

Warkworth South Plan Change

Landscape and Visual Effects Assessment

Prepared for KA Waimanawa Limited Partnership and Stepping Towards Far Limited

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Author: Reset Urban Design Ltd

Reviewed: James Paxton
Associate | NZILA Registered
Reset Urban Design Ltd

Approved: Garth Falconer
Director | NZILA Fellow
Reset Urban Design Ltd

Reset Urban Design Ltd
1/40 Hurstmere Road
Takapuna
AUCKLAND

09 489 1681

www.reseturban.co.nz

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1. INTRODUCTION

- 1.1 Reset Urban Design have been requested by KA Waimanawa Limited Partnership and Stepping Towards Far Limited to undertake a Landscape and Visual Effects Assessment for the land identified as “Waimanawa”, which is split in to two areas of “Waimanawa Valley” (Western Site) and “Waimanawa Hills” (Eastern Site) subject to the Private Plan Change. The Western Site comprises 18 parcels of land comprising 99.5 ha (42ha is owned by the applicant) stretching along the upper reaches of Mahurangi River (right branch) between State Highway 1 and Valerie Close. The Eastern site sits to the east of State Highway 1 and is 65.5 ha comprised of 4 parcels of land. This report forms part of the documentation for the Private Plan Change to re-zone this area from Future Urban Zone (FUZ) to a range of urban zones in the Auckland Unitary Plan – Operative in Part (AUP).
- 1.2 The following assessment is based on masterplans by Reset Urban Design and A Studio Architects in collaboration with Osbornehay, Tattico, Maven Associates, Traffic Planning Consultants and other expert consultants. Preliminary consultation meetings have been held over an 18-month period with Auckland Council, Auckland Transport, Waka Kotahi NZ Transport Agency, Mana Whenua, the local community board, the adjoining landowners and the general public as part of the consultation process.
- 1.3 This Assessment of Landscape and Visual Effects is to be read in conjunction with the Urban design report and full set of expert reports prepared as part of the Private Plan Change application.
- 1.4 This report describes the outcomes of the assessment of effects in order to provide an understanding of the existing landscape and how the re-zoning and development in accordance with the Warkworth Structure Plan (WSP) zoning may potentially affect the landscape, its character and visual amenity.

2. METHODOLOGY

2.1 Following best practice and the New Zealand Institute of Landscape Architects guide (*Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022*), for the preparation of this Assessment of Landscape and Visual Effects, the following steps were undertaken:

- Background desktop research and documentation of site location and context, including statutory context
- Site investigations and photographic recording (undertaken between October and November 2021, and June 2022)
- Identification and analysis of existing landscape and urban values including bio-physical values, cultural values, and visual amenity values where appropriate
- Identification of the visual catchment and viewing audience of the Site
- Review of masterplan drawing iterations to assess the possible landscape and visual impacts of the Proposed Plan Change
- Analysis of representative viewpoints looking at visual changes that are likely to occur as a result of the Proposed Plan Change and assessing the overall sensitivity of viewpoints to visual change
- A final assessment report for the anticipated landscape and visual effects of the Proposed Plan Change, following the review of the Masterplans (dated June 2022), and viewpoints of the Sites.

2.1 In assessing the extent of effects, this report uses the seven-point scale recommended by Tuia Pito Ora/NZILA. The scale of effects rating ranges from very low, low, low-moderate, moderate, moderate-high, high, and very high. The effects ratings and definitions are provided within Appendix 1.

2.2 Viewpoints were selected to represent a range of views. These locations were firstly selected based on a desktop study, followed by location visits to confirm suitability. The viewpoints provide a range of distances, from immediate to distant, and cover a range of viewing orientations. Viewpoint locations have been plotted as accurately as possible from aerial imagery (Refer Appendix 2).

3. SURROUNDING CONTEXT

Location

- 3.1 The Western and Eastern Sites sit 3km south of the Warkworth Town Centre, approximately 50km north of Auckland's CBD. State Highway 1 intersects the two Sites.

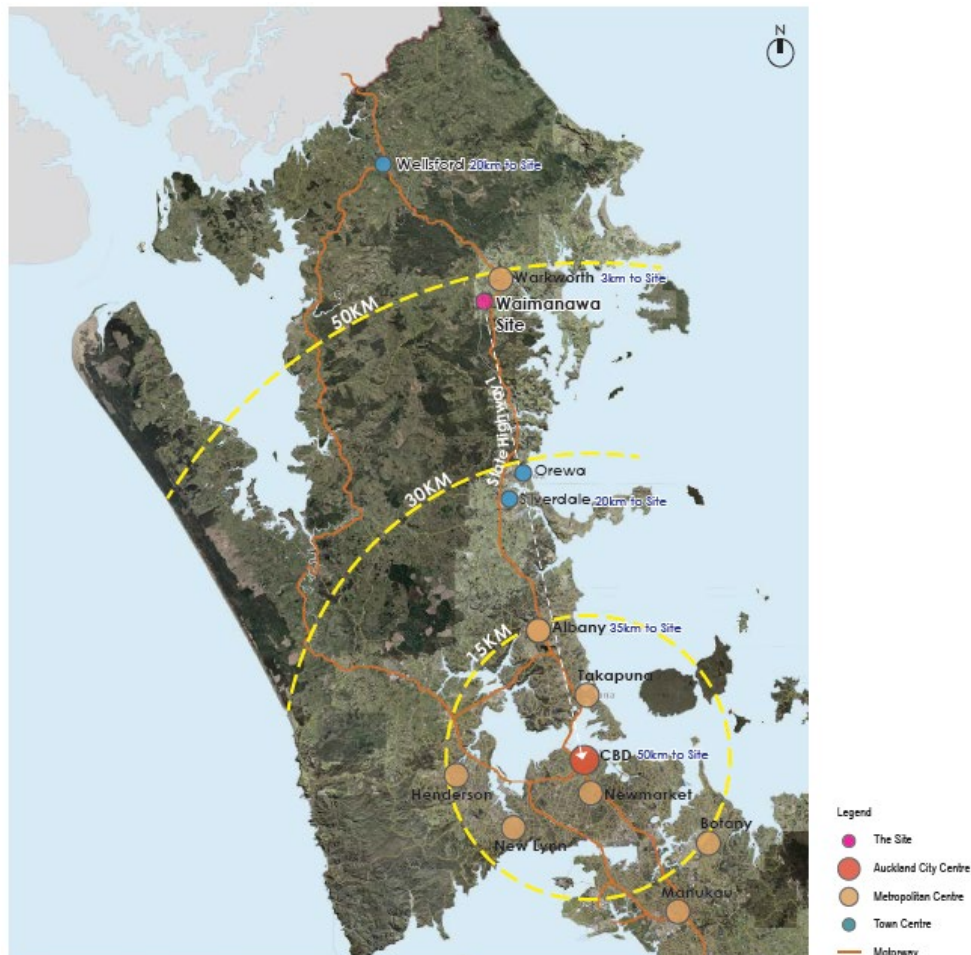


Figure 1 - Site location

- 3.2 Warkworth has been identified as satellite township to provide a range of services to its surrounding rural community, provide business presence, and residential growth of up to 7500 new dwellings under the Auckland Plan 2050. Development in Warkworth South is sequenced for 2028-2032 under the current non-statutory Future Urban Land Strategy. 1100 hectares of land in Warkworth has been identified for future urban development under the Auckland Unitary Plan (AUP), including the two Sites.
- 3.3 The Western site sits on a generally low to gentle contoured valley within the wider Future Urban zone of South Warkworth, largely pastoral and rural lifestyle activities border the site, the Warkworth Industrial area and new Mason Heights development sit just past the northern boundary.
- 3.4 The Eastern Site sits on a low to moderate contoured catchment within the wider Future Urban Zone of South Warkworth, largely pastoral and rural lifestyle activities border the site, the Site's southern boundary abuts the Avicé Miller Scenic Reserve.

- 3.5 Residential development in Warkworth occurs largely around the town centre and along the SH1 corridor. The highest level of density starts from the town centre then dissipates with distance from the centre.
- 3.6 Mahurangi College is located 1.5km north of the site on Woodcocks Road and Warkworth Primary School is 2.5km to the north on Hill Street.

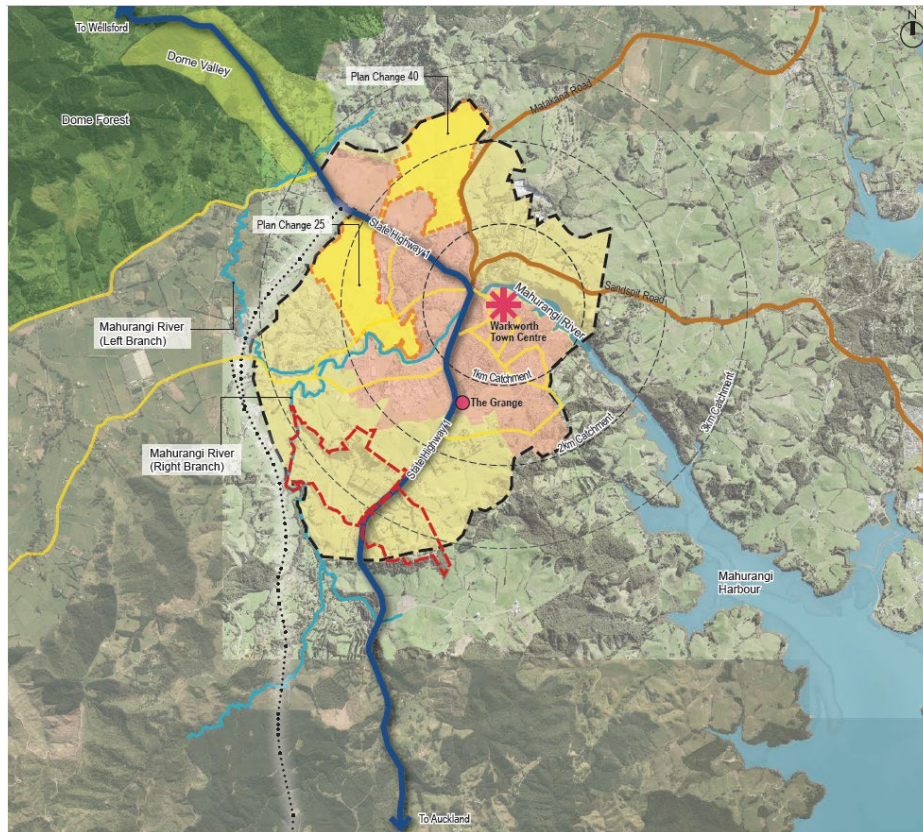


Figure 2 - Warkworth context plan

- 3.7 State Highway 1 runs centrally through Warkworth in a North-South direction. The new Ara Tūhono – Pūhoi to Warkworth Motorway is currently under construction which traverses on the periphery of the Warkworth future urban area to the west and will bypass the Warkworth Town Centre. The main on/off ramps to the new motorway occur to the Northwest of Warkworth, just to the south of Kaipara Flats Road. Once the Ara Tūhono – Pūhoi to Warkworth Motorway is open the current SH 1 through Warkworth and the Site will revert to an Arterial Road, with a corresponding change in its form and use.
- 3.8 Open space in Warkworth is predominantly confined to the edges of the Mahurangi River, in the form of walkways and small-medium open space beside riparian margins, along with native bush reserves and sports fields.

Landform + Features

- 3.9 The Warkworth Town Centre formed around the Mahurangi River which cuts through the township and continues southeast to the Mahurangi Harbour. The upper reaches of the Mahurangi river splinter off in all directions through Warkworth.

- 3.10 The first Portland cement manufacturing plant in the southern hemisphere, Wilson’s Cement Company, was established along the river in 1884. It closed in 1928 during the depression, its ruins are now used as a popular local freshwater swimming hole. ¹
- 3.11 The Warkworth south area is bordered by a series of ridges to the south that define the future urban area, a valley floor sits centrally where the Site is located. Streams, tributaries and more localised watercourses cut the basin and surrounding hills and spurs.
- 3.12 Avice Miller Reserve located just beyond the rural-urban boundary features large tracts of native forest. These forest remnants extend further eastwards to the Thompson Road ridge, all of which are identified as Significant Ecological Areas under the AUP and form a large Outstanding Natural Landscape (ONL) wrapping along the ridges framing the future urban land in Warkworth South. A Significant Ecological Area (SEA) overlay is located along the right arm of the Mahurangi River from the southwestern corner of the Western Site towards a major stand of bush to the south.
- 3.13 The Parry Kauri Park is a plot of native bush located to the south of the town centre and is home to two of the largest Kauri on the east coast.

Cultural Values

- 3.14 Ngāti Manuhiri are mana whenua (tribe of the area) for Puhinui (Warkworth) and the surrounding area. The iwi (tribe) has occupied this area as ahi kā (people who kept the fires burning/continuous occupation) since the 17th Century. ²
- 3.15 Te Awa Waihē (Mahurangi River) is an important waterway for the iwi, once being a major transport route inland from the inner Mahurangi Harbour (also called Waihē) and is the largest awa flowing out to Te Moana Nui ō Toi (the seaway north and east of Whāngaparāoa), within the wider Mahurangi area. The waterfalls (Puhinui Falls) at the head of te Awa Waihē are of particular significance to Ngāti Manuhiri and are considered wāhi tap (sacred). Further south of the falls there were several waka landing sites used by the people as they travelled inland from the coast. ²
- 3.16 In addition to transport, the awa was an important source of freshwater and associated resources such as tuna (eels), koura (freshwater crayfish), kākahi (freshwater mussels) and waterfowl. There was also flax and other weaving resources, plants and fruits for kai (food) or rongoā (medicine). The mature trees in the once lush surrounding bush (podocarp/broadleaf and kauri) were felled for waka. ²
- 3.17 In the 19th century, shipbuilding flourished with the ready supply of timber from the kauri forests. Early settlers also developed orchards on land too poor for crops. During the 20th century, orchards made way for dairy and sheep farms. ³

¹ (2007). DVD. *Warkworth: Majorlook*

² (Mahurangi Kahui Ako - Success for all, 2021)

³ (New Zealand Government, 2021)

Landuse + Character

- 3.18 The Western and Eastern sites sit among pastoral and rural land uses, surrounding lot sizes range from 1.65Ha to 34Ha approximately.
- 3.19 To the north of the site sits a new residential development Mason Heights, with lot sizes of approximately 450-650m². The Warkworth light industrial zone is also located to the north of the site and sits along the Woodcocks Road spine.
- 3.20 A local centre 'The Grange' with multiple hospitality stores, a petrol station and small businesses is situated to the northeast of the site across State Highway 1, which services the local community, but also travellers along SH1 as they head to/from their destinations. The Grange backs onto a new residential development that has been built in the last 5 years, the site sizes are approximately 450-650m².
- 3.21 Higher density residential is provided for closer to the town centre to the northeast of the Site. Under the AUP the town centre is zoned for further density of Business – Town Centre, Business – Mixed Use, and Mixed Housing Urban zoning.

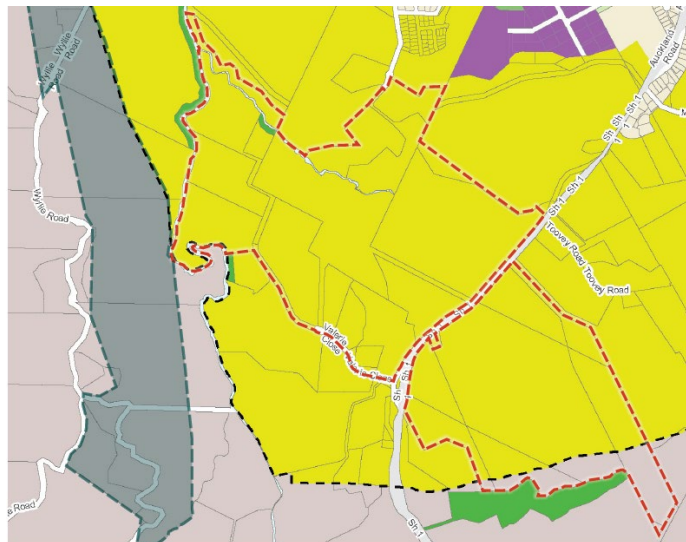


Figure 3 - Warkworth Zoning - Auckland Unitary Plan Zoning (AUP)

Connections + Activities

- 3.22 State Highway 1 separates the sites in a Northeasterly direction, creating a Western and Eastern Site, and providing direct connection to the main trunkline of New Zealand.
- 3.23 With future connections from the western boundary of the Western Site, the sites have convenient access to the new motorway and the proposed Wider Western Link Road that traverses the Site from east to west.

3.24 Valerie Close provides direct connection to the Western Site along the southern boundary to SH1 offering easy connection to the town centre and beyond. Mason Heights provides direct connection to the Site from the north and links to the main connector road of Woodcocks Road. New collector roads within Eastern Site provide connection to State Highway 1.

4. SITE DESCRIPTION

Waimanawa Valley - Location + Layout

4.1 Waimanawa Valley (Western Site) is comprised of 18 lots totalling approximately 99.5Ha of land in Warkworth South between State Highway 1 and Valerie Close. The Site includes Morrison’s Heritage Orchard in the north-eastern corner, which is to be retained. The Waimanawa Hills (Eastern Site) sits to the east of State Highway 1 and is 65.5 ha comprised of 4 parcels of land.

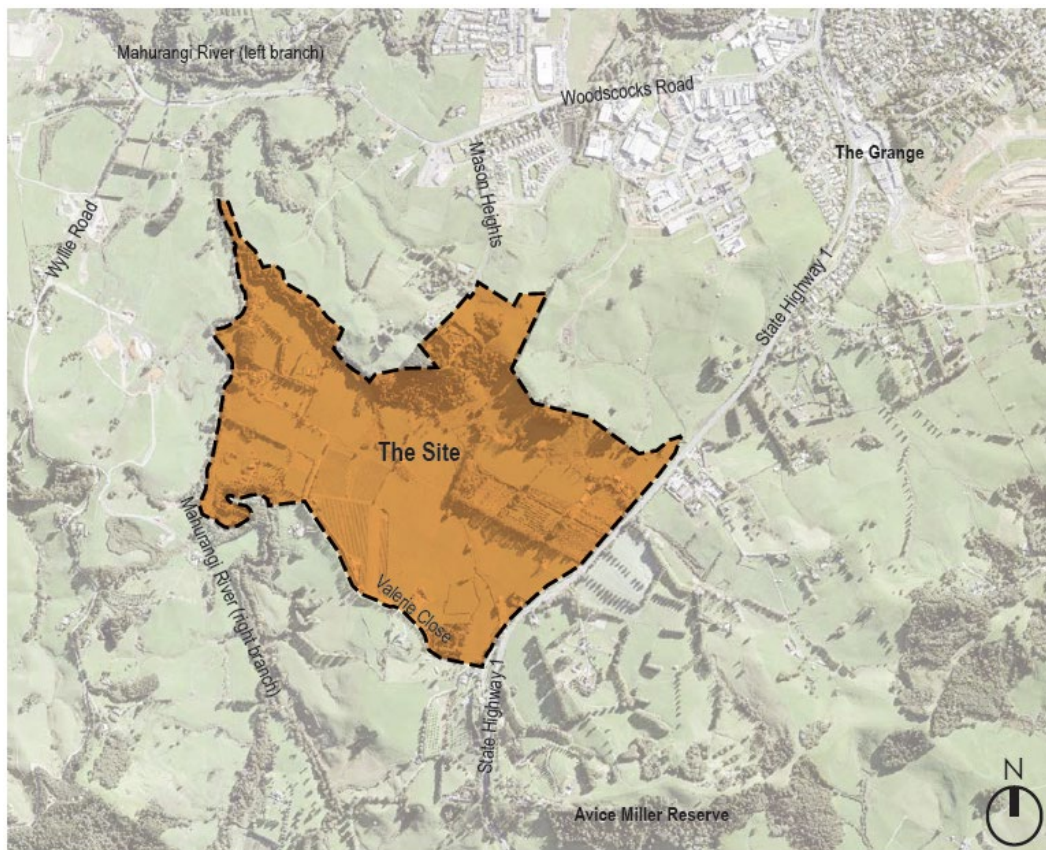


Figure 4 - Plan Change – Western site extent

4.2 The site is irregular in shape, but generally has a wide west-east layout with long undulating boundaries along Valerie Close to the south and the northern ridgeline. The eastern boundary is bordered by SH1, the upper reaches of the Mahurangi River border the western boundary.

4.3 The valley floor is incised by tributaries from the surrounding hills and ridgelines that feed the Mahurangi River.

- 4.4 The future Wider Western Link Road will become the main connecting spine of the development to the existing SH1, Woodcocks Road and possibly the future Ara Tūhono – Pūhoi to Warkworth Motorway southern interchange (which is still to be confirmed).
- 4.5 The existing built environment has an unremarkable pattern featuring scattered residential dwellings, farm buildings and temporary structures connected by loose roading network, which reflects the typical hinterland of rural settlements within the Auckland region.

Waimanawa Valley - Landform + Features

- 4.6 The topography of the site is varied; the southwestern boundary is characterised by a gradual hill sloping northward where it meets the central valley floor.
- 4.7 Outreaches of the Mahurangi river and its undulating riparian margin define the western and north-western limits of the site, the northern tributary follows the base of the northern ridgeline from northwest to southeast dissecting the site. A bat flight corridor has been identified on the western edge of the property and requires special landscape treatment.
- 4.8 The northern ridgeline with its several spurs visually contains the sites northern edge and provides a 'green' visual break in the subdivision.
- 4.9 Within the central valley floor, the site falls to the northwest from Valerie Close (+RL50) to the Mahurangi River (+RL20).
- 4.10 The current Site is largely pastoral land, with a couple of lifestyle sections, a vineyard and the Historic Morrisons Orchard.
- 4.11 The existing Kanuka forest along the north-western boundary of the site presents a natural landscape feature on the hill slopes which contributes to the broader landscape in Warkworth

Waimanawa Valley - View Shafts

- 4.12 Views into the site are relatively restricted to close views from Valerie Close, the adjacent SH1, and surrounding properties. There are two potential wider views to the site on Wylie Road to the west and Thompson Road to the east.
- 4.13 Properties on the southern boundary along Valerie Close will receive elevated northern views over the valley. Lifestyle block properties on the northern boundary at the highest point of the site will have wider ranging views from the north to the south.
- 4.14 There are no scheduled viewshafts to be maintained on the site.

Waimanawa Valley - Cultural Values

- 4.15 The site contains no archaeological site of significance or other historic heritage sites that may raise constraints to the proposed urban developments.
- 4.16 Morrison's Heritage Orchard will continue acting as a destination with rural characters that reinforces the historic and cultural values within the site.

Waimanawa Hills – Location and Layout

- 4.17 Waimanawa Hills (eastern site) comprises of 4 parcels of land (approximately 65.5 ha) adjoining the eastern edge of State Highway 1, and the Rural Urban Boundary (RUB) of Warkworth to the south.



Figure 5 - Plan Change - Eastern Site extent

- 4.18 The site is irregular in shape with long ridgeline boundaries and is generally defined by the local catchment. The western and northern boundaries are bordered by SH1, the eastern boundary abuts the neighbouring boundary continuing along the ridgeline to the Southeastern corner, Avice Miller Scenic Reserve borders the southern boundary.
- 4.19 The Site sits within the immediate catchment, a ridgeline runs from SH1 to the west along the southern boundary to the eastern corner where a spur of the ridge extends in a north-western direction dissipating in the northern corner of the site. The Site slopes in a northwest direction from the southern boundary, the steepest portion of the Site is within the south-eastern corner.
- 4.20 The Site is incised by three tributaries which start from the southern ridge and head to the north-west crossing under SH1 and feeding the upper reaches of the Mahurangi River; large exotic tree species line the stream edges.
- 4.21 Two residential dwellings, a few farm sheds and a stable are dotted across the site in no particular order, reflective of rural settlements within the Auckland region.

Waimanawa Hills - Landform + Features

- 4.22 The topography of the site is varied; the arching north-western boundary follows SH1 and has a gentle incline that rises to the south, the south-eastern boundary encounters the steepest gradient to the ridgeline.
- 4.23 The north-eastern boundary follows the ridgeline in a southeastern direction from SH1 to the Avice Miller Scenic Reserve in the south-eastern corner where the Site's highest point (+RL115) is located. The site then continues approximately 250m further to the south-east through the scenic reserve.

- 4.24 The southern boundary is defined by the Avice Miller Scenic Reserve which has an SEA overlay, the southern ridgeline sits between 20-90m north of the reserve. The development will occur to the north of the ridgeline providing a substantial buffer to the reserve. The reserve is of high natural value to the area.
- 4.25 The Western boundary is defined by SH1, a spur extends north from the southern boundary containing the southwestern corner of the site from SH1.
- 4.26 A central valley is created between the western spur and the eastern dry stream corridor providing views to the north-west. An overland flow path is identified dissecting the central valley.
- 4.27 The current Site is largely pastoral land, with a palatial rural home centrally located, smaller residence sit to the north-east and south-west of the site.

Waimanawa Hills - View Shafts

- 4.28 Views into the site are relatively restricted to close views from Valerie Close, the adjacent SH1, Toovey Road, and surrounding properties. There are two potential wider views to the site on Wylie Road to the west, and Thompson Road and to the east.
- 4.29 Lifestyle block properties to the northeast of the Site will receive views of the development, however the proposed retention of several large tree stands paired with the site's topography will provide scattered screening.
- 4.30 There are no scheduled viewshafts to be maintained on the site.

Waimanawa Hills - Cultural Values

- 4.31 The site contains no archaeological site of significance or other historic heritage sites that may raise constraints to the proposed urban developments.
- 4.32 The Proposal will buffer the existing SEA on the southern boundary to help enhance the remaining native forest in the area.

5. RELEVANT STATUTORY CONTEXT

- 5.1 This document forms part of the supporting documentation for the Private Proposed Plan Change for Waimanawa.
- 5.2 The following is a summary of the relevant provisions that have informed this assessment, in terms of landscape and visual effect considerations. Relevant Documents include:
- Resource management Act 1991(RMA)
 - Auckland Council Unitary Plan (Operative in Part)
 - Warkworth Structure Plan (June 2019)

Resource Management Act 1991 (RMA)

- 5.3 Part 2 of the Resource Management Act 1991 (RMA) sets out the purpose and principles of the RMA. Section 5 states the purpose is to “promote the sustainable management of natural and physical resources”.
- 5.4 Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA. The protection of outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development is identified as a matter of national importance in section 6(b). The site features ‘..rivers and their margins’, which the Proposal seeks to protect ‘from inappropriate subdivision..’ and enhance.
- 5.5 A Significant Ecological Area (SEA) is located within Waimanawa Valley along the right arm of the Mahurangi River and covers a small portion of the southwestern corner of the site towards a major stand of bush to the south, this area is to be protected and buffered by the Proposal.
- 5.6 Waimanawa Hills incurs natural overlays. The southern portion of the site is part of a large Outstanding Natural Landscapes (ONL) overlay along the south-eastern ridgeline of Warkworth South. A segment of the Significant Ecological Area (SEA) from the Avicé Millar Scenic Reserve crosses the southern boundary covering the native vegetation, this area is to be protected and buffered by the Proposal.
- 5.7 There are no Outstanding Natural Features (ONF), Outstanding Natural Character (ONC), or High Natural Character (HNC) overlays on either Site.
- 5.8 Section 7 of the RMA outlines other matters such as cultural importance, use and development of resources, quality environments, and amenity values. In particular, matters relating to quality environments and amenity values are relevant to this assessment and are to be taken into account.

Auckland Unitary Plan (refer Appendices for full Statutory Context Assessment Chart)

5.9 Both sites (outlined in red below) are located within Warkworth South, along the upper tributaries of the Mahurangi River and within the Rural Urban Boundary.

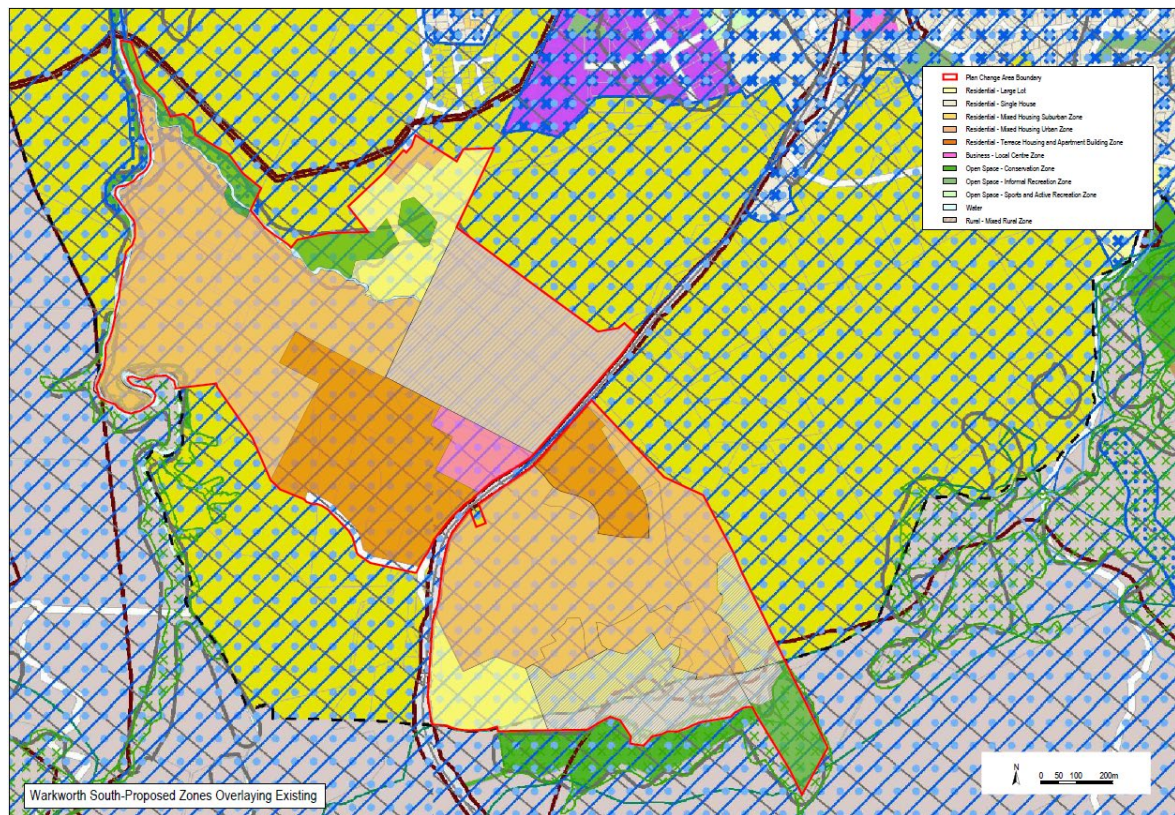


Figure 6 - Auckland Unitary Plan (Operative in Part) Zoning Map (Extent outline in red)

5.10 Within the Auckland Unitary Plan, the site is identified as Future Urban Zone. The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation except for a small area of existing Esplanade Reserve zoned Open Space -Conservation within the Western Site and a larger portion of the Eastern Site where the Avice Miller Scenic reserve is located. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.⁴

5.11 The southwestern corner of the Western site intersects a small portion of a Significant Ecological Area (SEA) from the right arm of the Mahurangi River towards a major stand of bush to the south, this portion is to be protected and buffered by the Proposal. Within the Eastern Site a Rural Production Zone intersects the southern boundary along the ridgeline buffering the FUZ from the Open Space – Conservation zone of Avice Miller Scenic Reserve, which also incurs an SEA overlay. This zone is void of development in the proposal.

5.12 Matters of the Auckland Unitary Plan (Operative in Part) which have relevance to the landscape and visual assessment of the Proposal are outlined within the report, and include:

⁴ H18. Future Urban Zone, Auckland Unitary Plan (Operative in part)

- H18. Future Urban Zone
- H7. Open Space Zones
- Rural – Rural Production Zone
- Schedule 3 Significant Ecological Areas – Terrestrial Schedule

Warkworth Structure Plan (June 2019)

5.13 As the first stage of the re-zoning of Future Urban Zoned land in Warkworth, a non-statutory Warkworth Structure Plan has been prepared by Auckland Council outlining the possible future zonings and key transportation routes to ensure that Warkworth is developed in a coordinated manner.

5.14 In terms of the Site, key findings identified in the Warkworth Structure Plan (WSP) are summarised below:

- New residential areas for more intensive developments (terrace houses and low-rise apartments) are proposed in Warkworth South;
- A new arterial road (Wider Western Link 'WWL') is proposed to connect the existing Stage Highway 1 (SH1) with Woodcocks Road;
- Along with a public transport hub, a new Local Centre ('LC') in the south is located in the vicinity of the intersection of the existing SH1 and the new arterial road;
- Create 'green corridor' across the urban development to provide protection to the existing natural and ecological values, particularly alongside the Mahurangi River and its tributaries;
- Protect Morrison's Heritage Orchard from subdivision and remains as a rural feature of Warkworth.
- Protect and enhance existing bush/natural areas and create ecological corridors linking the Future Urban zone to other ecological areas
- Provide well located and accessible areas of open space linked by a green network of walking and cycling trails along the streams
- Use the Future Urban zone efficiently to protect against the need for further urban expansion into Warkworth's valued rural hinterland

6. PROJECT BACKGROUND

6.1 The Western site consists of 18 parcels of land that have been purchased over several years by Endeans Farm Limited. The Eastern site comprises of 4 parcels of land (approximately 65.5 ha). Together with Osbornehay, Maven Associates, Traffic Planning Consultants, A Studio Architects and other expert consultants, our multi-discipline team has been working collaboratively to develop a comprehensive masterplan that demonstrates the feasibility of the proposed residential development.

- 6.2 The Western site contains the remaining portion of the historic Morrisons Orchard (Red Bluff) established in 1873 by Edward Morrison. The Eastern site includes a portion of the locally significant Avicé Miller Scenic Reserve which has an ONL overlay.
- 6.3 The plan change has been prepared following best-practice urban design principles and has included a master plan-based design process. The master plans have demonstrated that the land can be subdivided in a way that will support a high-quality neighbourhood and remain compatible with the Warkworth Structure Plan.
- 6.4 Preliminary consultation meetings have been held over an 18-month period with Auckland Council, Auckland Transport, Waka Kotahi NZ Transport Agency, Mana Whenua, the local community board, the adjoining landowners and the general public as part of the consultation process.

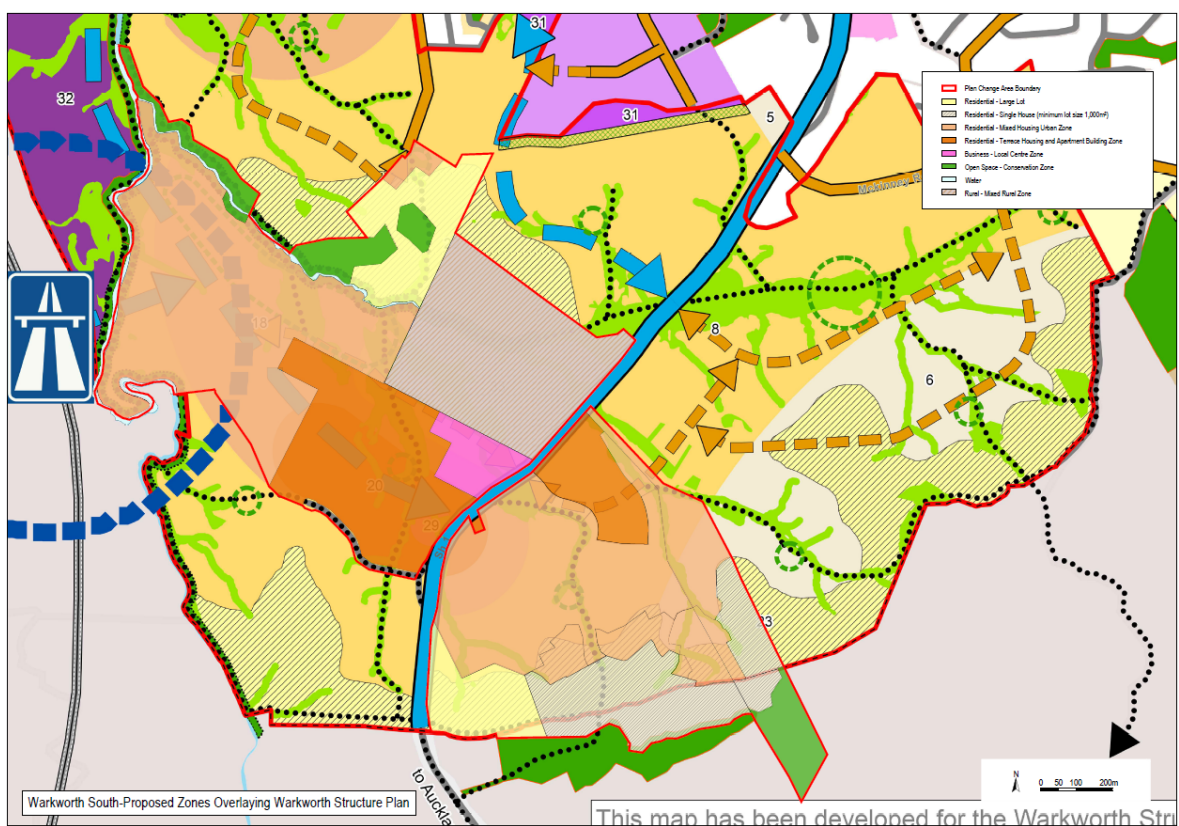


Figure 7 - Private Plan Zoning Context Plan – with Warkworth Structure Plan Base (Reset Urban Design)

DESCRIPTION OF THE PROPOSAL

- 6.5 The proposal is seeking a Private Plan Change from FUZ to a mix of zones in line with the WSP, which recognises the future growth of Warkworth. The purpose of the plan change is to enable greater density and diversity of development within the site in terms of scale and built form development along with the mix of activities. The WSP along with the AUP(OP) support the change of the site from large lot rural parcels to a higher density urban community.



Figure 8 - Combined Indicative Masterplan (Reset Urban Design)

- 6.6 The Western site comprises approximately 99.5 ha of land stretching along the upper reaches of Mahurangi River (right branch) between State Highway 1 and Valerie Close. The development seeks to utilise the sites' topography and strategic location alongside SH1.
- 6.7 The Proposal seeks to re-zone the land which would allow for a residential development with a local centre on existing rural land. The Western proposal comprises of varying residential density of Terrace Housing and Apartment, Mixed Housing Urban and Large Lot zoning aligning with the WSP consisting of residential 742 lots and 173 apartments. The Eastern proposal comprises of varying residential density of Terrace Housing and Apartment, Mixed Housing Urban, and Single House zoning; comprising of 691 lots.
- 6.8 The Proposed Plan Change is based on a set of key principles and strategies to guide the initial design and create a holistic development that provides residential development intertwined with an enhanced natural environment.
- 6.9 The key principles are as follows:
- Preserve and enhance the existing ecosystem and natural landscape features
 - Create a healthy and sustainable community for people of all ages
 - Promote efficient use of land
 - Create quality and interlinked public realms accessible to all residents
 - Provide for a legible pattern of roads, local streets, lanes and walking and cycling routes
 - Celebrate the unique identity of Warkworth South and create a sense of place

6.10 The key strategies are as follows:

- Maintain and enhance the existing wetlands, streams and forests
- Connect to the larger arterial roading network
- Promote efficient use of land and mix of housing
- Create quality and interlinked public realms accessible to all residents
- Provide for a legible pattern of roads, local streets, lanes and walking and cycling routes
- Celebrate the unique identity of Warkworth South and create a sense of place

6.11 The overall intent of the master plans is to provide framework for a new high quality residential development with small town centre that enhances its unique landscape features, while providing connectivity and density.

6.12 The masterplan can be broken down into several key spatial zones or strategies:

Land Use

6.13 Building on the site's opportunities and constraints and the key design considerations, the configuration of the land use aims to optimise opportunities for high quality urban residential, create extensive open spaces, aid maintenance of landscape features and ecological values.

6.14 The proposed land uses respond to the land use plan set out in the Warkworth Structure Plan (WSP) which provides for predominantly residential uses, a local centre and a series of open spaces associated with natural streams and local landscape features.

Waimanawa Valley - Western Site

6.15 The Local Centre zone is located immediately adjoining SH1 and the Wider Western Link Road to ensure that the new centre serves a wider catchment area within Warkworth South and is easily accessible to the community by a range of transport modes. The Business – Local Centre Zone seeks to provide 68 apartments.

6.16 The area to the west of the local centre provides for the greatest residential density- Terrace Housing and Apartment Zone. This high-density residential area aims to efficiently utilise the land that has convenient access to local services, retail, public transport and key open spaces.

6.17 West of the Terrace Housing and Apartment Zone, the Mixed Housing Urban Zone extends across the valley floor to the Site's western boundary adjoining the right arm of the Mahurangi River. A segment of Mixed Housing Urban is proposed on the northern boundary where the site connects to Mason Heights.

6.18 A collection of large lot residential is proposed for the northern ridgeline of the Site retaining a portion of Warkworth's rural character and reflecting the steep topography of this area, which constrains development opportunities.

Waimanawa Hills - Eastern Site

- 6.19 Adjoining SH1 the Terrace Housing and Apartment Buildings (THAB) zone provides the greatest residential density and aims to efficiently utilise the land that has convenient access to local services (adjacent proposed local centre), public transport and key open spaces.
- 6.20 The Mixed Housing Urban (MHU) zone extends from the THAB zone across the gentle sloping hills in the mid catchment toward the upper slopes. The MHU zoning accounts for the highest amount of lots within the Proposal and is separated by two central open spaces that link the development together.
- 6.21 Single House (min 1000m²) and Large Lot zoning utilises the upper reaches of the development reducing the visual impact from the wider viewing audience retaining a portion of the areas rural character, the larger lots will provide additional protection of the Avice Miller Scenic Reserve with its Outstanding Natural Landscape (ONL), Significant Ecological Area (SEA) and Open Space - Conservation overlays

Open Space

- 6.22 The proposed masterplan is based on providing for a variety of generous open spaces across the site to create an integrated network of parks and green links. The open space strategies aim to:
- Enhance the existing ecological corridors along the upper reaches of Mahurangi River and its primary tributaries through planted riparian margins
 - Create a significant community park that provides a variety of high amenity public spaces
 - Create a central green avenue to connect Valerie Close with the major park and strengthen the key visual connections to the landscape on the northern hills
 - Provide for a series of pocket parks within the urban grain of the residential areas
 - Create linear green spaces that connect to the riparian corridors and parks
 - Offer continuous, interlinked, and safe routes for pedestrians and cyclists to all open spaces
 - Integrate stormwater management facilities with public open spaces to enhance the ecological and amenity values of the development
 - Protect and enhance Morrison's Heritage Orchard, the existing forest areas including the Avice Miller Scenic Reserve, by buffering the southern boundary and increasing native bio-diversity across the Site.

Street Network

Waimanawa Valley - Western Site

- 6.23 The site adjoins SH1 along its eastern boundary, which links the site to the Warkworth Town Centre to the north. Currently, Valerie Close and Mason Heights provide direct access to the site from SH1 and Woodcocks Road respectively which offers easy access to the Warkworth town centre and the employment area in the vicinity of Woodcocks Road.
- 6.24 Western Site - The Ara Tūhono – Pūhoi to Warkworth motorway is currently under construction to the west of the Site, once it is complete it will provide an additional connection to the Site through the proposed Wider Western Link Road. The Link Road is an urban arterial road with limited access points that will traverse through the site to SH1.
- 6.25 Western Site - The public transport interchange is proposed at the eastern edge of the Wider Western Link adjacent to SH1. The interchange is situated close to the local centre and surrounding high density residential providing an easy connection to local public transport.
- 6.26 The Wider Western Link will dissect the Western site centrally from SH1 in the east to Ara Tūhono to the west as the main arterial road of Waimanawa. It will be characterised by large specimen trees bordering the carriageway, central planted medians, generous footpaths, and a bidirectional separated cycle-lane.
- 6.27 Most of the residential development occurs on the southern half of the site, where two collector roads provide connection to the centre of the residential development from the arterial road to Valerie Close. A portion of Mixed Housing Urban development occurs in the northwestern corner which is linked to the arterial road by two local roads.
- 6.28 A north-south aligned green avenue traverses the Western site centrally connecting the existing vineyard to the expansive open recreation space. The green avenue is typified by the extent of large grade trees bordering the carriageway, its central green median with large specimen trees and wide footpaths.

Waimanawa Hills - Eastern Site

- 6.29 The main connector road links to SH1 at the existing private driveway opposite the shelterbelt of the Morrison's Orchard; the shelterbelt defines the entrance to the proposed development across the road and is likely to become the Wider Western Link Road (WWLR). The WWLR traverses the opposing Site centrally from SH1 to Ara Tūhono to the west and once complete will provide direct access to the new motorway for the development.
- 6.30 A collector road runs centrally from SH1 to the centre of the site, local roads extend to the northeast and east of the development. A secondary collector road links the eastern edge of the development to the main collector road, this secondary road provides a potential link north to any future development on the neighbouring site. It is in line with the WSP and will be a key road to connect the development to the existing Warkworth Town Centre and the proposed neighbouring Local Centre.
- 6.31 A main road arch from north-west to north-east connecting the southern half of the site, local roads intersect the road perpendicular.
- 6.32 A series of JOAL's (Joint owner access lane) are utilised within the Proposal providing rear vehicular access to lots, they are also commonly used to reach difficult lot locations.

- 6.33 An indicative greenway is proposed centrally through the site from SH1 in the north to the southern boundary, the greenway is based around the central tributary and will be indicated by retained and new tree species. It is anticipated that the green spine will provide additional pedestrian connection to the development.
- 6.34 The large lot properties in the southwestern corner of the Site are accessed directly from State Highway 1, existing topography makes connection to the rest of the development difficult.

Walking and Cycling

- 6.35 The Western site masterplan places a strong emphasis on creating a walkable community. Footpaths and on-road cycle routes are integrated within the road reserves to provide primary pedestrian and cycle access across the site. The routes are legible and offers direct connections to the local centre, public transport interchange and open space.
- 6.36 Both on-road walking and cycling routes and off-road recreational paths link the proposed local centre and residential community to the open spaces within the masterplan creating an interconnected community.
- 6.37 A series of shared pedestrian and cycle paths are generously provided alongside Mahurangi River and its tributaries. The boulevard provides direct pedestrian and cycle linkages between the proposed Wider Western Link Road and Valerie Close as well as visual connections towards the central park and bush reserves on the northern slopes.
- 6.38 The Eastern site proposal connects to neighbouring sites within the FUZ overlay through the connector road in the northern corner of the site. Cycling infrastructure is intended for this road, allowing multiple transport options to the wider Warkworth area.

Landscape

- 6.39 Recent landuse has been a mixture of pastoral farming, orchards, vineyards and horse paddocks. Little care has been provided to the existing riparian and forest plantings. Pest plants existing within these areas will require eradication and management prior to any infill or succession planting commences.
- 6.40 The central intention of the landscape design for the Site is to retain all established indigenous species, within both the riparian/wetland and forest areas and to extend these into the planned new wetlands, streams, reserve areas and streets. The existing man-made wetland on the Western site may need to be modified slightly to provide for the final alignment of the Wider Western Link Road.
- 6.41 Expansion of the forest and wetlands into the new plantings in the reserves, wetland areas and streets will integrate the development with the existing landscape. The proposed new stormwater ponds provide not only an opportunity to integrate with the existing riparian and wetland plantings, but to soften the transition to the residential community dwellings.
- 6.42 All the streets will feature berm plantings of trees with a majority of indigenous species mixed with exotics chosen for their hardy and seasonal attributes.

- 6.43 A diverse mix of native and exotic plants are also chosen to provide pollination of other plants, food source for birds, reptiles, insects, and frog species by wetland enhancement and expansion of riparian and forest species on the western and northern boundaries of the site.

Waimanawa Valley - Western Site

- 6.44 The natural valley setting of the Western site in south Warkworth, includes an existing necklace of wetland/riparian planting and well-established native forest along the corridor of the central stream (a tributary of the upper reaches of the Mahurangi River).
- 6.45 The dominant tree species of the existing forest remnant and riparian vegetation are kanuka, pūriri, totara, rimu, kahikatea, kauri, pōhutukawa and many vines and epiphytes.
- 6.46 The planned reserve areas at the base of the valley feature extensive wetlands and provide additional opportunity to celebrate the past use of the land of food source, by integrating community gardens and fruit trees.
- 6.47 The double planting of the heavy volume arterial road with large exotic plane tree species, will have instant scale impact, to provide the need to slow down for traffic, as it enters this community zone.
- 6.48 Large grade indigenous tree species, such as totara, kowhai, and pūriri will feature in the berms of the residential streets providing themed character to each street.
- 6.49 A bat flight corridor has been identified by Bio Researchers on the site's western edge adjoining the upper reaches of the Mahurangi River (Right Branch). Indicative low growing native species for this area ensure the corridor will not be affected by the development.

Waimanawa Hills - Eastern Site

- 6.50 Three significant stream corridors are identified within the natural catchment of the Site originating from the southern ridgeline cross under SH1 and feed the upper reaches of the Mahurangi River (Right Branch). Several natural wetlands of varying size are scattered through the site, one constructed wetland has been identified in the western corner of the Site a 'Baseline Ecology' Report was undertaken by Bio researchers in July 2021.



Figure 9 - Freshwater features map - Biosearchers

- 6.51 An arborists report was undertaken in December 2020 by Craig Webb Consultant Arborist, which identified that *'Native trees are represented by several groups and solitary specimens. Native trees comprise approximately one third of the trees on site. The majority of the native specimens are on the steep embankments of the southern ridge and the fringe of Avice Miller Scenic Reserve that borders the southern edge of the site. These are represented by significant totara and puriri (Vitex lucens) and kauri (Agathis australis).'*
- 6.52 Native revegetation will be utilised across the site along riparian margins, within public open spaces and along the Site boundaries to integrate with the neighbouring properties and the Avice Milller Scenic Reserve to the South.

7. ASSESSMENT OF LANDSCAPE EFFECTS

Landscape Attributes Assessment

- 7.1 Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change.

Waimanawa Valley - Western Site

- 7.2 The Site is largely pastoral with additional rural characteristics of an orchard and vineyard. The landscape is typified by expansive grass fields, large scattered and aligned exotic trees on gentle slopes in the southern portion of the site. Large exotic trees dot the eastern portion of the northern ridgeline, which is largely pastoral, a cluster of native bush sits central to the ridgeline, the ridgeline drops to the western site boundary along the edge of the Mahurangi River and is mix of native and exotic species. Planned native revegetation is underway on one of the central parcels of land and are occurring around the constructed wetland. These elements signify a largely modified landscape that limit the natural look of the Site.
- 7.3 There are few significant natural features within the Site that will be protected and enhanced by the Proposal. The basin like topography of the Site paired with the mature tree lines restrict views into the Site from a wider audience. Therefore, it is considered that the quality of the current landscape attributes of the Site are moderate, and the landscape sensitivity to change is moderate.

Waimanawa Hills - Eastern Site

- 7.4 The Site is generally pastoral and can be typified by expansive grass fields, with large exotic shelterbelts dividing the gentle sloping land of the site, large exotic tree species also line the tributaries, pockets of native trees are dotted across the steep southern ridgeline. A grand stonewall with timber gate identifies the entrance to 1728 Twin Coast Discovery Highway.
- 7.5 Three significant stream corridors are identified within the natural catchment of the Site originating from the southern ridgeline cross under SH1 and feed the upper reaches of the Mahurangi River (Right Branch). Several natural wetlands of varying size are scattered through the site, one constructed wetland has been identified in the western corner of the Site a 'Baseline Ecology' Report was undertaken by Bio researchers in July 2021.
- 7.6 The most significant natural feature of the Site occurs on the southern boundary where an SEA overlay covers Avicé Miller Scenic Reserve and crosses the southern boundary of the Hao Block and is of Very High value. Indigenous species dominate this kauri, podocarp, broadleaved forest, including characteristic podocarp trees, kauri, rimu, tōtara and kahikatea. Pūriri, taraire (*Beilschmeidia taraire*), rewarewa (*Knightia excelsa*), tānekaha (*Phyllocladus trichomanoides*), nīkau (*Rhopalostylis sapida*) and māhoe also make up a relatively diverse indigenous community along the southern boundary edge.
- 7.7 The basin like topography of the Site paired with the mature tree lines restrict views into the Site from a wider audience. Therefore, it is considered that the quality of the current landscape attributes of the Site are moderate, and the landscape sensitivity to change is moderate.

Entire Private Plan Change site

- 7.8 The Proposal seeks to use the existing landscape as a base to the development with minimal earthworks proposed, low-moderate alteration of the landscape is proposed. It is considered that the proposed enhancements to the natural environment of increased stream setbacks, wetlands integration, native revegetation and maintenance plans will mitigate the change of built form to the Site.
- 7.9 As such, it is considered the Proposal will have **Low** adverse landscape effects on the landscape attributes of the Site.

Landscape Values Assessment

- 7.10 Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity.

Waimanawa Valley - Western Site

- 7.11 The southwestern corner of the site intersects a small portion of a Significant Ecological Area (SEA) from the right arm of the Mahurangi River towards a major stand of bush to the south, this portion is to be protected and buffered by the Proposal. A small section of Open Space - Conservation has been identified in the AUP adjacent to the stream in the northern portion of the Site which will be buffered and enhanced under the Proposal, no adverse effects on ecosystem services or areas of high natural value are expected.
- 7.12 The mixed rural uses of the Site have had adverse effects on the natural landscape, however the small portion of SEA in the southwestern corner, the pocket of Kanuka bush on the northern ridge and Open Space – Conservation area increase the Site's landscape values. As such, the Site's sensitivity to change is **moderate**.

Waimanawa Hills - Eastern Site

- 7.13 The most significant natural feature of the Site occurs on the southern boundary where SEA, Open Space Conservation and an ONL overlay covers Avice Miller Scenic Reserve and crosses the southern boundary of the Site and is of Very High value. Indigenous species dominate this kauri, podocarp, broadleaved forest, including characteristic podocarp trees, kauri, rimu, tōtara and kahikatea. Pūriri, taraire (*Beilschmeidia taraire*), rewarewa (*Knightia excelsa*), tānekaha (*Phyllocladus trichomanoides*), nīkau (*Rhopalostylis sapida*) and māhoe also make up a relatively diverse indigenous community along the southern boundary edge. No adverse effects on ecosystem services or areas of high natural value are expected.
- 7.14 The mixed rural uses of the Site have had adverse effects on the natural landscape, however the Avice Miller Scenic Reserve along the southern boundary and the pockets of large native trees dotted across the steep southern slopes increase the Site's landscape values. As such, the Site's sensitivity to change is **moderate**.

Entire Private Plan Change site

- 7.15 While there will be highly noticeable changes to the landscape due to the future development in accordance with the Proposed Plan Change, the changes will result in a high-quality built environment with an enhanced natural environment. The planting responds to the local ecological district by selecting a mix of native and exotic species that are suited to this environment and retain the Site's rural character.
- 7.16 As such, it is considered that the Proposal will have **Low** adverse effects on the landscape values of the Site.

Landscape Character Assessment

- 7.17 Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.
- 7.18 Warkworth has a rich rural history that is still retained today. The historic Morrisons Orchard that occupies the Site is one of the remaining features that distinguishes Warkworth and contributes to the unique character of the area.
- 7.19 The Private Plan Change introduces a large-scale urban development that contrasts the current rural character of the Site. However, the Proposal seeks to highlight the rural character of Warkworth by retaining the historic Morrisons Orchard. The proposal also seeks to enhance the high quality natural features of the site, and daylight some of the tributaries that have been filled in or degraded by the rural land-uses.
- 7.20 It is important to consider that future intensified development is anticipated within Warkworth as part of the Warkworth Structure Plan 2019, which has zoned around 1000Ha of land immediately surrounding Warkworth as Future Urban. The Site sits in the South Warkworth Future Urban Zone as defined by the Warkworth Structure Plan 2019, with development earmarked for all surrounding sites. The wider area is seeing increased density in residential developments.
- 7.21 The Site is characterised by its open grass paddocks, large existing exotic trees, tributaries, northern ridgeline, existing vineyard, historic orchard, existing native tree stands and the significant Avice Miller Reserve. Although the Proposal seeks to create a large residential development with a local centre, it also aims to retain and enhance the key characteristics of the site.
- 7.22 Considering the above, it is expected that the Proposal will have **Low** adverse effects on the landscape values of the surrounding landscape character.

Future Built Environment

- 7.23 To fully assess the impacts of the Proposal on the surrounding environment, it is necessary to also understand the potential permitted built environment of the area. The zoning shows the surrounding area as follows:

- H18. Future Urban Zone - North, East and Western boundaries.
- H7.4 Open Space Conservation Zone - southern boundary – Avice Miller Scenic Reserve

- Rural – Rural Production Zone – Portion of southern boundary
- D9.1.1. Significant Ecological Areas – Terrestrial (SEA-T)

7.24 There will be no future development expected to the south of the Site, where the zoning is SEA-T and Rural Production.

7.25 It is anticipated that there will be increased density and height of the surrounding built environment as allowed for within the zoning of the areas noted above.

Magnitude of Landscape Effects Table

7.26 Below is the summary of magnitude of landscape effects resulting from the possible development of the site in accordance with the Proposed Plan Change:

Assessment Category	Magnitude of Effects
Landscape Attributes	Low
Landscape Value	Low
Landscape Character	Low

8. VISUAL CATCHMENT + VIEWING AUDIENCE

Viewing Catchment

- 8.1 The visual catchment is the physical area that would be exposed to the visual changes associated with the Private Plan Change.
- 8.2 The visual catchment of the Site is limited by the scale of the Site and its existing constraints. The most direct sightlines come from the Site's boundaries, Wylie Road and Valerie Close to the west and Toovey Road to the north of the Site are the only publicly accessible roads that receive direct views. The Northern ridgeline and its existing vegetation contain views from the north to the Western site. The Southern ridgeline and its existing vegetation contain views from the south to the Eastern site. Motorists on State Highway 1 will receive fleeting direct views of the development, although existing mature trees and the Morrisons Orchard will provide some screening. Existing elevated homes surrounding the Site will look down to the new development, it should be noted that these properties are within the Future Urban Zone and are likely to become developments of a similar scale.
- 8.3 An initial desktop study of the Site and its surrounding area was undertaken to identify crucial viewpoints, a couple of physical site visits were taken to confirm or alter viewpoints where necessary. Sixteen viewpoint locations were selected, to fairly represent available views of the Proposal, photographic viewpoints are included under Appendix 2.
- 8.4 Viewpoints 1-16 are photographic viewpoints (PVP) taken by a Canon EOS RP camera with a RF50mm F1.8 STM lens.

Viewing Audience

- 8.5 The viewing audience that will likely be exposed to views towards the Proposal will therefore comprise:
 - Motorists and cyclists travelling in both directions along State Highway 1;
 - Motorists and pedestrians travelling along Wylie Rd, Thomson Rd, Valerie Cl and Toovey Rd;
 - Residents in surrounding properties;
 - Workers and customers of The Range

9. ASSESSMENT OF VISUAL EFFECTS

- 9.1 Multiple representative viewpoints are used to identify and assess potential effects the future development in accordance with the Proposed Plan Change may have on the visual amenity of the surrounding areas. It is worth noting that even though there may be a visual change to a particular view, that changed visual landscape may not necessarily have a negative outcome, particularly where development is anticipated.

- 9.2 Potential view locations were investigated during the preparation of this assessment. Based on this investigation sixteen key representative viewpoints have been selected within the visual catchment area based on viewer types, frequency, distance, and views from publicly accessible locations. These viewpoints are made up of sixteen Photographic Viewpoints (PVP). Refer to Appendix 2 for map of Viewpoint Locations and Photographic Viewpoints.
- 9.3 The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Proposal. The viewpoints fall into two categories representing the visual catchment:
- Mid-ground Views (between 0.5km and 2km from the Site)
 - Immediate Views (up to 0.5km from the Site)
- 9.4 A range of viewpoints have been provided, depicting the Site as viewed from key representative viewpoints. These viewpoints are a useful tool in assessing the visual effects of the proposal. Future neighbouring developments have been taken into account to help understand the cumulative effects.

Mid-Ground Views

- 9.5 VP1 – 44 Thomson Road, Warkworth

Location: 44 Thomson Road, Warkworth

Distance to Site: 1440m

Viewing Direction: Southwest

Quality of View: Moderate-High

Existing Values: Moderate-High – Typical rural landscape with rolling grass fields and a mix of mature native and exotic species, crowns of Kauri can be seen in the stand of native trees on the left edge of the view, existing homes are screened by mature trees; the Ara Tūhono – Pūhoi to Warkworth motorway is currently under construction in the background

Viewing Audience: Motorists travelling along Thomson Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low-Moderate - due to distance to development; expanse of view and focal points within view; low audience.

Viewpoint 1 illustrates the viewing perspective looking in a south-westerly direction from Thompson Road to the Site. It is a representative viewpoint of private residences located along Thompson Road. The view from this location is expansive, encompassing Warkworth south to the distant Moir Hill ridgeline. The Site sits centrally to the rural landscape from this viewpoint. Rolling hills of the neighbouring property provide some screening to the Site.

Effects Assessment:

- The Proposal will be seen at a moderate distance from Thompson Road.
- There are only a small number of viewers - residents and users of the no-exit street
- The Proposal sits central to the view with rolling hills of neighbouring properties obscuring a large portion of the Site, only the upper area of development will be visible. This area of the Proposal consists of a mix of density between Single House

and Mixed Housing Urban zoning, proposed native revegetation will screen some of this development over time.

- A portion of the Mixed Housing Urban zoning on the upper slopes of Waimanawa Hills incurs a height limit overlay reducing the potential built height to 9m. The height reduction acknowledges the visibility and importance of the southern ridgeline to Warkworth South.
- The surrounding rolling hills paired with the Site's topography contains the Proposal reducing the extent of development from the viewing audience. The background ridgeline of Moir Hill buffers the development from the horizon further reducing the visual impact of the Proposal.
- Although the Proposal introduces a large residential development to the existing rural landscape that will be immediately noticeable, it pays to note that the neighbouring properties in the foreground are all under the Future Urban Zone where similar scale development is permitted.
- The Proposal seeks to retain and enhance all key existing natural features of the site, overtime the proposed native revegetation and large-scale trees will mitigate the developments visual appearance.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

9.6 VP2 – 16 Thomson Road, Warkworth

Location: 16 Thomson Road, Warkworth

Distance to Site: 1.5km

Viewing Direction: Southwest

Quality of View: High

Existing Values: High - expansive rural landscape with rolling grass fields and a mix of mature native and exotic species, a scattering of large homes.

Viewing Audience: Motorists travelling along Thomson Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low - due to distance to development; small number of viewers; expanse of view and focal points within view; view focus and attention primarily across the horizon

Viewpoint 2 illustrates the viewing perspective looking in a south-westerly direction from 16 Thomson Road in Warkworth. It is a representative viewpoint of private residences on the western edge of Thomson Road. The view from this location is elevated, at approximately 85.0m above sea level. Due to the elevation the views are expansive and panoramic, encompassing the hills to the west and all of Warkworth South in the foreground. Views of the Site are largely screened by the mature exotic trees of neighbouring sites and the Site itself.

Effects Assessment:

- There are a small number of viewers comprising of local residents and users of the no-exit street
- From this elevated location, the Site is seen at a distance across the neighbouring properties. Views from this location are orientated outwards towards the rolling hills in the background.

- Limited views of the site are visible from this location as mature tree species screen most of the site.
- It is important to note that the neighbouring properties in the foreground of this view fall under the Future Urban Zone overlay where future residential development is anticipated in line with the WSP. There is a high possibility the existing large trees will be removed, and future site development will be seen as part of the future urban environment.
- It is considered that future urbanisation would not significantly detract from the visual amenity of the surrounding area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low**

9.7 VP3 – 87 McKinney Road, Warkworth

Location: 87 McKinney Road, Warkworth

Distance to Site: 1600m

Viewing Direction: Southwest

Quality of View: Moderate-High

Existing Values: Moderate-High - expansive rural landscape with rolling pastoral fields and a scattering of mature native and exotic species.

Viewing Audience: Motorists travelling along Thomson Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low - due to distance to development; small number of viewers; expanse of view and focal points within view

Viewpoint 3 illustrates the viewing perspective looking in a south-westerly direction from 87 McKinney Road in Warkworth. It is a representative viewpoint of private residences on the southern edge of McKinney Road. The view from this location highlights the existing rural character of Warkworth with pastoral land as the central focus. The Site sits central to the view behind rolling hills; Moir Hill ridgeline lies in the background. Views of the Site are largely screened by the mature exotic trees and rolling terrain of neighbouring sites.

Effects Assessment:

- There are a small number of viewers comprising of residents – with a portion of views being transient drivers/passengers of vehicles
- From this elevated location, the Proposal will be seen at a distance across the neighbouring properties. Views from this location are orientated outwards towards the rolling hills in the background.
- Limited views of the proposal will be visible from this location due to surrounding topography, the proposed Single House, and Mixed Housing urban zones along the upper reaches of the Proposal will be evident.
- A portion of the Mixed Housing Urban zoning on the upper slopes of Waimanawa Hills incurs a height limit overlay reducing the potential built height to 9m. The height reduction acknowledges the visibility and importance of the southern ridgeline to Warkworth South.
- It is important to note that the neighbouring properties in the foreground of this view are under the Future Urban Zone where similar scale development is

permitted. There is a high possibility the existing large trees will be removed, and the development will be seen as part of the future urban environment.

- It is considered that the proposal would not significantly detract from the visual amenity of the surrounding area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low**

9.8 VP4 – 75 Wyllie Road, Warkworth

Location: 75 Wyllie Road, Warkworth

Distance to Site: 980m to Western site; 1850m to Eastern Site

Viewing Direction: Southeast

Quality of View: Moderate-High

Existing Values: Moderate-High – Typical rural landscape with rolling grass fields and a mix of mature native and exotic species, a scattering of large homes and sheds; the Ara Tūhono – Pūhoi to Warkworth motorway is currently under construction in the foreground

Viewing Audience: Motorists and cyclists travelling along Wylie Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low - due to distance to Site; expanse of view and focal points within view; low audience.

Viewpoint 4 illustrates the viewing perspective looking in a south-easterly direction from 75 Wyllie Road to the Site. It is a representative viewpoint of private residences located along Wyllie Road. The view from this location is expansive, encompassing Warkworth South. The valley floor of the Western site is seen behind the under-construction Ara Tūhono – Pūhoi to Warkworth motorway, the hills of the Eastern site are a portion of the background, the Proposal will be significant below the ridgeline.

Effects Assessment:

- Both sites sit central to the view the Western site is seen at a moderate distance across the Ara Tūhono – Pūhoi to Warkworth motorway, the hills of the Eastern site are seen beyond.
- There are a low number of viewers comprising of residents and users of the no-exit street
- The Eastern Site is viewed directly from this location in the centre of the ridgeline, the extent of the residential development will be seen as a segment of the existing rural background of this view. Proposed native revegetation of site will assist in reducing the built form bulk, the utilisation of Single House zoning on the upper reaches along with height controls over the higher Mixed Housing Urban zoning will further decrease the visual impact.
- The Western Site's location on the valley floor contains the extent of development reducing the visual impact from this view. The masterplan seeks to retain and enhance all existing natural features of the site, overtime the proposed native revegetation and large-scale trees will mitigate the developments visual appearance.

- Although the Proposed Plan Change will permit future urban development of the current rural landscape it is in general accordance with the WSP and will provide necessary density to Warkworth. It pays to note that the neighbouring properties are all under the Future Urban Zone where similar scale development is anticipated.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

9.9 VP5 – 42a Toovey Road, Warkworth

Location: 42a Toovey Road, Warkworth

Distance to Site: 280m

Viewing Direction: Southwest

Quality of View: Moderate

Existing Values: Moderate-High - rural landscape with rolling grass fields and a mix of mature native and exotic species, a scattering of large homes.

Viewing Audience: Motorists travelling along Toovey Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate-High - due to distance to development; small number of viewers; view focus and attention primarily across to the site

Viewpoint 5 illustrates the viewing perspective looking in a south-westerly direction from 42a Toovey Road in Warkworth. It is a representative viewpoint of private residences on Toovey Road which neighbour the Site. The view from this location is elevated and views the Eastern Site directly. Much of the Proposal will be seen from this view, existing large exotic trees provide screening to the centre of the development, if these trees were removed the view would largely encapsulate the Proposal. One of the large native tree stands on the Site can be seen to the left of the view, where it separates the residential development.

Effects Assessment:

- There are a small number of viewers comprising of residents and their visitors
- From this elevated location, the Proposal will be seen directly. Views are slightly obscured by large exotic trees.
- Limited views of the proposal will be visible from this location as mature tree species screen most of the development.
- The upper segment of the Proposal will be visible from this location, however Lower density Single House have been utilised to reduce the built form.
- Large exotic trees from within the Site are to be removed, this will reveal more of the Proposal to this viewing audience. Proposed native revegetation and covenant areas throughout the development will reduce the bulk of built form.
- It is important to note that the viewpoint location falls under the Future Urban Zone where similar scale development is permitted.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

Immediate Views

9.10 VP6 – 1794 Twin Coast Discovery Highway (SH1), Warkworth

Location: 1794 Twin Coast Discovery Highway (SH1), Warkworth

Distance to Site: 120m

Viewing Direction: West

Quality of View: Low-Moderate

Existing Values: Low – SH1 in the foreground; Modified rural landscape; moderate – low quality vegetation; construction of Ara Tūhono – Pūhoi to Warkworth motorway in the background.

Viewing Audience: Motorists/cyclists travelling along SH1; residents and visitors to the residential properties in the immediate vicinity; staff/customers of The Range.

Sensitivity: Low - due to distance to site; no development proposed in foreground; low landscape quality.

Viewpoint 6 illustrates the viewing perspective looking in a westerly direction from 1794 Twin Coast Discovery Highway (*The Range*), Warkworth. It is a representative viewpoint of Motorists/cyclists travelling along SH1; residents and visitors to the residential properties in the immediate vicinity; staff/customers of The Range. The viewpoint views the Site across SH1, horses graze in the flat of the paddock, established exotic trees from the left of the view screen the Morrisons Orchard from view. A segment of rolling hills sit in the background, where the construction of the Ara Tūhono – Pūhoi to Warkworth motorway can be seen. To the right of the view the land rises steeply beginning the northern ridgeline. The land in the foreground falls under the Morrisons Heritage Orchard Precinct Plan Activity Area B.

Effects Assessment:

- The existing flat paddocks sit within the Morrisons Heritage Orchard Precinct Plan Activity Area B where campgrounds, a garden centre, markets, restaurant facility, produce shop, visitor accommodation units, and subdivision are enabled, Activity Area A is screened by the existing established tree line.
- The objectives of the Morrison Heritage Orchard Precinct ‘...limits activities to those with a rural orchard and similar rural activities, and tourist and visitor activities based on the Precinct’s values for such activities within the wider surrounding urban environment.’
- Any development within the area is required to be sympathetic to the heritage orchard maintaining the *rural heritage character and appearance of the Morrison Heritage Orchard*.
- Future residential development is proposed in the background and will be largely screened by the existing large exotic trees that are being retain along with the Morrisons Orchard.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low**.

9.11 VP7 – 1738 Twin Coast Discovery Highway (northern corner of site), Warkworth

Location: 1738 Twin Coast Discovery Highway (northern corner of site), Warkworth

Distance to Site: 2m

Viewing Direction: South

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with organised large exotic trees.

Viewing Audience: Motorists, cyclists travelling along SH1.

Sensitivity: Moderate-High – Immediate edge of development; existing landscape modified by rural activities; transient viewing audience.

Viewpoint 7 illustrates the viewing perspective looking in a southerly direction from 1738 Twin Coast Discovery Highway (SH1), Warkworth. This viewpoint is from the northern most corner of the Eastern Site. The view encompasses the rural character of the Site, with a post and batten wire fence in the foreground separating the carriageway from the pastoral fields. Large Poplar trees can be seen centrally and are organised in lines as shelterbelts demarcating the fence line between paddocks. The Proposal will be viewed immediately from this viewpoint.

Effects Assessment:

- The Proposal will be seen directly in the foreground as a new urban fabric altering the existing rural character. Terrace Housing and Apartment zoning fronts state highway 1 providing the highest density within the Proposal contrasting from the existing paddocks.
- Architectural form of the Proposal will play a key part in the development's integration to the site, landscaping of the development will be of great assistance in this integration. The Masterplan has considered the importance of the local landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- The viewing audience remains transient reducing the effect of the more prevalent urban fabric.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.12 VP8 – 1738 Twin Coast Discovery Highway (entrance), Warkworth

Location: 1738 Twin Coast Discovery Highway (entrance), Warkworth

Distance to Site: Immediate

Viewing Direction: East

Quality of View: Moderate

Existing Values: Moderate – Stonewall entrance with formalised trees; Rural character grass fields with a mix of large exotic and native trees, post and rail fence.

Viewing Audience: Motorists cyclists travelling along SH1

Sensitivity: Moderate-High – Immediate edge of development; existing landscape modified by rural activities; transient viewing audience.

Viewpoint 8 is from the entrance to 1738 Twin Coast Discovery Highway it views the Eastern Site in an easterly direction. It is a representative viewpoint of the residents and their visitors, motorists and cyclists travelling along SH1 receive fleeting views. The existing grand entrance of stone walls and formalised exotic trees are seen in the foreground. The rural character of the Site is evident with expansive fields separated by post and rail fences and tree shelterbelts. A large exotic trees line in the background identifies the Site's eastern boundary. The Proposal will be viewed immediately from this viewpoint, a stormwater wetland will be viewed directly, and the main entrance will be seen to the left of view.

Effects Assessment:

- The Proposal will be seen directly in the foreground as a new urban fabric altering the existing rural character. A large stormwater wetland will be viewed directly with the main entrance to the left and Terrace Housing and Apartment zoning on the northern side of the main road providing the highest density within the Proposal contrasting from the existing paddocks.
- Architectural form of the Proposal will play a key part in the development's integration to the site, landscaping of the development will be of great assistance in this integration. The Masterplan has considered the importance of the local landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- The viewing audience remains transient reducing the effect of the more prevalent urban fabric.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.13 VP9 – 1723 Twin Coast Discovery Highway (SH1), Warkworth

Location: 1723 Twin Coast Discovery Highway (SH1), Warkworth

Distance to Site: 50m

Viewing Direction: Northwest

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with a mix of large exotic and native trees, weed species along stream edges; ridgeline in the distance.

Viewing Audience: Motorists/cyclists travelling along SH1; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to site; existing landscape modified by rural activities.

Viewpoint 9 illustrates the viewing perspective looking in a north-westerly direction from 1723 Twin Coast Discovery Highway (SH1), Warkworth over the Western Site. It is a representative viewpoint of Motorists/cyclists travelling along SH1 and residents and visitors to the residential properties in the immediate vicinity. A flat pastoral field of the valley floor sits central to the view from the foreground to the mid-ground, a natively revegetated stream corridor of young manuka and kanuka intersects the pastoral fields, the large *Pinus radiata* shelterbelt flanks the field on the right. An existing waterway snakes from the foreground SH1 edge to the right of the view, this extension of the Mahurangi River is completely overgrown by kikuyu grass and other invasive species, it is only noticeable due to the electric fences along its edge. Five Plane trees are planted in the closest paddock and are surrounded by post and rail fencing. Large exotic trees are scattered centrally through the paddocks, a ridgeline on the west provides a backdrop the Site.

Effects Assessment:

- Future development will be seen directly across SH1, with the local centre in the foreground as indicated in the masterplan and the WSP. The existing tributary receives a native revegetated buffer and weaves through the local centre providing a unique entrance feature to the future development.
- According to the masterplan residential terrace housing and apartment zoning sits behind the local centre utilising the proximity to services and the public transport interchange. The native revegetated stream will receive further enhancement and provide a green backdrop to this portion of development, the trees will provide some screening to the development on the other side of the stream.
- The Proposed Plan Change will allow for future development where a new urban fabric is introduced to Warkworth South, the Warkworth Structure Plan (WSP) indicates a local centre with surrounding higher density residential which will be evident from this view and provide the greatest contrast from the existing landscape.
- This portion of the future development will receive the highest viewership, although the viewership is transient from SH1 users, there are very few residential homes across SH1 that will receive this view. Furthermore, the properties on the opposing side of SH1 fall under the same Future Urban Zone for Warkworth South and will in time become an urban development, extending the urban fabric of this area.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

9.14 VP10 – 1693 Twin Coast Discovery Highway, Warkworth

Location: 1693 Twin Coast Discovery Highway, Warkworth

Distance to Site: 35m

Viewing Direction: East

Quality of View: Low-Moderate

Existing Values: Low-Moderate – State Highway 1 in the foreground, rural character grass fields with a mix of large exotic and native trees in the midground.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to development; existing landscape modified by rural activities.

Viewpoint 10 views the Eastern Site from across State Highway 1 in an easterly direction. Twin Coast Discovery Highway (SH1) lies in the foreground, the grass fields of the Site sit central to the view, a limited number of native trees separate SH1 from the Site, mature Monterey cypress follow the gradual ridgeline. It is a representative viewpoint of motorists joining SH1 from Valerie Close and residential properties in the immediate vicinity. The view illustrates the existing tributary between and resultant level difference of SH1 to the Site, the residential property within this view is not part of the Site. Mixed Housing Urban zoning sits closest to SH1, the existing watercourse will receive native revegetation planting to its riparian margin providing separation from SH1 and screening of the Proposal.

Effects Assessment:

- The Proposal will be seen directly in the foreground as a new urban fabric altering the existing rural character. Growth of native revegetation planting will provide screening of the development over time.
- Architectural form of the Proposal will play a key part in the development's integration to the site, landscaping of the development will be of great assistance in this integration. The Masterplan has considered the importance of the local landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- The viewing audience remains transient reducing the effect of the more prevalent urban fabric.

9.15 With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.16 VP11 – 3A Valerie Close, Warkworth

Location: 3A Valerie Close, Warkworth

Distance to Site: 150m

Viewing Direction: North

Quality of View: Low- Moderate

Existing Values: Low- Moderate – Rural character grass fields with a mix of large exotic and native trees, weed species along stream edges.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low- Moderate - due to distance to Site; existing landscape modified by rural activities.

Viewpoint 11 illustrates the viewing perspective looking in a northerly direction from the 3A Valerie Close, Warkworth over the Western Site. This viewpoint is from the southernmost corner of the Site, on Valerie Close slip road from State Highway 1 and faces north to the Western Site. The view encompasses the rural character of the Site, with a post and batten wire fence in the foreground separating the carriageway from the pastoral fields. Tributaries meander through the fields highlighted by low level vegetation made up of largely invasive species. A mix of large exotic and native trees are dotted across the field with a large Kahikatea and Totara of note, the historic Morrisons Orchard sits on the valley floor and is identified by its large *Pinus radiata* shelterbelt. The northern ridgeline is seen above the shelterbelt and is largely covered by native species in this view, a significant stand of *Pinus radiata* can be identified on the western portion of the ridge. The future urbanisation will be viewed immediately from this viewpoint, the Morrisons Orchard shelterbelt and the vegetated ridgeline will be seen above.

Effects Assessment:

- Future residential development will be seen in the foreground altering the existing rural character, the shelterbelt and existing vegetated ridgeline will be seen in the background retaining some rural character.
- The masterplan seeks to enhance the existing tributaries by providing a native revegetated buffer either side of watercourses highlighting the streams and interconnecting the future development.
- The Masterplan has considered the importance of landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.17 VP12 – 30 Valerie Close, Warkworth

Location: 30 Valerie Close, Warkworth

Distance to Site: Immediate to Western Site; 400m to Eastern Site

Viewing Direction: Southeast

Quality of View: Moderate

Existing Values: Moderate – Rural tree lined road, residential home with post and rail fencing in the foreground, dense mix of native and exotic trees centrally, rolling hills of eastern site in the background.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low-Moderate - due to distance to development; existing landscape modified by rural activities; potential development on immediate site.

Viewpoint 12 illustrates the viewing perspective looking in an easterly direction from 30 Valerie Close. It is a representative viewpoint of local motorists, pedestrian/cyclists travelling east along Valerie Close, residents and visitors to the residential properties in the immediate vicinity. The viewpoint shows a typical rural local road with large exotic species aligned on the right of the view and a post and rail front fence to the left, a mix of native and exotic tree species fills the centre of the view. The southwestern portion of the Eastern Site can be seen behind the central trees, rising from SH1 to the ridgeline in the south. Native tree species from the Significant Ecological Area (SEA) of Avice Miller Scenic Reserve appear behind the ridgeline from the right and centre of view. This view captures a mix of residential zoning from both sites.

Effects Assessment:

- The Viewpoint from Valerie Close captures a sealed rural local road with residential properties in the foreground. The Site's varying terrain is evident with gentle to gradual sloping land closer to SH1 and steeper land climbing to the southern ridgeline.
- The built form of the masterplans will be evident from this view, contrasting the existing rural landscape to the right of view. On the Eastern Site higher density Mixed Housing Urban zoning will be seen on the hill adjoining SH1, Single House zoning occupies the upper reaches of the Site minimising the bulk of homes to the more visible portion of the development.
- Native revegetation of the three major tributaries along with the retention of mature native tree stands on the Site contribute to the integration to the rural landscape and reducing the visual bulk of the built environment.
- THAB zoning on the Western site will be seen in the foreground.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low-Moderate**.

9.18 VP13 – 30 Valerie Close, Warkworth (facing Western site)

Location: 30 Valerie Close, Warkworth

Distance to Site: Immediate

Viewing Direction: Northeast

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with a mix of large exotic and native trees, weed species along stream edges.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to site; existing landscape modified by rural activities.

Viewpoint 13 is slightly elevated from the Site at +58.0 RL and illustrates the viewing perspective looking in a northeasterly direction over the Site from 30 Valerie Close. It is a representative viewpoint of motorists and pedestrians/cyclists travelling along Valerie Close. The view illustrates the rural character of the Site, with a post and rail fence in the foreground separating the carriageway from a residential lifestyle block with manicured grass lawns, two small sheds sit on the properties boundary. Pastoral land sits centrally to the viewpoint and the valley, a mix of young growth Manuka and Kanuka buffer the central stream and is the first site of native revegetation on the Site. The large *Pinus radiata* shelterbelt of the Morrisons Orchard sits on the valley floor behind the pastoral land. The eastern edge of the northern ridgeline is seen above the shelterbelt with scattered mature exotic species across the steep pastoral land. Future development would be viewed immediately from this viewpoint, the Morrisons Orchard shelterbelt and the ridgeline will be seen above the development.

Effects Assessment:

- From this location future development will be viewed immediately, although the viewpoints elevated nature will take in views above the development to the existing ridgeline will be seen in the background maintaining some rural character.
- The Masterplan seeks to enhance the existing tributaries by providing a native revegetated buffer either side of watercourses, the treetops will be seen above the development once they have matured highlighting the streams and interconnecting the development.
- The Masterplan has considered the importance of landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.19 VP14 – 38 Valerie Close, Warkworth

Location: 38 Valerie Close, Warkworth

Distance to Site: Immediate

Viewing Direction: North

Quality of View: Moderate - High

Existing Values: Moderate-High – Vineyard in the foreground, rural character grass fields with a mix of large exotic and native trees in the midground, Dome Valley hills in the distance.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to Site; existing landscape modified by rural activities.

Viewpoint 14 is slightly elevated from the Site at +60.0 RL and illustrates the viewing perspective looking in a northerly direction from Valerie Close. It is a representative viewpoint of pedestrian/cyclists travelling along Valerie Close and residential properties in the immediate vicinity. Due to the elevation and direction of this viewpoint location the views are extensive and panoramic encompassing 180-degree views across the wider Warkworth area and distant hills. Key focal points are the native bush in the Site's north-western corner, and the ridgeline of Dome Valley in the distance, The Dome's Summit sits central to the viewpoint. The existing landscape is of a modified rural character with Ransom Wines in the foreground and the surrounding pastoral land. Future urbanisation will sit in the foreground of the view and extend to the edge of the existing native bush in north-western corner.

Effects Assessment:

- From this location future development will be seen immediately, although the viewpoints elevated nature will take in views above the development to the Dome Valley ridgeline in the background allowing future urban development to sit comfortably within the site.
- The masterplan indicates the tree lined green avenue that runs from Valerie close to the central arterial road will be seen from this location with expansive open space recreational facilities beyond.
- The existing native and exotic bush lining the upper reaches of the Mahurangi River provides rural character to the Site, the master plan indicates the ridgeline will be enhanced with additional native revegetation including all existing tributaries, pedestrian pathways will link the streams and interconnect the development.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.20 VP15 – 73 Valerie Close, Warkworth

Location: 73 Valerie Close, Warkworth

Distance to Site: Within Site

Viewing Direction: North

Quality of View: Low

Existing Values: Low – Gravel road with concrete power poles central; mix of native and exotic tree species either side of road; pastoral fields separated by bush central to view.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to site; existing landscape modified by rural activities.

Viewpoint 15 illustrates the viewing perspective looking in a northerly direction on the gravel section of Valerie close within the Western Site. The view looks directly down the existing gravel road, native revegetation planting (manuka, kanuka, phormium species) lines the western edge of the road along with concrete power poles; a more haphazard mix of native and exotic planting dots the eastern road edge with a scattering of Kauri being the most noteworthy. Views are directed to the existing bush to the north that defines the Site's northern boundary, the bush is a mix of native and exotic species, with *Pinus radiata* among the larger trees; pastoral land sits below and above the bush. Two large water tanks can be seen atop the elevated pastoral land. This view sits within the Site; future development will line this portion of Valerie Close. The masterplan indicates the arterial road will link at the bottom of this street where the road currently turns the corner.

Effects Assessment:

- The Viewpoint is taken from within the Site, according to the Masterplan the line of the existing road is retained. Residential homes will line the street mixed in with associated landscaping.
- The masterplan indicates the main arterial road will be seen at the base of Valerie close linking people across the development, large Plane Trees will line the arterial road, as a notion to the rural character of Warkworth. The tree lined street will screen proposed homes to the north once they have matured breaking up the density of the development.
- The bush lined ridge to the north is retained and will provide a green backdrop to allow future urban development to sit comfortably within the Site. The masterplan signals the site will be enhanced with additional native revegetation intended for all existing tributaries, pedestrian pathways will link the streams and interconnect the development.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

9.21 VP16 – 43 Valerie Close, Warkworth

Location: 43 Valerie Close, Warkworth

Distance to Site: Within Western Site

Viewing Direction: East

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with a mix of large exotic and native trees, native revegetation along closest stream edge, vegetated hill of Eastern site can be seen in the background.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low - Moderate - due to distance to site; existing landscape modified by rural activities, small viewing audience.

Viewpoint 16 illustrates the viewing perspective looking in an easterly direction from 43 Valerie Close. It is a representative viewpoint of local motorists, pedestrian/cyclists travelling along Valerie Close, residents and visitors to the residential properties in the immediate vicinity. Pastoral grounds divided by post and wire fencing can be seen in the foreground, piles of steel and timber are placed in the fields to the left. Native revegetation of a stream edge can be seen to the left of the view, the large exotic shelterbelt to the left of the view indicates the historic orchard. Low-level native revegetation of the stream sits centrally, State highway 1 can be seen splitting the pastoral fields where it divides the eastern site from the western site; rolling hills of the eastern site provide a rural backdrop to the development.

Effects Assessment:

- The Viewpoint sits central to the western Site and looks directly down the proposed Wider Western Link Road. The road links future development to State Highway 1 and Ara Tūhono – Pūhoi to Warkworth motorway which is currently under construction.
- The masterplan shows a small amount of development is proposed to the left of the view, an expansive recreational park with sports fields, playgrounds, wetlands and walkways is proposed just past the residential development and adjoins the Morrisons Orchard site to the east.
- Mixed housing urban and suburban development is proposed for the southern side of the arterial road, with a small local centre proposed for the road's intersection with SH1 as planned within the Warkworth Structure Plan (WSP).
- Development on the hills of the Eastern site will be evident from this view, however the green centre of the residential development will screen some of the development. Lower density Single House zoning with large lots is planned for the upper reaches of the Eastern Site reducing visual density.
- The development is also contained below the ridgeline maintaining views to the large native trees of Avic Miller Scenic Reserve.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low - Moderate**.

Magnitude of Visual Effects Table

9.22 Below is the summary of magnitude of visual effects:

VP #	Quality of View	Existing Value	Sensitivity	Visual Effects
1	Moderate-High	Moderate-High	Low - Moderate	Low
2	Moderate-High	Moderate-High	Low	Low
3	Moderate-High	Moderate-High	Low	Low
4	Moderate - High	Moderate - High	Low	Low
5	Low - Moderate	Moderate - High	Moderate - High	Low - Moderate
6	Low - Moderate	Low	Low	Low
7	Moderate	Moderate	Moderate	Low - Moderate
8	Moderate	Moderate	Moderate - High	Low - Moderate
9	Low - Moderate	Low - Moderate	Moderate	Low
10	Low - Moderate	Low - Moderate	Moderate	Low - Moderate
11	Low - Moderate	Low - Moderate	Moderate	Low - Moderate
12	Low - Moderate	Low - Moderate	Low - Moderate	Low - Moderate
13	Moderate	Moderate	Moderate	Low - Moderate
14	Moderate-High	Moderate-High	Moderate	Low - Moderate
15	Low	Low	Moderate	Low
16	Moderate	Moderate	Low-Moderate	Low - Moderate

10. STATUTORY ASSESSMENT SUMMARY

- 10.1 The statutory provisions have been fully covered within the specialist reports for this resource consent application. Further to this summary, refer to Appendices for the Statutory Context which assesses relevant matters from the AUP(OP).
- 10.2 Based on the statutory provisions the proposal is aimed at providing for a mixed-use residential development with a local centre that not only positively contributes to the amenity and environment, but also ensures a high-quality interconnected community is created.

Assessment Framework

- 10.3 Based on the provisions set out earlier in this report, there are some issues that need to be considered in terms of the evaluation of effects from the Warkworth South Proposed Plan Change. These include:
- Require subdivision, use and development to maintain and complement rural character and amenity.
 - Avoid subdivision that will result in the fragmentation of land and compromise future urban development.
 - Section 6 of the RMA outlines matters of national importance. The site features ‘..rivers and their margins’, which the Proposal seeks to protect ‘from inappropriate subdivision..’ and enhance.
 - Protection of the Significant Ecological Area (SEA) from the right arm of the Mahurangi River and the Open Space – Conservation adjacent to the stream in the northern portion of the Western Site and Avice Miller Scenic Reserve on the southern boundary of the Eastern Site.
- 10.4 The Proposed Plan Change seeks to retain the historic Morrisons Orchard in alignment with the Warkworth Structure Plan as *‘The presence of Morrison’s Heritage Orchard within the urban area will strengthen the rural character and local community identity of the expanded town’*. The masterplan seeks to retain and enhance key landscape features of the Site including enhancing tributaries and buffer the Avice Miller Scenic Reserve to maintain and complement the rural character of Warkworth.
- 10.5 The masterplans provide an interconnected road network to SH1 and surrounding properties, a connection to Mason Heights to the north avoids a fragmented development. Emphasis is placed on an interconnected development that utilises its key natural features and local centre that allows the development to integrate with surrounding future developments.
- 10.6 The masterplans seek to protect and highlight the existing rivers and their margins by significant native revegetation buffering the residential development.
- 10.7 The identified SEA and Open Space – Conservation areas on the Site are to be protected and enhanced by a substantial maintenance plan and native revegetation. These areas will also be highlighted to pedestrians using recreation paths, creating a feeling of ownership to the residents.

11. SUMMARY OF EFFECTS

- 11.1 This report and assessment of effects was carried out with reference to the Auckland Council Unitary Plan (Operative in Part) to both guide and assess the Proposed Plan Change. The effects of the Proposed Plan Change were assessed in relation to two interrelated assessment categories; Landscape Effects (attributes, value, and character); and Visual Amenity.
- 11.2 The Proposal introduces a significant increase in residential and commercial density, and associated road network to the site. However, this intensified development is expected on the site and surrounding sites under the Future Urban Zoning of the area as set out in the AUP (OP) and the WSP.
- 11.3 The introduced density will contrast the existing rural density; it is key to note the existing Site has experienced significant modification through rural activities and lifestyle development that has substantially altered the quality of the natural landscape. The Proposal considers the existing site constraints and sensitivities by protecting and enhancing the SEA areas of the site, the Open Space – Conservation zones, retaining the historic Morrisons Orchard, and buffering all existing tributaries with native species. The Masterplans are designed to a high standard and ensures the development complements its surroundings through quality and retaining rural character.
- 11.4 Generous open spaces within the Sites are linked by a series of recreational paths that follow enhanced stream edges and incise local neighbourhood areas. The masterplans seek to enhance open spaces and stream corridors with substantial native revegetation. The visual density of the development will be interrupted by the green connections as the tree species mature and will provide further integration into the surrounding area.
- 11.5 It is considered that the Proposed Plan Change is appropriate for the Site and the wider Future Urban Zone of Warkworth South. The proposal will allow for a future residential development that will introduce a new residential density to the Warkworth South area in contrast to the existing rural properties, however it has been informed and aligns with the relevant AUP (OP) and WSP zoning.
- 11.6 The natural catchments and the small number of roads in the area reduces the viewing audience to the Sites to intermediate and close views, there are not many distant views of the site. Viewpoint photographs from distant views have not been taken as views are limited to private properties and buffered by landforms and vegetation.
- 11.7 Intermediate views from public locations are limited and the natural catchments of both sites reduce the viewing audience. The intermediate views will receive **low** visual effects from the Proposal, due to distance to site, and large trees screening the development from neighbouring properties. In the long term these viewpoints will encounter **low-moderate** visual effects from the Proposal as the urban fabric of the area undergoes substantial change, it is assumed the large trees will be removed to make way for similar development leaving more direct views to the development.

- 11.8 Streets, properties, and public spaces closest to the Sites will encounter **low-moderate** visual effects; all close viewpoints are either on the Site's boundary or within the site. The development will create a large change to the existing rural landscape and will be viewed in the foreground of viewpoints, existing key landscape features like the vegetated northern ridge, waterways, orchard shelterbelts, and the Avice Miller Scenic Reserve are preserved and enhanced and will be seen throughout the development retaining the rural character.
- 11.9 When considered collectively, it is concluded that even though the Private Plan Change will create a high level of change the Site can accommodate the proposed masterplans without significantly diminishing the landscape values. The character of the landscape will be affected by the proposed development, but it is anticipated that future development within Warkworth South will reduce the overall impact of the scale of the proposal. With a comprehensive maintenance and management programme the landscape will be maintained to a high quality.
- 11.10 It is considered that as the level of sensitivity of the site to visual change is generally **Low-Moderate**, the mitigation measures of the design applied to the development are effective at reducing impacts and the overall adverse effects of the proposal on the landscape and visual amenity are considered to be an acceptable change within the surrounding environment.
- 11.11 Combining both the landscape and visual effects of the development it is concluded that the overall effects will be no more than **Minor**.



Garth Falconer

APPENDIX 1: ASSESSMENT METHODOLOGY

The landscape and visual effects assessment is used to identify and assess the likely significance of potential effects a development has on the landscape, as well as assesses the impact on visual amenity for the affected neighbours and general public. While adverse effects are generally the focus of these reports, positive effects are also worth considering. The RMA notes that particular regard is required for the maintenance and enhancement of amenity values and quality of the environment⁵.

This assessment considers the effects in terms of two interrelated assessment categories:

- Landscape Effects – The assessment of landscape effects is concerned with the change to the physical landscape that may alter its value or character.
- Visual Amenity - The assessment of visual effects is concerned with the effects of change and development on the views available to people and their visual amenity.⁶

In addition, the Proposal has been assessed in terms of cumulative effects of the Proposal combined with existing developments, in accordance with the Resource Management Act 1991.

In assessing the extent of effects, this report uses the seven-point scale recommended by Tuia Pito Ora/NZILA Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines’ Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The scale of effects is very low, low, low-moderate, moderate, moderate-high, high, very high. An explanation is provided below for each assessment category.

Landscape Effects (Attributes, Values + Character)

Landscape effects are based on potential effects to the physical landscape, which may change its value or character.

Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change. Landscape values relate to people’s aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity. Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.

The susceptibility to change takes into account the attributes of the receiving environment and the characteristics of the proposed development, while considering the ability of the landscape to accommodate the change without adverse effects.

The assessment of effects on the landscape attributes, value and character of the Site has considered the likely nature and scale of change to the landscape, waterways and vegetation and any landscape features, as well as the zoning of the land and its associated anticipated level of development. The below Scale of Effects has been used for assessing the magnitude of effects on the landscape:

Very High	Loss of key feature/attributes, or significant change affecting the overall landscape character which cannot be mitigated
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⁵ Section 7(c) and 7(f) - Resource Management Act 1991

⁶ Information requirements for the assessment of Landscape and Visual Effects (Auckland Council, Sept 2017)

High	Fundamental alteration to key feature/attributes, character largely changed (with little ability to mitigate effects)
Moderate-High	Alteration to several key feature/attributes with a considerable change to character and composition
Moderate	Noticeable alteration to key feature/attributes and character (partially changed)
Low-Moderate	Minor change to landscape or underlying character, with no noticeable change to key feature/attributes (i.e. similar to before)
Low	Slight change, with no change to any key feature/attributes and change barely distinguishable
Very Low	No discernible change

Visual Amenity Effects

Visual effects are changes to specific views which may change the visual amenity experienced by people.

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. They are one technique to understand landscape effects.

Definition of amenity values, as noted within the RMA: *“means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”*⁷

The assessment of effects on visual amenity considers the magnitude of change which will result from views of a proposed development, taking into account the size or scale of the effects, the geographical extent of views and the duration of the visual change. Other contributing factors include existing value of the view, sensitivity of the view to change, size of the viewing audience, proximity to Site, and type of view or outlook. This may distinguish between temporary and permanent effects where relevant.

For this assessment, a selection of viewpoint locations have been selected within the visual catchment area, on the basis of viewer types, frequency, distance and views from publicly accessible locations, to fairly represent the viewing audience. Preparation of visual simulations assist this process, with a selection of viewpoints prepared as visual simulations (by Reset Urban Design). The remainder of the viewpoints are provided as Photographic Viewpoints.

The below Scale of Effects has been used to determine the magnitude of change to visual amenity. This scale is based on best practice examples, and uses the Tuia Pito Ora NZILA seven-point scale.

Very High	The project may dominate / obscure views to an extreme degree that completely changes the character of an area OR result in an extreme change from existing views, for a large viewing audience
High	The project is a dominant feature of the scene and would be a focus of views for a large viewing audience OR result in major changes to existing views
Moderate-High	The project is likely to be a prominent element of view and immediately apparent for a large number of people OR form the key focus of view

⁷ Section 2(1) - Resource Management Act 1991

Moderate	The project is likely to form a visible and recognisable new element within the overall scene OR form a prominent feature, but with minimum alterations to the characteristics of the receiving landscape
Low-Moderate	The project is likely to be either a limited component of a wider scene OR make little difference to the overall scene and characteristics of a landscape (i.e. may be missed by a casual observer)
Low	The project will form a very limited component of the wider scene and be absorbed into the receiving landscape OR be viewed from a considerable distance
Very Low	The project will not be identifiable within the available views

Where high results are noted, significant mitigation is required, and/or redesign of parts of the Proposal. Where a very high effect is created, the effects would be unacceptable in landscape and visual terms.

APPENDIX 2: VIEWPOINT LOCATION MAP + PHOTOGRAPHIC VIEWS

WARKWORTH SOUTH

PRIVATE PLAN CHANGE

Appendix 2 - Viewpoint Map + Photographic Viewpoints

16.12.2022

Classic Developments and Stepping Towards Far Limited



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Project:
Warkworth South Private Plan Change

Prepared for:
KA Waimanawa Limited Partnership and Stepping Towards Far Limited

Prepared by:
Reset Urban Design Ltd

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RESET URBAN DESIGN LTD
Level 1, 40 Hurstmere Rd, Takapuna
Level 1, 28 Helwick Street, Wanaka
+64 09 489 1681
www.reseturban.co.nz

CONTEXT PLAN



SCALE: 1:50,000

LEGEND

— SITE



VIEWPOINT MAP



SCALE: 1:10,000

LEGEND
VIEWPOINT LOCATION
SITE













EASTERN SITE











EASTERN SITE







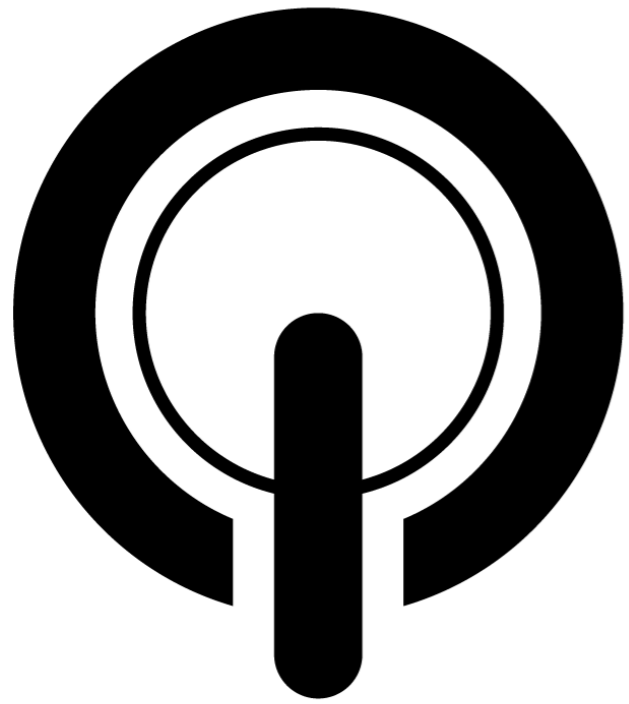


WESTERN SITE



WESTERN SITE





RESET URBAN DESIGN LTD

Takapuna
Level 1, 40 Hurstmere Rd

Wanaka
Level 1, 28 Helwick Street

+64 09 489 1681

studio@reseturban.co.nz

www.reseturban.co.nz
