

Ara Hills: Orewa 4 Precinct

Private Plan Change Landscape Effects Assessment
Prepared for AV Jennings

25 July 2025





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1.0 Introduction

This Landscape Effects Assessment (LEA) will form part of an application for AV Jennings Hobsonville Pty Limited (applicant), who is seeking a private plan change within the Future Urban Zone (FUZ) to the west of Orewa. A resource consent for urban development known as the Orewa 4 precinct for Ara Hills (formerly known as Hall Farm)¹, has already been granted for the site. Boffa Miskell have also provided a Neighbourhood Design Statement² to accompany the application.

For this proposal, AV Jennings has undertaken a review of the existing consented Orewa 4 precinct, in response to the Enabling Housing Supply and Other Matters Amendment Act 2021, Medium Density Residential Standard (**MDRS**) and Plan Change 78 (**PC78**) directives that support greater density in residential development.. The revised precinct plan proposes the development of up to 900 dwellings on the site, with the neighbourhood centre and associated roading and green spaces adapted to support this increased density.

1.1 Background

The site is approximately 84.5ha in size, and is subject to an existing subdivision consent from 2014, which initially provided for a 105 residential lot cluster subdivision, including earthworks, vegetation removal, and stream works. At this time the site was zoned Countryside Living lying outside of the Rural Urban Boundary (RUB).. In July 2016 the site became part of the wider area zoned as Future Urban to the west of the Northern Motorway / State Highway One (SH1) within the extended RUB. Following this Orewa West Investments Ltd lodged an application³ for the development of up to 575 dwellings ranging from 230m² to 2000m². John Goodwin, Landscape Architect and Partner at Boffa Miskell, provided evidence in relation to the landscape and visual amenity effects of this proposal in June 2017. The evidence also included an assessment of key changes to the site's development context since 2015, taking into account the consented 105 lot scheme, and the updated extent of the Future Urban Zone, with residential development either anticipated or underway at Orewa and Wainui..

Both the hearing evidence and supplementary information⁴ submissions considered the site's yield / full potential. Whilst the site's topography constrains the density of development and restricts some of the types of community facilities possible, if implemented, the 2014 consent would have delivered a development that would not realise the site's full potential under the 2016 Future Urban zoning and consequently the site would not have delivered a development to the density anticipated.

In 2017⁵ Orewa West Investments Ltd was granted an integrated resource consent to enable the development of up to 575 dwellings, including the reclamation of streams, associated earthworks and vegetation removal and planting. This consent has been subject to a number of

¹ Approved Resource Consent - LUC60010513-J & SUB600035991-J, granted on the 3 December 2024

² Boffa Miskell, April 2023. *Ara Hills Neighbourhood Design Statement* Report by Boffa Miskell Limited for AV Jennings

³ Boffa Miskell 2015. Grand View Estate Integrated Landscape, Ecology and Urban Design Report. Report prepared by Boffa Miskell for Orewa West Investments Ltd.

⁴ Supplementary information was prepared in response to the Commissioners' Directions to cover issues related to the proposal for Stage 1 (with Stage 1 now being the original Stage 2 area), 30 June 2017.

⁵ Granted by AC on the 7th August 2017

variations by the applicant, including in 2018 a Section 127 application⁶ seeking consent to vary the staging and to make alterations to the design of a new Stage 1 area including an amended lot arrangement and sizes, earthworks and amendments to wetlands. The Section 127 Integrated Consent BUN20441333 was granted in May 2019.

In October 2021 AV Jennings Hobsonville Pty Limited sought to further develop the consented Concept Structure plan⁷ to enable the development of 575 dwellings, plus a neighbourhood centre and associated roading and green spaces as the Orewa 4 precinct. The proposed zoning sought in the precinct comprised Residential Single House Zone (**SHZ**), Residential Mixed Housing Suburban Zone (**MHS**), Residential Mixed Housing Urban Zone (**MHU**), Residential Terrace Housing and Apartment Building Zone (**THAB**), Business-Neighbourhood Centre Zone (**BCZ**), Open Space-Informal -Recreation Zone, and Open Space-Conservation Zone. Consent was granted for the Orewa 4 precinct was granted in December 2024⁸. The proposed structure plan has been updated in 2025 to coordinate with the future development of the FUZ to the west of the site. A key local road has been added link to the western paper road which will be developed to provide future access to lots in the future development to the west.

Throughout the progression and variations to proposals for the site, Boffa Miskell have provided advice and guidance regarding the limitation and mitigation of landscape effects. The most recent submitted complete landscape effects assessment was part of an “Integrated Landscape, Ecology, and Urban Design Report”⁹. As the proposal for the site was refined and altered over a time, a number of supplementary landscape effects memos, which assessed the updates to the design against the consented design and accompanying assessment.

2.0 Assessment Process

This assessment follows the concepts and principles outlined in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*¹⁰. A full methodology statement is outlined in **Appendix 1** of this report. In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high.

In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high.

The effects covered in this assessment include:

- Landscape character and amenity effects derived from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.

⁶ AV Jennings Hobsonville Pty Limited, Section 127 Application for Amendments to Conditions of the Integrated Consent for Residential Development at Hall Farm, Grand Drive, Orewa. Prepared by Campbell Brown Planning Limited 4 September 2018

⁷ Appendix 2

⁸ Approved Resource Consent - LUC60010513-J & SUB600035991-J, granted on the 3 December 2024

⁹ Boffa Miskell Limited 2015. Grand View Estate: Integrated Landscape, Ecology and Urban Design Report. Report prepared by Boffa Miskell Limited for Orewa West Investments Ltd.

¹⁰ *‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.*

- Visual effects relating to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

Landscape and visual effects result from natural or induced change in the components, character or quality of a landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape.

The nature of landscape and visual effects generated by any particular project can therefore be:

- positive (beneficial), contributing to the visual character and quality of the environment;
- negative (adverse), detracting from existing character and quality of environment; or
- neutral (benign), with essentially no effect on existing character or quality of environment.

The degree to which landscape and visual effects are generated by a proposal depends on a number of factors, these include the:

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

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways. These changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. Changes in landscape must also be considered within the context of projected and approved changes to a landscape's use of function. In this instance the approved zoning of the land for industrial use.

To determine the level of landscape and visual effects, both the nature and susceptibility of the landscape or viewing audience and level of change resulting from a proposed development are considered. A desktop study was also undertaken to determine likely viewing audiences, landscape character types, prominent ridge lines and landform and the landscape context of the surrounding area.

3.0 Existing Environment

3.1 Site Location

The site is located to the west of Orewa, in the northern part of the Auckland region, on the northern periphery of the Rural Urban Boundary within the Future Urban zone. The site's original underlying landform comprises a highly dissected pattern of ridges, spurs and incised stream gullies which stem from an extensive southwest-northeast orientated ridge of Ara Hills in the north. The landscape of the foothills contrasts with the open, shallow and gently undulating valley landform of the Orewa River catchment to the south and coastal flats to the east.

The land-cover of the site was predominantly pastoral with an extensive coverage of a mix of native and exotic plants at the bottom of the gullies and several stands of exotic planted pine and macrocarpa. Exotic pasture and gorse scrub dominated the property with areas of regenerating native and exotic mixed forests in the gullies where cattle access was limited.

Large areas of pine tree plantations, kanuka riparian forest, kahikatea swamp forest and shrubland (approx. 16.1ha in total), which characterise the site and immediate surroundings, will be reduced in terms of their extent of coverage, but will be retained in key locations to (refer Revegetation and Open Space Concept¹¹ and Photo 1 below).



Photo 1: View towards the southern portion of the site which is partially bound by remnant pine forest to be retained.

The site-specific key landscape values and attributes continue to relate primarily to the existing / retained streams, adjacent Nukemea Scenic Reserve (**NSR**) and associated vegetation

¹¹ Appendix 4

associated with both of these features (approx. 16.1ha in total retained), which provides a strong landscape framework and backdrop for the consented Orewa 4 precinct.

3.2 Wider Landscape / Development Context

The Future Urban zoning, which the site is part of, spans from Dairy Flat through Silverdale and Wainui East to the western edge of Orewa and abuts with the Nukumea Scenic Reserve to the north. This north-south orientated tract of land extends 13-kilometre alongside, and primarily to the west of SH1.

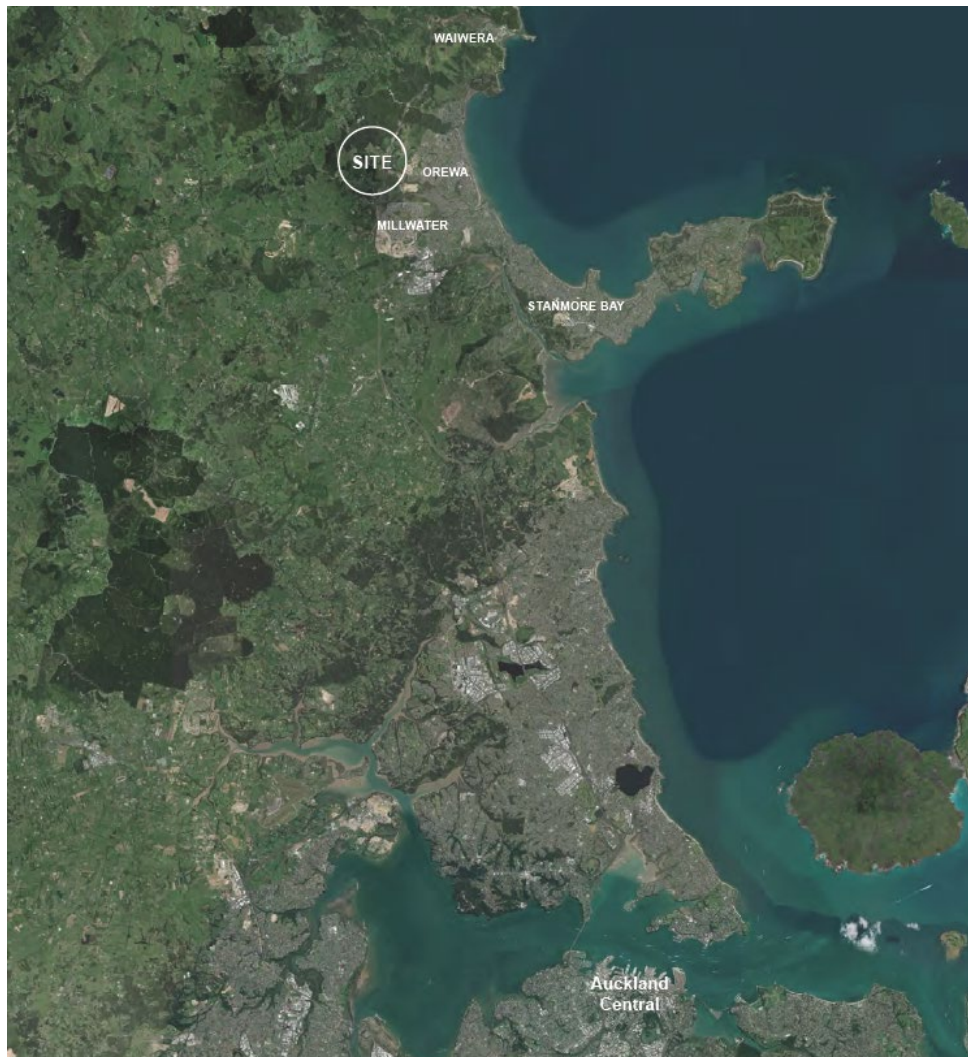


Figure 1: Site location in relation to Orewa and Auckland Central

The site's northern boundary adjoins with the 172ha Nukumea Scenic Reserve, which is owned and managed by the Department of Conservation (DoC). The southern and western boundaries adjoin with the land which is currently used for dry stock farming and plantation forestry within the Future Urban zone. The transport corridor of SH1 (including the Northern Gateway toll road and the Orewa / Grand Drive Interchange) passes along the site's as well as NSR's eastern verge.

The landscape to the west of Orewa has been the focus for significant development in recent years – much of which has stemmed from a demand for suburban living within proximity to the east coast. Recently constructed land and land under construction for a range of urban uses – from as far south as Silverdale, all the way north to the Sunny Heights and West Hoe developments (Orewa 2 precinct) – is evident. The Orewa 2 precinct (approx. 240ha) has been partially developed for residential purposes, with an underlying SHZ extending immediately east of the site and the SH1. The Orewa 2 precinct can be seen in the context of the completed Stage 1 and 3A consented Orewa 4 areas in Photo 2 (below). This partially completed development includes sections of undeveloped land immediately south of Grand Drive on the opposite side of SH1 to the south east of the site. The undeveloped SHZ within Orewa 2 precinct has the potential to utilise the MHU zoning made available through PC78 to develop a greater level of density.



Photo 2: View east from an elevated area of the site, the completed Stage 1 and 3A of Orewa 4 precinct and in the middle distance and Orewa 2 precinct in the long distance.

The Orewa township extends along the flat coastline beyond Orewa 2 precinct to the east. This ensures that the proposed Orewa 4 precinct is placed in the context of an emerging urban character. The key landscape values and attributes in the site's surrounding area continue to relate primarily to the forest area of Nukumea Scenic Reserve which defines the site's northern boundary.

3.3 Consented Existing Environment

The consented Orewa 4 precinct forms part of the existing environment for the purposes of this landscape assessment. This assessment considers the effects of the changes between the new proposal and the consented precinct¹².

The integrated resource consent provides for 575 lots, including a “small-town centre” that provides for the amenity of local residents and visitors. The precinct envisaged a number of housing typologies across distinct hamlets, ranging from terraces, semi-detached, standalone and stilted housing on the steeper sections of the site. The proposed zoning sited THAB and BCZ zoning in proximity to main site entrance and the Orewa / Grand Drive Interchange, creating a gateway into the development.

The core of the site contained predominately MHU lots, interspersed with three pockets of THAB lots, this core is bisected by pedestrian links within linear open space zoned land. The western extent of MHU zoned land is bordered by a linear band of MHS lots, which act as a transition towards SHZ lots which border the Nukumea Scenic Reserve. The western extent of the site contains a central cluster of MHU land to the west of the steep north south running valley, containing retained mixed shrubland and Gumland Ridge Forest. The proposed heights and density of the proposed zoning was in accordance with the Auckland Unitary Plan Operative in Part (AUP OiP).

A Nukumea Reserve Protection Overlay is applied to sites abutting the scenic reserve in order to ensure development of the precinct protects the flora and fauna and the reserves ecological, amenity and landscape values. The overlay proposes a minimum of 60% of the net site area within the Nukumea Reserve Protection Overlay has to be planted in indigenous eco- sourced vegetation. This will also ensure that development on sites adjacent or close to the Nukumea Scenic Reserve is visually and ecologically integrated with the reserve.

The development seeks to preserve and enhance key watercourses and their immediate riparian context, which include, West Hoe Stream, the Orewa River North Branch Stream and Middle Stream. These streams will be protected by open space areas on either side of the watercourses and enhanced by vegetation planting and management.

¹² Appendix 2



Photo 3: View into the vegetated gully in the northern portion of the site

At present, stages 1, 3-A1 and 3-A2 of the consented development have been completed and stage 2 is under construction. Elsewhere on the site proposed clearance works, and bulk earthworks have been undertaken. The earthworks for stages 2 – 8 of the of most recent consented development comprise a cumulative volume of 1.738 million cubic meters over an area of 48.56ha. This indicates the expected and consented high level of modification of the topography to accommodate the residential development.

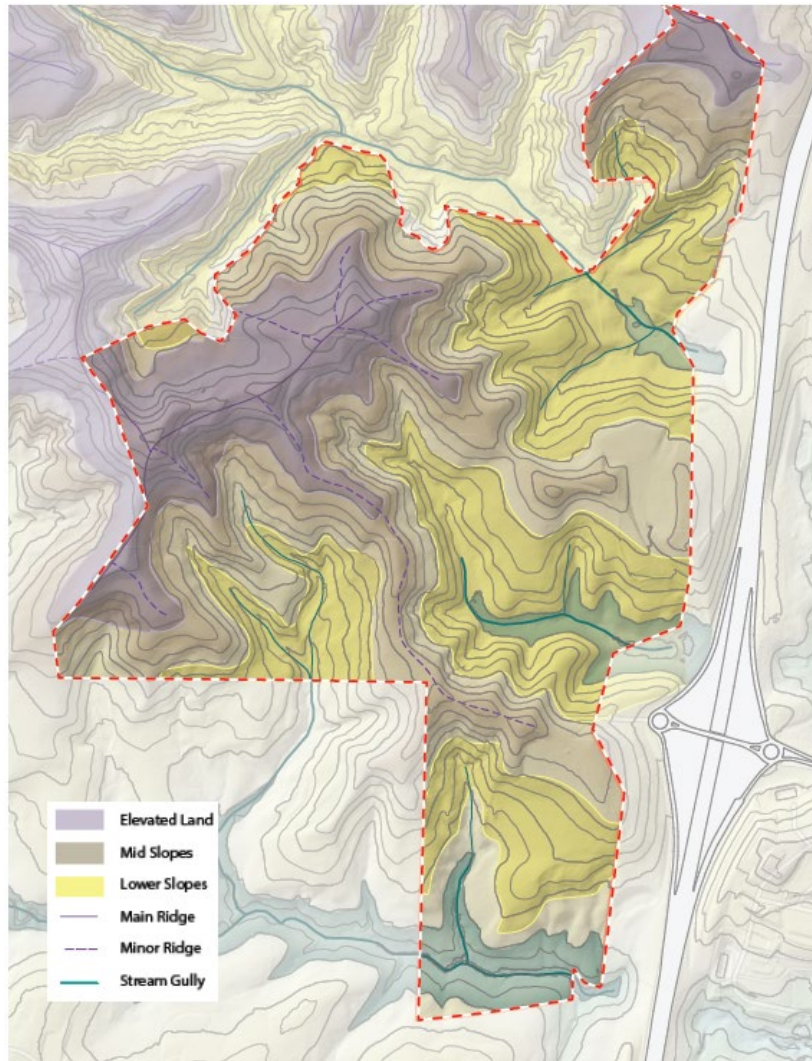


Figure 2: Underlying natural topography (excerpt from the Neighbourhood Design Statement)

3.4 Proposed Orewa 4 Precinct Development

The proposed amended Orewa 4 precinct simplifies the zoning and allows for greater flexibility in how the residential areas are developed. Although the open space zoning has been removed, the open space functionality will be ensured through the Revegetation and Open Space Concept¹³, which provides a structured, open space, planting and revegetation strategy for the precinct. The extent and volume of proposed earthworks will increase compared to the consented landform alteration, to accommodate the increased number of lots. However, the key landscape features including gullies and ridgelines will be preserved, in line with the underlying consented precinct.

The objective of the Orewa 4 precinct is to develop a new residential community within a unique landscape setting while protecting and enhancing the ecological, landscape and amenity values of the area. These underlying principles of the consented precinct are to be sustained through the increased housing intensification of this proposal.. The proposal will replace the SHZ, and

¹³ Appendix 4

MHS zones with MHU zones and retain the THAB and BCZ zone to the south. These will be supported by a mix of private and public open space that incorporates riparian corridors, wetlands, walkways and informal recreation and retained areas of vegetation (refer Figure 2 below).



Figure 3: Illustrative Master Plan (refer Neighbour Design Statement)

Although the proposed precinct plan increases the density and coverage of the proposed residential, the core principals of the consented structure plan will be retained. Despite the reduced variety of residential zones, the intention to provide a variety of lot sizes, residential settings and housing typologies remains as a core principle of the precinct. The proposed built form typologies include larger residential lots, standalone residential units, terraced housing and apartments. Further detail of these areas are available in the Neighbourhood Design Statement accompanying this submission. The increased residential density and coverage across the site is in line with the national and local directives to deliver sustainable residential intensification.

The three large central open spaces will be retained within the precinct and will continue to be supported by a network of green pedestrian corridors and enhanced stream corridors (refer Figure 4 below). These open spaces, combined with the green pedestrian corridors will break up the form, structure and massing of the proposed built form. Open space within the MHU

zoned land are subject to the standards and provisions¹⁴ of the Orewa 4 Precinct, Precinct Plan 1 and the Revegetation and Open Space Concept. An Open Space Development Plan¹⁵ will be developed¹⁶ based on these guidelines and will include an on- going management and maintenance plan as well as mechanisms for making changes to the plan when required

The proposed precinct retains the Nukumea Reserve Protection Overlay to the lots abutting the reserve in order to ensure development of the precinct protects the flora and fauna and the ecological, amenity and landscape values of the reserve. A minimum of 60% of the net site area within the Nukumea Reserve Protection Overlay has to be planted in native eco- sourced vegetation as shown on Revegetation and Open Space Concept plan.

Proximity to the existing motorway interchange provides an area which will cater to community needs, as already addressed in the consented Concept Structure Plan¹⁷ by having the highest development such as THAB zone (to a maximum height of 16m¹⁸) and BNC (to a maximum height of 13m¹⁹) placed near to the Orewa / Grand Drive interchange. The BNC and THAB areas will adjoin open space in conjunction with potential retail and hospitality facilities. Additional clusters of higher density development are identified along the edges of open space, utilising potential visual and physical connections.

On the proposed precinct plan the BNC flanks the arterial road to the north and south. To the southern extent the THAB zone and to the north the BNC faces the large-scale Open Space formed along the Middle Stream and its tributaries (refer Figure 4 below) This sets the large-scale park area in between high-density development zones to the south. The higher density development on the site's southern end considerable landform variances on site's northern part, providing the benefit of a large-scale open space to the north and being enclosed by the existing forestry block to the west and south.

¹⁴ IXXX Orewa 4 Precinct - IXXX.6.3.6 Subdivision standards for indicative open space areas

¹⁵ IXXX Orewa 4 Precinct - IXXX.9.2 – Open Space Development Plan

¹⁶ IXXX Orewa 4 Precinct - IXXX.6.3.6 (2)

¹⁷ Appendix 2

¹⁸ AUP OIP H6.6.5. Building height

¹⁹ AUP OIP H12.6.1. Building height

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COMBINED ZONE PRECINCT AND DEVELOPMENT
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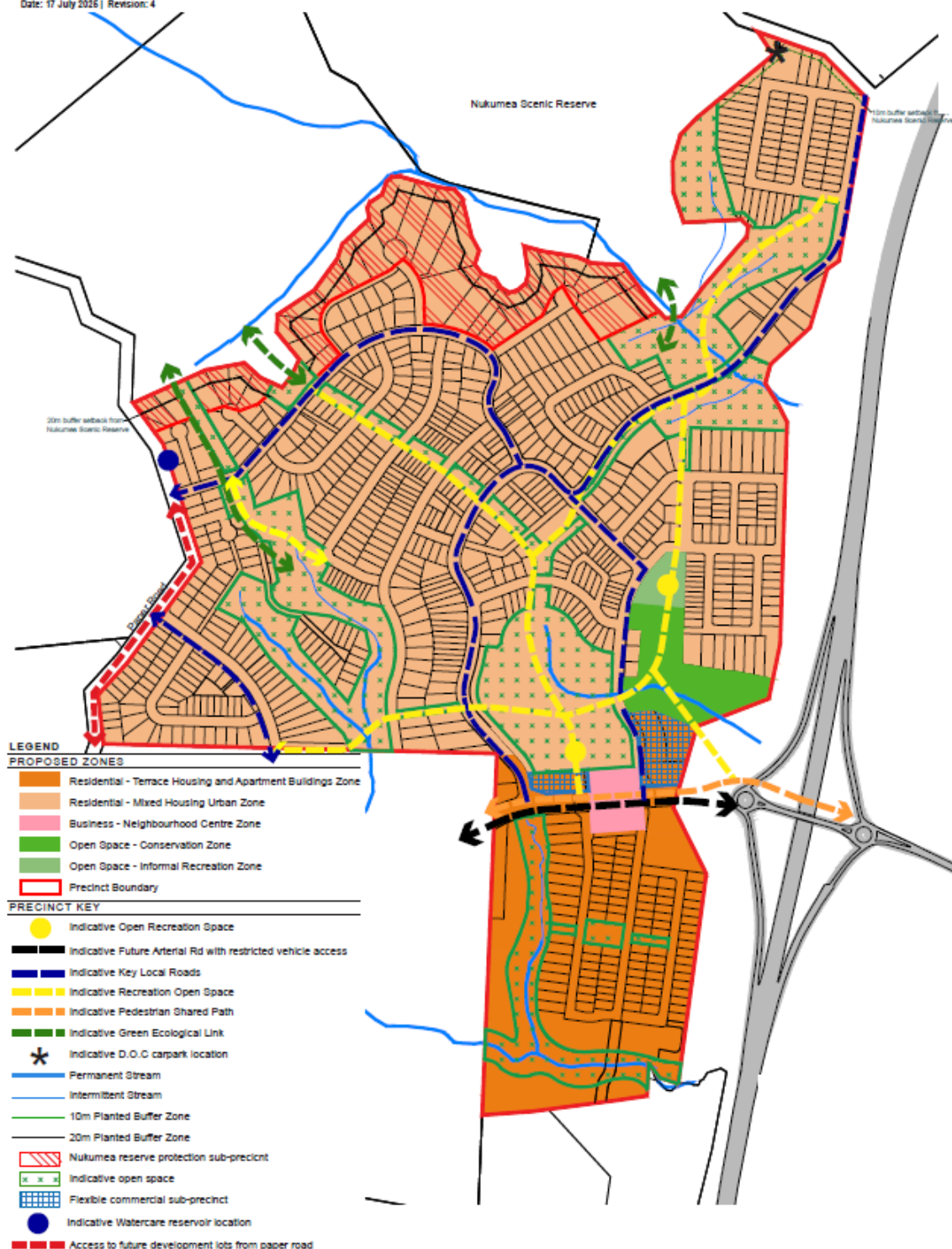


Figure 4: Combined Zone Precinct and Development Plan (refer Appendix 3)

3.5 Mitigation

The proposed Orewa 4 precinct retains an appropriate balance between areas of open space, existing/retained watercourses and existing / retained vegetation and proposed built form (refer Appendix 4 Revegetation and Open Space Concept).

The primary mitigation will incorporate the retention and enhancement of the following key landscape features:

- The watercourses and their immediate riparian context, which include, West Hoe Stream, the Orewa River North Branch Stream and Middle Stream.
- The enclosing ridgelines which define the stream courses and contribute to the character of the wider 'elevated hill country' landscape which extends north and west of the site.
- The Open Space areas with well-established vegetation cover, which mainly relate to the existing / retained streams.

It is recognised that these key landscape features provide a framework for the proposed precinct, pedestrian corridors and ecological connections to off-site areas, including to the NSR, the wider Waimea valley and the upper Orewa River catchment.

The Orewa 4 precinct subdivision policies and standards²⁰ set out sufficient mitigation measures for identified key landscape features, including ecological enhancement of existing native vegetation, additional restoration planting and requirements for riparian / vegetation buffers.

The natural, ecological and landscape values of the NSR are recognised and protected by the Nukumea Reserve Protection Overlay subdivision standards, including sites adjoining the NSR.

4.0 Visual Catchment

The combination of landform and vegetation, particularly the elevated ridgelines and areas of pine plantation along the southern and western boundaries and the NSR to the north, ensures that the proposed Orewa 4 precinct is particularly well contained with external views largely limited to the east.

The site's elevation and primarily easterly aspect means that the proposed precinct would be potentially visible across a large area within Orewa. However, the existing / future intervening development, the high vegetated embankments of the SH1, and the intervening vegetation, considerably limit the visual catchment of the proposed Orewa 4 precinct, including its highest zones of the BNC (to have maximum height of 13m) and THAB (with a maximum height up to 16m) which extend alongside the proposed precinct's eastern boundary with SH1 (refer Combined Zone, Precinct & Development plan ²¹).

In addition, the built contour level for the proposed Orewa 4 precinct adjacent to SH1, is considerably lower than the existing ground level. The landform adjoining SH1 will be lowered by 17m, which in turn will reduce potential visibility of the higher development in the THAB and BNC.

²⁰ IXXX Orewa 4 Precinct - IXXX.6 Standards

²¹ Appendix 1

The development of the Single House zoning and potential future MHU land in Orewa 2 precinct, opposite to the proposed Orewa 4 precinct eastern boundary, (across the SH1) intervenes with potential views from the Orewa township. Although the viewing audience of Orewa 2 precinct could be regarded as potentially affected by views of the proposed precinct development, the urbanised development of the site and anticipated views from Orewa 2 precinct have been long forecast by the sites future urban zoning and the consented Orewa 4 precinct.

Due to the site's topography, comprising a highly dissected pattern of ridges and spurs, and the associated retained boundary vegetation the proposed precinct will be well contained in views from the surrounding landscape, other than its easterly aspect. In addition , it is anticipated that the viewing audience from Orewa 2 will be surrounded by intervening built form, public and private vegetation filtering and screening views of the proposed development to the west.

While visible from passing traffic, the SH1 audience will not be particularly focussed on the type of development proposed.

5.0 Planning Context

5.1 Auckland Unitary Plan (Operative in Part)

It is recognised that provisions within Plan Change 78 and Plan Change 80 will have a determination on the statutory context in which this development sits. At the time of writing these plan changes have been notified and are awaiting the hearing process, and have not yet been adopted into the AUP OiP.

The key sections of the AUP OiP relating to the landscape and visual effects are:

B2.2 Tāhuhu whakaruruhau ā-taone – Urban growth and form

B2.3. A quality built environment

B2.3.1. Objectives

(1) A quality built environment where subdivision, use and development do all of the following:

- (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*
- (b) reinforce the hierarchy of centres and corridors;*
- (c) contribute to a diverse mix of choice and opportunity for people and communities;*
- (d) maximise resource and infrastructure efficiency;*
- (e) are capable of adapting to changing needs; and*
- (f) respond and adapt to the effects of climate change.*

B2.3.2. Policies

(1) Manage the form and design of subdivision, use and development so that it does all of the following:

(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;

The proposed updates to the Orewa 4 precinct sets out the following landscape and visual amenity related provisions, which have been developed taking cognisance of the findings of previous landscape and visual assessments and history of the development of the site. The following Orewa 4 precinct provisions should ensure that the effects upon landscape and visual amenity attributable to the proposed precinct remain in line within the projected effects in the consented precinct.

IXXX.2 Objectives

- (3) Subdivision and development in the Precinct make efficient use of the land and responds positively to the existing development within Ara Hills, the natural and physical features of the Precinct and the area, ecological enhancement of existing native vegetation and additional restoration planting, and recognising and utilising the visual amenity, ecological connectivity and passive recreation opportunities provided by the adjacent Nukumea Scenic Reserve.
- (4) Native fauna and flora of the Nukumea Scenic Reserve and the Precinct are protected and enhanced through restrictions on the keeping of domestic animals in the Precinct, the provision of fencing along the reserve boundary, limiting access points for people into the reserve, vegetation buffers on sites adjoining the reserve and planted ecological connections.
- (8) Open space recognises and takes advantage of the natural features of the Precinct, including incorporating riparian margins, wetlands and opportunities for revegetating and enhancing native bush and the retention of existing exotic mature trees within these areas. Riparian planting is established at the time of subdivision.
- (11) Natural waterways are maintained, restored and enhanced and high-quality water treatment is achieved.

IXXX.3 Policies

- (5) Land that is adjacent or close to the Nukumea Scenic Reserve, and where it is important to restore and maintain a vegetated buffer, is identified as being within either the Nukumea Scenic Reserve Protection Sub-precinct or requires a ten-metre-wide planting buffer as shown on Precinct Plan 1. Controls to ensure the achievement and maintenance of a vegetated buffer in these areas include:
 - (a) larger site sizes

- (b) identified building platforms for each site that are a minimum distance away from the boundary with the reserve
 - (c) restrictions on minor dwellings
 - (d) controls on the size and height of fencing
 - (e) planting and revegetation buffers that are either 10 or 20 metres in width that must be planted with appropriate eco-sourced native plant species at the time of subdivision
 - (f) minimum native planting requirements in relation to the size of the site.
- (7) Recognise the natural, ecological and landscape values of the Nukumea Scenic Reserve and its ownership and management by the Department of Conservation by limiting public access points into the reserve from the precinct through the provision of a public parking area, the provision of planted ecological connections in consultation with the Department of Conservation and suitable fencing along the boundary with the reserve.
- (12) Allow the retention of some of the existing mature pine and gum trees within open space areas and the Nukumea Reserve Protection Overlay for landscape, visual amenity, site stability and ecological purposes.
- (13) All planting, habitat restoration and landscaping in the open space areas, including riparian margins and Significant Ecological Areas, must reflect and enhance existing native vegetation in the Precinct and surrounding environment, including the Nukumea Scenic Reserve. All restoration planting and revegetation must be native eco- sourced species.
- (14) Require front boundary fencing and screening on residential sites, that does not obscure or prevent engagement and surveillance opportunities with the street, except where required for screening of private outdoor living areas on corner sites.
- (23) Require development to achieve a built form that contributes to high-quality built environment outcomes by:
- (b) minimising visual dominance effects to adjoining sites;
 - (c) minimising visual dominance effects of carparking and garage doors to streets and private accessways;
 - (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;

IXXX.6.2 Precinct Standards

IXXX.6.2.3 Standards relating to sites within the Nukumea Scenic Reserve Sub-precinct

Purpose: To ensure development of the precinct protects the flora and fauna and the ecological, amenity and landscape values of the Nukumea Scenic Reserve and development on sites adjacent or close to the Nukumea Scenic Reserve is visually and ecologically integrated with the reserve..

- (1) All buildings on a site within the Nukumea Reserve Protection Sub-precinct must be located greater than 20m from the shared Nukumea Reserve boundary as shown on Precinct Plan 1.
- (2) All buildings on a site that are not within the Nukumea Reserve Sub-precinct but share a boundary with the Nukumea Reserve must be located greater than 10m from the shared Nukumea Reserve boundary as shown on Precinct Plan 1. The 10m buffer area must be planted in native eco- sourced vegetation.(3) A minimum of 60 per cent of the net site area of a site within the Nukumea Scenic Reserve Protection Sub-precinct must be planted in native eco- sourced vegetation and must include the 20 metre wide planted buffer area shown on Precinct Plan 1 and Precinct Plan 2. The planting, weed management and plant maintenance must be undertaken in accordance with a Native Revegetation Planting Plan required under IXXX.9.1.
- (3) A minor dwellings on a sites in the Nukumea Scenic Reserve Protection Sub-precinct must:
 - (a) Comply with Standard H3.6.4 (Minor Dwellings);
 - (b) be physically connected to the main dwelling and
 - (c) comply with IXXX.6.2.3(1).
- (4) The maximum building coverage on a site within the Nukumea Scenic Reserve Protection Sub-precinct must not exceed 20 per cent of the net site area or 400m² whichever is the lesser.

IXXX.6.3.3 Subdivision standards for sites within the Nukumea Reserve Protection Sub-precinct

Purpose: Achieve development that is visually and ecologically integrated with its surroundings and retains or enhances its sense of place adjacent or close to the Nukumea Scenic Reserve.

- (1) Sites located in the Nukumea Reserve Protection Sub-precinct identified on Precinct Plan 1:
 - (c) A 20m-wide planted buffer strip that adjoins the boundary with Nukumea Scenic Reserve (as shown on Precinct Plan 1) must be planted/revegetated with appropriate eco sourced native species and any existing native vegetation must be restored in accordance with Precinct Plan 2, and the Planting Plan

and Appendix 16 of the Plan prior to the issue of s224(c) certificate for the relevant subdivision or stage.

- (2) Sites outside the Nukumea Reserve Protection Sub-precinct that contain the 10m wide planted buffer as shown on Precinct Plan 1.
 - (a) A 10m wide buffer strip that adjoins the boundary with Nukumea Scenic Reserve (as shown on Precinct Plan 1) must be planted/revegetated with appropriate eco sourced native species and any existing native vegetation must be restored in accordance with the Planting Plan and Appendix 16 of the Plan prior to the issue of s224(c) certificate for the relevant subdivision or stage.

IXXX.6.3.4 Subdivision standards for riparian margins

Purpose: To ensure that the amenity, water quality and ecology of the stream network within the precinct is enhanced through riparian planting.

- (1) Riparian margins identified on the Precinct Plan 1 must be planted either side of the banks of a permanent or intermittent stream to a minimum width of 10m measured from the channel edge of the stream, or from the centreline of the stream where the channel edge cannot be physically identified by ground survey. This standard does not apply to road crossings over streams.
- (2) Riparian margins identified on the Precinct Plan 1 must be planted in accordance with the approved Planting Plan, use eco-sourced native vegetation, and be consistent with local biodiversity and habitat and in accordance with Appendix 16 of the Plan.
- (3) All riparian margins within a subdivision application area must be planted in accordance with the approved Planting Plan prior to the issue of s224(c) certificate for the relevant subdivision or stage.

IXXX.9.2 – Open Space Development Plan

The first subdivision application within a stage must include an open space development plan for all areas of open space to be created in that stage which details the existing and proposed development the existing exotic/ native trees to be retained, new revegetation planting and landscaping and infrastructure for the open space and any pedestrian walkways, that is in accordance with and generally reflects specific area of open space shown on Precinct Plan 1, and includes an on-going management and maintenance plan as well as mechanisms for making changes to the plan when required.

6.0 Assessment of Effects

The proposed updates to the Orewa 4 precinct will alter the density and intensification of development and visual prominence of the consented precinct. The changes will noticeably

relate to additional vegetation removal, earthworks and the increased area of urban development, including the construction of dwellings, roads and other related infrastructure.

The consented subdivision of 575 lot scheme forms the context of the existing environment, and as such anticipated a substantial change in the character of the site. Regardless of the detailed layout of the proposal, any additional landscape and visual effects, which will arise from the proposed precinct depend on the following key factors:

- (a) the design response to the key landscape elements and features within the site, and how well these have been incorporated into the proposal;
- (b) the distribution and placement of the high density areas;
- (c) the effects on the wider landscape character and, specifically, the ability for the development to be well integrated into its surrounding landscape context, particularly in relation to the NSR, and Future Urban areas to the south; and
- (d) the effect on specific views and the visual amenity of people within the Orewa 2 precinct.

6.1 Landscape Effects

The proposed Orewa 4 precinct incorporates the following key landscape features which will be preserved within the open space areas of the site:

- The watercourses and their immediate riparian context, which include: West Hoe Stream, the Orewa River North Branch Stream and Middle Stream;
- The well-established vegetation cover, which is mainly related to the existing/ retained streams; and
- The enclosing ridgelines which define the stream courses and contribute to the character of the wider 'elevated hill country' landscape which extends north and west of the site.
- The relationship between the precinct and the Nukumea Scenic Reserve.

The area of landform to be modified is approximately the same as the consented precinct, the main gullies or fingers of watercourse and riparian vegetation will be retained. The highest density zoning and housing typologies are located away from the Nukumea Scenic Reserve and closer to SH1 and the Orewa 2 Precinct, which has a greater capacity to accept this type of development.

Although there has been a reduction in the overall areas of open space across the site, the network of green pedestrian corridors and riparian vegetation along retained streams / gullies will remain. These green fingers within the site link to off-site areas including the NSR, the wider Waimea valley and the upper Orewa River catchment.

An area of pine tree plantations to along the Orewa North Stream Branch, kanuka riparian forest, kahikatea swamp forest and shrubland, which characterise the site and immediate surroundings (approx. 16.1ha), will remain largely unchanged in terms of their extent of coverage. This will in turn be supported by 20.8ha of proposed revegetation planting to provide integration, amenity and mitigation, as shown in the Revegetation and Open Space Concept²².

²² Appendix 4

Streetscape and private property planting will provide additional landscape, amenity and tree cover across the site. Combined with the wider revegetation works, the cumulative vegetation within the site will remedy the landscape effects of vegetation removal to a very low level.

The wider landscape surrounding the site is experiencing considerable change, including the anticipated development of FUZ land to the south and the land to the east of SH1. The land to the east in particular, which features completed residential development, and the potential for greater density to develop in the near future within the Orewa 2 Precinct. As such, in the context of urbanisation in the wider landscape since the application was lodged the change proposed will not result in effects greater than **low** adverse effects on surrounding landscape character.

6.2 Visual Amenity Effects

The recent and ongoing changes to the landscape context includes the emerging urban development on the eastern side of SH1, fulfilling the forecast urban potential of the landscape. It is anticipated that the existing and evolving future urban development in the wider visual landscape catchment will change the context and expectations within the surrounding area. This will be further intensified with the increased density proposed by PC78 as a result of the direction under the NPS-UD and Amendment Act. In turn this will be reduce any potential contrast the audiences may perceive in relation to the intensification of urban development proposed in the Orewa 4 precinct.

The increased presence of development completed and forecast within the local context of the site, includes areas immediately to the south and east, which have the greatest potential to be exposed to the Orewa 4 Precinct. Orewa 2 precinct is closest to the proposed higher development areas of THAB and BNC, and elevated positions in Orewa 2 sub-precinct B are anticipated to be afforded the clearest views into site.

Orewa 2 sub-precinct E has been fully developed as a SHZ residential cluster. Dwellings which back on to the western boundary have elevated open views into the Orewa 4 precinct and the proposed higher development area. Properties set back from the western boundary will have views primarily screened by intervening built form and residential amenity planting. Therefore, the effects upon visual amenity will be limited and any additional amenity effects as a result of the increased density would be no greater than **low** adverse and effects of this level would be confined to areas immediately east of the proposed precinct THAB zone.

Views attainable from the public realm are identified as being primarily from Western Hoe Heights (VP6), Grand Drive (VP4), Boocock Crescent (VP5), and SH1. More oblique views towards the site are available from Russell Road (VP1), the new residential development accessed from Kowhai Road (VP2) and Davey Crescent (VP3). Although, previous assessments have considered views from further afield, as a result of the substantial amount of urbanisation within the surrounding landscape it is considered that longer distance views will either no longer have views towards the site or that views will be largely screened and any effects will be negligible. This assessment considers the publicly accessible viewpoints listed above, which represent views from the Orewa 2 Precinct, road network and Russell Road.

Visibility into the site is generally limited due to the intervening topography, screening vegetation alongside the site's southern perimeter and retention of a large block of pine trees on the site's south western corner. As a result it is assessed that the residential views from the south / south west of the site will not experience additional effects attributable to the proposed precinct.

Views from road users are considered to be temporary and transient and while passengers may have glimpse views of the site and development their focus is primarily on the road. Within the

context of the emerging urban landscape it is considered that effects experienced from this audience will be **very low** adverse to **neutral**.

Residential audiences, including those within the Orewa 2 precinct are more focused on the scenic qualities and values of views. However, an urban view from these audiences towards the site, is anticipated with the context of the outlook over long established FUZ land and the consented Orewa 4 precinct. This sets the context of the audience having a urban outlook in the future. The level of effects expected to be experienced from these residential audiences are assessed to range from **low** to **very low** adverse.

7.0 Conclusion

This proposed plan change would increase the density of residential lots within the site, from that which was previously consented (from 575 to 900 lots). This is within the context of the MDRS, PC 78 and the national objective under the NPSUD to provide a greater level of density within residential development. It is considered that the proposed change is in keeping with the core principles of the consented Orewa 4 precinct which retains a balance between areas of open space (retained, enhanced vegetation) around key landscape features (streams and ridgelines) and built form.

The proposed updated precinct and accompanying Neighbourhood Design Statement, ensures that within the MHU zoning the higher density housing typologies are distributed strategically and to maximise relationships with open space and protect the natural qualities of the NSR.

The proposed precinct ensures that the smallest lot sizes and therefore the most urbanised areas are internalised within the development or located in parts of the landscape that have a higher capacity to absorb such change - and this includes the areas closest to the Orewa / Grand Drive Interchange. Conversely lot sizes are largest along the north western boundary of the site adjacent to the NSR. The combination of larger lots combined with restrictions on dwellings sizes and placements and the proposed buffer planning prescribed in the NSR Protection Overlay will ensure that the landscape qualities of the NSR are protected and adverse effects are avoided.

The proposed Orewa 4 precinct will be developed in accordance with accepted urban design principles applicable to a quality mixed use development, as outlined in the NDS and resulting in low to very low adverse effects on the visual amenity of viewers from neighboring residential zones.

Given that the consented baseline would already result in a relatively intensive form of urban residential character, this high-level assessment finds that the proposed Orewa 4 precinct will result in **low to very low adverse** additional landscape and visual effects. It is concluded that the proposed development being consistent with regional growth strategies, will provide for sustainable urban growth and will result in a high-quality urban form with a range of positive landscape and visual amenity outcomes.

Appendix 1: Methodology Statement

Method Statement

25 July 2025

This assessment methodology statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. Specifically, the landscape effects assessment has examined the following:

- The existing landscape;
- The nature of effect;
- The level of effect; and
- The significance of effect.

The Existing Landscape

The first step is an assessment of the existing landscape in which the potential landscape effects may occur. This initial step of the assessment identifies, describes and interprets the specific landscape character and values which may be impacted by the proposal. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the proposal including key representative public views. This aspect of the assessment entails both a desk-top review and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes within the receiving environment.

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Statutory and Non-Statutory Provisions

Alongside an analysis of the existing landscape, the landscape assessment identifies the relevant provisions landscape objectives and policies drawn from a broader analysis of the statutory context which may anticipate change and certain outcomes for landscape values.

Assessment of Effect

The Nature of Effect

The nature of effects assesses the outcome of the proposal within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are

constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

Level of Effect

Where the nature of effect is assessed as '**adverse**', the assessment quantifies the level (degree) of adverse effect. Assessing the level of a landscape effect entails professional judgement based on expertise and experience provided with explanations and reasons. The level of adverse landscape and visual effects adopts a universal seven-point scale from **very low** to **very high** consistent within Te Tangi a te Manu.

Could include the table here

Landscape Effects

A landscape effect is an outcome for a landscape value. In essence, this takes account of the proposed change to a landscape's character and values (as identified across relevant landscape dimensions) and the of the receiving environment in the context of what change can be anticipated in that landscape as a result of relevant zoning and policy. This can be influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape effects within the specific context in which they occur.

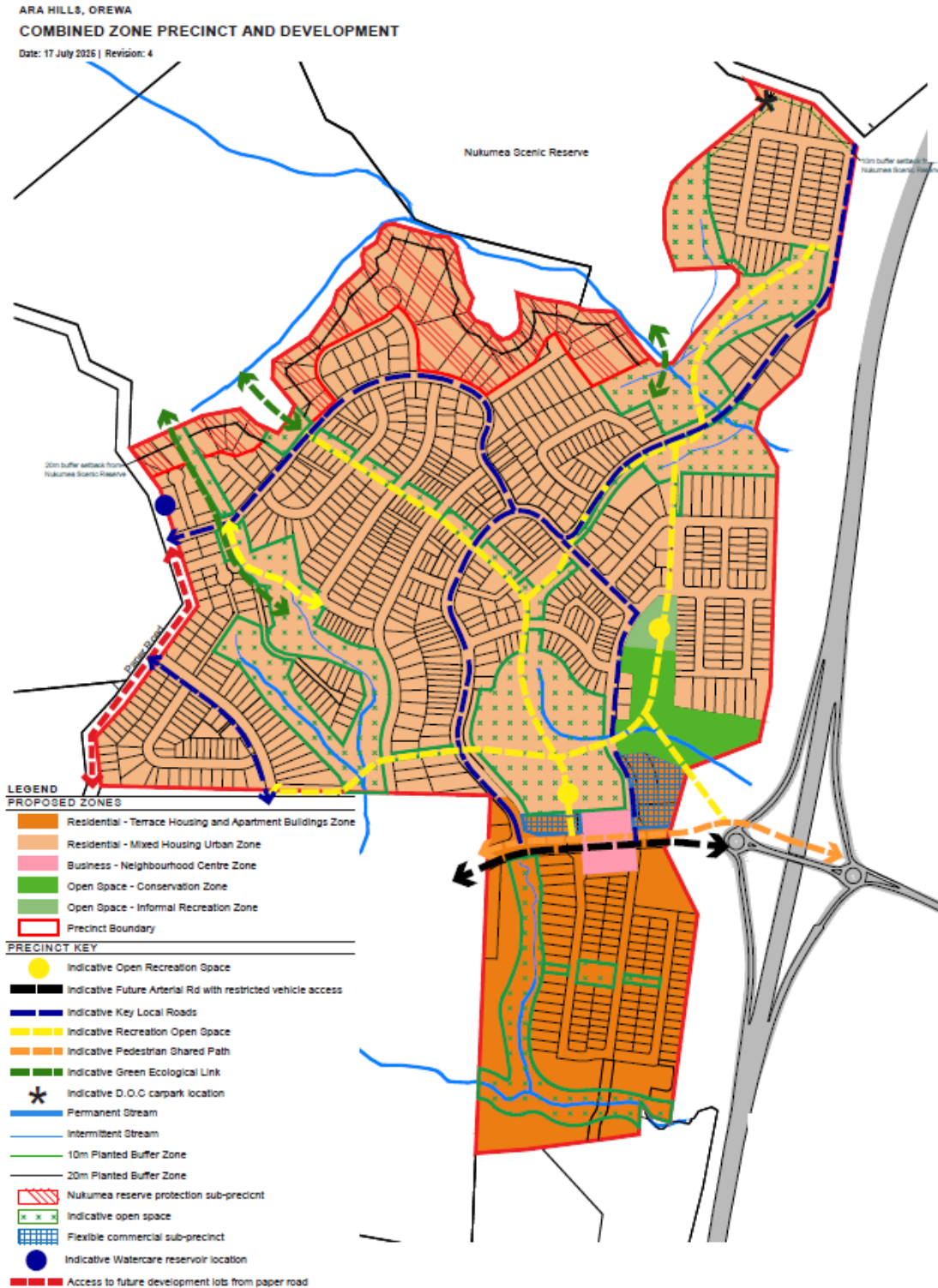
Visual Effects

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. To assess where visual effects of a proposal may occur requires an identification of the area where the proposal may be visible and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values, and can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening, backdrop etc as well as potential change that could be anticipated in the view as a result of zone / policy provisions of relevant plans.

Appendix 2: Consented Concept Structure Plan

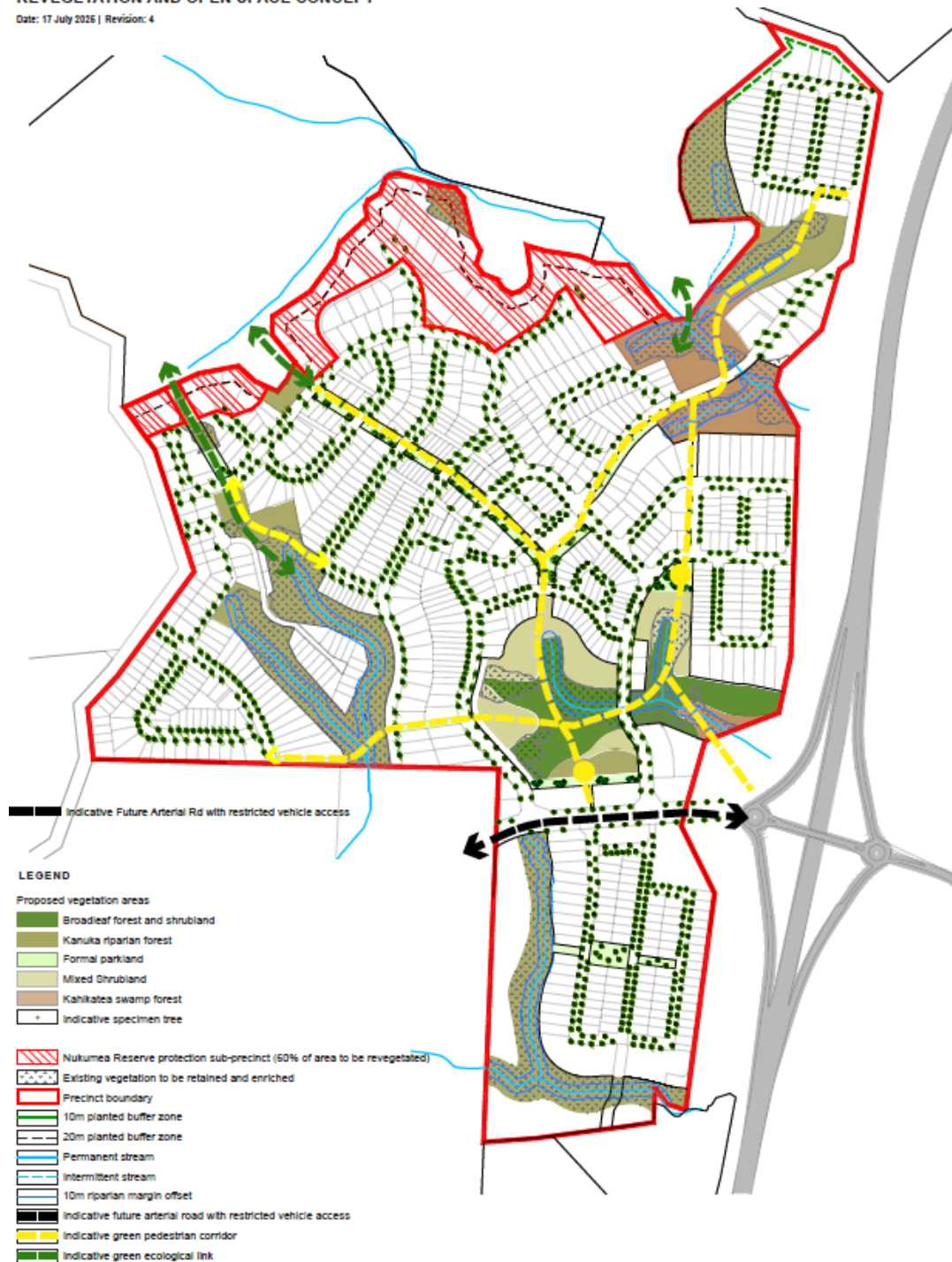


Appendix 3: Combined Zone Precinct and Development



Appendix 4: Revegetation and Open Space Concept

ARA HILLS, OREWA
PRECINCT PLAN 2
REVEGETATION AND OPEN SPACE CONCEPT
Date: 17 July 2026 | Revision: 4



Appendix 5: Graphic Supplement

About Boffa Miskell

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

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ARA HILLS: OREWA 4 PRECINCT

GRAPHIC SUPPLEMENT

MAY 2023



Ara Hills: Orewa 4 Precinct



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- VP 3: View from Grand Drive looking North-West - Single 50mm Frame (Existing View)
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