

ASSESSMENT OF REPRESENTATIVE VIEWPOINTS

REPRESENTATIVE VIEWPOINT 1: KAIPARA COAST HIGHWAY (to the south of the subject site)

Location of the viewing audience represented and a summary of their existing view in relation to the subject land

Photograph 1 represents the north facing view from the Kaipara Coast Highway to the south of the subject land which is dominated by views of the southern slopes of the subject property in the background.

This represents the view of a large number of motorists travelling north along this busy stretch of state highway.

The views are over farmland and the water and mangroves of an arm of the Makarau River in the foreground with rolling pasture clad hills to the west and a vegetation clad embankment on the side of the state highway to the east.

Power poles, power pylons and their power lines, the lineal form of the state highway and one house are the man-made elements within this view.

The view of the subject land in the backdrop extends from the lower reaches of this catchment up to the skyline. The steep slopes are largely covered in regenerating native bush, with a dense coverage in the western extent around the Pareparaea Block, and some pasture visible in amongst vegetation in the eastern extent. The eastern end of the upper reaches of this landform are largely in pasture.

Changes to the Kaipara Coast Highway view (to the south of the subject land) as a result of the proposal

Changes to the view as a result of the proposal will include the restoration of much of the vegetation visible which will fill in the gaps between the native bush with additional vegetation. the exception to this is the upper reaches of the eastern slopes which will remain in pasture. There will be no built form visible from this view.

Mitigation included as part of the proposal

Mitigation included as part of the proposal includes the fencing of large areas of existing native bush and the restoration of native species to fill gaps in the existing vegetation. These areas are to be maintained with a long-term management programme for pest and weed control carried out.

No built form is to be established on the south facing slopes of the property that are visible from this direction. This is in keeping with the Significant Ecological area and Outstanding Natural Landscape overlays that fall over this part of the property.

Effects on Key Landscape Values from Kaipara Coast Highway (south of the site)

Large areas of the south facing slopes of the subject site that are exposed to this view are covered by an Outstanding Natural Landscape overlay within the Auckland Unitary Plan.

The factors that contributed to part of the subject property being classified as having Outstanding Natural Landscape Overlay status (Area 11, Headland, Makarau River) relate to the distinctive nature of the headland promontory around which the Makarau River sweeps. This is defined by its relatively steep topography and remnant forest / shrubland cover and the mangrove colonies within the river corridor. The aesthetic values are high given the *“prominent landform reinforced by its native vegetation cover that contrasts with the low lying coastal flats around the harbour mouth and the actual river corridor.”* The interplay and contrast between the natural elements and the adjoining farmland are noted.

The key landscape values from the Kaipara Coast Highway to the south of the subject site are of a distinctly rural landscape with large areas of open pasture interspersed with large areas of native bush and natural features such as riparian areas. Buildings and built form are submissive to the rural and natural elements.

The proposal will significantly enhance the existing landscape values by strengthening the presence and long-term viability of the established native bush, further differentiating it from the surrounding open pastureland.

Distance from the site	1.2km
Public or private view	Public and private view
Size of audience/ stationary or moving	Large transitory audience of people travelling north. Approximately 12 houses located to the south of the site.
Direct view or sideways	Direct view of motorists
Part of the subject land visible	The eastern part of the site is visible making up a large part of the overall view
Changes to the view	Slow progression of changes to the view over a relatively large part of the view
Nature of the changes	Changes in keeping with the landscape value of the area and the requirements of the ONL, HNC and SEA

Overall Effects Status from the Kaipara Coast Highway (to the south of the subject land)

The viewing audience from this viewpoint is very high with the subject land within the direct line of view. The changes will enhance the existing landscape values of the area.

It is concluded that the proposal will result in positive effects on the key landscape values of this Kaipara Coast Highway landscape.

REPRESENTATIVE VIEWPOINT 2: BARR ROAD

Location of the viewing audience represented and a summary of the existing view in relation to the subject land

Representative photograph 2 is the south facing view from the western end of Barr Road. The potential viewing audience is very small given that this is the end of the cul de sac and the rear entry to Alan Gibbs property, often referred to as 'The Farm'.

This public viewpoint also represents the view from the 'Gibbs Farm' property. It is noted that while the 'Gibbs Farm' property is visible from the subject land, with two buildings just visible on the skyline in the distance (over 2km from the subject land) along with sculptures and lawn/pasture.

This view would also be representative of the view of the dwelling at 27 Barr Road, that is visible in the mid ground.

This view is over farm fencing and paddocks with the dwelling at 27 Barr Road in the mid ground and some farm sheds in the flat, reclaimed land in the background. The view is distinctly rural with large expanses of open paddocks dotted throughout with the darker tones of vegetation along with elongated strips of waterways, characterised by mangroves and mud flats and the waters of the Kaipara Harbour.



NORTH FACING VIEW FROM THE NORTHERN END OF THE SUBJECT PROPERTY



DAIRY SHED AT 2153 KAIPARA COAST HIGHWAY FROM THE SUBJECT LAND



NORTH FACING VIEW FROM THE SUBJECT LAND OVER THE FLAT RECLAIMED LAND WITH GIBBS FARM SCULPTURES VISIBLE ON THE SKYLINE

The view is framed by large, exotic trees in the midground with the rolling landform of the subject land one of the landforms visible in the left-hand side of the view. Another large landform in the centre of the backdrop is the land located adjacent to the end of Jordon and Ngapuke Roads on which Oyster Point Road is located.

The northern and eastern parts of the subject land are screened from view by vegetation and landform, with the expansive

vegetation of the Pareparea Block defining the curved nature of the head of this peninsula. On the subject land the lime green tones of large expanses of rolling pasture dotted with patches of vegetation are visible, particularly in the lower reaches of the southern end of the property.

The closest part of the property visible from this location is approximately 2.4 kilometres from the viewer with the subject property comprising only a small part of a much broader, overall expansive view.

Changes to the Barr Road view as a result of the proposal

Changes to the view as a result of the proposal will include the addition of extensive areas of vegetation to wrap around the lower reaches of the slopes and up the gully systems. This will assist in reinforcing the natural features and create a distinct separation between the peninsula landform and the flat, reclaimed land below. Some of the proposed houses will be visible, tucked in amongst the existing and proposed planting in the lower reaches of the property. The large areas of open pasture will be retained in the upper reaches of the property and in bands, extending down the ridgelines.

Mitigation included as part of the proposal

Mitigation included as part of the proposal to minimise potential adverse effects on the landscape values of this broader landscape includes:

- The retention of the more prominent parts of the land in the upper reaches of the site in productive pasture where it will remain as the distinctive feature of this peninsular landform.
- The restoration of vegetation in and around the sensitive landforms including adjacent to the riparian areas, wetlands, steep slopes, the coastal edge and in and around the existing stands of mature vegetation. This will reinforce the natural landform patterns when viewed from the surrounding catchment and strengthen the contrast between grazed land and bush.
- The placement of built form adjacent to existing and proposed stands of vegetation where this vegetation is to visibly wrap around the built form and screen and soften them.
- Comprehensive design guidelines controlling the height, colour and form of future built development in order to ensure that it is submissive to the natural landscape features, particularly the vegetation. These measures will ensure that

the buildings will blend in with the complexity and detail associated with the vegetation corridors.

- The strategic location and design of access roads so that they blend in with the surrounding rural landscape. This has been achieved through locating them in and around existing farm tracks, choosing paving materials that will be recessive, blending in with the surrounding pasture. The careful design of earthworks associated with these access roads to ensure that they are in harmony with the adjacent pasture and landform.

Effects on Key Landscape Values from Barr Road

The key landscape values of this Barr Road view are associated with this distinctly wild, rural coastal location where natural features predominate over built form and the large open paddocks associated with productive farms are distinguishing features.

The vegetation regeneration part of the proposal will visually and physically connect with the existing vegetation that is visible on the Pareparea Block headland in the distance. The darker tones of the vegetation extending out to the Kakanui Creek and reflecting the organic nature of this natural landform. The proposal will add built form into the lower reaches of this landscape however the complexity of the view, design controls, the screening provided by vegetation and the distance from the viewer will assist in enabling the proposed built form to blend into the surrounds.

Distance from the site	Approximately 2.4 km
Public or private view	Public and private view
Size of audience/ stationary or moving	While this photograph was taken from a public place the chances of people looking out over this view from this location is very small. This also represents the view from the dwelling at 27 Barr Road and a dairy shed down on the flats which would have a very small viewing audience. It is noted that while the 'Gibbs Farm' property to the north of this Barr Road viewpoint is private it is open to large

	numbers of people once a month during the summer. Therefore, this view would also be indicative of the view from the elevated, and more distant, parts of that property.
Part of the subject land visible	The southern part of the western side of the property is visible from this representative viewpoint, with more of the western part of the property likely to be visible from the elevated parts of Gibbs Farm further to the north.
Changes to the view	The fencing off and revegetation of large areas will create strongly defined gully systems and wrap around the lower reaches of the property with the open pasture weaving around this. Some built form will be visible tucked in around the edges of the vegetation.
Nature of the changes	Changes will enhance the ecological connections with the adjacent headland vegetation and strengthen the contrast with the surrounding open pasture. The built form will be subservient to the natural values.

Overall Effects Status from Barr Road

The viewing audience from this representative viewpoint is generally very low with the occupants of only one dwelling likely to face in the direction of the subject land along with the workers on the dairy farm on the flats. Motorists might infrequently stop to enjoy the view in the direction of the subject land.

The viewpoint also represents the view of large potential viewing audiences standing on the upper parts of the Gibbs Farm property adjacent to some of the sculptures once a month during the summer. It is noted that this audience would be from a greater distance than that depicted in the photograph. This audience would likely be more interested in the sculptures on Gibbs Farm, than the extended views in the distance.

While the view would encompass the subject property it is part of a much broader view in which the waters of the Kaipara Harbour are the star attraction.

A section of this overall view will be changed from the existing view, however the changes will visually tidy up and create a

stronger definition between the open pasture and vegetation on the site with a strong band of vegetation defining the organic nature of the coastal edge and Kakanui Creek waterway.

Small parts of built form will be visible within this view however it will blend into the complexity of the dark tones of the vegetation.

It is concluded that the adverse effects of the proposal on the key landscape values of this Barr Road environment are very low.

REPRESENTATIVE VIEWPOINTS 3: TUHIRANGI ROAD

Location of the viewing audience represented and a summary of their existing view in relation to the subject land

Representative photographs 3a and 3b are two south facing views taken from locations near the western end of Tuhirangi Road which is located on the crest of a ridgeline. The potential viewing audience is relatively small given that this is an unsealed no exit rural road servicing less than 20 dwellings. The views are also representative of the view of a small handful of dwellings on the southern side of this road.

These views are over the unsealed rural road, farm fencing and farmland in the fore ground. Expansive views out over the Kaipara Harbour toward the South Head landform in the distance encompass a few dwellings tucked in amongst farmland with pockets of a patchwork of colours of exotic and native vegetation woven throughout. The blue of the waters of the Kaipara Harbour are the main feature of this view, visible just behind the flats of the reclaimed land at the base of this catchment, with arms of raised landform extending down to this.

Power pylons and powerlines are prominent features in one of the views given that they contrast with the otherwise predominantly natural elements.

Given the expansive nature of the view, the distance of approximately 2.4 kilometres from the viewpoints to the subject property and the screening provided by landform and vegetation the subject property makes up only a very small component of this complex view.

Changes to the Tuhirangi Road views as a result of the proposal

Changes to the Tuhirangi Road views as a result of the proposal will be very small given that much of the proposed development is screened from view by vegetation and landform. The parts of the proposal that may be visible include the cluster of dwellings on the northern extent of the property (Lots 21, 22 and 23), although, the proposed extensive restoration planting to the north of this will partially screen the buildings in the short term, and is anticipated to completely screen the buildings within the first ten years once the vegetation matures. It is possible that the roofs of a couple of the other proposed dwellings may be visible in amongst the existing and proposed vegetation in the other parts

of the site however the design controls will ensure that these will blend into the surrounding vegetation.

Large areas of open pasture will be retained in the upper reaches of the property with some visible strengthening of the riparian vegetation within the gully systems.

Mitigation included as part of the proposal

Mitigation included as part of the proposal to minimise potential adverse effects on the landscape values of this broader landscape includes:

- The retention of the more prominent parts of the land in the upper reaches of the site in productive pasture where it will remain as the distinctive feature of this peninsular landform.
- The location of the built form where they will be tucked into the landscape on the western side of the subject property and away from the larger potential viewing audience.
- The restoration of vegetation in and around the sensitive landscape features including adjacent to the riparian areas, steep slopes and in and around the existing stands of mature vegetation. This will reinforce the natural landform patterns when viewed from the surrounding catchment and strengthen the contrast between grazed land and bush.
- The placement of built form adjacent to existing and proposed stands of vegetation where this vegetation is to visibly wrap around the built form.
- Comprehensive design guidelines controlling the height, colour and form of future built development in order to ensure that it is submissive to the natural landscape features, particularly the vegetation. These measures will ensure that the buildings will blend in with the complexity and detail associated with the vegetation corridors.
- The strategic location and design of access roads so that they blend in with the surrounding rural landscape. This has been achieved through locating them in and around existing farm tracks, choosing paving materials that will blend in with the surrounding pasture and the careful design of earthworks associated with these access roads to ensure that they are in harmony with the adjacent pasture and landform.

Effects on Key Landscape Values from Tuhirangi Road

The key landscape values of these Tuhirangi Road views are associated with this distinctly rural coastal location where natural features generally predominate over built form and the large

open paddocks associated with productive farms are key features.

These natural values are slightly compromised by the presence of the power pylons that are visible in the lower reaches of this view.

The proposal will add the dark tones of additional evergreen native vegetation into small parts of this view with an almost indiscernible amount of built form into the backdrop of this landscape however the complexity of the view, the screening provided by vegetation and the distance from the viewer, will blend the proposed built form into the surrounds, and provide almost complete screening over time, once the vegetation has matured.

Distance from the site	Approximately 2 km
Public or private view	Public and private view
Size of audience/ stationary or moving	These viewpoints would represent the view of a small number of people accessing the less than 20 houses along Tuhirangi Road if they were looking at 90 degrees to the direction of travel. These viewpoints would also represent the view from two or three houses located along the northern end of Tuhirangi Road.
Part of the subject land visible	Parts of the western side of the site are visible from these locations behind vegetation and landform.
Changes to the view	Some of the proposed large sweeps of vegetation will be visible from this perspective with the tops of some buildings tucked in amongst this vegetation.
Nature of the changes	The changes will blend into the complexity of this view which includes the visual clutter of the power pylons in the mid ground and some buildings visible in amongst the darker tones of the vegetation wrapping around the lighter tones of pasture and the waters of the Kaipara Harbour. The proposal will be in keeping with the nature of the existing view from this perspective.

Overall Effects Status from Tuhirangi Road

The viewing audience from Tuhirangi Road is very small comprising a couple of houses located up adjacent to the northern part of the ridge on which the road is located. The other views from this road are at 90 degrees to the direction of travel with the road servicing a small number of properties.

A very small part of the subject land is visible from these very broad views that extend out towards the water of the Kaipara Harbour.

A small amount of the proposed vegetation will be visible from this perspective with the tops of a few of the proposed houses visible in amongst the vegetation. These views of the built form will diminish over time as the vegetation matures.

It is concluded that the adverse effects of the proposal on the key landscape values of this Tuhirangi Road landscape are very low.

REPRESENTATIVE VIEWPOINT 4: KAIPARA COAST HIGHWAY (to the north of the subject land)

Location of the viewing audience represented and a summary of their existing view in relation to the subject land

Representative photograph 4 is the south facing view from the Kaipara Coast Highway in a location just south of the Tuhirangi Road intersection. The potential viewing audience is very large given that this represents the elevated view of a large number of motorists travelling south along this state highway.

This view is over the state highway in the foreground with the green roof of the Puatahi Marae building in the centre of the view in the mid ground. The view of the surrounding catchment comprises open farmland with pockets of exotic and native vegetation throughout, including a dense stand of exotic trees in the right-hand side of the view.

The landform on which the subject land is located is in the centre of the view in the background, with the elevated view of the Jordans Road/Ngapuke Road landform rising up to the skyline behind.

Only small sections of the northern part of the subject land are visible behind vegetation and landform in the centre of this view with the dark green of the established native vegetation on the Pareparea Block visible behind.

The closest part of the property visible from this location is approximately 2.4 kilometres from the viewer with the subject property comprising only a small part of a much broader, complex overall view.

Changes to the Kaipara Coast Highway view (north of the site) as a result of the proposal

Changes to the view as a result of the proposal will include the addition of a large sweep of native vegetation that is proposed to the north of proposed Lots 21, 22 and 23. This will almost completely screen future dwellings on these lots in the short term with more screening as the vegetation matures and an anticipated complete screening within ten years of establishment.

The large areas of open pasture will be retained in the upper reaches of the property and in bands, extending down the ridgelines.

Mitigation included as part of the proposal

Mitigation included as part of the proposal to minimise potential adverse effects on the landscape values of this broader landscape includes:

- The retention of the more prominent parts of the land in the upper reaches of the site in productive pasture where it will remain as the distinctive feature of this peninsular landform.
- The strategic placement of native vegetation to the north of proposed Lots 21, 22 and 23 to provide screening.
- The placement of built form adjacent to existing and proposed stands of vegetation where this vegetation is to visibly wrap around the built form.
- Comprehensive design guidelines controlling the height, colour and form of future built development in order to ensure that it is submissive to the natural landscape features, particularly the vegetation. These measures will ensure that the buildings will blend in with the complexity and detail associated with the vegetation corridors.
- The strategic location and design of access roads so that they blend in with the surrounding rural landscape. This has been achieved through locating them in and around existing farm tracks, choosing paving materials that will blend in with the surrounding pasture and the careful design of earthworks associated with these access roads to ensure that they are in harmony with the adjacent pasture and landform.

Effects on Key Landscape Values from Kaipara Coast Highway (to the north)

The key landscape values of this Kaipara Coast Highway view are associated with this distinctly rural coastal location where natural features predominate over built form and the large open paddocks associated with productive farms are key features in amongst the undulating landform.

The proposal will visually extend the dark tones of existing large tracts of native vegetation into the backdrop behind the lighter tones of mature deciduous vegetation in the midground into this complex view. Small parts of the roofs of some of the future buildings may be visible in the backdrop from this perspective in the short term and diminishing as the vegetation matures. The complexity of the view, the screening provided by vegetation and the distance from the viewer, will assist in enabling the proposed built form to blend into the surrounds.

Distance from the site	Approximately 2 km
Public or private view	Public view
Size of audience/ stationary or moving	The view of a large number of motorists travelling south along the state highway.
Part of the subject land visible	The subject land is in the centre of the view and will include the northern part of the western side of the subject land.
Changes to the view	Some of the proposed large sweeps of vegetation will be visible from this perspective with the tops of some buildings tucked in amongst this vegetation.
Nature of the changes	The changes will blend into the complexity of this view which includes the visual clutter of the power pylons in the mid ground and some buildings visible in amongst the darker tones of the vegetation wrapping around the lighter tones of pasture and the waters of the Kaipara Harbour. The proposal will be in keeping with the nature of the existing view from this perspective.

Overall Effects Status from Kaipara Coast Highway (to the north)

Despite the fact that the viewing audience is very large from this perspective, and the subject land will be in the centre of the view the proposal will be almost indiscernible. This is due to the fact that the subject land makes up a very small part of this much broader complex view. The proposed vegetation will be visible with possibly some small areas of roofs visible in the short term behind proposed vegetation.

It is concluded that the adverse effects of the proposal on the key landscape values of this Kaipara Coast Highway location to the north of the site are very low.

REPRESENTATIVE VIEWPOINTS 5: KAIPARA COAST HIGHWAY (immediately adjacent to the subject land)

Location of the viewing audience represented and a summary of their existing view in relation to the subject land

Representative photographs 5 are the south facing views from locations on the Kaipara Coast Highway immediately adjacent to the subject property. The potential viewing audience is large given that this is a busy state highway.

These views are over the state highway which are framed by assorted (predominantly) native vegetation along the roadside in the foreground with pockets of open views through to the south and the Kaipara Harbour and adjacent rolling landform.

The surrounding landscape is dominated by open grazed pastureland, with a few dwellings and sheds visible in amongst vegetation. The Kaipara Harbour and the South Head landform behind are prominent features that draw the eye in this landscape.

The closed in nature of the landscape on the northern side of the state highway at this point means that the motorist is compelled to look in the direction of the subject land and Kaipara Harbour. The lime green of the pasture on the subject land forms the skyline which is only broken in a few places by small pockets of vegetation or lone trees.

The elevated existing farm sheds on the subject property are only visible to south travelling motorists for a short period of time.

Changes to the view from the Kaipara Coast Highway immediately adjacent to the site as a result of the proposal

Changes to the view as a result of the proposal relate to the required upgrade of the site access which is to be located in a position further to the east of the existing access. The road is to be widened at this point and some of the existing roadside vegetation is to be removed as a result of required earthworks.

In addition to the provision of new site access the revised location of the entry will necessitate the construction of the placement of up to 4.5m of fill, to support a crossing over a small gully which will be retained using either Mechanically Stabilised Earth (MSE) structures, or Gabion Wall Structures. These retaining structures

are to have timber fencing along the top along with traffic safety barriers to comply with NZTA traffic standards.

Additional changes include the strategic placement of a large sweep of vegetation adjacent to an already large grove of native vegetation in the north-western proximity of the site. The tops of three or four proposed dwellings may be visible over the top of this vegetation and in front of (and below) an existing stand of mature native vegetation. This will form a very small part of a much broader overall view which has a primary focal point of the water of the Kaipara Harbour.

Mitigation included as part of the proposal

Mitigation included as part of the proposal in order to minimise potential adverse effects on the landscape values of this broader landscape includes:

- The retention of the more prominent parts of the land in the upper reaches of the site in productive pasture where it will remain as the distinctive feature of this peninsular landform.
- The restoration of large tracts of vegetation in and around the riparian margins adjacent to the proposed site access.
- The screening of the small cluster of buildings located on the northern side of this development that may otherwise be visible from this perspective.
- Comprehensive design guidelines controlling the height, colour and form of future built development in order to ensure that it is submissive to the natural landscape features, particularly the vegetation. These measures will ensure that the buildings will blend in with the complexity and detail associated with the vegetation corridors.
- The strategic design of the roading and access in and around the site entry to retain as natural an appearance as possible while ensuring that the required safety aspects are in place. This includes the design of the retaining walls, the fencing on top of the walls to replicate farm fencing, and the extensive tracts of native vegetation.

Effects on Key Landscape Values from the Kaipara Coast Highway in proximity to the subject land

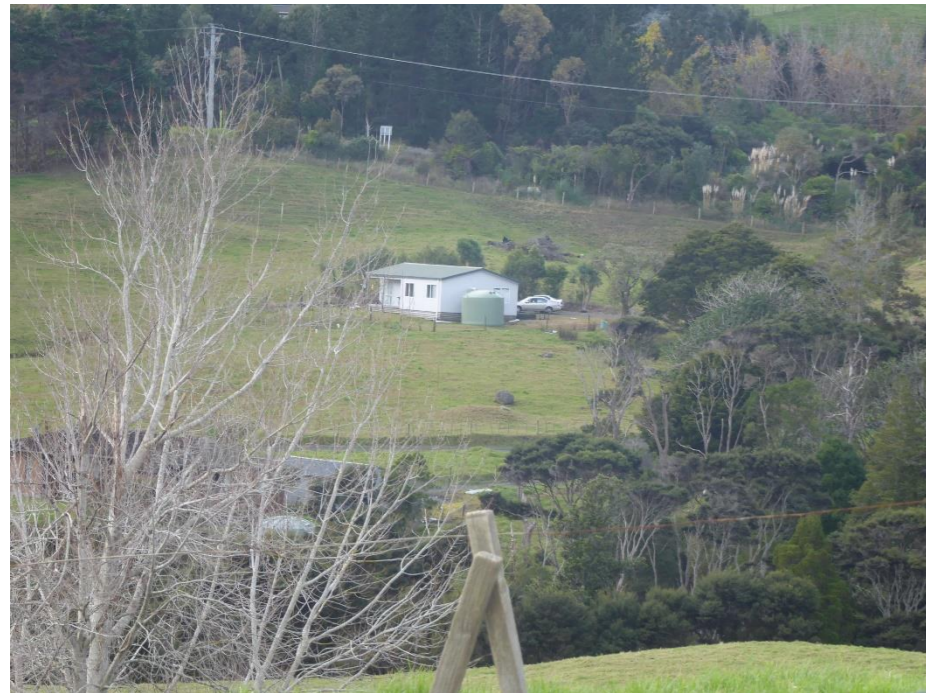
The key landscape values of this Kaipara Coast Highway landscape in close proximity to the subject land are associated with this distinctly rural coastal location where natural features predominate over built form and the large open paddocks associated with productive farms are key features.

This is one of the only locations along this stretch of the state highway where the motorist is able to enjoy open views through to the Kaipara Harbour and landform beyond.

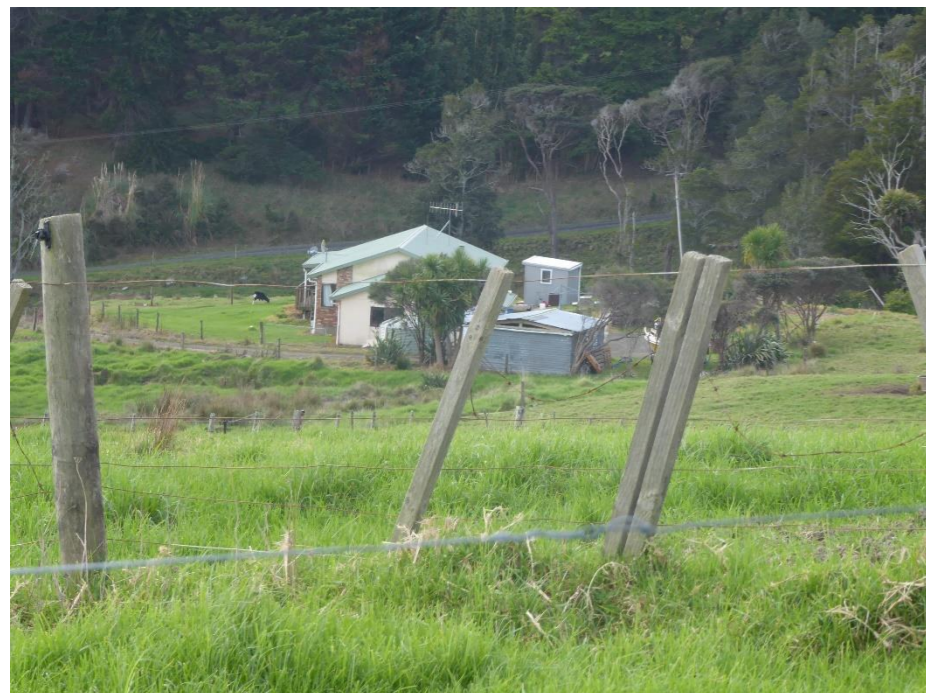
The proposal will add a new crossing point and associated roading infrastructure into part of this state highway however the design detailing in this area will ensure that it is low key with the safety and infrastructure features designed to blend into the rural and natural landscape as much as possible. The small cluster of lots located in the northernmost extent of the site are to be screened using a large sweep of native vegetation that will blend in with the planting on the western slopes. The top of the roofs of these buildings may be visible in the short term with the adjacent proposed vegetation screening them as the vegetation matures.

Distance from the site	Approximately 50 metres
Public or private view	Public and private view
Size of audience/ stationary or moving	This view has been taken from the state highway and therefore a large number of transitory vehicles in a public space. The view also represents a small handful of dwellings located in and around this area. (including 2157, 2151, 2130 and 2092A Kaipara Coast Highway.
Direct view or sideways	The view of motorists is not direct. Given the photographs taken from the subject property it can be ascertained that the view of the site from the dwellings will encompass the edge of a larger overall view (refer photographs) with the water of the Kaipara Harbour the focal point.
Part of the subject land visible	The northern part of the western side of the subject property is visible from this view.
Changes to the view	The revegetation proposed along the northern extremity of the western side of the property will be visible with parts of a few dwellings visible above this in the short term, until the vegetation matures and completely screens the dwellings.

Nature of the changes	Changes will enhance the ecological connections and retain the strong productive rural character with the surrounding open pasture. The built form will be subservient to the natural values.
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VIEW OF 2157 KAIPARA COAST HIGHWAY FROM THE RACE ON THE SUBJECT LAND



VIEW OF 2151 KAIPARA COAST HIGHWAY FROM THE RACE ON THE SUBJECT LAND



VIEW OF 2130 KAIPARA COAST HIGHWAY FROM THE RACE ON THE SUBJECT LAND



VIEW OF 2092A KAIPARA COAST HIGHWAY FROM THE RACE ON THE SUBJECT LAND

Overall Effects Status from the Kaipara Coast Highway adjacent to the subject land

The view of the proposal from locations in and around the state highway to the immediate north of the subject land will be from a large number of passing motorists travelling in both directions where the view is not in the main viewshaft. There are also views from a small number of dwellings located in and around this area.

The water of the Kaipara Harbour would be the primary focus of all of the views.

The proposed new access to the subject land would be noticeable from the motorists along the state highway however measures have been taken to ensure that this new access blends in to the rural character of the surrounding landscape with farm fencing and large tracts of vegetation proposed.

The parts of the property that are visible from these locations will largely remain as grazed paddocks with some areas of vegetation to be added to existing larger tracts of vegetation. This includes vegetation that is to screen a small cluster of dwellings tucked into the north western extremity of the property with parts of the roofs of the possible visible from this part of the state highway in the short term with the views of them diminishing as the vegetation matures.

It is concluded that the adverse effects of the proposal on the key landscape values of this Kaipara Coast Highway environment are very low.

REPRESENTATIVE VIEWPOINTS 6: KAIPARA HARBOUR & MAKARAU RIVER

Location of the viewing audience represented and a summary of their existing view in relation to the subject land

A number of representative photographs have been taken from the Makarau River and Kaipara Harbour in locations adjacent to the subject property.

It is noted that one of the only access points to this part of the Kaipara Harbour for boaties is from a boat ramp accessible through mangroves from a location at the end of Jordan Road. There are small numbers of small water craft that use this Kaipara Harbour access each day.

Other boat traffic on the Kaipara Harbour in the vicinity of the subject land include vessels travelling from Helensville who would likely travel in a more central path up the Kaipara Harbour to either go fishing, travel to the Kaipara Harbour mouth, or up in the direction of Dargaville.

The numbers of people on the Kaipara Harbour, and in particular, in the vicinity of the subject property, are very low.

The views represented include ones within the Makarau River, where the vegetation on the Pareparea Block headland screens the subject land, to views to the south west and north west of the site.

The relatively large expanses of flat, reclaimed land that are located between the subject site and harbour are predominantly screened from view by mangroves. The view from the Makarau River is largely dominated by Mangroves in the foreground, with the view from the Kaipara Harbour dominated by the large expanse of water.

The landform surrounding the Kaipara Harbour in and around the subject property is characterised by a rural landscape with large areas of pasture combined with tracts of native and exotic vegetation. Buildings are visible nestled in amongst vegetation with clusters evident in and around the state highway. Power pylons are visible in the distance and on the skyline.

To the north is the distinctive landscape of Gibbs Farm with sculptural forms protruding above the skyline and large areas of

open pasture. A handful of buildings are tucked into vegetation in locations adjacent to the coastal edge.

From the harbour the subject property is characterised by large areas of pasture covering the undulating landform. This is broken by irregular and scruffy fingers of vegetation located within the base of the gully systems and in clusters in the upper reaches of the property. Some smaller tracts of vegetation are visible in the lower reaches with the tops of vegetation poking their heads up above the pasture on the skyline.

The organic nature of the landform is broken by lineal farm tracks and farm fencing.

The dense mature vegetation within the Pareparea Block cloaks the head of the peninsula on which the subject property is located.

Changes to the Kaipara Harbour views as a result of the proposal

Changes to the views as a result of the proposal will include the addition of extensive areas of vegetation to supplement the existing to wrap around the lower reaches of the slopes, down to the Kakanui Creek and coastal edge and up the gully systems. This will assist in reinforcing the natural landscape patterns. Some of the proposed houses will be visible, tucked in amongst the existing and proposed planting in the lower reaches of the property. The nature of the topography and vegetation mean that it will not be possible to see all of the proposed dwellings from any one location. As the boatie moves around the harbour some of the dwellings will be screened from view by landform and vegetation while others will come into view.

The large areas of open pasture will be retained in the upper reaches of the property and in bands, extending down the ridgelines.

Mitigation included as part of the proposal

Mitigation included as part of the proposal in order to minimise potential adverse effects on the landscape values of this broader landscape includes:

- The retention of the more prominent parts of the land in the upper reaches of the site in productive pasture where it will remain as the distinctive feature of this peninsular landform.
- The restoration of vegetation in and around the sensitive landscape features including adjacent to the riparian areas,

wetlands, steep slopes, along the coastal edge and in and around the existing stands of mature vegetation. This will reinforce the natural landform patterns when viewed from the Kaipara Harbour and strengthen the contrast between grazed land and bush.

- The vegetation will be visible as an extension of the Pareparea Block vegetation and will assist in strengthening the natural and landscape values that make this landform one that has high natural character values.
- The placement of built form adjacent to existing and proposed stands of vegetation where this vegetation is to visibly wrap around the built form.
- Comprehensive design guidelines controlling the height, colour and form of future built development in order to ensure that it is submissive to the natural landscape features, particularly the vegetation. These measures will ensure that the buildings will blend in with the complexity and detail associated with the vegetation corridors.
- The strategic location and design of access roads so that they blend in with the surrounding rural landscape. This has been achieved through locating them in and around existing farm tracks, choosing paving materials that will blend in with the surrounding pasture and the careful design of earthworks associated with these access roads to ensure that they are in harmony with the adjacent pasture and landform.

Effects on Key Landscape Values from the Kaipara Harbour

The area description of the Rural Coastal Zone West Coast Coastal area (Kaipara South Head and harbour) states; *"The area is characterised by a predominance of rural production activity, particularly pastoral farming activities and forestry and its significance to Maori."* It mentions that this harbour is backed by a convoluted coastline with rolling hills. *"A pattern of typically large properties and low density settlement provides a rural and semi-remote character."*

The factors that contributed to part of the subject property being classified as having Outstanding Natural Landscape Overlay status (Area 11, Headland, Makarau River) relate to the distinctive nature of the headland promontory around which the Makarau River sweeps. This is defined by its relatively steep topography and remnant forest / shrubland cover and the mangrove colonies within the river corridor. The aesthetic values are high given the *"prominent landform reinforced by its native vegetation cover that contrasts with the low lying coastal flats around the harbour*

mouth and the actual river corridor." The interplay and contrast between the natural elements and the adjoining farmland are noted.

The key landscape values of the Kaipara Harbour views in the vicinity of the subject property are associated with this distinctly rural coastal location where natural features predominate over built form and the large open paddocks associated with productive farms are key features that contrast with the large tracts of native vegetation.

The proposal will add some built form into the lower reaches of this landscape however the complexity of the view, the screening provided by vegetation and the distance from the viewer, will assist in enabling the proposed built form to blend into the surrounds.

The retention of the large, prominent areas of productive pastureland is integral to retaining the key landscape values.

Overall Effects Status from the Kaipara Harbour

The potential viewing audience from the Kaipara Harbour is very low as there are very small numbers of people who travel out onto the waters of the harbour in this location.

The people who are travelling around this area would be moving, with the visibility of the proposed buildings on the site changing as the views of the different clusters opens up and closes down depending on the screening by the vegetation clusters and the landform.

The proposal will make a significant difference to the view from the harbour with the extensive areas of vegetation visible where they sweep up the gully systems, wrap around the base of the property providing a physical connection with the coastal edge and provide connectivity with existing large tracts of surrounding vegetation in an organic way. The strengthening of the vegetation corridors in and around the periphery of the Pareparea Block will have the effect of visually and physically extending the natural character and features of this unique landscape. The contrast between the lighter tones of the open pasture areas and the darker tones of the vegetation, with

buildings tucked in between exaggerated by the strengthening of the vegetation linkages.

During high rainfall events the vegetation within the riparian areas and extending down to the coastal edge will act as a filter which will significantly change the quality of the water leaving the site and the colour of the water in and around this piece of land.

The changes to this landscape will be in keeping with the nature of the development patterns in the surrounding landscape where buildings are tucked into the vegetation in the lower parts of the landform.

It is concluded that the adverse effects of the proposal on the key landscape values of the Kaipara Harbour environment are very low.

SUMMARY OF THE ASSESSMENT OF REPRESENTATIVE VIEWPOINTS

A number of representative viewpoints have been taken from public viewpoints within the roading network and on the waters of the Makarau River and Kaipara Harbour surrounding the subject property. These are considered to provide a good representation of the visual catchment and viewing audience of the proposal.

Each of the representative viewpoints have been assessed in relation to the existing view and the nature and number of the viewing audience, the component of the view that the subject land comprises and the anticipated changes to the view as a result of the proposal. The mitigation and design features incorporated into the proposal in order to minimise the potential adverse effects of the proposal from each of the viewpoints has been listed. The potential effects of the proposal on the key landscape values of each of the viewpoints has been assessed in order to determine the status of the overall effects.

In summary, the comprehensive mitigation included as part of the proposal in order to ensure that the key landscape values of the broader catchment are retained, including the retention of the

rural coastal character and the predominance of natural elements over built form has resulted in the conclusion that the adverse effects of the proposal on these key landscape values from all of the viewpoints will be **very low**.

Geraldine Bayly
Registered Landscape Architect NZILA

