

# 1 Appendix A - Graphic Supplement

North Package

Te Tupu Ngātahi Supporting Growth | North Project | Landscape, Natural  
Character and Visual Assessment

# Appendix A: Graphic Supplement Maps

August 2023

FINAL

Rev D



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

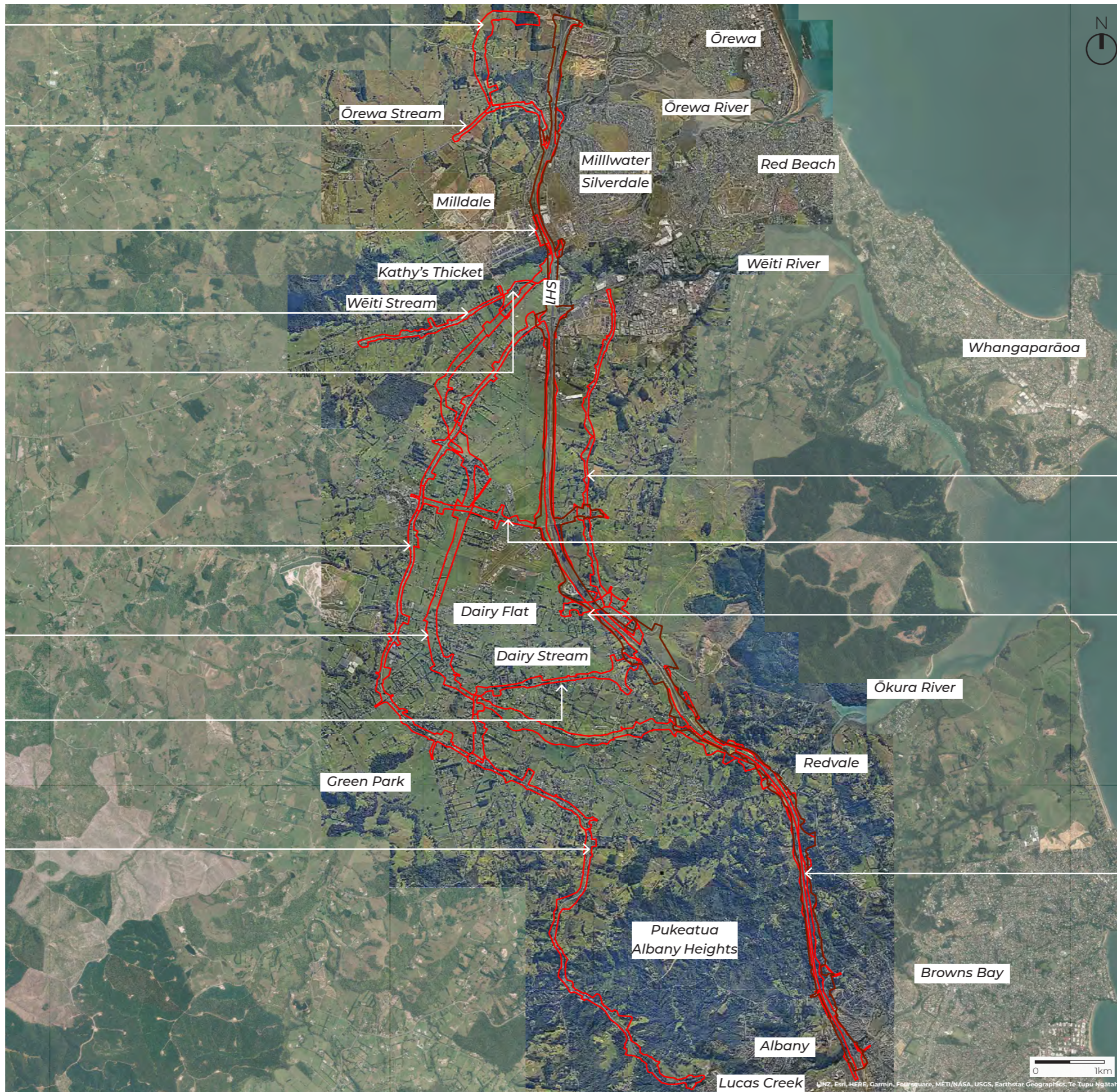
**NoR 3** - New Pine Valley East Station

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany



**Key**

- Proposed Te Tupu Ngātahi Designation
- Existing SH1 Designation

**NoR 13** - East Coast Road Upgrade

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing Huruhuru (Dairy Stream)

**NoR 4** - SH1 Improvements



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

**NoR 3** - New Pine Valley East Station

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany

- Key**
- Proposed Te Tupu Ngātahi Designation
  - Existing SH1 Designation

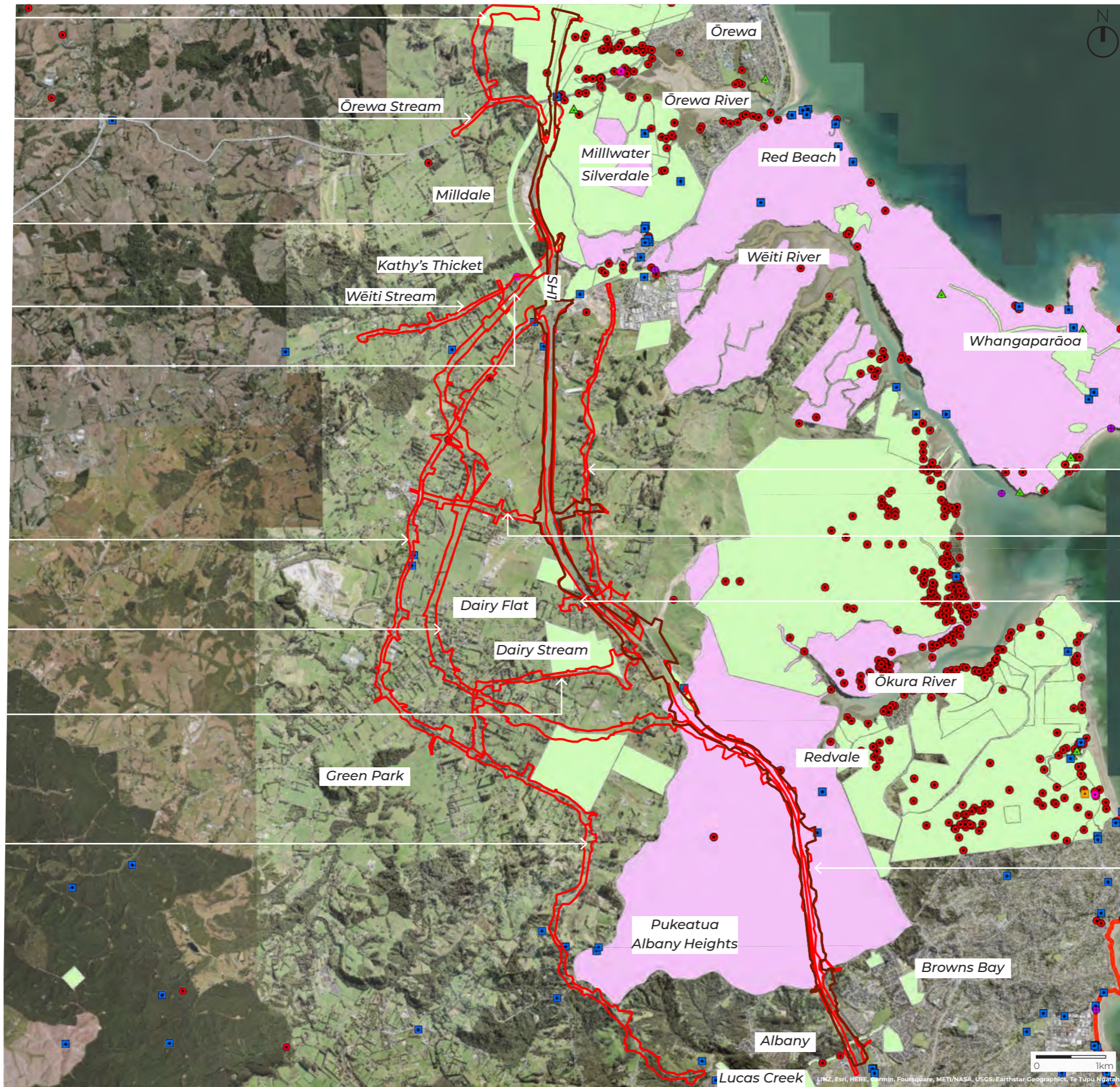
- Cultural Heritage Inventory**
- Archaeological Site
  - Historic Botanical Site
  - Historic Structure
  - Maori Heritage Area
  - Maritime Site
  - Archaeological Surveyed
  - Priority Areas for survey

**NoR 13** - East Coast Road Upgrade

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing Huruheru (Dairy Stream)

**NoR 4** - SH1 Improvements





**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

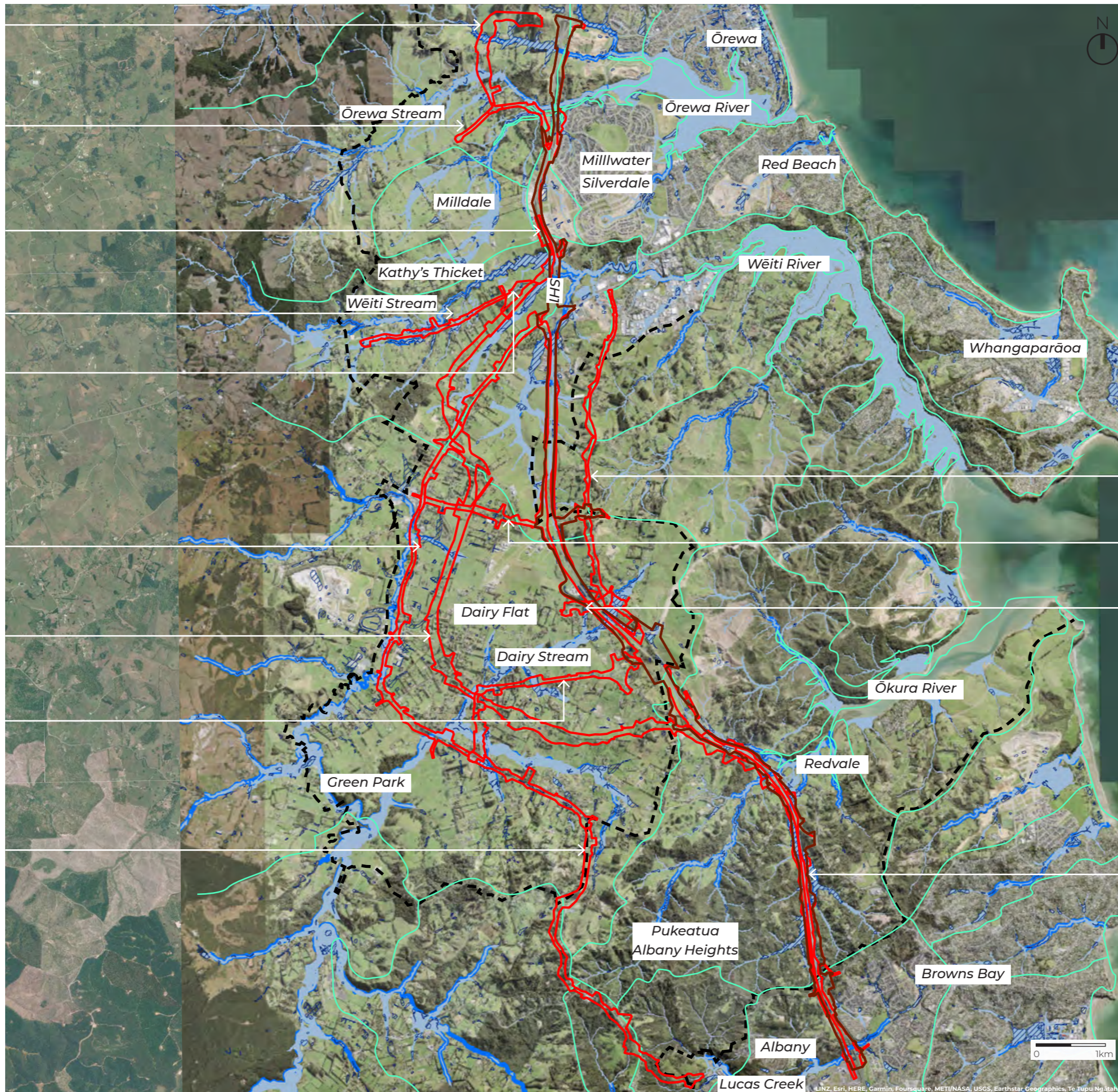
**NoR 3** - New Pine Valley East Station

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany



**Key**

- Proposed Te Tupu Ngātahi Designation
- Existing SH1 Designation
- Rural Urban Boundary (RUB)

**Rivers and Permanent Streams**

- Open Watercourse

**Overland Flow Paths**

- 100ha and above (100,000)
- 3ha to 100ha (50,000)

**Stormwater Catchments**

- Stormwater Catchment

**Flood**

- Flood Prone Areas
- Flood Plains

**NoR 13** - East Coast Road Upgrade

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing Huruheru (Dairy Stream)

**NoR 4** - SH1 Improvements



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

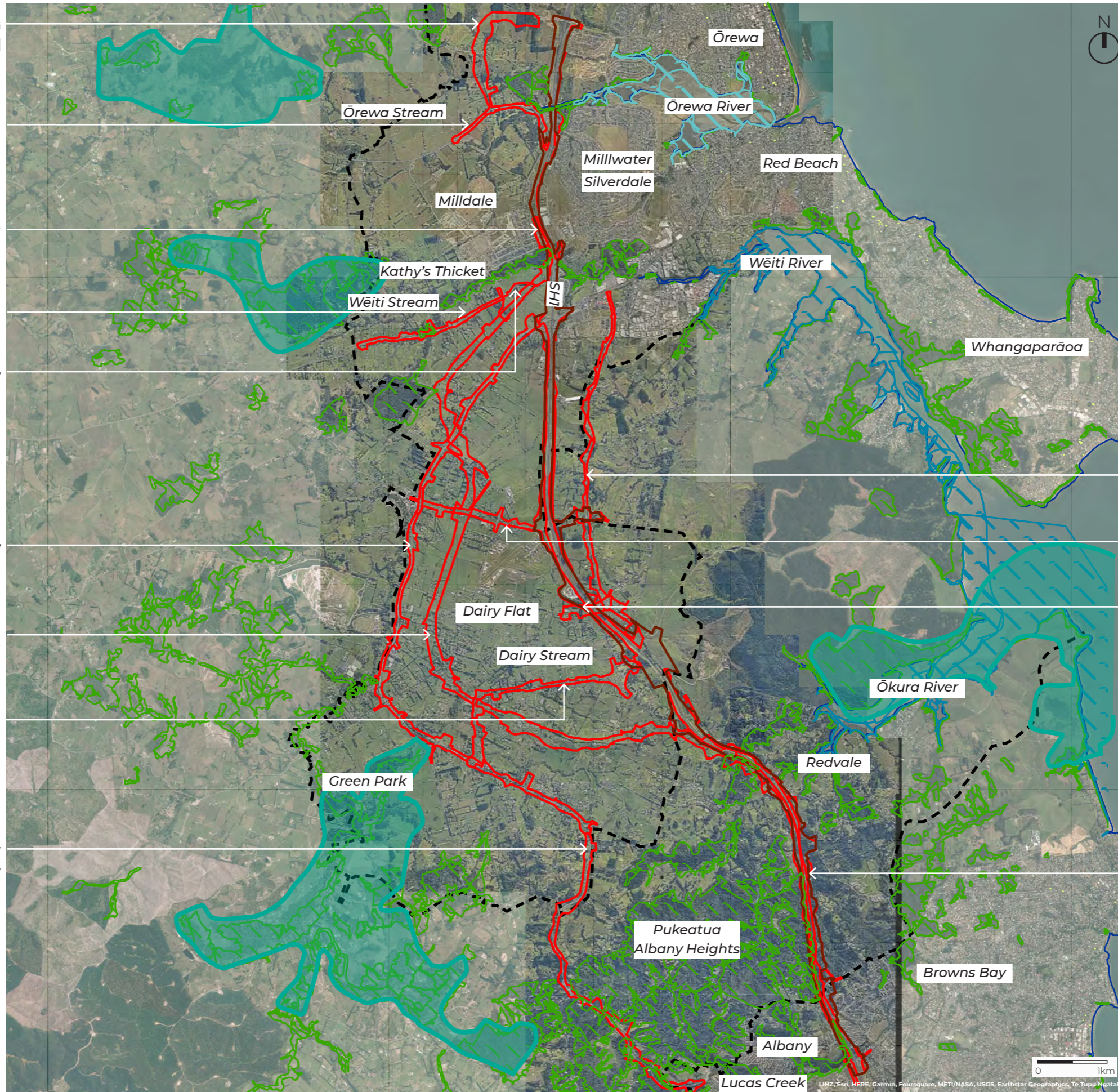
**NoR 3** - New Pine Valley East Station

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany



**Key**

- Proposed Te Tupu Ngātahi Designation
- Existing SH1 Designation

**Significant Ecological Area**

- Marine 1
- Marine 2
- Terrestrial

**Natural Heritage**

- Outstanding Natural Landscapes Overlay
- Rural Urban Boundary (RUB)
- Coast Line

**NoR 13** - East Coast Road Upgrade

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing Huruheru (Dairy Stream)

**NoR 4** - SH1 Improvements



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

**NoR 3** - New Pine Valley East Station

**O Mahurangi** (Penlink)

**NoR 13** - East Coast Road Upgrade

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

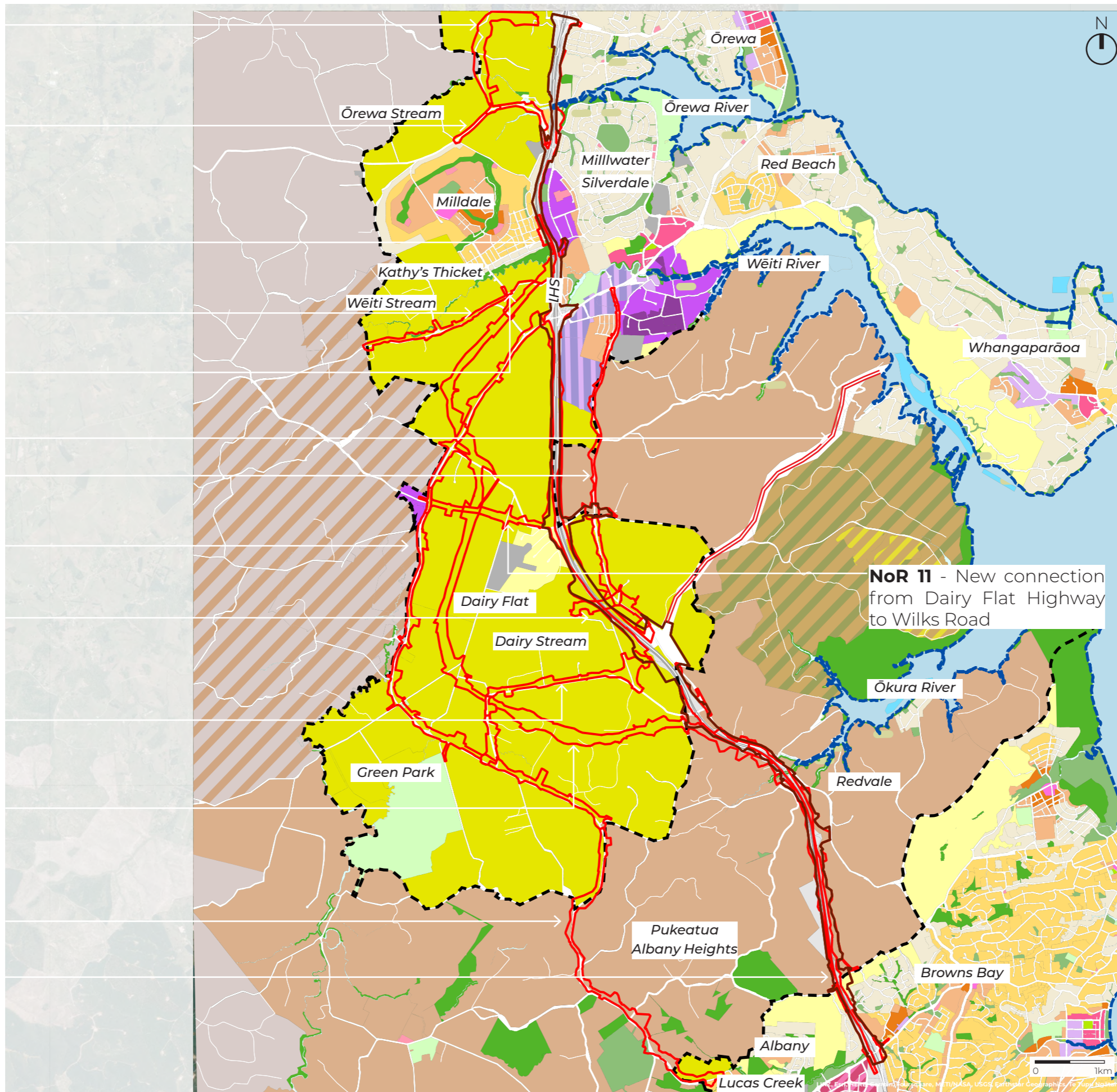
**NoR 5** - New SH1 Crossing Huruhuru (Dairy Stream)

**NoR 12** - Bawden Road

**NoR 1** - New Rapid Transit Corridor

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany

**NoR 4** - SH1 Improvements



- Key**
- Proposed Te Tupu Ngātahi Designation
  - Existing SH1 Designation
  - Rural Urban Boundary (RUB)
- Residential**
- Large Lot Zone
  - Rural and Coastal Settlement Zone
  - Single House Zone
  - Mixed Housing Suburban Zone
  - Mixed Housing Urban Zone
- Business**
- Town Centre Zone
  - Local Centre Zone
  - Neighbourhood Centre Zone
  - Mixed Use Zone
  - General Business Zone
  - Light Industry Zone
- Open Space**
- Conservation Zone
  - Informal Recreation Zone
  - Sport and Active Recreation Zone
  - Water
- Coastal**
- General Coastal Marine Zone (rcp)
  - Marine Zone (rcp/dp)
  - Transition Zone
- Rural**
- Rural Production Zone
  - Mixed Rural Zone
  - Countryside Living Zone
- Infrastructure**
- Special Purpose Zone
  - Strategic Transport Corridor Zone
  - Road
- Future Urban Zone**
- Future Urban Zone



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

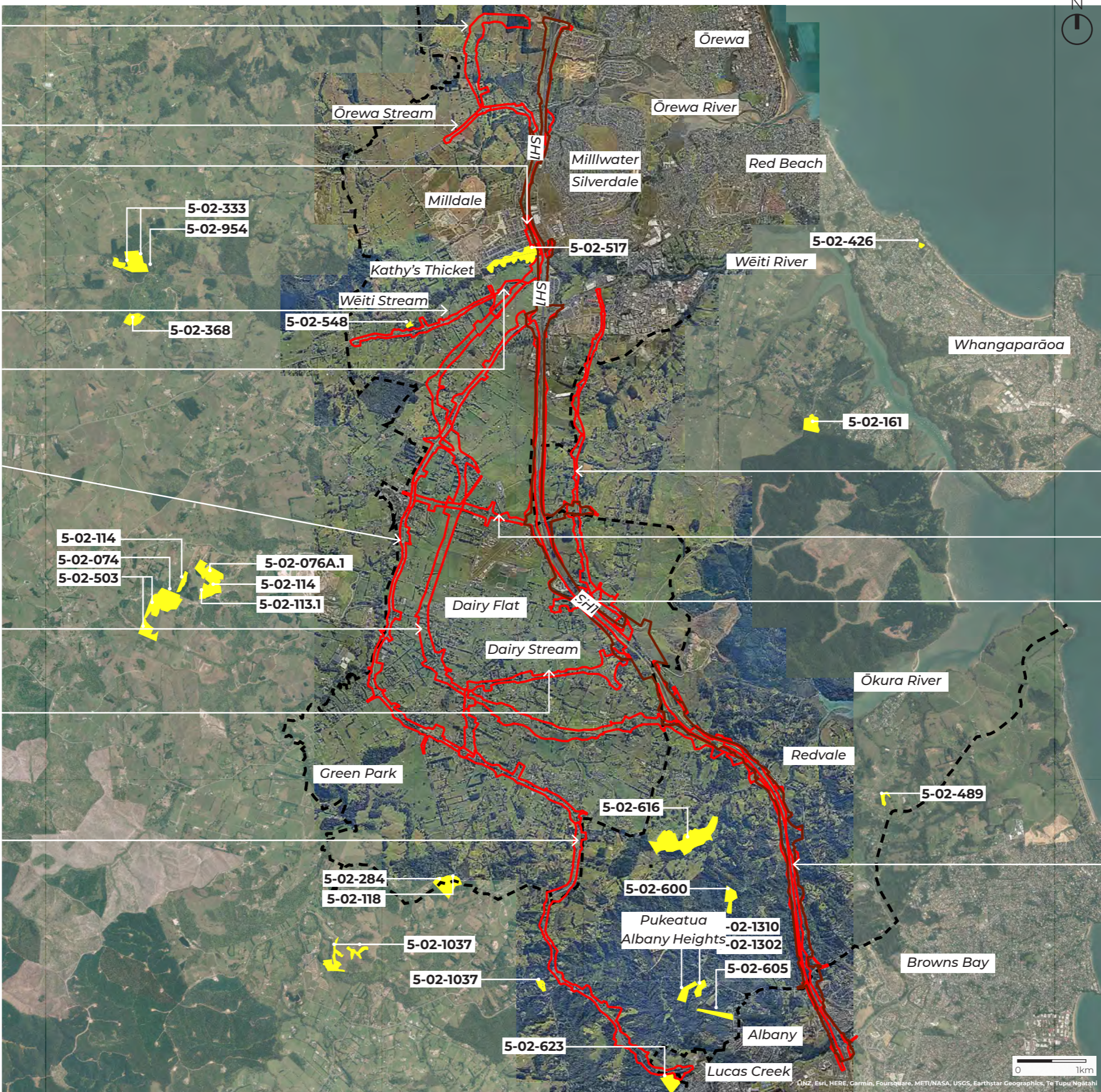
**NoR 3** - New Pine Valley East Station

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany



**Key**

- Proposed Te Tupu Ngātahi Designation
- Existing SH1 Designation
- QEII National Trust Covenants
- ##### Covenant Number
- Rural Urban Boundary (RUB)

**NoR 13** - East Coast Road Upgrade

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing Huruheru (Dairy Stream)

**NoR 4** - SH1 Improvements



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

**NoR 3** - New Pine Valley East Station

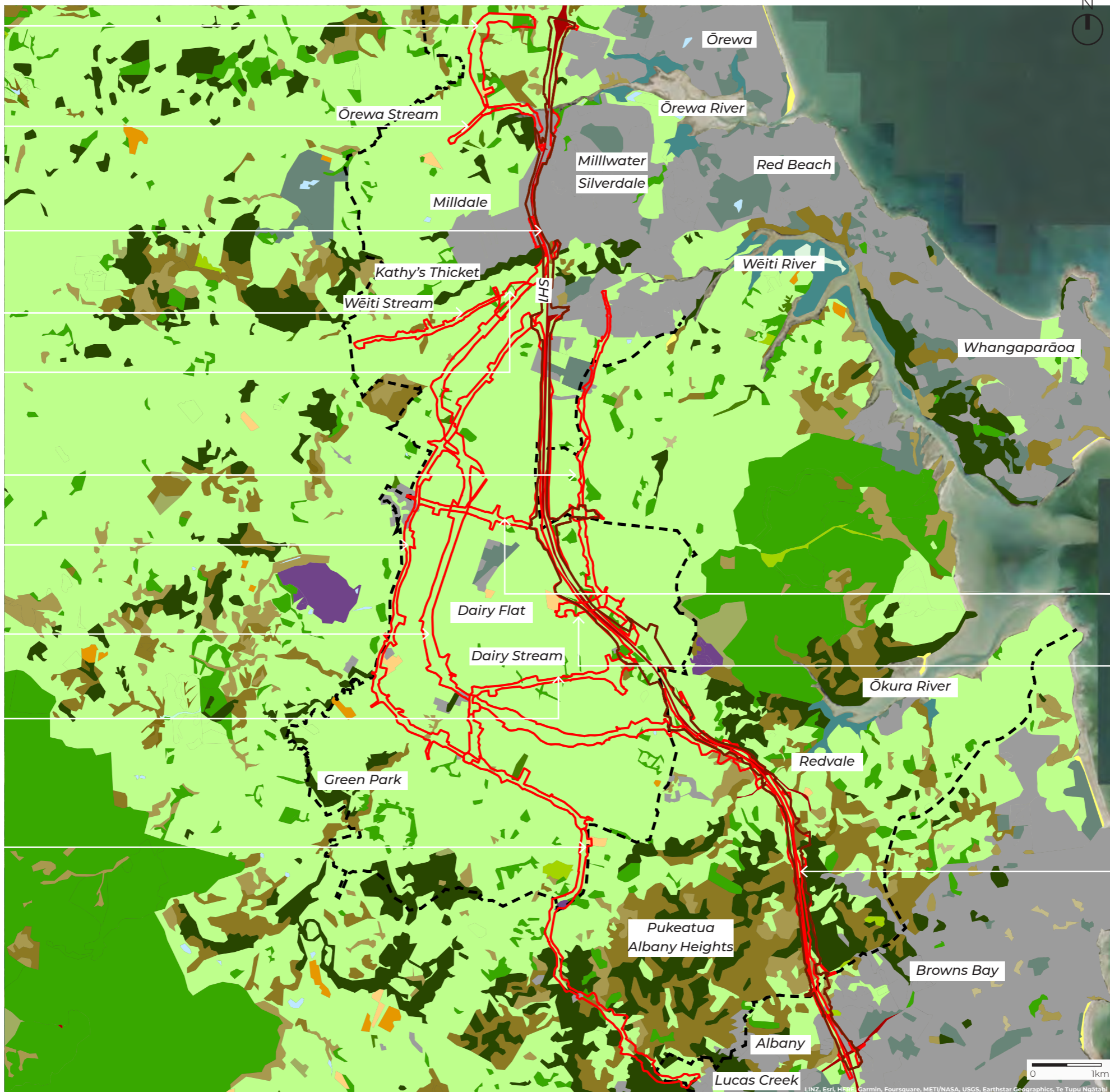
**NoR 13** - East Coast Road Upgrade

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany



- Key**
- Proposed Te Tupu Ngātahi Designation
  - Existing SH1 Designation
  - Built-up Area (Settlement)
  - Surface Mines and Dumps
  - Urban Parkland/Open Space
  - Lake or Pond
  - Estuarine Open Water
  - Short-rotation Cropland
  - Orchard Vineyard and Other Perennial Crops
  - High Producing Exotic Grassland
  - Low Producing Grassland
  - Herbaceous Freshwater Vegetation
  - Gorse and/or Broom
  - Manuka and/or Kanuka
  - Broadleaved Indigenous Hardwoods
  - Mixed Exotic Shrubland
  - Forest - Harvested
  - Deciduous Hardwoods
  - Indigenous Forest
  - Exotic Forest
  - Mangrove
  - Rural Urban Boundary (RUB)

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing Huruheru (Dairy Stream)

**NoR 4** - SH1 Improvements



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station

**NoR 7** - Pine Valley Road

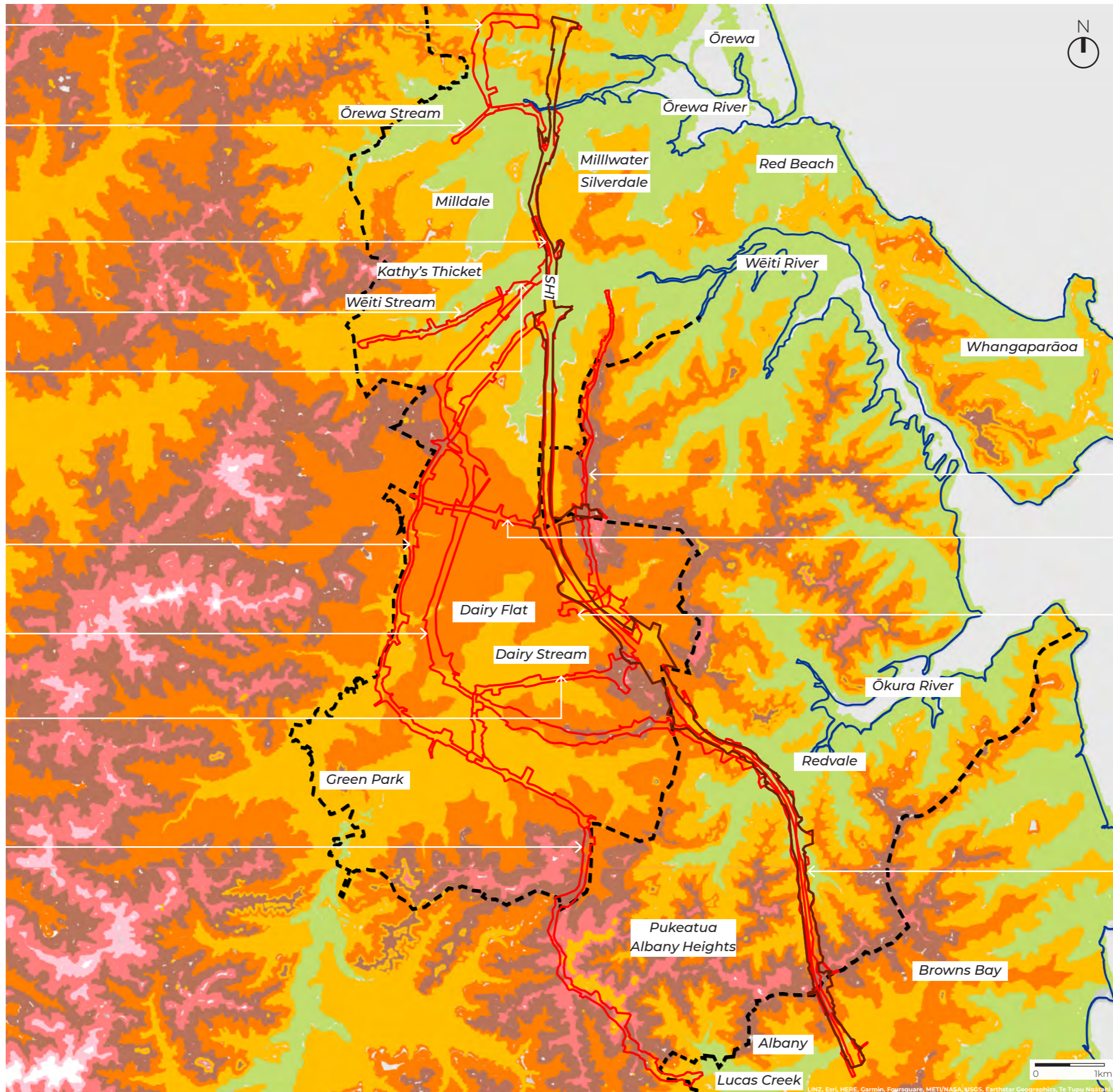
**NoR 3** - New Pine Valley East Station

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany



**Key**

- Proposed Te Tupu Ngātahi Designation
- Existing SH1 Designation
- 0 - 25m
- 25 - 50m
- 50 - 75m
- 75 - 100m
- 100 - 125m
- 125 - 150m
- 150 - 175m
- Coast Line
- Rural Urban Boundary (RUB)

**NoR 13** - East Coast Road Upgrade

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing Huruhuru (Dairy Stream)

**NoR 4** - SH1 Improvements



North Package

Te Tupu Ngātahi Supporting Growth | North Project | Landscape, Natural  
Character and Visual Assessment

# Appendix A: Graphic Supplement

## Photo Essay

August 2023

FINAL

Rev D



**NoR 6** - New connection between Milldale and Grand Drive

**NoR 10** - Wainui Road

**NoR 2** - New Milldale Station and associated facilities

**NoR 7** - Pine Valley Road

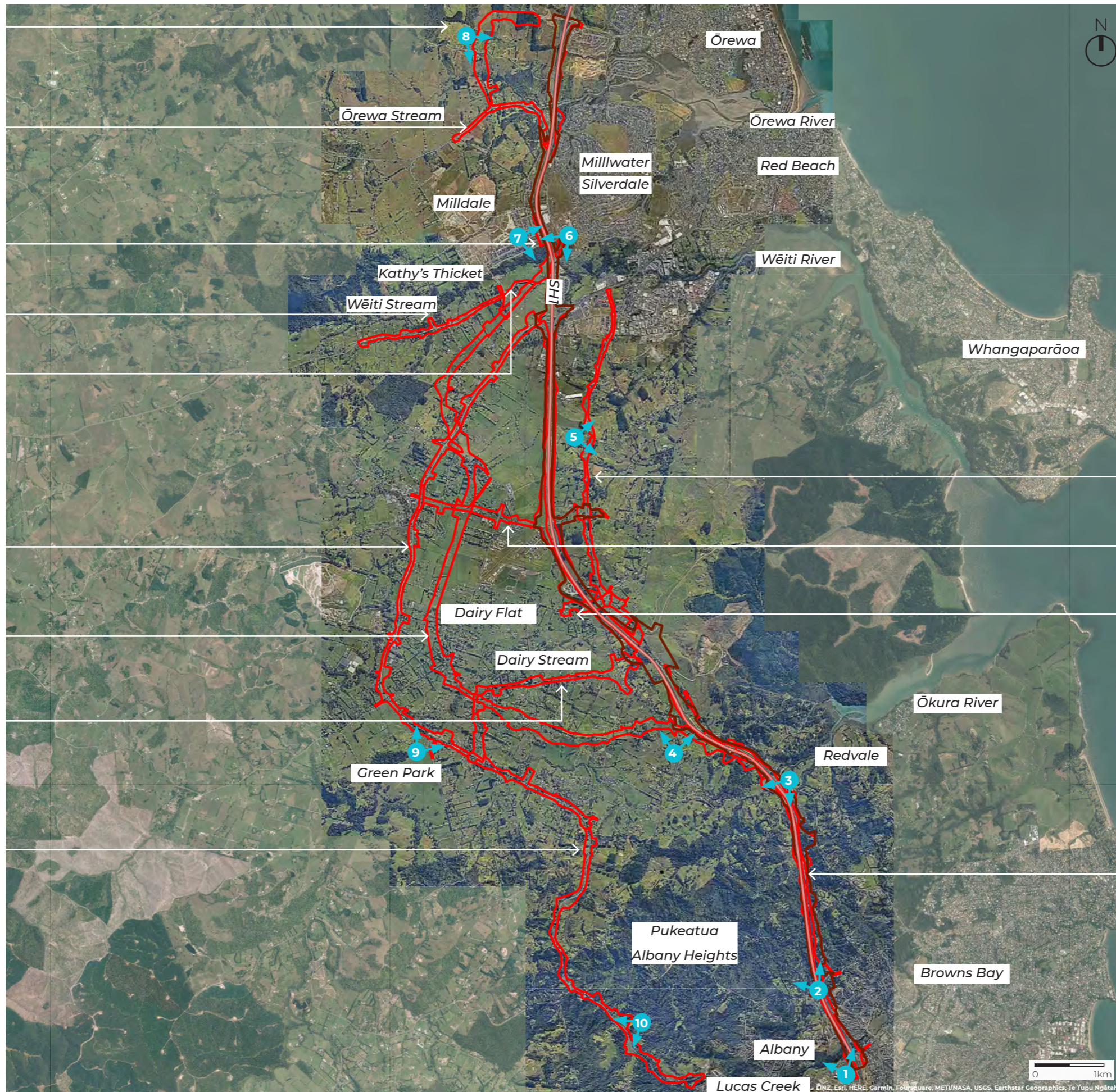
**NoR 3** - New Pine Valley East Station and associated facilities

**NoR 8** - Upgrade to Dairy Flat Highway between Silverdale and Dairy Flat

**NoR 1** - New Rapid Transit Corridor

**NoR 12** - Bawden Road

**NoR 9** - Dairy Flat Highway Upgrade between Dairy Flat and Albany



**Key**

- Proposed Te Tupu Ngātahi Designation
- Existing SH1 Designation
- Existing State Highway
- 1 ↻ Photographic Viewpoint Locations and Indicative Direction

**NoR 13** - East Coast Road Upgrade

**NoR 11** - New connection from Dairy Flat Highway to Wilks Road

**NoR 5** - New SH1 Crossing at Dairy Stream. (including connections through to Top Road and East Coast Road)

**NoR 4** - SH1 Improvements

Project Name: Te Tupu Ngātahi Supporting Growth | North Project | Landscape, Natural Character and Visual Assessment

Date: August 2023

Scale: 1:60000

Status: FINAL

Version: D

Figure: LA-VP-000

Author: J Dunnett

Reviewed By: Heather Wilkins

### Viewpoint Reference Plan - Project and Viewpoint Locations



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TE TUPU NGĀTAHI SUPPORTING  
GROWTH ALLIANCE



# VP 1: Albany

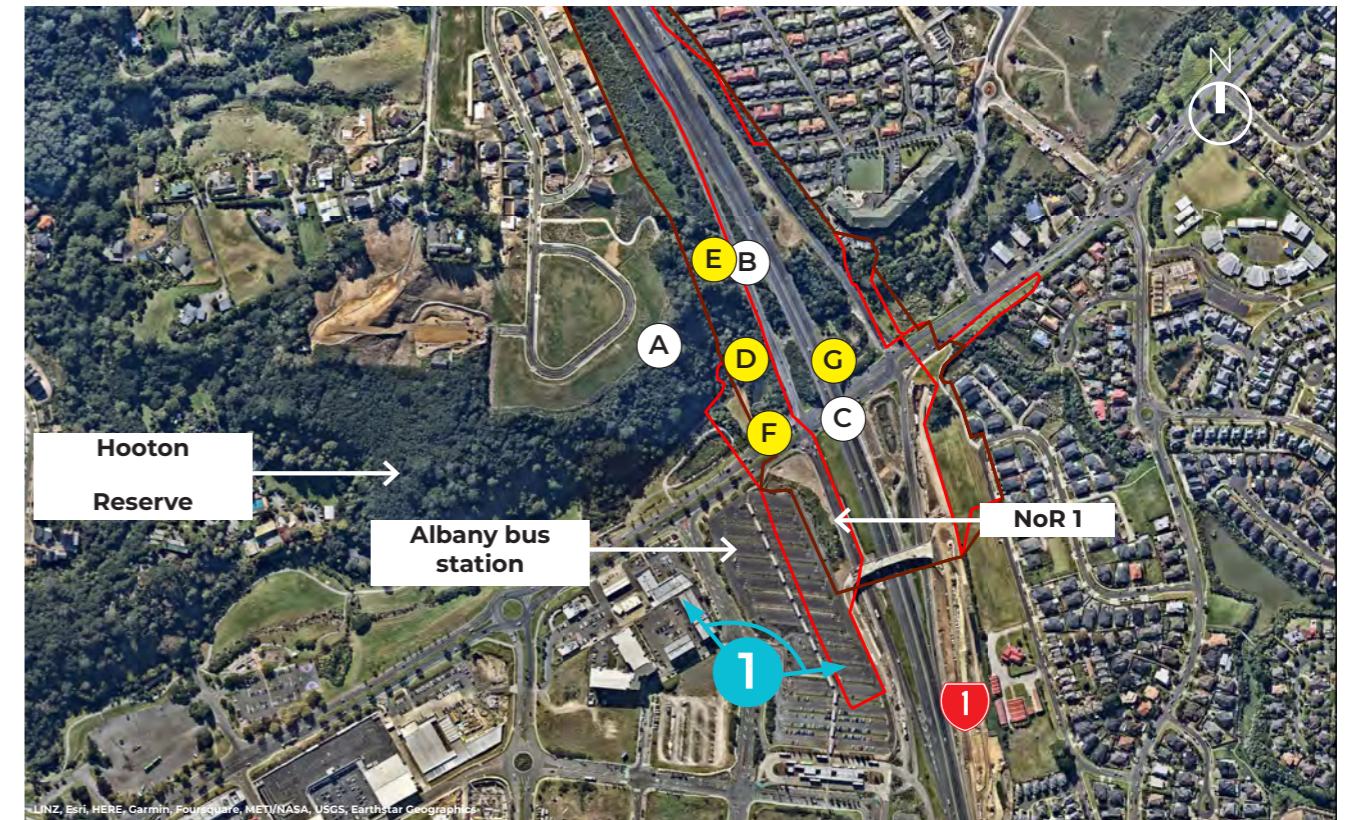
## NoR 1 - RTC

### POTENTIAL ISSUES MAY BE:

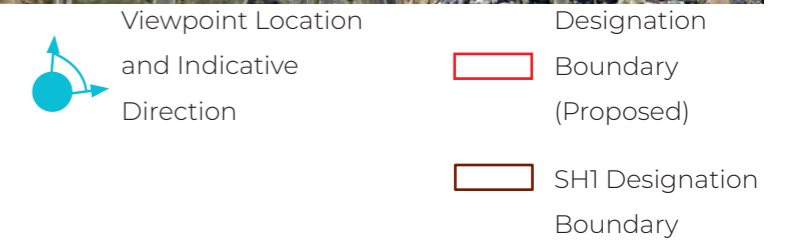
- A** Landscape character effects on SEAs due to removal and loss of native vegetation and loss of open space
- B** Natural character effects of removal and loss of riparian vegetation
- C** Visual amenity and associative effects of RTC structures over Oteha Valley Road and Waiokahukura (Lucas Creek) on existing residential areas and transient users

### POTENTIAL OPPORTUNITIES FOR:

- D** Enhance and extend indigenous vegetation, including riparian planting
- E** Indigenous roadside planting to enhance biodiversity, landscape connectivity and visual amenity
- F** Potential to create attractive planted area incorporated with transport routes
- G** Enhance the rural/ urban 'gateway' through detail design of landscape treatments



Location of NoRs and Viewpoint





## VP2: Lonely Track Road

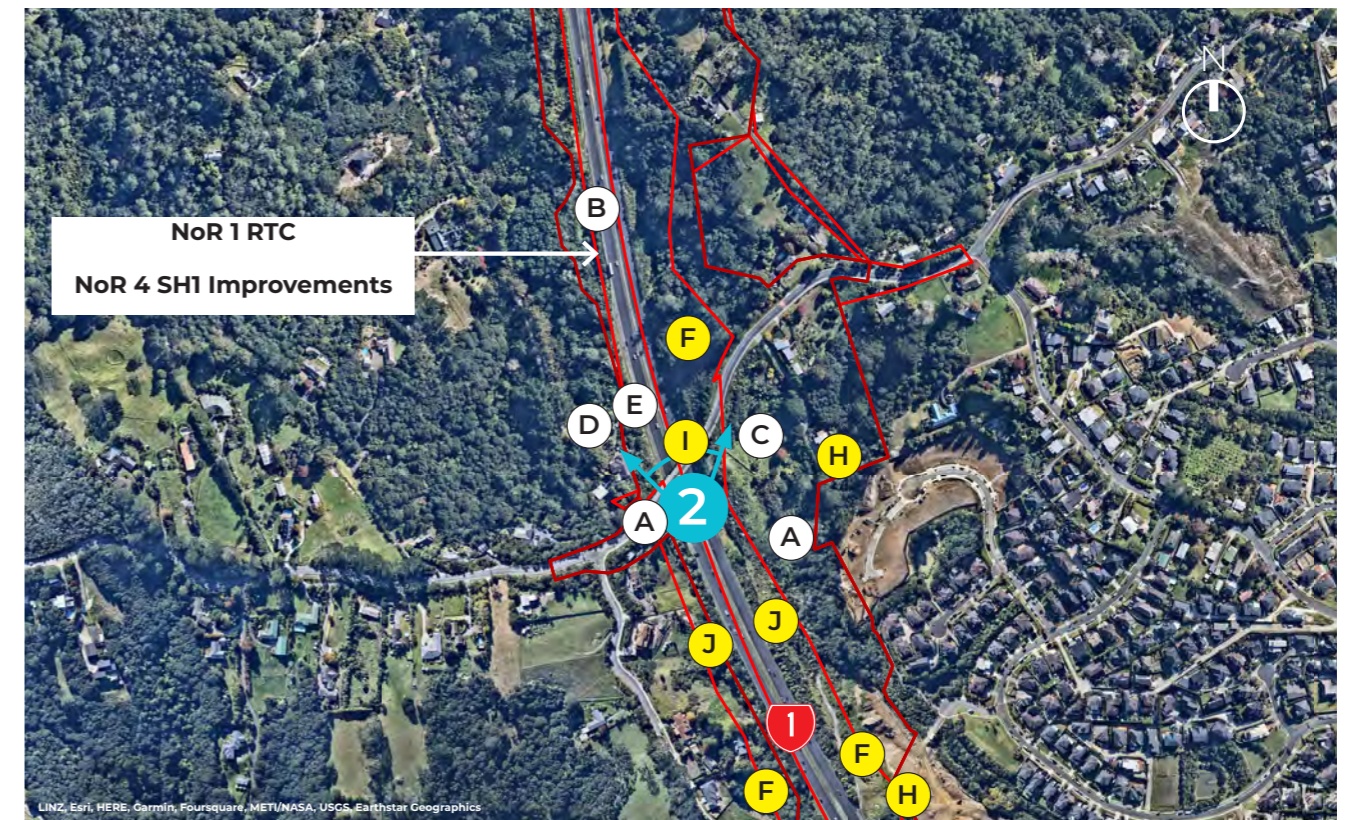
### NoR 1 RTC + NoR4 SH1 Improvements

#### POTENTIAL ISSUES MAY BE:

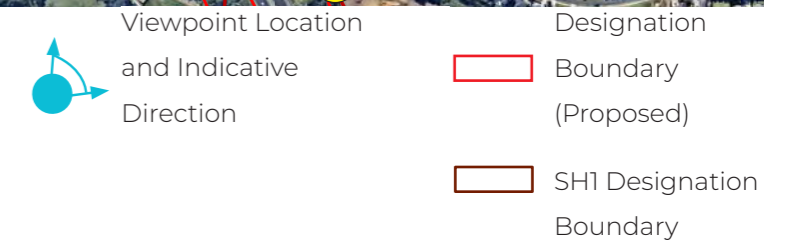
- A** Cumulative effects of NoR 1 RTC and NoR 4 SH 1 Improvements package
- B** Landscape character effects on SEAs due to removal and loss of native vegetation
- C** Substantial earthworks and changes to the landform across large extent of designation corridor
- D** Visual amenity and associative effects on existing residential areas
- E** A large extent of the designation corridor is highly constrained between steep topography and existing residential properties. The designations cut across several properties and are located close to several existing dwellings, limited space for mitigation

#### POTENTIAL OPPORTUNITIES FOR:

- F** Integrate areas of cut and fill into surrounding natural topography
- G** Large area of new amenity planting to enhance + extend indigenous vegetation
- H** Enhance the rural/ urban 'gateway' through detail design of landscape treatments
- I** Indigenous roadside planting to enhance biodiversity, landscape connectivity and visual amenity



Location of NoRs and Viewpoint





# VP 3: Awanohi Reserve

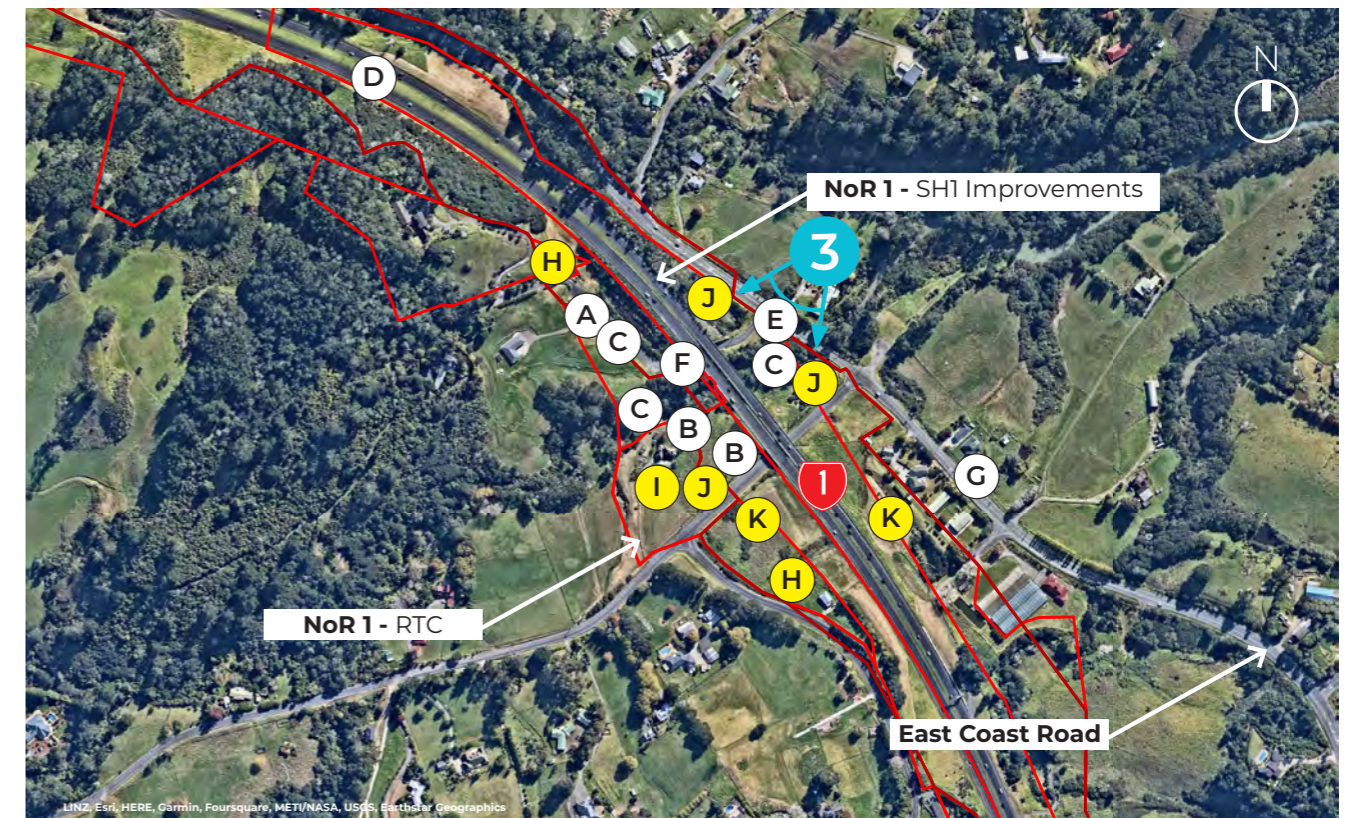
## NoR 4 - SH1 Improvements

### POTENTIAL ISSUES MAY BE:

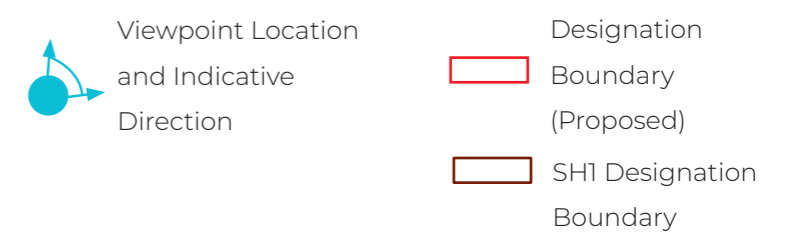
- A Cumulative effects of NoR 1 RTC and NoR 4 SH1 Improvements package
- B Substantial earthworks and changes to the landform loss of open space
- C Potential loss of, and alterations to, natural wetlands and waterways
- D Landscape character effects on SEAs due to removal and loss of native vegetation
- E Natural character effects of removal and loss of riparian vegetation
- F Visual impact of RTC and active mode structures over Wēiti Stream
- G Visual amenity and associative effects on existing rural dwellings

### POTENTIAL OPPORTUNITIES FOR:

- H Integrate areas of cut and fill into surrounding natural topography
- I Enhance and extend indigenous vegetation, including riparian planting
- J Revegetate wetland areas + Integrated into riparian planting



Location of NoRs and Viewpoint



- K Indigenous roadside planting to enhance biodiversity, landscape connectivity and visual amenity





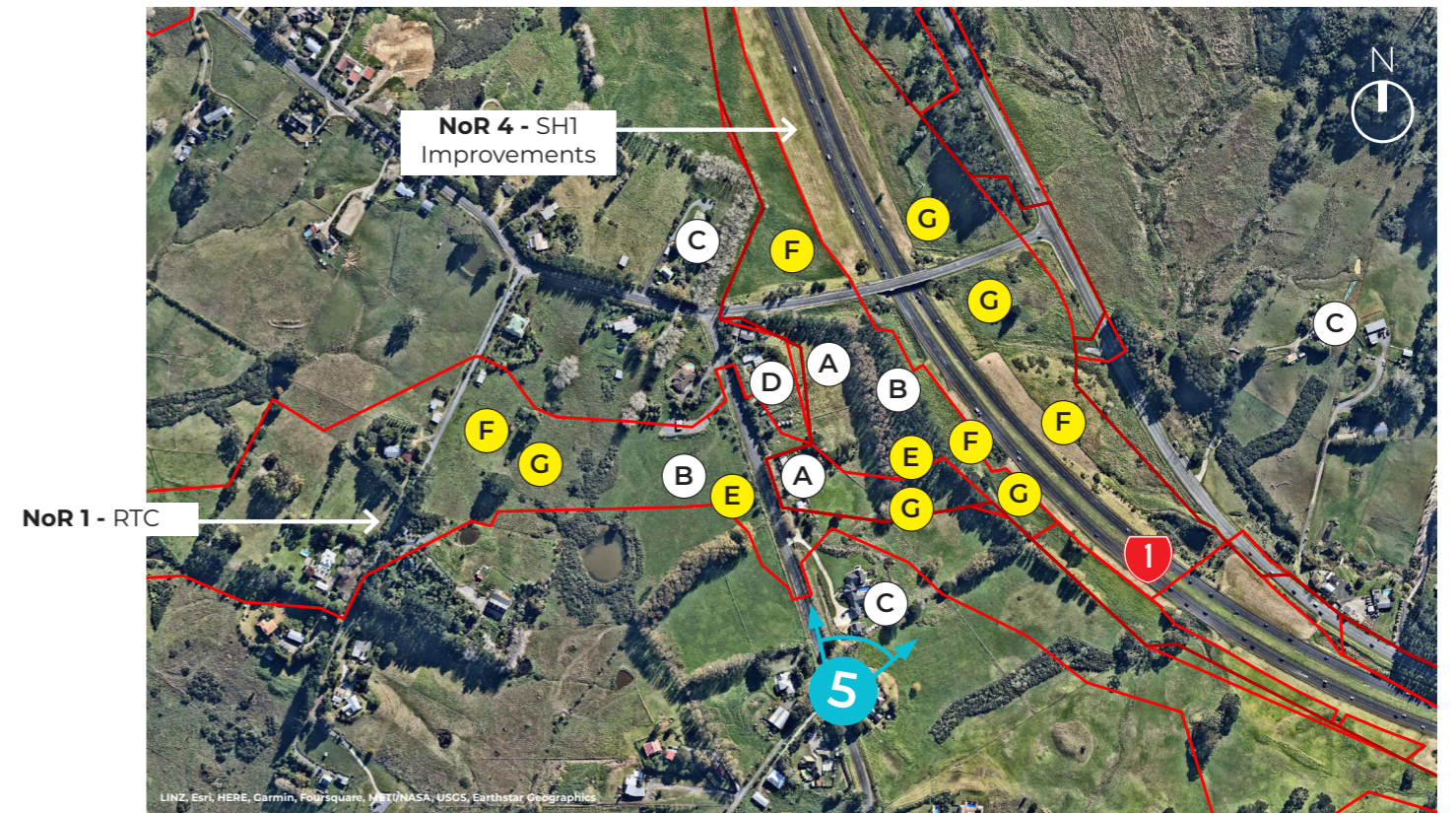
## VP 4: Wilson Road NoR 1 - RTC

### POTENTIAL ISSUES MAY BE:

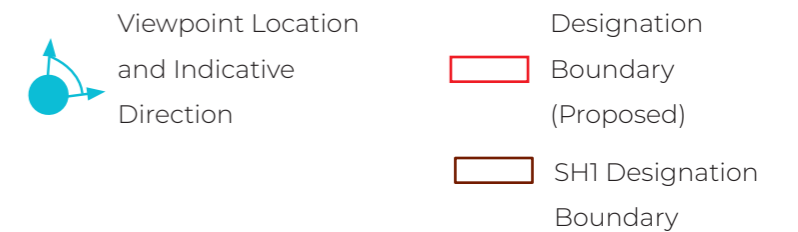
- A** Cumulative effects of NoR 1 RTC , NoR 4 SH 1 Improvement
- B** Substantial earthworks and changes to the landform across large extent of designation corridor
- C** Visual amenity and associative effects on existing rural residential areas
- D** Landscape character effects on rural character at edge of RUB due to fragmentation of rural property

### POTENTIAL OPPORTUNITIES FOR:

- E** Integrate areas of cut and fill into surrounding natural topography
- F** Large area of new amenity planting
- G** Indigenous roadside planting to enhance biodiversity, landscape connectivity and visual amenity



Location of NoRs and Viewpoint





# VP 5: Spur Road Intersection

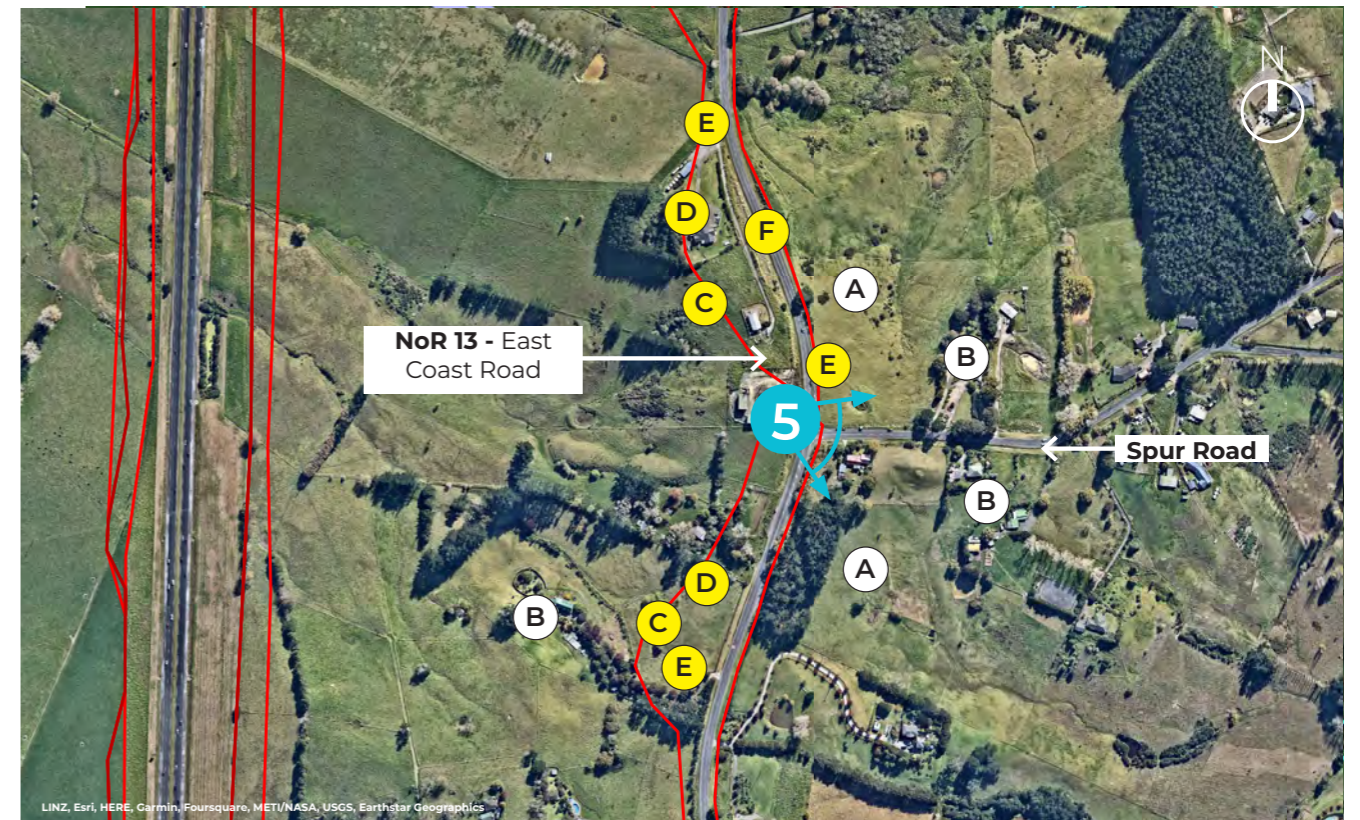
## NoR 13 - East Coast Road Upgrade

### POTENTIAL ISSUES MAY BE:




- A** Landscape effects on rural character at edge of RUB along ridgeline
- B** Visual amenity and associative effects on existing rural-residential areas

### POTENTIAL OPPORTUNITIES FOR:

- C** Integrate areas of cut and fill into surrounding natural topography
- D** Large area of new amenity planting and indigenous roadside planting to enhance biodiversity, landscape connectivity and visual amenity
- E** Provide elevated views towards the surrounding landscape and Attain views towards the wider rural landscape outside the RUB



Location of NoRs and Viewpoint

-  Viewpoint Location and Indicative Direction
-  Designation Boundary (Proposed)
-  SH1 Designation Boundary





# VP 6: Waterloo Road

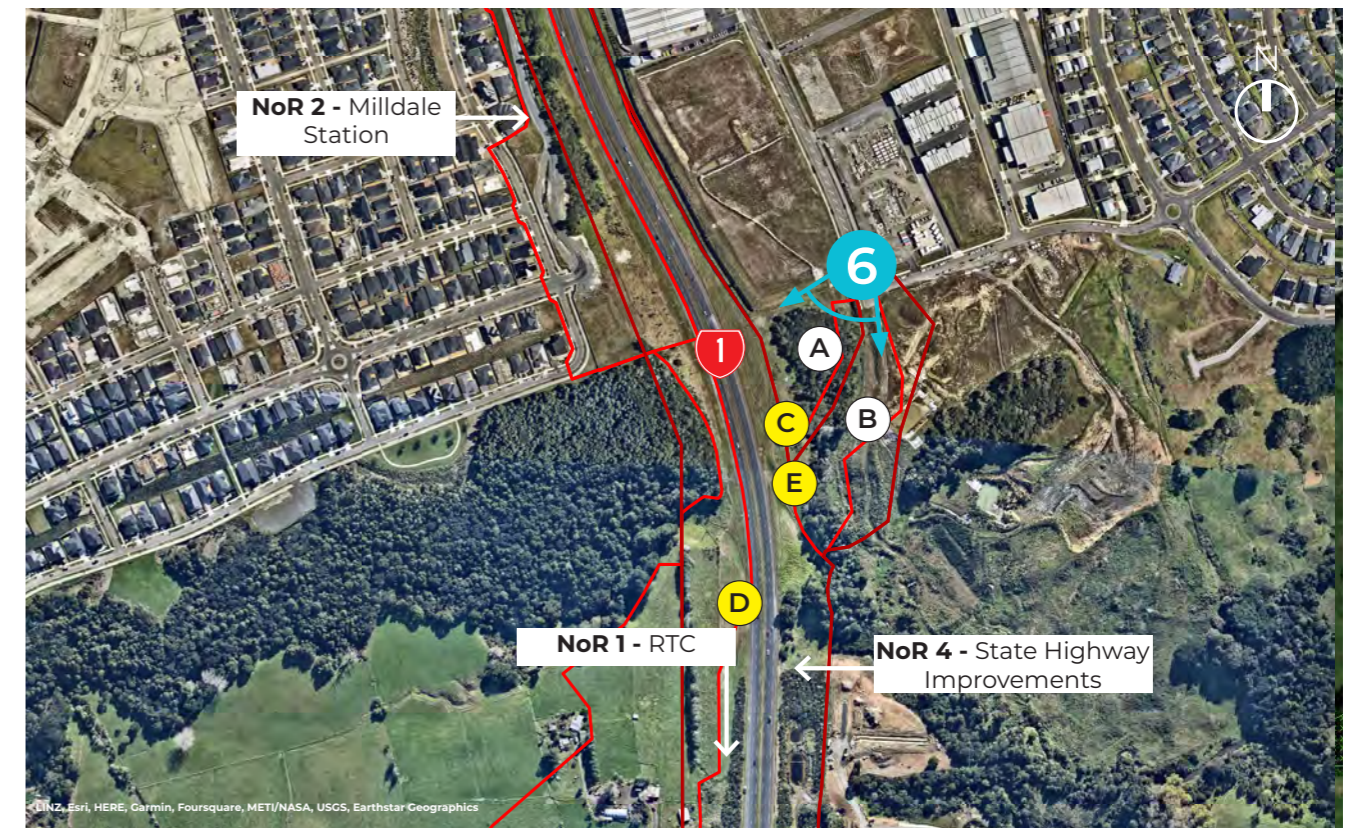
## NoR 4 SHI Improvements

### POTENTIAL ISSUES MAY BE:

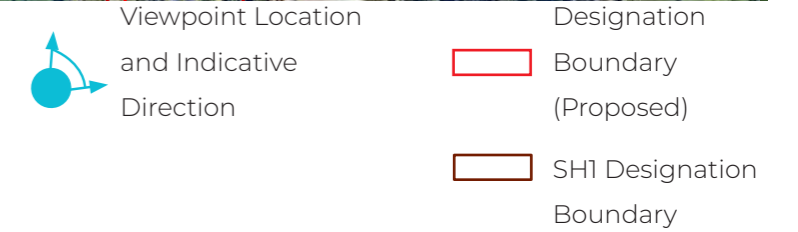
- A** Construction activity and earthworks close to remnant patch of native forest and natural waterways
- B** Landscape character effects due to potential removal and loss of native vegetation

### POTENTIAL OPPORTUNITIES FOR:

- C** Enhance and extend indigenous vegetation to enhance biodiversity, landscape connectivity and visual amenity
- D** Provide elevated views towards the surrounding landscape and provide for new vistas towards native forest and ridgelines
- E** Potential to create attractive planted area incorporated with active transport route



Location of NoRs and viewpoint





# VP 7: Ahutoetoe Road

## NoR 2 - New Milldale Station

### POTENTIAL ISSUES MAY BE:

- A** Visual amenity and associative effects on existing residential areas
- B** Landscape character effects due to removal and loss of vegetation
- C** Earthworks and landform modification close to Kathy's Thicket SEA

### OPPORTUNITIES

- D** Screening planting to adjacent residential properties
- E** Buffer planting of indigenous vegetation along boundary to Kathy's Thicket
- F** Indigenous roadside planting to enhance biodiversity, landscape connectivity and visual amenity
- G** Potential to create attractive planted area incorporated with transport routes, adjacent to existing residential areas



Location of NoRs and Viewpoint

Viewpoint Location and Indicative Direction

Designation

- Boundary (Proposed)
- SH1 Designation Boundary





## VP 8: Upper Ōrewa Road

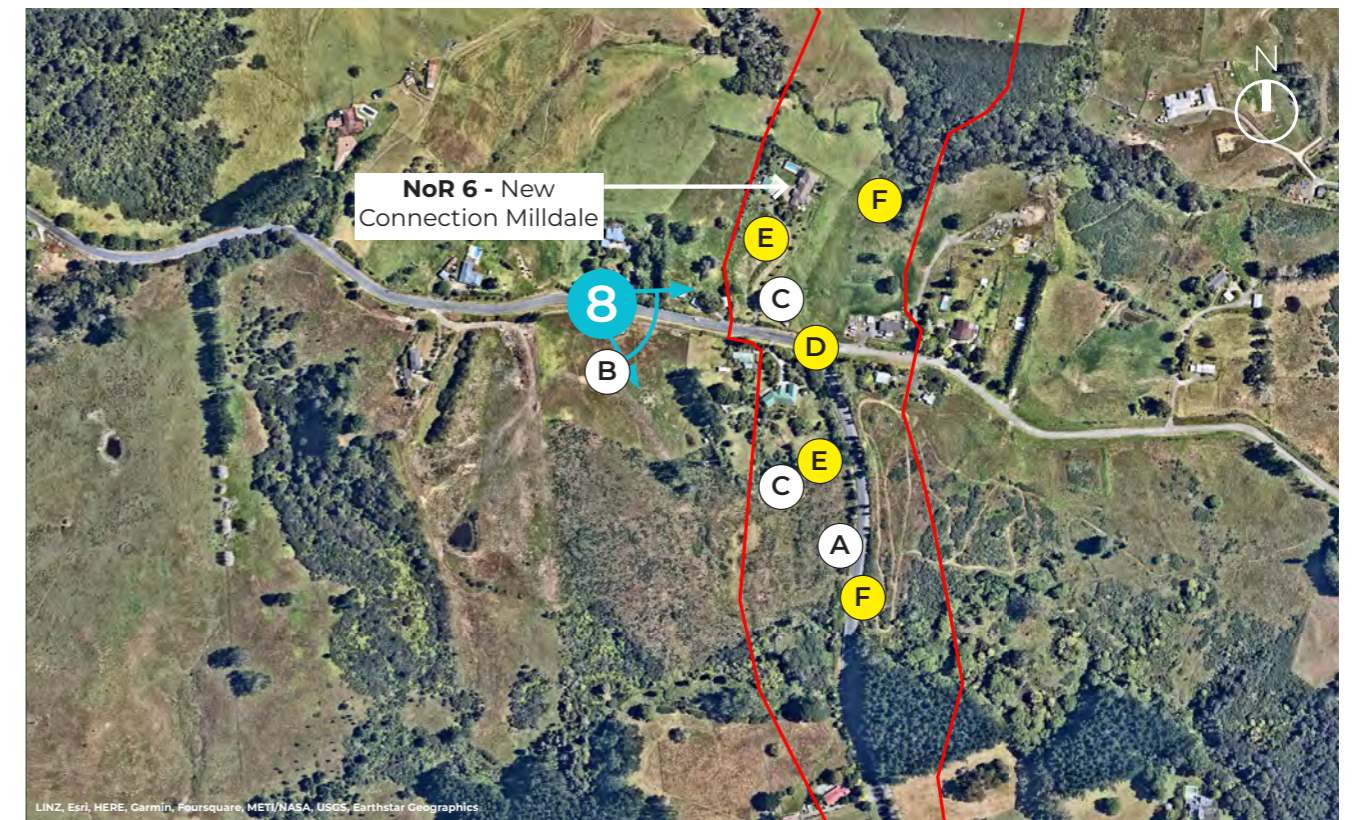
### NoR 6 - New Connection Milldale - Grand Drive

#### POTENTIAL ISSUES MAY BE:



- A** Construction activity and earthworks close to remnant patch of native forest and natural waterways
- B** Rural Landscape character effects due to potential removal and loss of native vegetation
- C** Visual effects on adjacent residents

#### OPPORTUNITIES

- D** Enhance and extend indigenous vegetation to enhance biodiversity, landscape connectivity and visual amenity
- E** Provide elevated views towards the surrounding landscape
- F** Potential to create attractive planted area incorporated with active transport route



Location of NoRs and Viewpoint

-  Designation Boundary (Proposed)
-  Viewpoint Location and Indicative Direction



Project Name: Te Tupu Ngātahi Supporting Growth | North Project | Landscape, Natural Character and Visual Assessment

Date: August 2023

Status: FINAL

Version: D

Sheet Number:

LA-VP-008

Author: J Dunnett

Reviewed By: Heather Wilkins

Photo Location: (Photo taken using a Canon EOS 5D Mark III with 50mm lens at 12:07pm on 25/01/2023)

**wsp**

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GROWTH ALLIANCE



## VP 9: Green Road

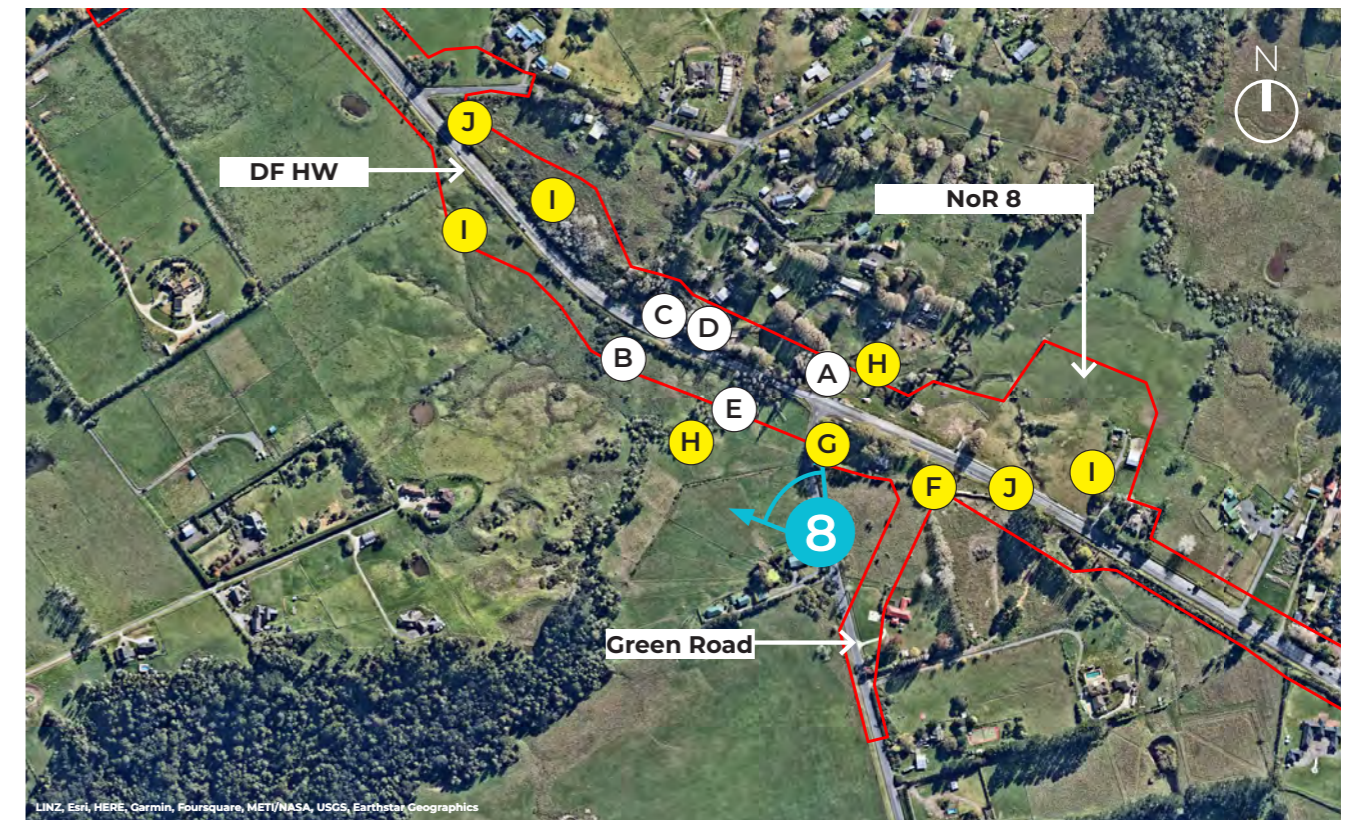
### NoR 8 - Upgrade to Dairy Flat Highway, Silverdale - Dairy Flat

#### POTENTIAL ISSUES MAY BE:

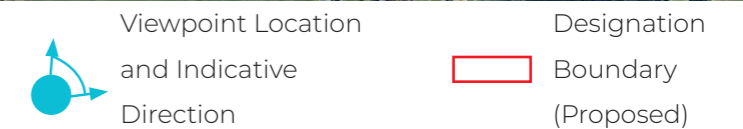
- (A) Earthworks and changes to the landform across large extent of designation corridor
- (B) Loss of, and alterations to, natural wetlands and waterways
- (C) Landscape character effects on due to removal and loss of native vegetation
- (D) Natural character effects of removal and loss of riparian vegetation
- (E) Earthworks and vegetation removal within ONL overlay

#### POTENTIAL OPPORTUNITIES FOR:

- (F) Integrate areas of cut and fill into surrounding natural topography
- (G) Enhance and extend indigenous vegetation, including riparian planting
- (H) Revegetate natural wetland areas
- (I) Indigenous roadside planting to enhance biodiversity, landscape connectivity and visual amenity to improve quality of ONL values in this area



Location of NoRs and Viewpoint



- (J) Potential to create attractive planted area incorporated with active transport routes, adjacent to existing residential areas





# VP10: Hobson Road Intersection

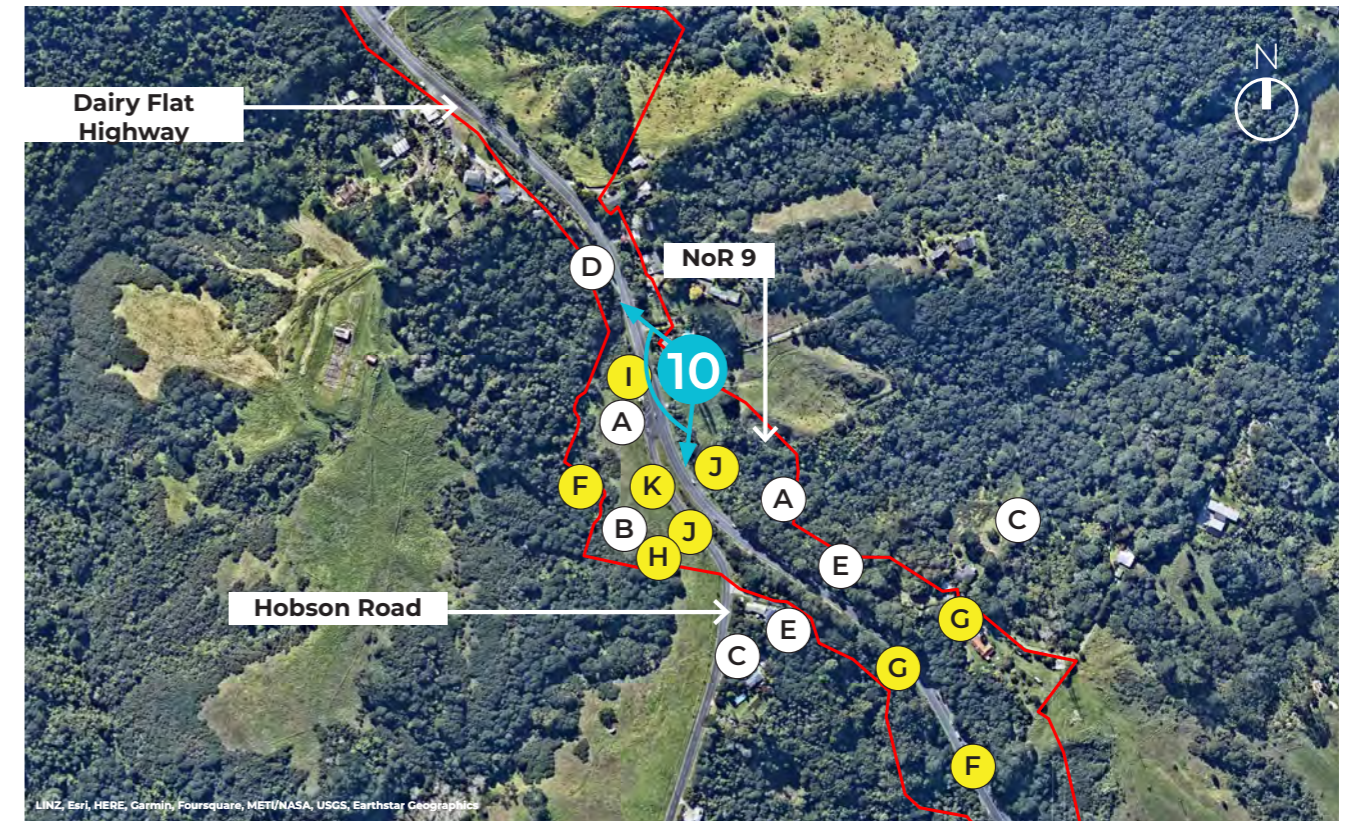
## NoR 9 - Dairy Flat Highway Upgrades - Durey Road, Albany

### POTENTIAL ISSUES MAY BE:

- A** Substantial earthworks and changes to the landform across large extent of designation corridor
- B** Loss of open space
- C** Visual amenity and associative effects on existing rural-residential areas
- D** Landscape character effects on SEAs due to removal and loss of native vegetation
- E** A large extent of the designation corridor is highly constrained between steep topography and existing residential properties. The designation cuts across several properties and is located close to several existing dwellings.

### POTENTIAL OPPORTUNITIES FOR:

- F** Integrate areas of cut and fill into surrounding natural topography
- G** Enhance and extend indigenous vegetation, Indigenous roadside planting to enhance biodiversity, landscape connectivity and visual
- H** Provide elevated views towards the surrounding landscape
- I** Potential to create attractive planted area incorporated with active transport routes
- J** Attain views towards the wider rural landscape outside the RUB
- K** Enhance rural character through detail design



Location of NoRs and Viewpoint





## 2 Appendix B - NZILA Seven Point Scale of Effects

From *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*; Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The definitions come from NZILA national workshop discussions prior to the publication of the guidelines. These definitions are based on the effects descriptions that are considered by the profession to be best practice.

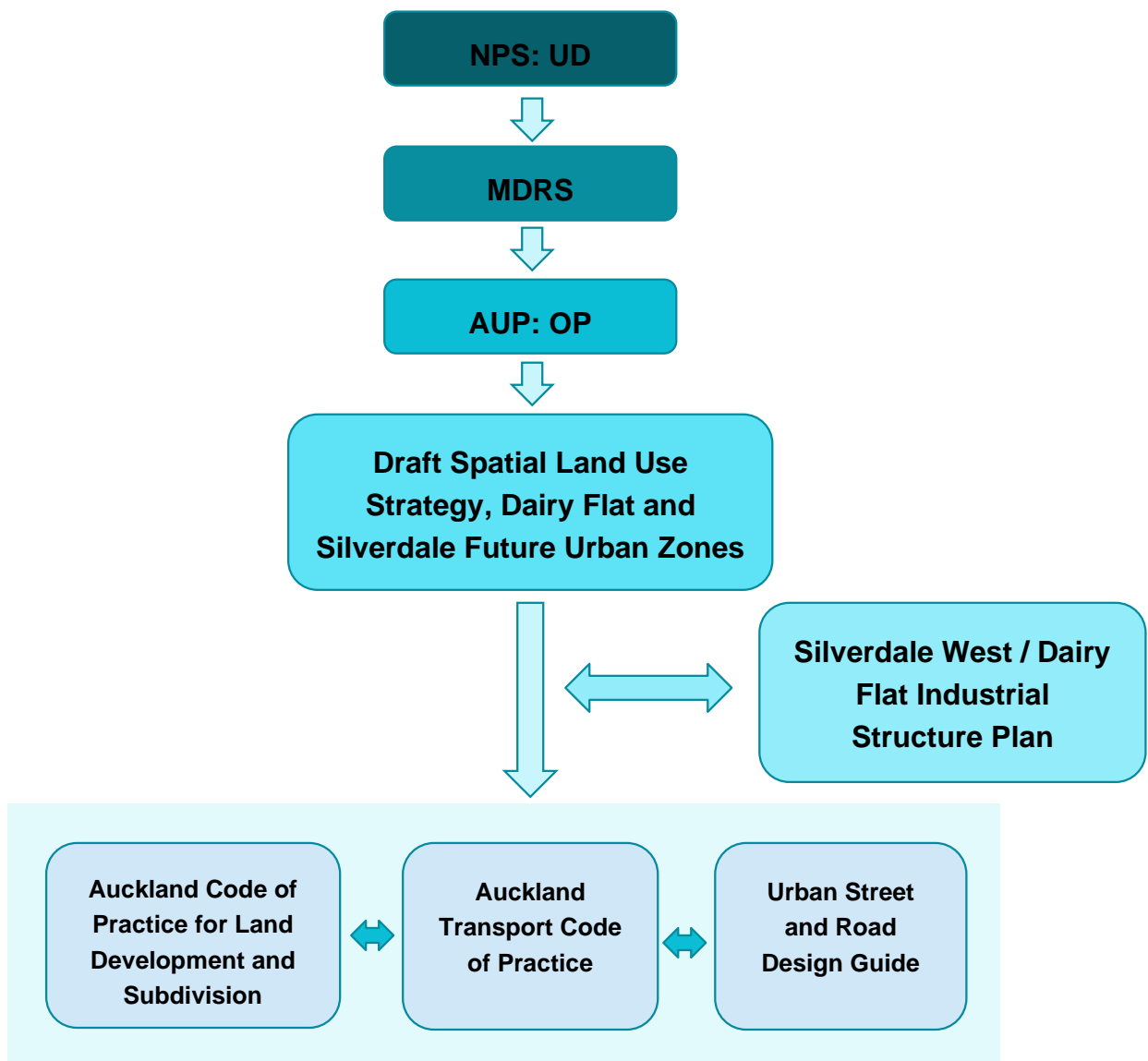
Effect Rating	Use and Definition
Very Low (V-L)	Negligible loss of or modification to key elements / features / characteristics of the baseline, i.e., approximating a 'no change' situation and a negligible change in views.
Low (L)	<p>Little material loss of or modification to key elements / features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

### Rating of effects



### 3 Appendix C – Diagram Illustrating NPS: UD, MDRS, PC78 and Silverdale West / Dairy Flat Industrial Structure Plan

Highlighted below are key aspects of the NPS: UD, MDRS, PC78 and Silverdale West / Dairy Flat Industrial Structure Plan which are relevant to establishing the future likely environment for the North Projects. The below figure illustrates the interrelationship of these documents, along with the AUP: OP, Auckland Code of Practice for Land Development and Subdivision, Auckland Transport Code of Practice, and Urban Street and Road Design Guide, discussed in Section 4.2.4 Other Non-Statutory Context methodology discussion.



#### NPS: UD and MDRS

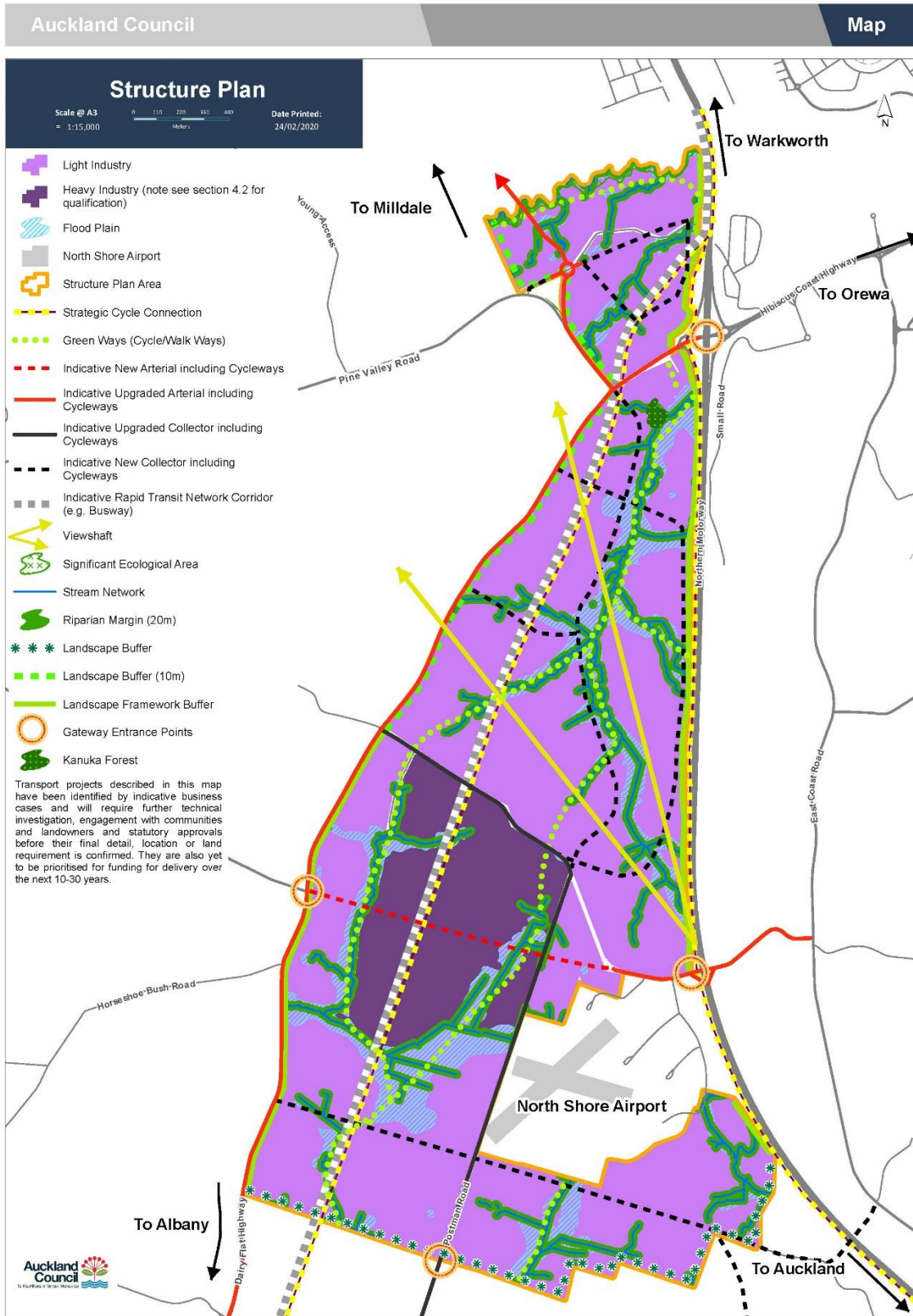
A territorial authority may make the MDRS (and the relevant building height or density requirements under policy 3 of the NPS: UD) less enabling of development in a relevant residential zone only to the



extent necessary to accommodate one or more qualifying matters. A qualifying matter makes higher density inappropriate in an area. Qualifying matters include RMA Section 6 matters of national importance, including the preservation and protection of natural character from inappropriate subdivision, use and development.



# Silverdale West Dairy Flat industrial area structure plan Map April 2020





**Draft Spatial Land Use Strategy (SLUS) Silverdale-Dairy Flat (2023) – draft and not adopted by Council’s Planning Committee**

