



landscape ■ architecture ■ planning

LANDSCAPE ASSESSMENT REPORT

SH16 – Private Plan Change Request

Maddies Road and Alpine Road

Kaukapakapa

SH16

11 January 2020

1. INTRODUCTION

1.1. This report provides an assessment of the landscape character and visual amenity effects of a proposed zone change near the township of Kaukapakapa, approximately 50km northwest of Auckland. This report includes:

- A description of the landscape,
- A description of the proposal,
- A landscape assessment,
- Conclusion,
- Attachments.

2. DESCRIPTION OF THE LANDSCAPE

2.1. The Kaukapakapa landscape is characterized by rolling topography, urban and rural living development, stands of mature exotic and native forest, swathes of native planting and areas of pasture. Although it is near the sea, it is an inland landscape and does not derive any of its values from coastal characteristics. The landscape is often visually closed by the rolling topography and mature vegetation and vistas are generally restricted to the immediate area. From some elevated and unvegetated ridges views are available to the west towards the distant coast.

2.2. The Kaukapakapa landscape is most often experienced from the Kaipara Coast Highway (SH16) which is the main north south arterial. The land north of Kaukapakapa town, along SH16 is a rolling hills landscape which is progressively more rural and natural in character. with rural living development set amongst the hills and associated vegetation. The land to the south of Kaukapakapa town is predominantly rural living and pastoral in character, anchored by the Kaukapakapa River, its associated floodplains and terraces where rural residential and sometime peri-urban development exist.

2.3. The township of Kaukapakapa is a small urban settlement at the base of Pinchgut Road which exists on a prominent spur to the west. Rural living development exists on, and on both sides of this spur which leads up to meet a north-south running ridge. Alpine Road traverses this ridge and some rural living development has occur on the ridge. North of Pinchgut spur another mostly

forested spur (I refer to this spur as Maddies spur) falls down from the Alpine Road ridge to meet SH16. The lands east of SH16 and the Kaukapakapa area are less developed and more rural in character while the Kaukapakapa lands are characterized by large lot rural living development and it's accompaniments including post and rail fences and planted boundaries set amongst shallow gullies and swathes of indigenous vegetation.

- 2.4. The subject site is a 29ha area of land north of Maddies Road-Moses Road, west of SH16 and east of the Alpine Road ridge. The site straddles Maddies spur. The eastern, lower end of Maddies spur is covered in a mature stand of exotic trees. This stand of trees ends abruptly near the mid height of the spur, where rolling pastoral hills forms the skyline. This pastoral hill is broken again higher and farther west, by a stand of mixed exotic and indigenous trees which covers much of the upper, southeast facing slopes of Maddies spur till its terminus on the Alpine Road ridge. It is understood that this bush is covenanted and will be retained. To the north of Maddies spur is a small basin which feeds the Te Kuru Stream near the SH16 - Kanohi Road junction. This basin is contained by Maddies Spur to the south, the Alpine Road ridge to the west and a gentle spur to the north which hosts SH16. The basin has a moderately open character with a vegetated and pastoral cover atop rolling topography. Its fringes containing rural living type development, especially adjacent to SH16 spur.

3. DESCRIPTION OF THE PROPOSAL

- 3.1. A detailed description of the proposal is contained within the Assessment of Environmental Effects which forms part of this application.
- 3.2. This proposal is a private plan change which seeks to rezone the site from a Rural Production Zone to a Country Side Living (**CSL**) Zone. I understand CSL zoning allows for a minimum lot size of 2ha per lot with a potential yield of 12 dwellings on the site.
- 3.3. A set of design controls (**Appendix A**) is proposed to ensure the rezoning of the site to CSL presents a bespoke rural living area which is sensitive to the landscape's rural and natural values. These design guidelines build on the standards for CSL zones to ensure the proposal reflects the

distinct characteristics of the site and the Kaukapakapa area while presenting development which is of a high quality.

- 3.4. A resource consent application was lodged in 2016 which depicted a potential scenario for rural living development on the site. This resource consent exercise sought to establish 10 new lots on the site. The design of this resource consent application presents a likely scenario for the future outcome of the site should this plan change be granted.

4. LANDSCAPE ASSESSMENT

- 4.1. The following portion of this report assesses the potential landscape and visual amenity effects of the proposed CSL zoning with particular regard to the objectives and policies contained within H19 Rural Zones of the AUP. In assessing the extent of effects, this report uses the seven-point scale recommended by the *NZILA 6.0 Practice Support Documentation, Best Practice Note, Landscape Assessment and Sustainable Management 10.1*, (02/11/10). The scale is:

extreme

very high

high

moderate

low

very low

negligible.

Visibility of the Site

- 4.2. As discussed above, the subject site exists within a wider, rolling hills landscape. The series of hills, spurs and ridges between Pinchgut Road spur to the south, Alpine Road ridge to the west, the SH16 spur to the north and the hills to the east of SH16 restricts views of the site from distant places. Mature vegetation on and off site also restricts views of the site from within the more immediate areas. As the site exists on part of the Maddies spur, it straddles two visual catchments, being the Kaukapakapa catchment to the south and to the north, a small part of the lower Te Kuru Stream catchment near the Kanohi Road – SH16 junction. For reference I provide images from the following places in **Attachment A**:

The Kaukapakapa visual catchment

- An elevated and open view of the site from Pinchgut Road (**Image 1**),
- An open view of the site from SH16 (**Image 2**),
- A view of the site from Maddies Road (**Image 3**),
- A view of the site from Moses Road (**Image 4**),

The Te Kuru Stream visual catchment

- An open view of the site from near the base of the basin (**Image 4**),
- An open view of the site from near the SH16 – Kanohi Road intersection (**Image 5**).

- 4.3. It is likely that CSL type development on the site will be visible from these public places and from other private places within the visual catchments. Mature vegetation and built development screens the site from within much of the visual catchments and the site is very difficult to see from Kaukapakapa town. There may be some spill of visual effects to the northeast along the Kanohi Road corridor, but this will be very limited due to topography and vegetation.

Effects on Visual Amenity

The Kaukapakapa visual catchment

- 4.4. The Kaukapakapa visual catchment is dominated by rural living and urban development which has occurred on the valley floor, on the Pinchgut spur and to a lesser extent, on the Alpine Road ridge. This has resulted in an amenity which is obviously settled, but spacious with continued visual access to open lands, both pastoral and vegetated. Fences, roads and shelterbelt planting has created lineal lines in the landscape. Patches of rural character trees provide structure in some locations and the upper lands associated with the Alpine Road ridge or more densely vegetated in native and exotic forest.
- 4.5. The proposed CSL zoning would likely result in a repetition of the existing settlement pattern within the Kaukapakapa visual catchment. An area of pasture which extends from Maddies Road to the Maddies spur would likely be developed for rural living use. This pastoral unit is an anomaly in that it is visually bookended by two stands of mature bush, creating a base ridge/skyline feature amongst a basin dominated by a bush clad ridge/skyline feature. I do not consider this pastoral unit has particularly high amenity values and I consider if the site were developed for

rural living purposes it would result in very low adverse visual effects as experienced from the Kaukapakapa catchment.

The Te Kuru Stream visual catchment

- 4.6. This visual catchment is more open and pastoral than the Kaukapakapa catchment, although rural living type development continues to form part of the visible landscape. This rural living type development is mostly associated with the lands adjacent to, and south of SH16 as well as the dwelling near SH16 by the foot of Maddies Spur. The CSL living zone would present rural living type development on the upper, southern edge of the Te Kuru Stream catchment. This development would be seen from public places in front of the covenanted bush area which would provide a natural backdrop, allowing recessively clad and coloured (as controlled) development to be visually absorbed.
- 4.7. The Te Kuru Stream catchment is mostly ringfenced by bush while the interior of the catchment is pastoral, creating an interplay of natural and pastoral elements. Rural living development is visible throughout the catchment, but from the lower parts of SH16, rural living development is seen in the context of an open foreground of pasture. I consider additional rural living type activity which would be enabled by the CSL zone on the site would fit into this interplay of natural, pastoral and rural living characters. The foreground of pasture between the site and SH16 would continue to act as the foreground to these views and development on the site would likely be well absorbed visually within a bush clad background. I consider if the site were developed for rural living purposes it would result in very low adverse visual effects on the Te Kuru Stream visual catchment.

Effects on Landscape Character

The Site

- 4.8. In term of effects on the character of the site, much of it contains covenanted bush area which will maintain the site's natural character. The pastoral units of the site will likely be adapted for rural living use, which would result in the construction of roads, houses and rural living landscape treatments as directed by the design controls and standards for CSL zones. The pastoral unit

would no longer be strictly pastoral in character, but the ruralness which results from a high ratio of open space to built form would largely be retained.

- 4.9. I consider the proposed CSL zoning would result in a diminished pastoral character, but that the rural character of the site would largely be retained. The natural character of the site would likely be enhanced as a result of rural amenity planting which generally accompanies rural living type development. This could result in a more consistent land cover between the bush clad lands to the east of the site and the site's covenanted bush area to the west. Overall, I consider the CSL zoning would result in a diminished pastoral character, but that the overall ruralness of the site would be retained and it is likely that the natural character of the site would be enhanced.

The Wider Landscape

- 4.10. From the Te Kuru Stream area, the proposed CSL zone will result in a small reduction in the landscape's open character. Development on the site near Maddies spur will appear as a repetition of the rural living development pattern on the SH16 spur. The interior valley portions of the catchment will remain open and the overall character of the landscape will remain more rural than rural living in character. I consider the CSL zoning will result in a reduction in the landscape's open character but will not cross a threshold in which the Te Kuru Stream part of the landscape would transition from rural to rural living in character.
- 4.11. From the Kaukapakapa town area the proposed CSL zoning will result in an extension of the existing pattern of rural living type development. This patterning will reach the peak of Maddies spur and the rural living type character will exist on both the northern and southern spurs which hold the catchment. The proposed zoning will result in a small reduction in the open and pastoral elements, however this will not change the landscape character of the Kaukapakapa catchment which is already dominated by rural living and urban activities.
- 4.12. The proposal will result in the spill of rural living type activities and patterning associated with Kaukapakapa into the Te Kuru Stream catchment. However, the location of the site and its natural character elements will allow this rural living character to be well absorbed within the existing pattern of natural and rural living elements. I consider that the proposal will result in low adverse effects on landscape character.

5. CONCLUSION

5.1. Overall, I consider the rezoning of the site to CSL will result in very low adverse effects on visual amenity. There will be some adverse effects on the open character of the landscape, but the level of development allowed under a CSL zone, in the context of the site and the proposed design controls will ensure the capacity of the landscape is not crossed. I consider appropriately controlled rural living type development as proposed can occur within the site, resulting in in no more than low adverse effects on landscape character.

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LANDSCAPE DESIGN CONTROLS

SH6 – Plan Change - Kaukapakapa

11 January 2020

These design controls set the form and character of future rural living development in the proposed Plan Change area. This land is part of the rolling hills and valleys near Kaukapakapa. These design controls seek to avoid the appearance of peri-urban type development by guiding future building and landscape designs such that they are high quality and appear sympathetic to the landscape's rural, natural and visual amenity values.

Building Controls

General

1. The maximum site coverage off all buildings, including accessory buildings on each lot shall be no more than 500m².
2. Monopitch and gabled roofs (including lean-tos) are preferred. Gabled roofs should have a pitch of between 22 and 45 degrees. Repetitive use of hip and gables roofs is not appropriate.

Building Height

3. Any building set on or near the ridgeline north of Maddies Road shall be no more than 5.5m in height from a set RL. All RL's shall be set no higher than 220mm from EGL.
4. All other lots shall have a 7m building height restriction from EGL.

Colours and materials

5. All exterior colours, including roof and wall material must be a dark, recessive colour with a light reflective value of less than 35%. These colours should be within the

Appendix A

natural hues of browns greys and greens such that buildings do not detract from the landscape's natural values.

with the exception of...

6. A feature colour may be used on 45% of any one elevation. This feature colour should be consistent with traditional rural colours such as Pioneer Red or Lichen Green or be sympathetic to the landscape's natural values.
7. Building cladding to be:
 - a. Natural stone,
 - b. Rendered plaster in a natural colour,
 - c. Earth or clay brick in a natural colour (not red),
 - d. Concrete in a dark tint,
 - e. Steel tray,
 - f. Timber board and batten,
 - g. Weatherboard with a natural finish,
 - h. Alternative materials that mimic the materials above.
8. Roofing to be:
 - a. Colorsteel or similar,
 - b. Steel Tray or similar,
 - c. Vegetated / grassed,
 - d. Cedar shakes (or similar),
 - e. Membrane (if monopitch),
9. Any building may be a combination of a maximum of three materials.
10. Change in cladding material to take place on an internal corner only.
11. All ancillary structures shall be clad and coloured to match the primary dwelling.

Landscape Controls

General

12. All domestic landscaping and outdoor ancillary structures associated with residential use, including but not limited to swimming pools, tennis courts, pergolas, gazebos, clotheslines, outdoor seating areas, play structures, vehicle parking and ornamental or amenity gardens and lawns shall be confined to within 15m of the primary dwelling.
13. All buildings and site features shall be located as to give consideration to the environmental conditions, views and privacy of adjoining neighbours.
14. All residual land not being used for residential amenity and not part of the comprehensive revegetation program shall be managed in an appropriate rural use (grazing, cropping, woodland, orchard etc.) or be mown pasture.

Appendix A

15. It is encouraged for adjoining land owners to seek a joint and complimentary use of their residual land. This could take the form of contiguous indigenous planting across boundaries or linked areas of open pasture managed in a shared agreement.

Lighting

16. All exterior lighting not fixed to a residential or accessory building shall be no more than 1.2m in height and directed downward.
17. All exterior lighting is to be appropriately housed such that it does not create any light spill beyond the property boundaries.

Fences and gates

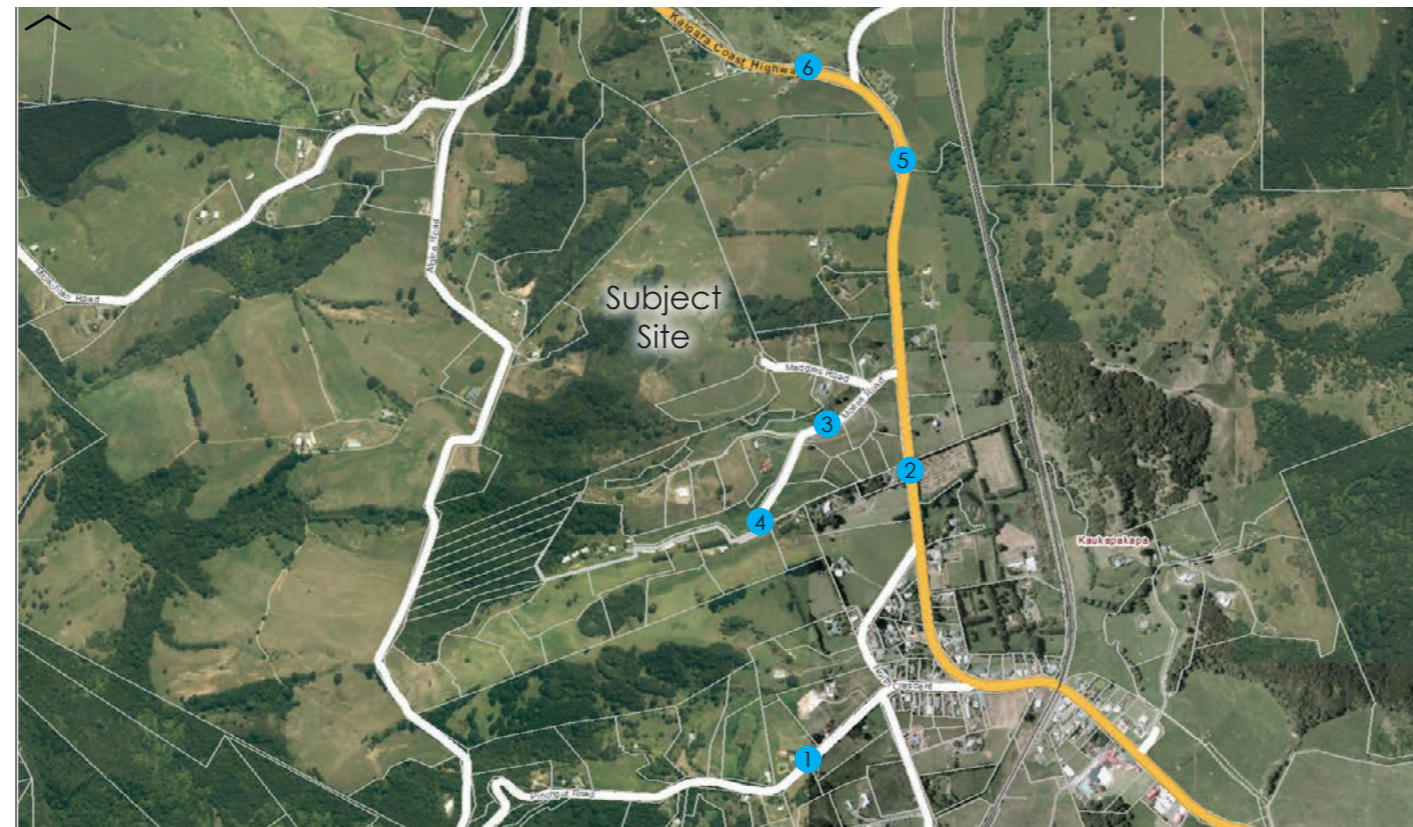
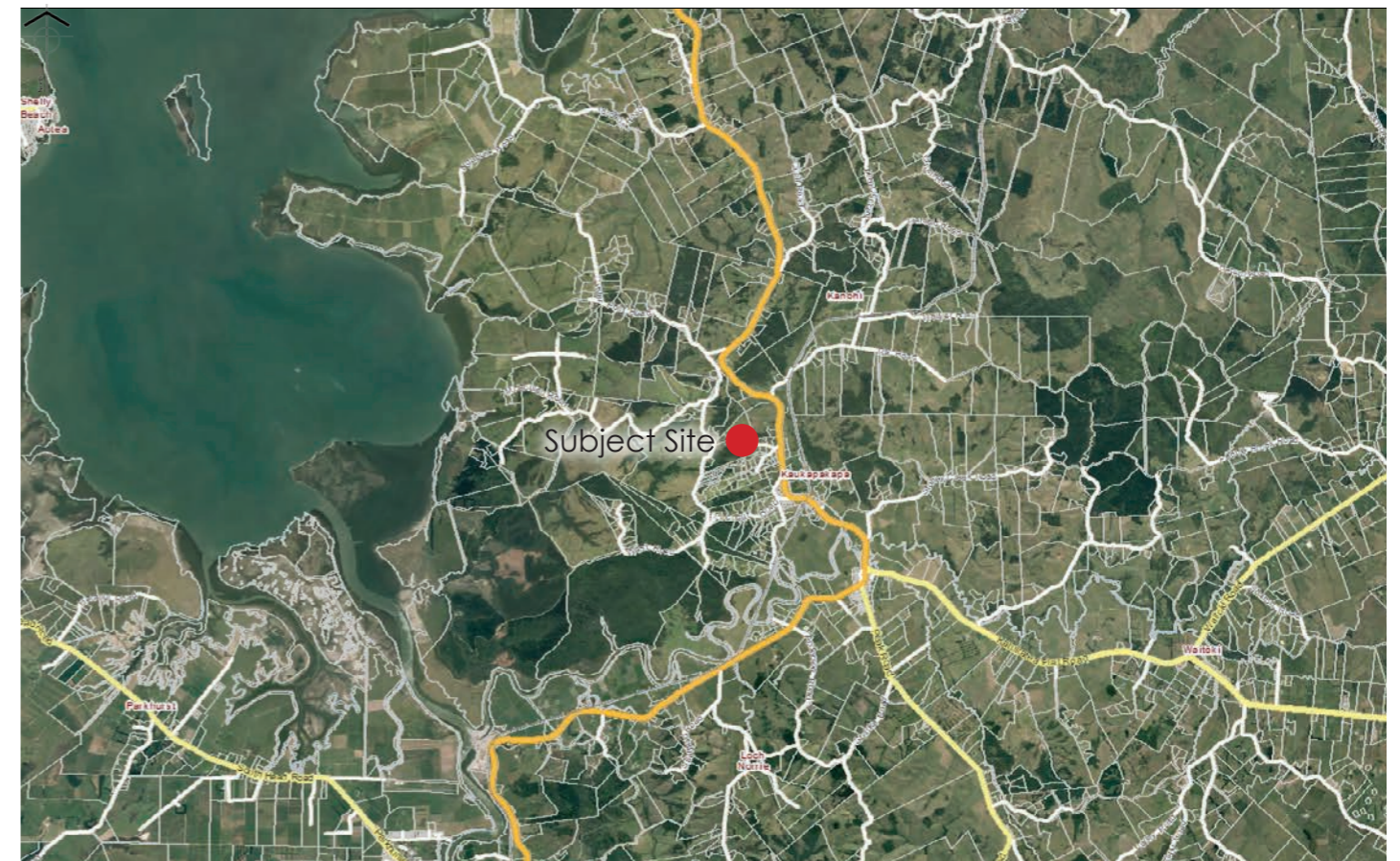
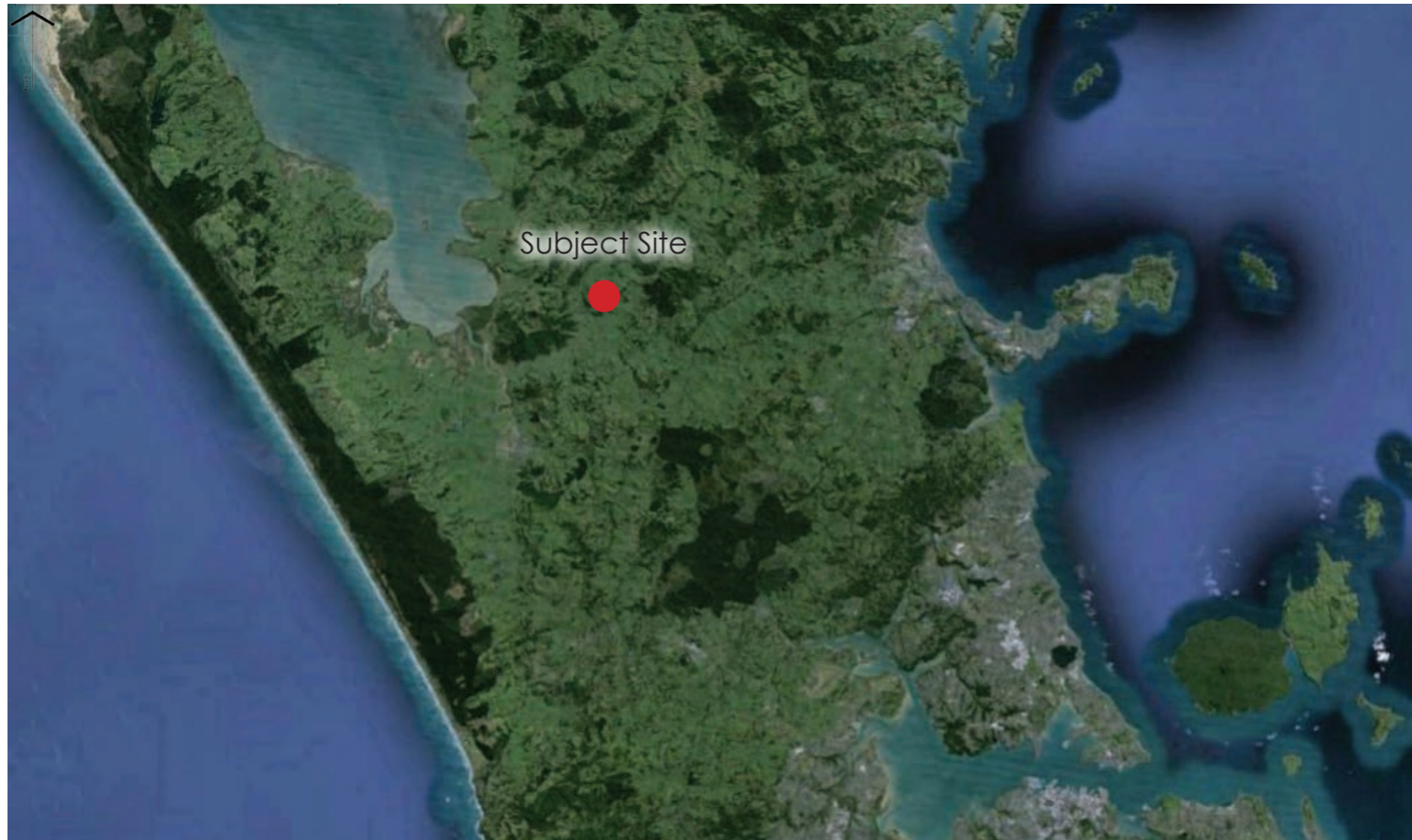
18. All fencing shall be typical rural fences, being post and rail and post and wire fences. These fences shall be constructed by a professional fencing contractor.
19. Monumental gates are to be avoided and all gates to have a typical rural character.

Driveways and parking

20. Preferred driveway materials are gravel, exposed aggregate or any permeable surface material such as interlocking pavers or grid reinforced grass.
21. All vehicle parking shall be restricted to within 15m of the primary dwelling or ancillary building.
22. It is encouraged to provide landscape screening of exterior parking areas as viewed from public places.
23. No more than two vehicles shall be parked semi-permanently on the exterior of any site. All other vehicles including boats, campervans, motorhomes, trailers, etc. be housed or screened from views outside the site.

Earthworks and retaining

24. If earthworks are required to create privacy, bury water tanks or for other purposes the finished grade of all slopes shall be no more than 33.3 percent, shall be blended into the natural topography and the finished surface shall be either grassed or planted.
25. If retaining walls or exterior feature walls are required for any purpose, the finished surface of the wall must match the exterior cladding of the primary dwelling or be:
 - a) Natural stone,
 - b) Dark stained timber,
 - c) Dark concrete.



② Image Locations



IMAGE 1: From Pinchgut Road looking north.



IMAGE 2: From SH16 looking northwest.



IMAGE 3: From Maddies Road looking northwest.



IMAGE 4: From Moses Road looking north.



IMAGE 5: From SH16 looking southwest.



IMAGE 6: From SH16 looking southwest.