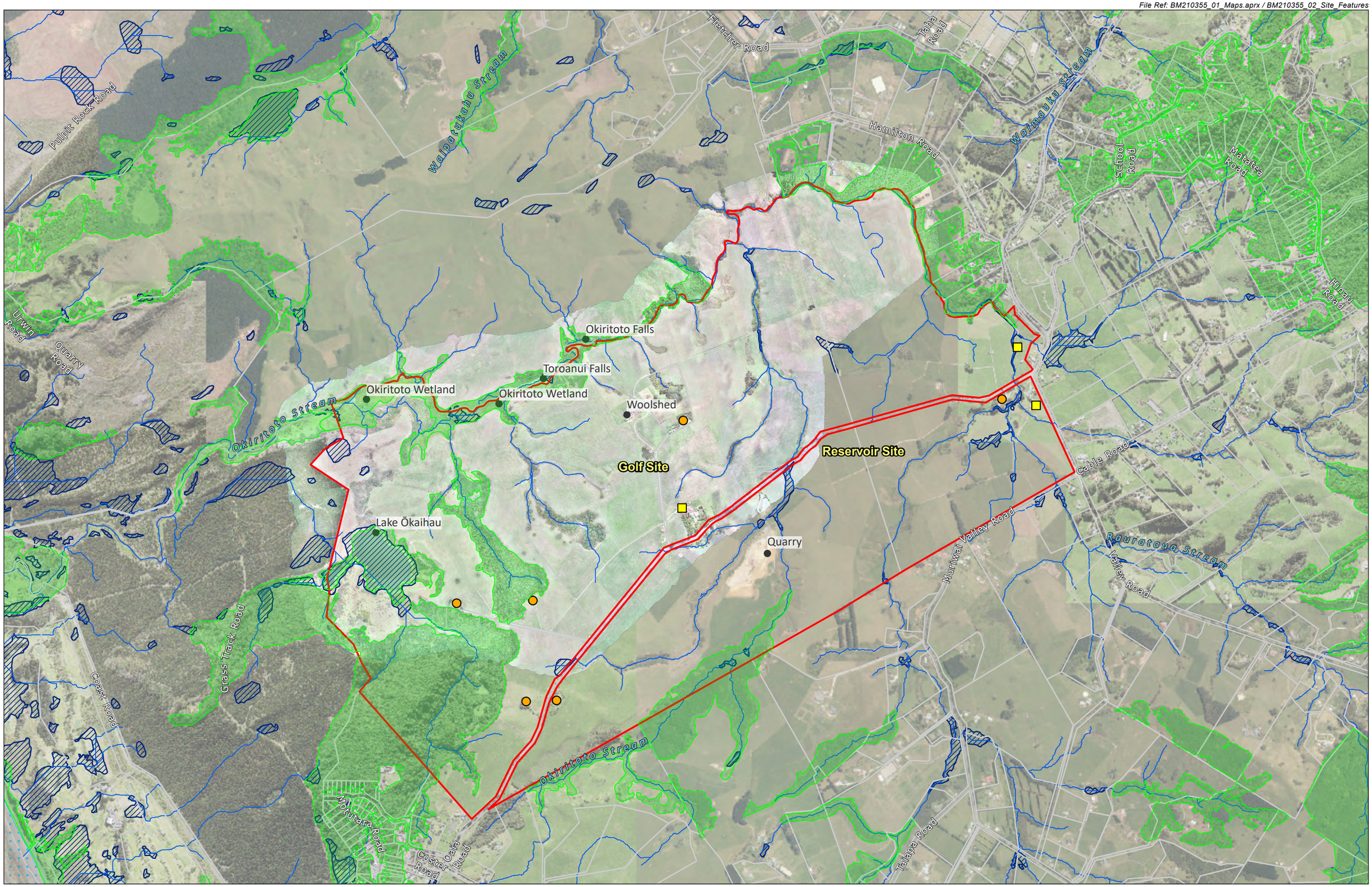
Elevation

Date: 06 December 2021 | Revision: 0

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: SGa | Checked: TLi

Figure 3



Boffa Miskell

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0 200 400 m

1:15,428 @ A3

Data Sources: LINZ (Aerials, Cadastre), Auckland Council (Catchment & Hydrology), BML

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Site Boundary
- Farm Dwelling
- Farm Building
- Other Features
- Land Parcels
- Overland Flow Paths
  - Permanent
  - Flood Prone Areas
- Significant Ecological Areas
- Marine 2

MURIWAI DOWNS GOLF RESORT

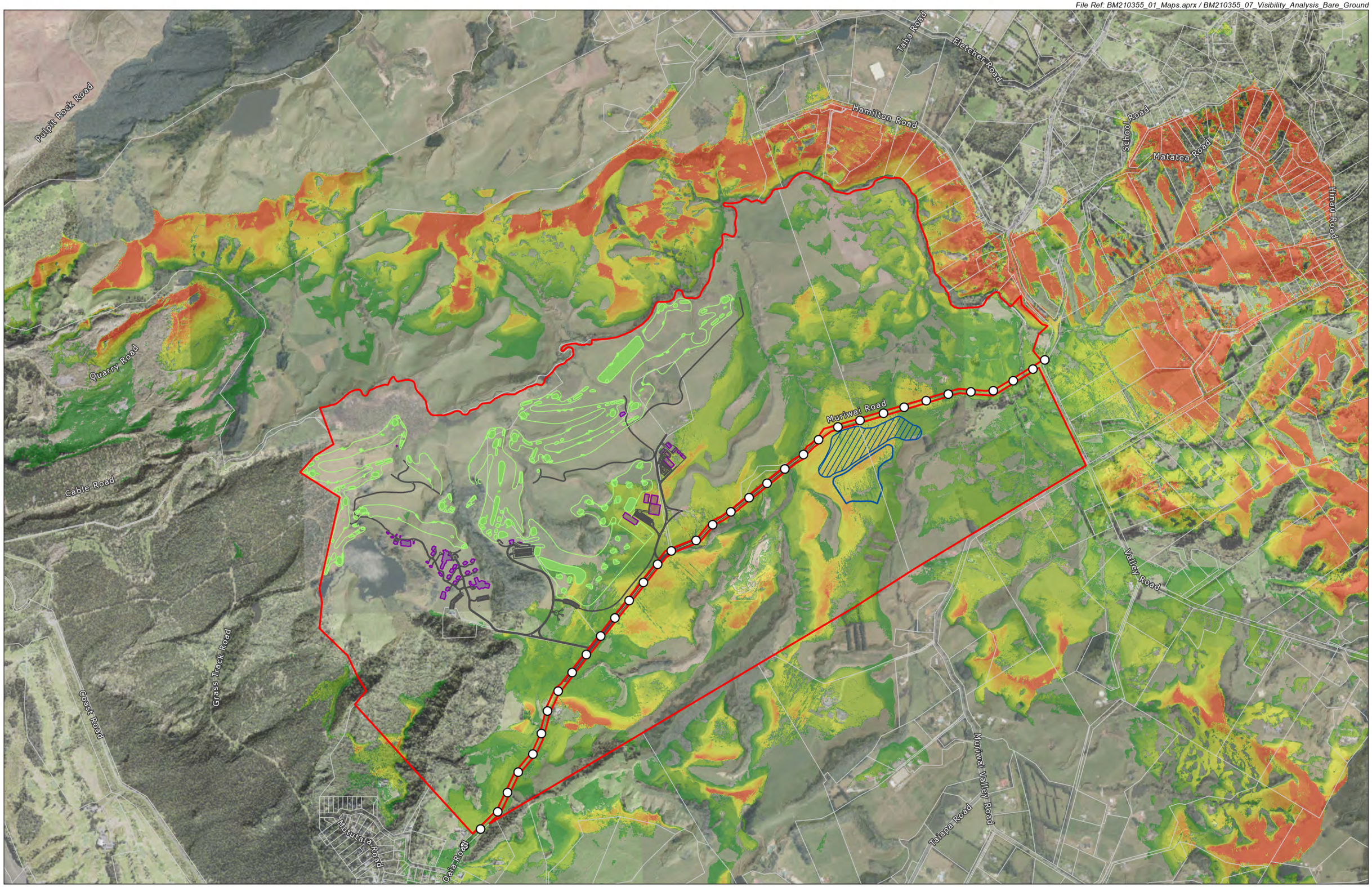
Site Features

Date: 06 December 2021 | Revision: 0

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: SGa | Checked: TLi

Figure 4



Boffa Miskell

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0 250 500 m

1:15,000 @ A3

Data Sources: McKenzie & co., Auckland Council (2016 LiDAR), LINZ (Aerials, Cadastre)

Projection: NZGD 2000 Mount Eden Circuit

LEGEND

- Site Boundary
- Observation Points (36)

Proposed
- Roads and Carparks
- Fairways, Greens, tees
- Buildings

Potential Visibility from Road
- High (29 of 36)
- Low (1 of 36)

Proposed
- Reservoir
- Fill
- Land Parcels

MURIWAI DOWNS GOLF RESORT

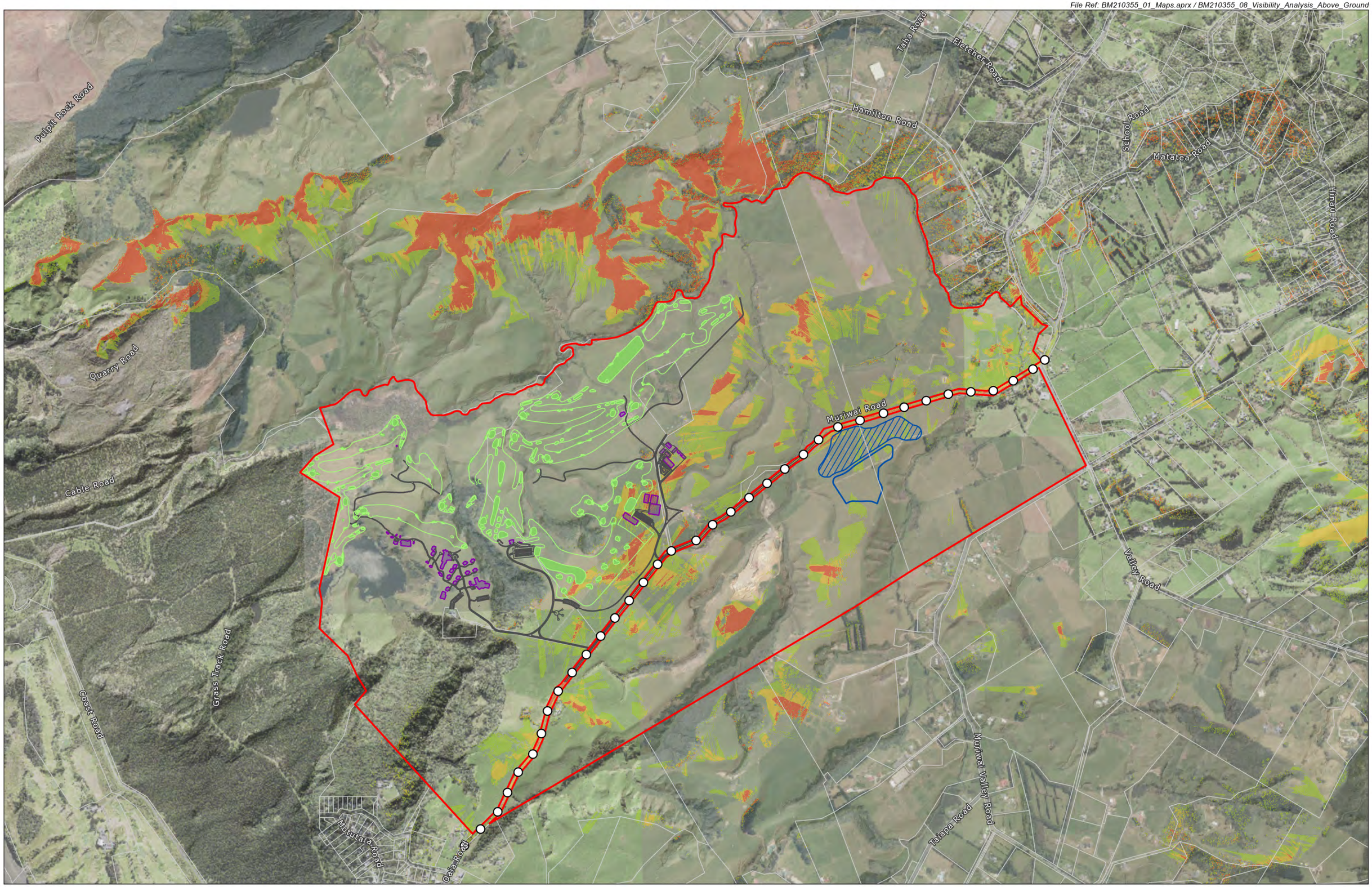
Visibility Analysis (Bare Ground)

Date: 03 December 2021 | Revision: 0

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: SGa | Checked:TLi

Figure 5



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0 250 500 m

1:15,000 @ A3

Data Sources: McKenzie & co., Auckland Council (2016 LiDAR), LINZ (Aerials, Cadastre)

Projection: NZGD 2000 Mount Eden Circuit

LEGEND

- Site Boundary
- Observation Points (36)

Proposed
- Roads and Carparks
- Fairways, Greens, tees
- Buildings

Potential Visibility
- High (13 of 36)
- Low (1 of 36)

Proposed
- Reservoir
- Fill
- Land Parcels

MURIWAI DOWNS GOLF RESORT

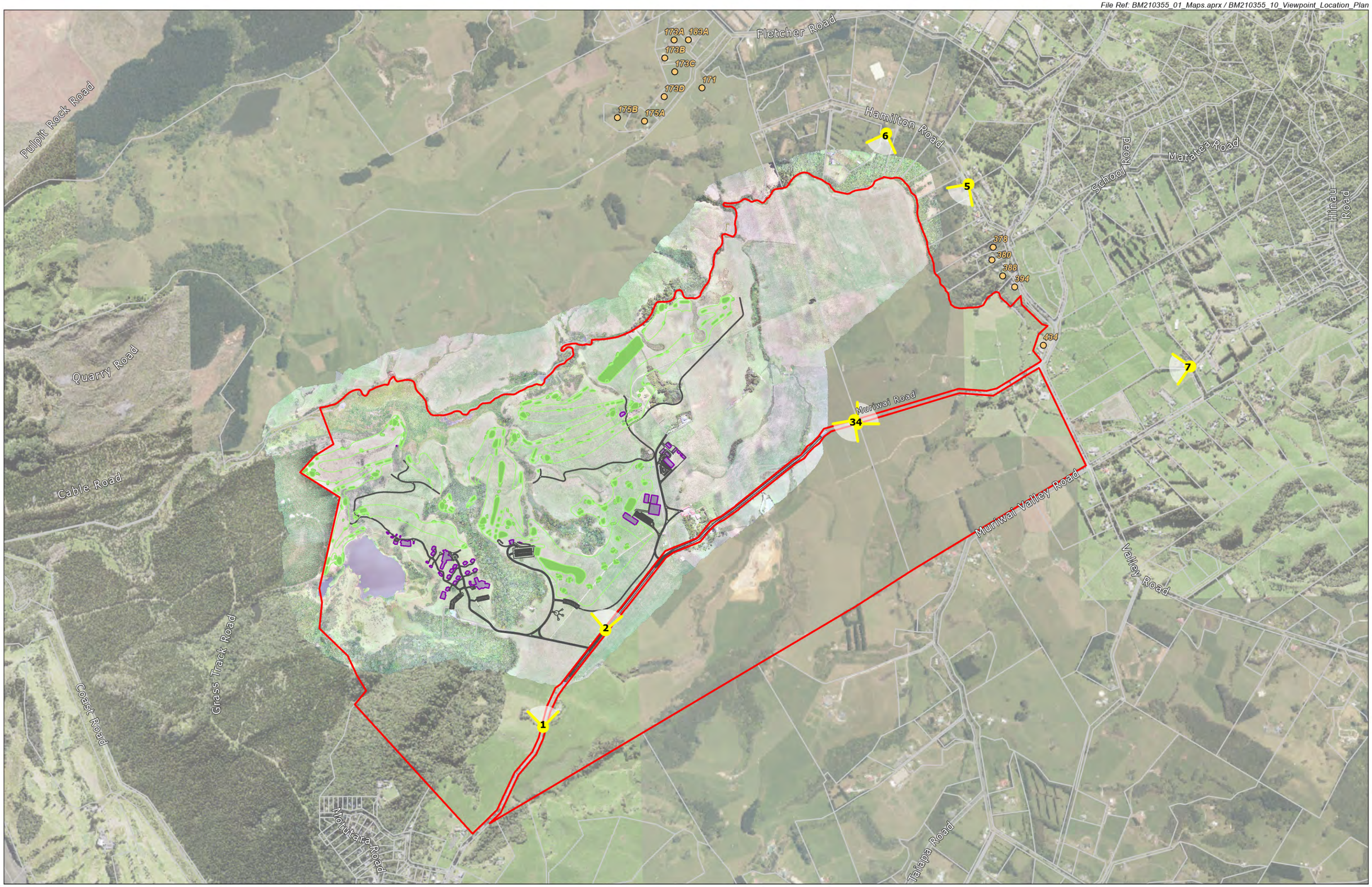
Visibility Analysis (Above Ground)

Date: 03 December 2021 | Revision: 0

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: SGa | Checked:TLi

Figure 6



Boffa Miskell

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0 200 400 m

1:15,000 @ A3

Data Sources: LINZ (Aerials, Cadastre), Auckland Council (Catchment & Hydrology), BML

Projection: NZGD 2000 Mount Eden Circuit

LEGEND

- Site Boundary
- Viewpoint Locations
- Referenced Individual Properties
- Land Parcels

Site Plan

- Roads and Carparks
- Fairways, Greens, tees
- Buildings

MURIWAI DOWNS GOLF RESORT

Viewpoint Location Plan

Date: 06 December 2021 | Revision: 0

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: SGa | Checked: TLi

Figure 7

Existing View

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Viewpoint Details

NZTM Easting : 1 729 179 mE
NZTM Northing : 5 924 627 mN
Date of Photography : 2:23pm 12 Aug 2021 NZST

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectilinear
Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML

MURIWAI DOWNS GOLF RESORT

Muriwai Road 1 of 4

Date: 28 October 2021 Revision: 1

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: AWe | Checked: TLi

VP 1

Existing View

Boffa Miskell

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Viewpoint Details

NZTM Easting : 1 730 576 mE
NZTM Northing : 5 925 914 mN
Date of Photography : 3:36pm 12 Aug 2021 NZST

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectilinear
Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML

MURIWAI DOWNS GOLF RESORT

Muriwai Road 2 of 4

Date: 28 October 2021 Revision: 1

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: AWe | Checked: TLi

VP 2

Existing View

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Viewpoint Details

NZTM Easting : 1 730 563 mE
NZTM Northing : 5 925 923 mN
Date of Photography : 1:04pm 12 Aug 2021 NZST

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectilinear
Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML

MURIWAI DOWNS GOLF RESORT

Muriwai Road 3 of 4

Date: 28 October 2021 Revision: 1

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: AWe | Checked: TLi

VP 3

Existing View

Boffa Miskell

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Viewpoint Details

NZTM Easting : 1 729 460 mE
NZTM Northing : 5 925 039 mN
Date of Photography : 3:49pm 12 Aug 2021 NZST

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectilinear
Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML

MURIWAI DOWNS GOLF RESORT

Muriwai Road 4 of 4

Date: 28 October 2021 Revision: 1

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: AWe | Checked: TLi

VP 4

Existing View

Boffa Miskell

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Viewpoint Details

NZTM Easting : 1 731 063 mE
NZTM Northing : 5 926 925 mN
Date of Photography : 12:41pm 12 Aug 2021 NZST

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectilinear
Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML

MURIWAI DOWNS GOLF RESORT

Hamilton Road

Date: 28 October 2021 Revision: 1

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: AWe | Checked: TLi

VP 5

Existing View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting : 1 730 714 mE
NZTM Northing : 5 927 154 mN
Date of Photography : 11:04am 12 Aug 2021 NZST

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectilinear
Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML

MURIWAI DOWNS GOLF RESORT

71 Hamilton Road

Date: 28 October 2021 Revision: 1

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: AWe | Checked: TLi

VP 6

Existing View

Boffa Miskell

www.boffamiskell.co.nz

Viewpoint Details

NZTM Easting : 1 732 010 mE
NZTM Northing : 5 926 126 mN
Date of Photography : 12:03pm 12 Aug 2021 NZST

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectilinear
Image Reading Distance @ A3 is 20 cm

Data Sources: Photography - BML

MURIWAI DOWNS GOLF RESORT

Cable Road

Date: 28 October 2021 Revision: 1

Plan prepared for Golf Strategy Group by Boffa Miskell Limited

Project Manager: john.goodwin@boffamiskell.co.nz | Drawn: AWe | Checked: TLi

VP 7

Appendix 3: Landscape Concept and Planting Guidelines

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MURIWAI DOWNS GOLF COURSE RESORT

LANDSCAPE CONCEPT AND PLANTING GUIDELINES

DECEMBER 2021

TOITŪ CARBON ZERO ISO 14064-1 ORGANISATION

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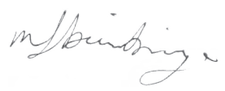
BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2021. *MURIWAI DOWNS LODGE LANDSCAPE CONCEPT DOCUMENT.* Report by Boffa Miskell Limited for Golf Strategy Group.

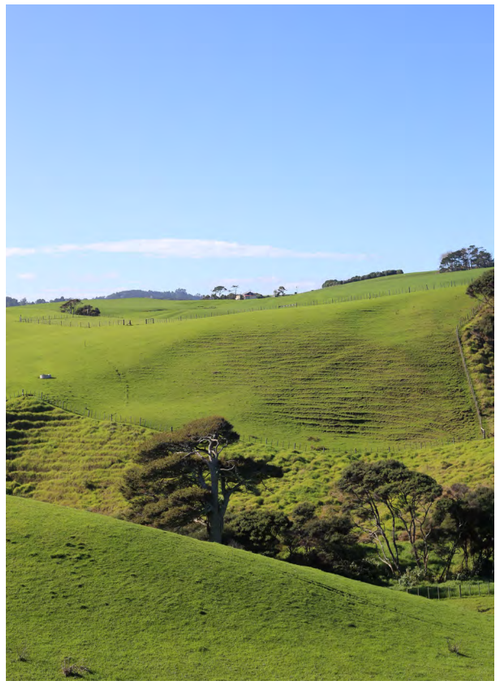
PREPARED BY:	Monica Bainbridge Landscape Architect Boffa Miskell Ltd	
	Erin Diao Landscape Architect Boffa Miskell Ltd	
REVIEWED BY:	Peter Whiting Senior Principal Boffa Miskell Ltd	
STATUS: [FINAL]	Revision / version: D	Issue date: [December, 2021]

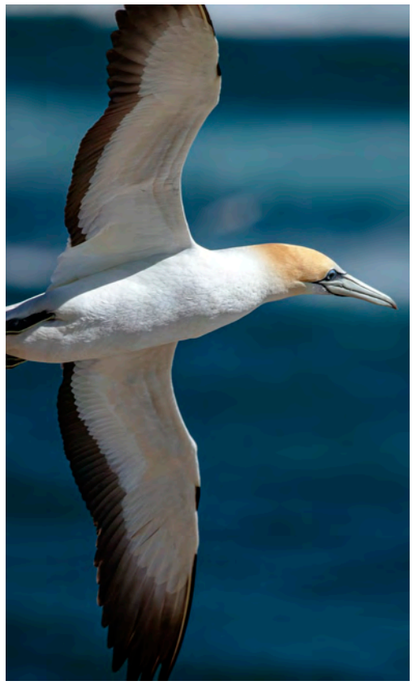
File ref: BM210355_Muriwai_Downs Golf Course Resort_Landscape_Concept

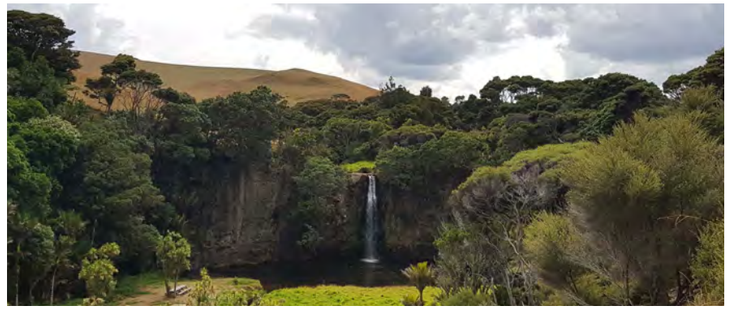
CONTENTS

REGIONAL CONTEXT

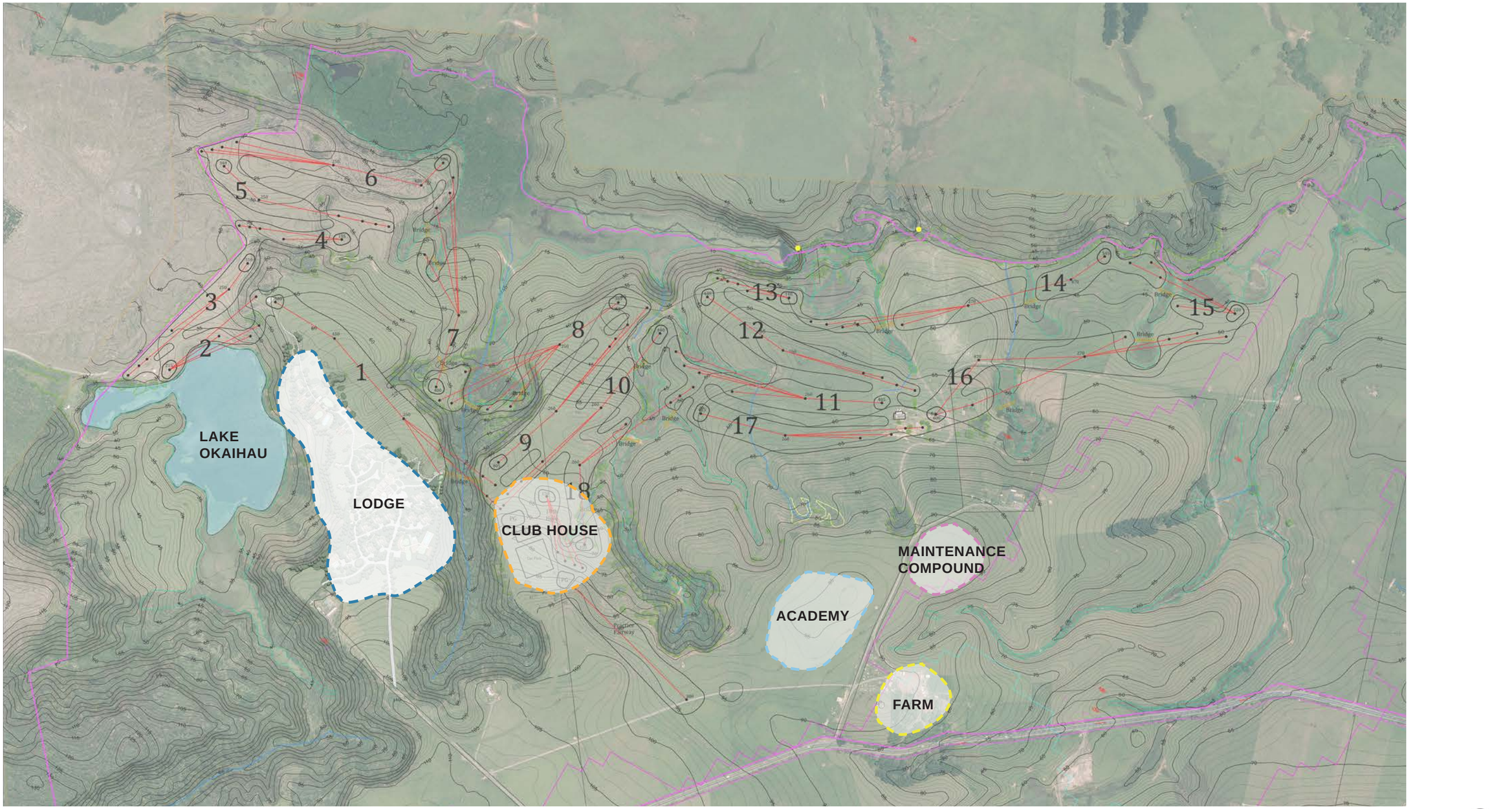
LOCAL CONTEXT







CURRENT MASTERPLAN



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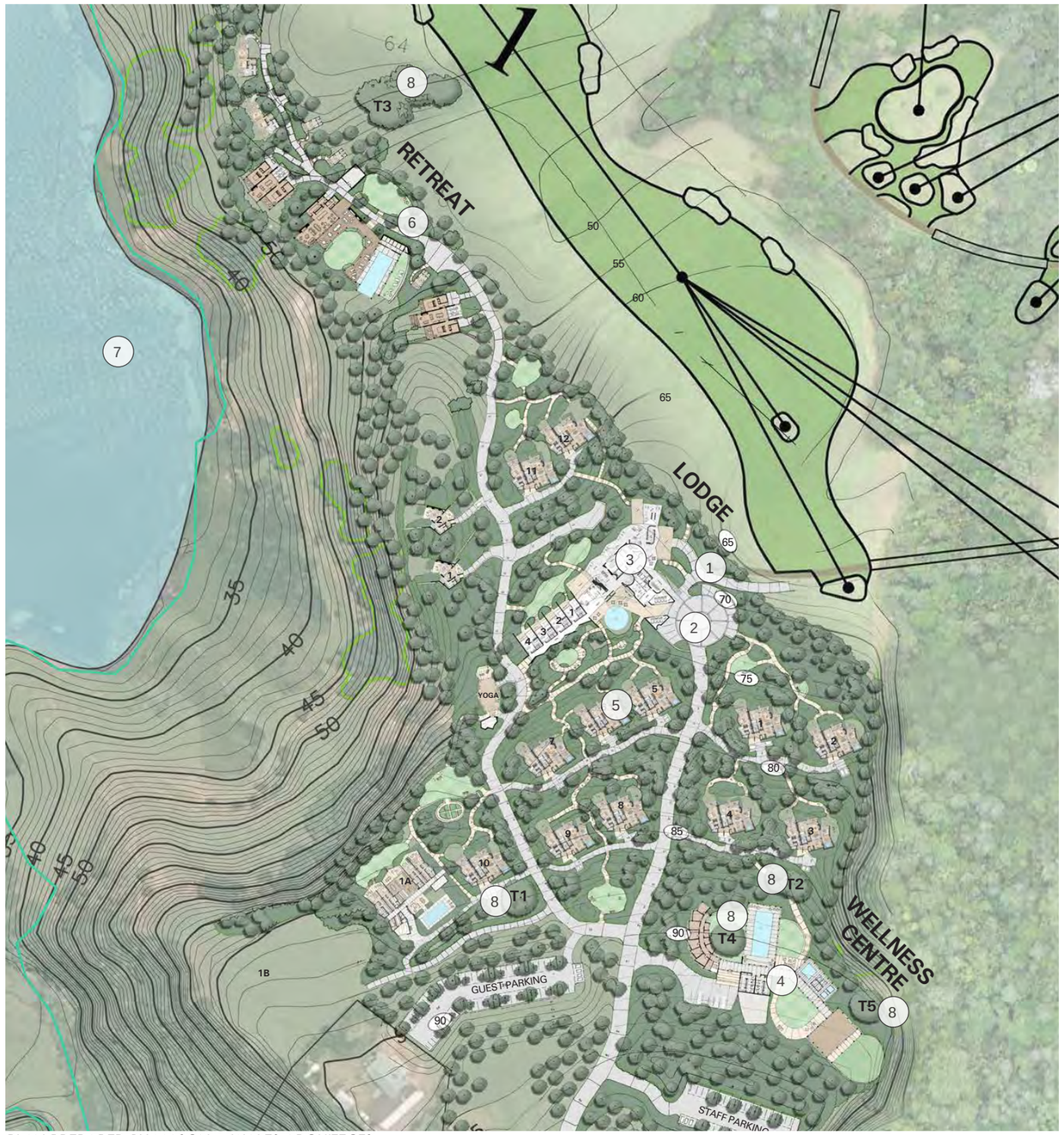
LODGE LANDSCAPE

MURIWAI DOWNS LODGE

OVERALL CONCEPT PLAN



PLAN PREPARED BY MASON & WALES ARCHITECTS

LEGEND

1. MURIWAI DOWNS LODGE
2. LODGE ENTRANCE
3. LODGE BAR & RESTAURANT
4. WELLNESS CENTRE
5. VILLAS
6. RETREAT
7. LAKE OKAIHAU
8. EXISTING POHUTUKAWA TREES

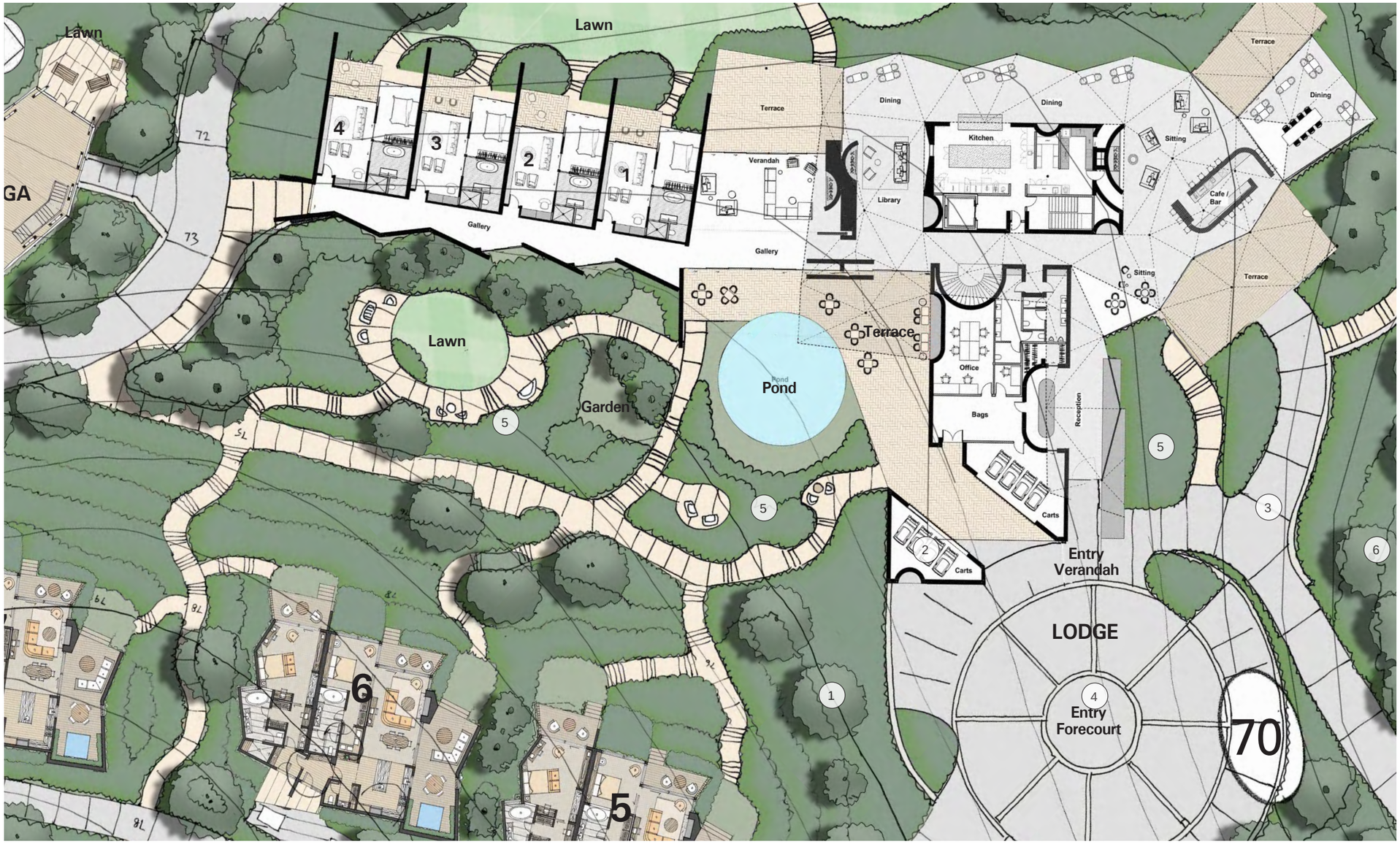
NOTE:

Accurate existing Pohutukawa tree location subject to tree survey

0 100m

LODGE ENTRANCE

CONCEPT PLAN



LEGEND

1. SPECIMEN TREES
2. CAR PARKING
3. CONCRETE PATH
4. FEATURE ENTRY SURFACE
5. AMENITY PLANTING
6. VEGETATED BACKDROP

0 12m

PLAN PREPARED BY MASON & WALES ARCHITECTS

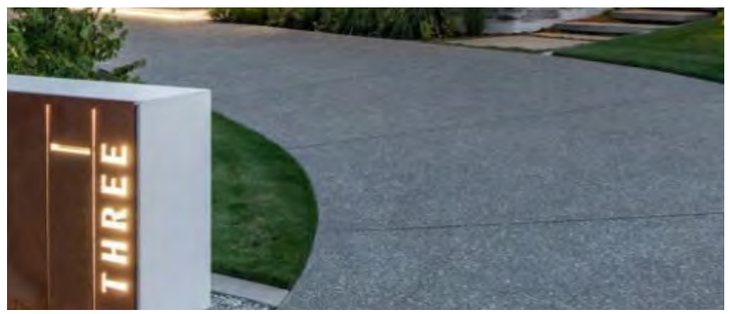
LODGE ENTRANCE

LOOK & FEEL








LODGE ENTRANCE

PLANT PALETTE

Asplenium nidus

Acaena saccaticupula ‘Blue Haze’

Rhopalostylis sapida

Muehlenbeckia axillaris

Bergenia cordifolia

Coprosma repens ‘Prostrata’

Asplenium bulbiferum

Apodasmia similis

Zamia furfuracea

Pseudopanax lessonii

Libertia grandiflora

Cyperus ustulatus

Astelia grandis

Lobelia angulata

Pseudopanax ferox

Arthropodium cirratum

Carex comans ‘Bronze’

Phormium cookianum’

LODGE BAR & RESTAURANT

CONCEPT PLAN

LEGEND

1 AMENITY PLANTING

2 DINING DECK

3 CONCRETE PATH

0 10m

PLAN PREPARED BY MASON & WALES ARCHITECTS

LODGE BAR & RESTAURANT

LOOK & FEEL







LODGE BAR & RESTAURANT

PLANT PALETTE

Acacia 'Limelight'

Asplenium bulbiferum

Ligularia 'Aureo-maculata'

Muehlenbeckia axillaris

Guara 'Whirling Butterflies'

Cordyline australis

Libertia peregrinans

Adiantum hispidulum

Acaena purpurea

Carex comans

Asplenium oblongifolium

Beilschmiedia tarairi

Lobelia angulata

Ligularia reniformis

Senecio serpens

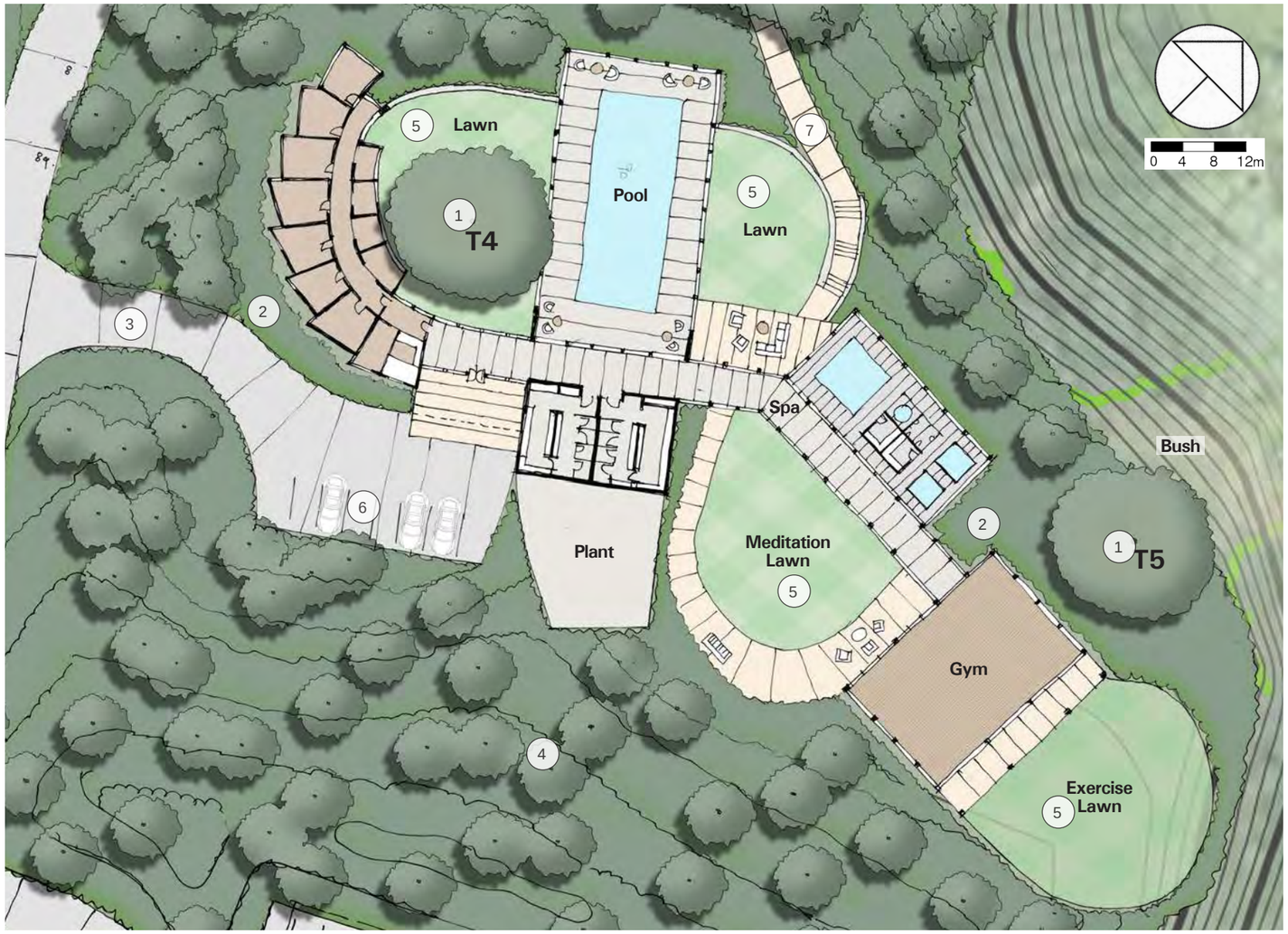
Anemanthele lessoniana

Rhopalostylis sapida

Pachysandra terminlis

WELLNESS CENTRE

CONCEPT LANDSCAPE PLAN



PLAN PREPARED BY MASON & WALES ARCHITECTS

LEGEND

1. SPECIMEN TREES
2. AMENITY PLANTING
3. CONCRETE PATH
4. VEGETATED BACKDROP
5. LAWN
6. CAR PARKING
7. INFORMAL PATH

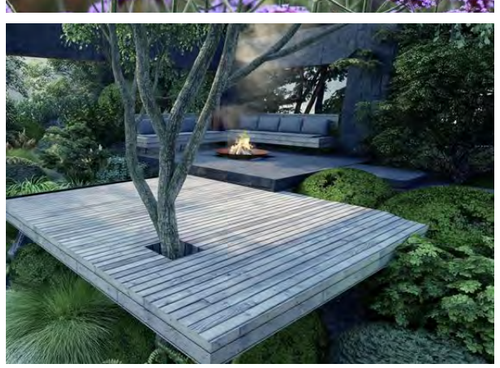
0 12m

WELLNESS CENTRE

LOOK & FEEL






WELLNESS CENTRE

PLANT PALETTE

Leptospermum ‘Wiri Kerry’

Libertia ixioides

Echinacea purpurea

Apodasmia similis

Carex secta

Coprosma ‘Poor Knights’

Hebe cuppressoides nana

Lomandra tanika

Blechnum penna marina

Verbena bonariensis

Kunzea ericoides

Hebe ‘Wiri Mist’

Chionochloa flavicans

Coprosma ‘Red Rocks’

Carex comans

Astelia grandis

Carex testacea

Rubus pentalobus

TYPICAL VILLA

CONCEPT PLAN

LEGEND

1. SPECIMEN TREES
2. OPEN LAWN AREA
3. AMENITY PLANTING
4. PRIVATE DECK
5. CONCRETE PATH
6. FEATURE ENTRY SURFACE

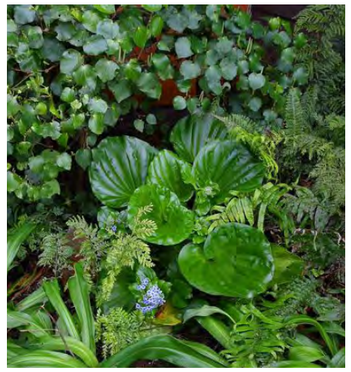
0 10m

PLAN PREPARED BY MASON & WALES ARCHITECTS

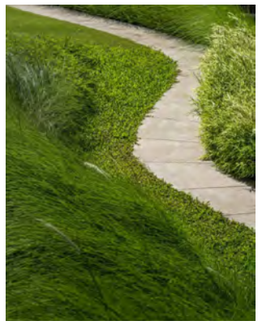
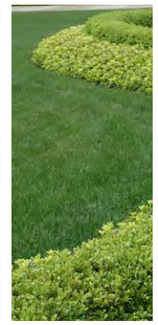
TYPICAL VILLA

LOOK & FEEL







TYPICAL VILLA

PLANT PALETTE

Blechnum penna marina

Asplenium nidus

Carex comans

Lobelia angulata

Asplenium cirratum

Sophora microphylla

Pseudopanax ‘Cyril Watson’

Bergenia cordifolia

Corokia ‘Geentys Green’

Dianella ‘Little Jess’

Blechnum ‘Silver Lady’

Carex secta

Pittosporum ‘Karo’

Dicksonia squarrosa

Coprosma ‘Poor Knights’

Pachystegia rufa

Ligularia reniformis

Macropiper excelsum

RETREAT

CONCEPT PLAN

LEGEND

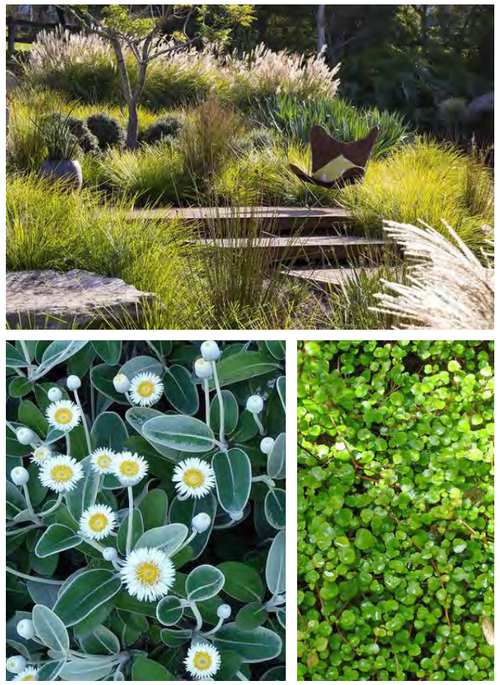
1. SPECIMEN TREES
2. CONCRETE PATH
3. AMENITY PLANTING
4. VEGETATED BACKDROP

0 10m

PLAN PREPARED BY MASON & WALES ARCHITECTS

RETREAT

LOOK & FEEL




RETREAT

PLANT PALETTE

Apodasmia similis

Chionochloa flavicans

Phormium cookianum

Hebe ‘Wiri Mist’

Coprosma ‘Poor Knights’

Coprosma ‘Red Rocks’

Rubus pentalobus

Carex comans - red

Muehlenbeckia astonii

Pittosporum ‘Golf Ball’

Phormium ‘Green Dwarf’

Libertia grandiflora

Lomandra tanika

Carex comans - bronze

Pachystegia rufa

Metrosideros excelsa

Muehlenbeckia axillaris

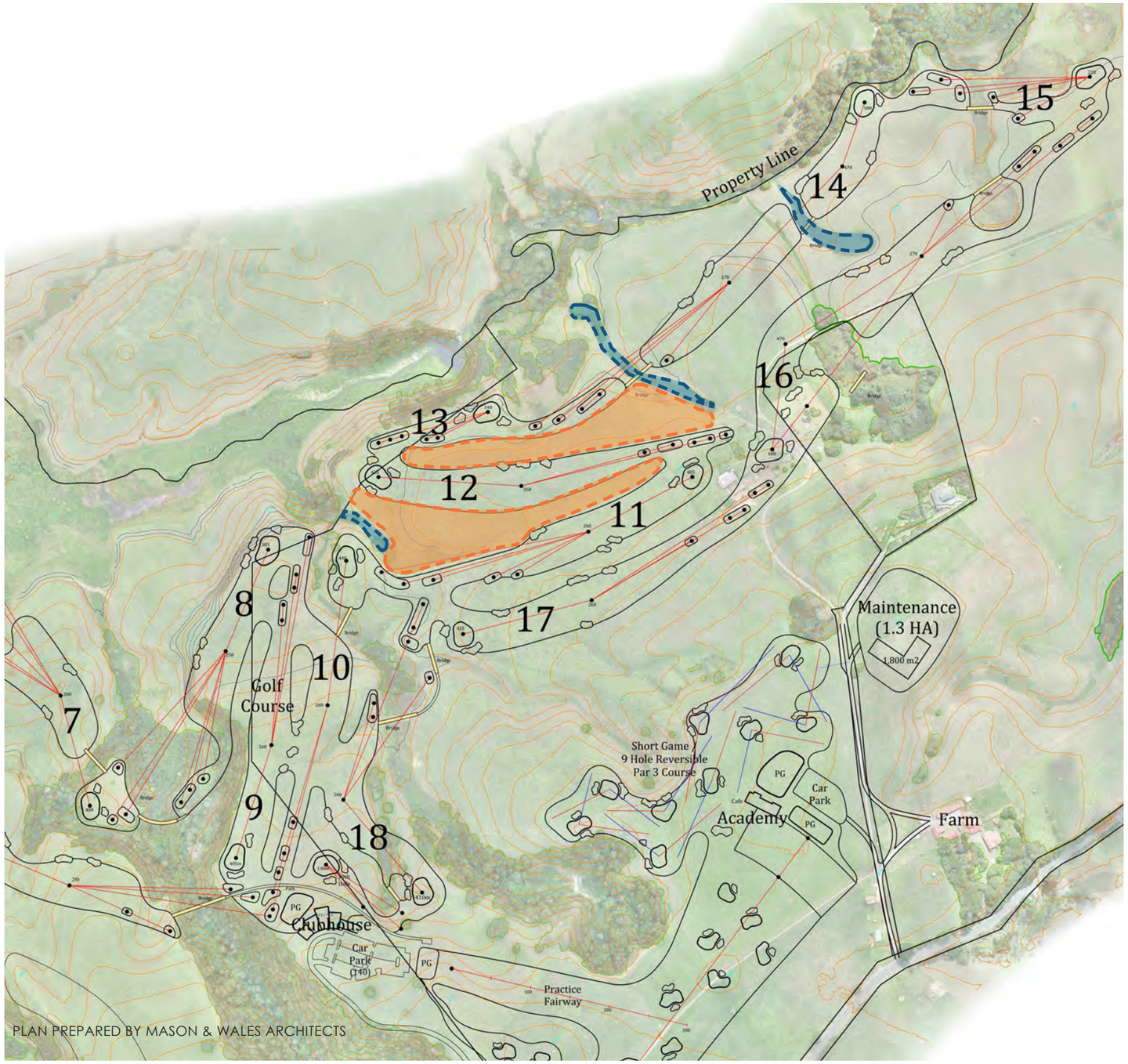
Scleranthus biflorus

Boffa Miskell

GOLF COURSE SURROUND LANDSCAPE

GOLF COURSE SURROUND LANDSCAPE

CONCEPT PLAN



LEGEND

EXAMPLE AREA - OUTSIDE FAIRWAY, GREENS AND TEES

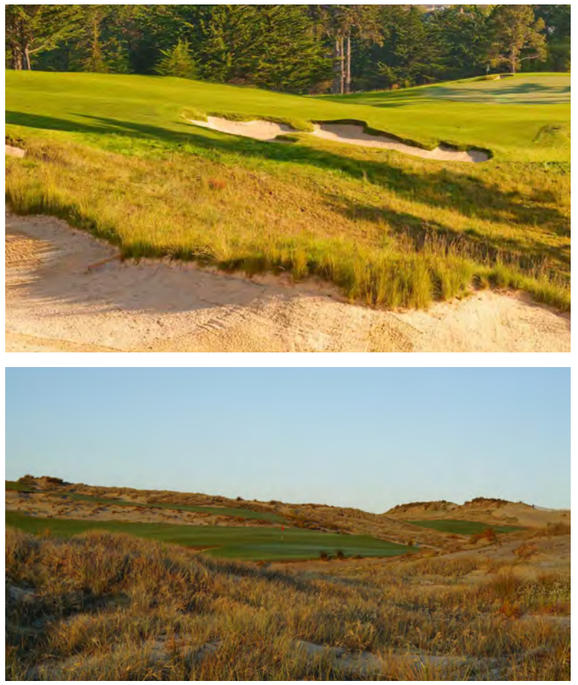
EXAMPLE AREA - RIPARIAN AREAS / GULLIES WITHIN THE COURSE

0 200m

PLAN PREPARED BY MASON & WALES ARCHITECTS

AREAS OUTSIDE FAIRWAY, GREENS AND TEES

LOOK & FEEL

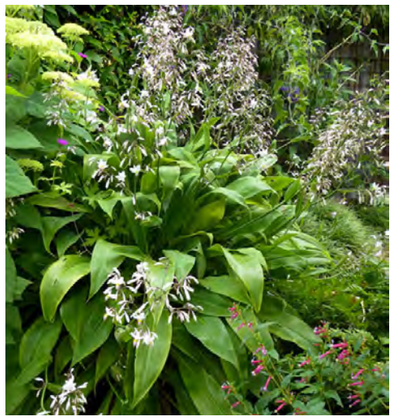


RIPARIAN AREAS / GULLIES WITHIN THE COURSE

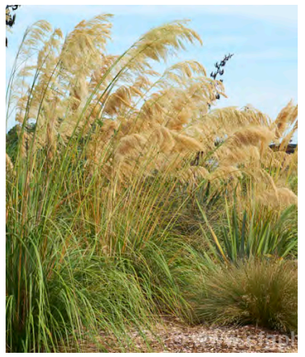
LOOK & FEEL

AREAS OUTSIDE FAIRWAY, GREENS AND TEES

PLANT PALETTE









PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	HABIT	LOCATION	NOTE
Poa cita	Silver Tussock	Bunch grass		
Ficinia nodosa	Knobby Club rush	Reed		
Arthropodium cirratum	Rengarenga	Clumping lily		
Coprosma crassifolia	Mingimingi	Scrambling shrub		
Coprosma rhamnoides	Twiggy coprosma	Scrambling shrub		
Leptospermum scoparium	Manuka	Small tree		
Meuhlenbeckia australis	Pohuehue	Scrambling groundcover/shrub		
Spinifex sericeus	Spinifex	Spreading grass like	More open sandy locations	
Metrosideros excelsa	Pohutukawa	Large spreading canopy tree	Specimen trees	
Coprosma repens	Taupata	Creeping groundcover		Team with pohuehue
Austroderia sp.	Toetoe	Tall bunch grass	2-5m off fairway	Austroderia Splendens is bigger than A. fulvida

RIPARIAN AREAS / GULLIES WITHIN THE COURSE

PLANT PALETTE







PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	HABIT	LOCATION
Phormiun tenax	Harakeke, flax	Taller flax	Dry edge
Carex secta	Purei	Bunch grass	Standing water
Carex virgata	Pukio	Bunch grass	Dry edge
Bolboshoenus fluviatilis	Marsh Clubrush	Reed	Standing water
Eleocharis acuta	Spike sedge	Reed	Damp ground
Hebe stricta	Koromiko	Taller shrub	Dry edge
Coprosma repens	Taupata	Creeping groundcover	Dry edge

Boffa Miskell

CLUB HOUSE LANDSCAPE

CLUB HOUSE LANSCAPE

CLUB HOUSE CONCEPT PLAN

KEY

- Grass
- Low amenity planting
  such as *Carex virgata,*
  Hebe stricta
  Coprosma repens,
  Coprosma crassifolia,
  Arthropodium cirratum
- Grass / Groundcover
  one or two grass/groundcover species such as Carex testacea, lobelia angulata
- Groundcover
  such as *Coprosma kirkii,*
  Coprosma prostrata
- Specimen tree
  Such as *Vitex lucens,*
  Dysoxylum spectabile,
  Podocarpus totara
- Specimen tree
  Metrosideros excelsa
  - upright species
- Specimen tree
  Knightia excelsa

0 30m

1:1,000 @ A3

CLUB HOUSE LANDSCAPE

PLANT PALETTE

Coprosma prostrata

Coprosma kirkii

Lobila angulata

Carex testacea

Arthropodium cirratum

Coprosma crassifolia

Coprosma repens

Hebe stricta

Carex virgata

Dysoxylum spectabile

Vitex lucens

Metrosideros excelsa

Knightia excelsa

Podocarpus totara

Boffa Miskell

SPORTS ACADEMY LANDSCAPE

SPORTS ACADEMY LANDSCAPE

SPORTS ACADEMY PLAN

KEY

- Grass
- Low amenity planting
  such as *Carex virgata,*
  Hebe stricta
  Coprosma repens,
  Coprosma crassifolia,
  Arthropodium cirratum
- Small tree / Large shrub
  such as *Phormiun tenax*
  Rhopalostylis sapida,
  Sophora microphylla,
  Cordyline australis,
  Leptospermum scoparium
- Specimen tree
  Such as *Metrosideros excelsa,*
  Vitex lucens,
  Dysoxylum spectabile,
  Podocarpus totara

0 30m

1:1,000 @ A3

SPORTS ACADEMY LANDSCAPE

PLANT PALETTE

Phormium tenax

Carex testacea

Arthropodium cirratum

Coprosma crassifolia

Coprosma repens

Hebe stricta

Carex virgata

Vitex lucens

Rhopalostylis sapida

Sophora microphylla

Metrosideros excelsa

Cordyline australis

Leptospermum scoparium

Podocarpus totara

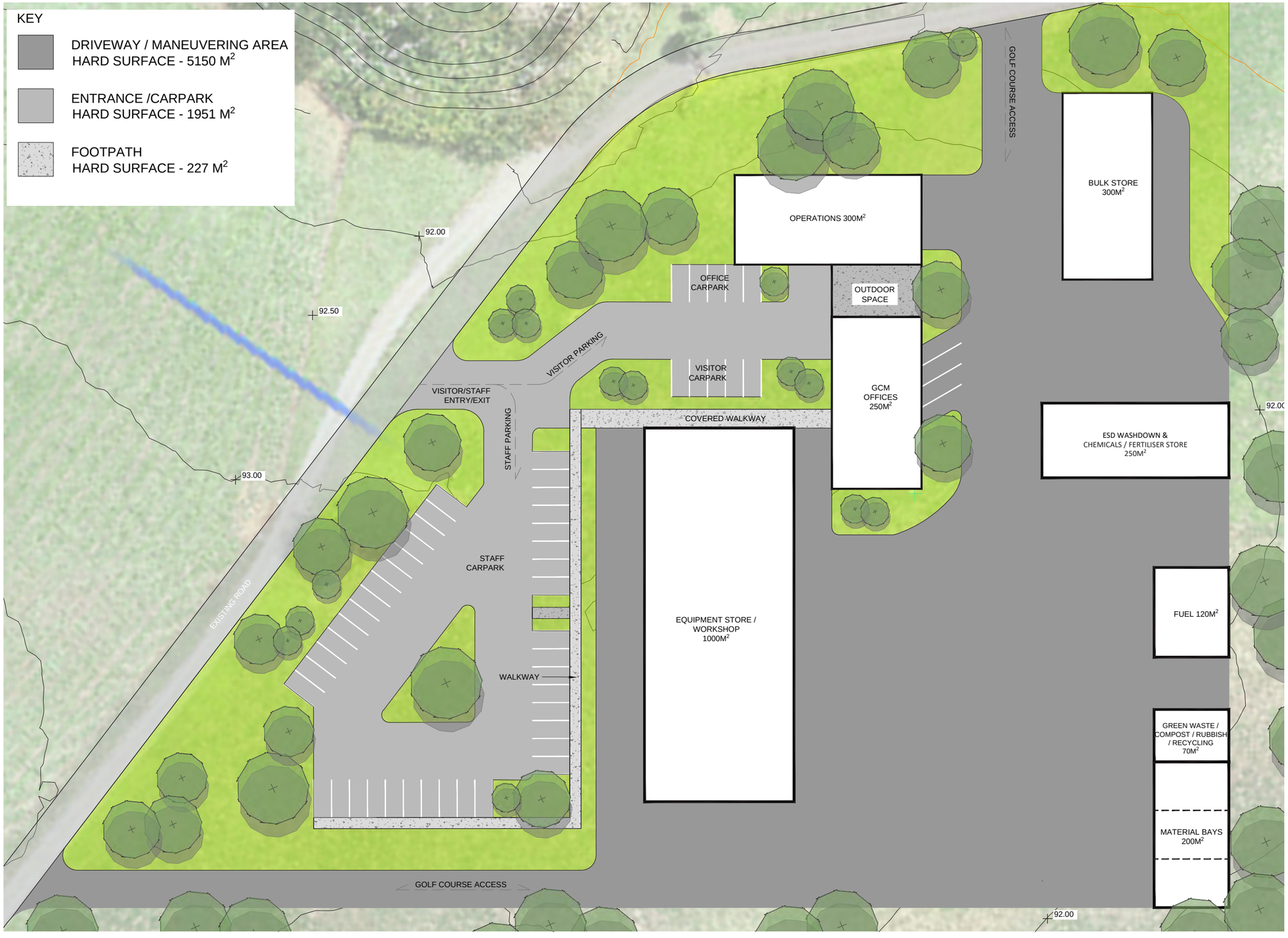
Dysoxylum spectabile

Boffa Miskell

MAINTENANCE COMPOUND LANDSCAPE

MAINTENANCE COMPOUND LANDSCAPE

SPORTS ACADEMY PLAN



MAINTENANCE COMPOUND LANDSCAPE

PLANT PALETTE

Lobelia angulata

Carex testacea

Arthropodium cirratum

Coprosma crassifolia

Coprosma repens

Hebe stricta

Aceana purpurea

Lubertia grandiflora

Libertia peregrinans

Sophora microphylla

Metrosideros excelsa

Cordyline australis

Leptospermum scoparium

Podocarpus totara

Dysoxylum spectabile

Vitex lucens

Rhopalostylis sapida

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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