

LANDSCAPE & VISUAL EFFECTS ASSESSMENT

Resource Consent for Subdivision at 2127 Kaipara Coast Highway, Kakanui



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Prepared for

ABIB (Oamaru) Ltd

Table of Contents

1.0 INTRODUCTION 3

2.0 KAIPARA HARBOUR / PAREPAREA POINT CATCHMENT LANDSCAPE VALUES 5

3.0 LEGISLATIVE CONTEXT AND STATUTORY FRAMEWORK..... 11

4.0 THE PROPOSAL including mitigation measures integrated into the proposal..... 15

5.0 EVALUATION OF THE PROPOSAL 21

5.1 Assessment of Landscape Effects 21

5.1.1 Natural Heritage..... 22

5.1.2 Rural activities..... 24

5.1.3 Mana Whenua 26

5.1.4 Indigenous Biodiversity Values 26

5.1.5 Reverse Sensitivity 27

5.2.1 Visual Assessment Process 27

5.2.2 Methodology..... 28

5.2.3 The visual catchment and viewing audience that would be exposed to change..... 28

5.2.4 The potential visual effect of the proposal..... 28

6.0 CONCLUSION 30

References..... 31

- Attachment A: Site Analysis Plan
- Attachment B: Unitary Plan Management Layers Plan
- Attachment C: Representative Photographs, including photographs taken from the Kaipara Harbour
- Attachment D: Goodland Coastal Farm Vision Statement
- Attachment E: Goodland Coastal Farm Plan
- Attachment F: Scheme Plan / Engineering Plans
- Attachment G: Statutory Framework Objectives and Policies
- Attachment H: Farm Management Plan
- Attachment I: Goodland Coastal Farm Design Guidelines
- Attachment J: Management and Maintenance Plan (including Planting Plan and Predator Control and Weed Management)
- Attachment K: Indicative design for the Communal Lot
- Attachment L: Assessment of Representative Viewpoints

1.0 INTRODUCTION

This document details the process by which the layout and design of the proposed 25 lot rural farm development at 2127 Kaipara Coast Highway, Kakanui has evolved and subsequently assesses the landscape and visual effects.

The layout, capacity and nature of the proposal has been guided by landscape and visual considerations, the design determined by the natural landscape features and the capacity of this rural coastal landscape to absorb this style of rural living and farming. The design has also been guided by ecological, engineering, Mana Whenua and archaeological considerations.

The aim to achieve a high aesthetic outcome combined with weaving sustainable management principles throughout the proposal is reflected in the location of building platforms, the placement of extensive restoration planting in and around gully systems and wetlands and the nature of the surrounding farm operations.

At the start of the design process a balance was found between the critical number of lots required to ensure a viable residential enclave and the maximum number of house sites that would be able to be absorbed into this rural coastal landscape. The number sits at 25 lots capable of supporting a dwelling surrounded by one large balance lot farm on which an existing farm manager's house is located.

Part of the farm plan is to retain the viable farmland in and around large tracts of native vegetation to protect the more sensitive land with additional facilities woven through the property to enhance the amenity of future land owners.

The methodology of the design process included

The design process evolved as follows:

- A desk top analysis of the property was undertaken, where the topography, existing vegetation, location of farm infrastructure, gully systems, ridgelines and steep slopes were documented along with overlays from the Auckland Unitary Plan (AUP:OP) including Significant Ecological Areas (SEA's), Outstanding Natural Landscape (ONL) and High Natural Landscape (HNL) were identified on a Site Analysis Plan

(Attachment A) and Unitary Plan Management Layers Plan (Attachment B). These areas were all determined to be sensitive, requiring protection and needing to be kept free from built form.

- A number of visits and walks over the property were undertaken to determine the site constraints and opportunities, with an emphasis on those related to landscape and visual features at the outset. Following this, ecological, farming and engineering considerations have been assessed and addressed in the design.
- A visit out onto the water of the Kaipara Harbour assisted in providing an insight as to the nature of the views back to the site from this large open space (Attachment C).
- A drive around the roading network surrounding the subject property assisted in providing an insight as to the views of the subject land from the surrounding visual catchment (Attachment C).
- Conversations and site visits with representatives from Mana Whenua identified additional sensitivities of the land that have been addressed through changes to the design in and around identified archaeological features. These conversations are continuing.

Further to the initial site visit it was clear that this is a very unique piece of land that needed to be treated in a very sensitive way. A design methodology/style was formulated which has led the nature of this development from the outset. The overriding intention is for the land to be retained in as natural a state as possible with:

- Large tracts of existing native bush areas, gullies and wetlands protected and significantly enhanced/restored.
- Archaeological sites and sites of cultural value to be protected and managed in a way that reflects Mana Whenua desires.
- The locations for the future building platforms placed within the lower reaches of the property and tucked in amongst existing mature vegetation and landform features so that the vegetation can assist in screening and nestling any dwellings into the landscape.
- The building areas clustered to create discrete pockets of development that are easily able to be accessed.

- The more visible parts of the property adjacent to the ridgelines and within the large, open paddocks retained as pasture.
- The natural landform to be retained with minimal earthworks.
- The productive farmland to be retained and grazed in a network of paddocks set up to maximise farming operational efficiency and sustainability.
- Each building platform to have its own window of view out over the Kaipara Harbour.

All of the above are reflected in a **Farm Vision Statement** (Attachment D), which is the guiding document which the design team for the project have used as a basis to achieve the desired outcome.

The visit out onto the water of the Kaipara Harbour and the surrounding road network assisted in assessing the potential visual effects of introducing this number of houses into this location when viewed from the water and extended visual catchment. Ensuring that the rural / coastal landscape and natural character and amenity values are retained and enhanced.

The development of '**The Farm Plan**' (Attachment E) has evolved from the original 'Indicative Development Plan' which was used as a guide to which all members of the development design team have contributed. The other significant contributors include:

- Planning (The Urbanist and Barry Kaye) - design guidelines have been produced which tie together the functional aspects of the proposal and ensure that the vision statement is able to be achieved on a practical level.
- Ecology (Wildland Consultants Limited) – who have assisted in guiding and massaging the layout of the large tracts of restoration planting so that they encompass all areas requiring protection, particularly in and around the wetlands and riparian areas.
- Engineering – including civil (Crang Civil Consultants), and traffic (Commute Transportation) who have guided the layout of the roading network and stormwater elements. The site access point has been realigned to comply with the requirements of Waka Kotahi NZ Transport Agency in relation to the connection with the state highway. This revised access

- Geotech (KGA Geotechnical Group Limited) – each lot was assessed and the boundaries adjusted to ensure that a suitable building platform and septic irrigation field was able to be achieved. With strategic retaining wall design required adjacent to the entry of the site.
- Farm Management (Richard Kidd – Sheep and Beef Farmer) – a farm advisor was brought in to assist in guiding the placement of fences, gates, stock road crossings, races, and to assist in preparing a Farm Management Plan to guide the ongoing sustainable management of the farm operations.
- Economic and environmental sustainability (Ray Hollis - farm management consultant) has prepared a report (Ray Hollis 2022) describing the proposals economic and environmental sustainability.
- Archaeology (Clough & Associates) - identified archaeological features of significance on the site which resulted in a relatively major redesign of the proposed access network so as to avoid an historic Pa site along with best management practices in and around archaeological areas.
- Mana Whenua – while not on the design team, consultation with representatives from Ngā Maunga Whakahii o Kaipara Development Trust and Ngāti Manuhiri Settlement Trust have provided valuable guidance as to the most suitable means of managing the land in and around the identified historical features and feedback on the overall proposal. At the time of writing this document ongoing consultation with two local marae (Kakanui and Araparera) is being undertaken through the guidance of the Ngā Maunga Whakahii o Kaipara Development Trust.

The total land area of the property is 138 hectares with the property taking its access off the Kaipara Coast Highway at a location just north of the Makarau River and bridge.

LANDSCAPE & VISUAL EFFECTS ASSESSMENT Goodland Coastal Farm at 2127 Kaipara Coast Highway, Kakanui, 31 July 2023
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- Recording the existing elements and features of the site in terms of vegetation, topography, views and landscape character, values and visual amenity of the land and surrounding landscape.
- Background research of the relevant statutory provisions and the intention of the relevant zoning within the AUP:OP.
- A description of the proposal, including the mitigation measures that have been incorporated into the proposal to ensure that it can be integrated into the surrounding landscape.
- Establishing the extent of the viewing audience and likely visibility of the proposal from the surrounding visual catchment. Key views within this visual catchment have been recorded using representative viewpoints from which an assessment of the likely visual impact of the proposal has been made.

- When describing the nature and degree of effect the assessment uses the slightly adjusted NZILA 7 point scale assessment rating, as detailed within “*Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*” (Lister 2021). This document is supported by the members of the New Zealand Institute of Landscape Architects titled The ratings scale is as follows:

FIGURE 1: EXCERPT FROM AUCKLAND COUNCIL GEOMAPS (INDICATING THE LOCATION AND CONTEXT OF THE SITE)



2.0 KAIPARA HARBOUR / PAREPAREA POINT CATCHMENT LANDSCAPE VALUES

This section describes the landscape setting including the character, landscape values, quality and significance of the surrounding landscape and the subject site itself.

The definition of the term 'Landscape' was discussed and refined by New Zealand Landscape Architects throughout the country in a series of NZILA Landscape Assessment Methodology workshops (November 2017). The recommendation that came out of these workshops is the following:

"Landscape embodies the relationship between people and place: It is the character of an area, how the area is experienced and perceived, and the meanings associated with it."

An area as perceived by people, including how the area is experienced, understood, interpreted, and regarded."

This definition reflects current professional practice in Aotearoa / New Zealand that conceptualises landscape as three overlapping dimensions. This includes physical, associative, and perceptual dimensions. The landscape value derives from the importance that people and communities, including tangata whenua, attach to a particular landscape and landscape attributes. These may be valued differently depending on the values of the different stakeholders. Given this, defining the landscape value of an area must involve broad value judgements. The following factors have been used to assist in determining the value of the current landscape in and around the subject land:

- **Physical qualities** – a record of the physical features of the landscape (e.g. Topography and vegetation) and their processes and how they interact over time. This includes an assessment as to what extent typical character is represented in the area, intactness of the landscape and the condition of individual elements including natural and man-made and how they relate. This includes an assessment of the scale of the landscape, the patterns created the richness in detail, and whether it is enclosed or open and the existing land use.
- **Associative qualities** – relate to the relationship between people and place. These include historic elements of the area including features that contribute to people's associations and

identity, laws, customs and include qualities that contribute to people's sense of place.

- **Perceptual qualities** – relate to those landscape qualities directly perceived and experienced by humans that appeal primarily to the senses (e.g. smells, sounds, touch, taste, or views). These perceived values affect how a person feels about the place and can provoke memories and general feelings of wellbeing.

In order to be able to ensure that the core landscape values of Makarau and this part of the Kaipara Harbour environs are protected and enhanced as a result of this proposal it is important to have an appreciation as to what those core landscape values and characteristics are.

The landscape context of this assessment has generally been restricted to the visual catchment in which the subject land is located.

The following description of the subject land and its setting assists in establishing the characteristics that make this land distinctive, gives a spatial reference to baseline information and assists in determining the potential effects arising because of the proposal.

2.1 Biophysical Features, Patterns and Processes

The subject site is located on the eastern side of the southern part of the Kaipara Harbour, a large tidal water body in the northern part of Auckland City (Figure 1).

This Kaipara Harbour landscape is noticeably different from the landscape on Auckland's east coast. It is distinctly rural and coastal and has a wild quality about it. The visual catchment is broad as it extends out, over the open expanse of the Kaipara Harbour to the landscape of the South Head peninsular to the west and the Taporā landscape in the distant north.

The topography in and around the subject property is characterised by large manmade/reclaimed flat grazed farmland to the immediate north, west and southwest, some of

this extending into the lower reaches of the subject property. This is visible as a patchwork of paddocks that are separated by the straight lines of fencing that veer off in different directions.



FIGURE 2: VIEW FROM THE SOUTHERN END OF THE SUBJECT LAND OVER WHERE THE MOUTH OF THE MAKARAU RIVER MEETS THE KAIPARA HARBOUR

The topography inland comprises an intricate network of ridgelines and gully systems on which the subject property is a part, being the centre of a peninsula of land that is surrounded by the Kakanui Creek to the west, the Makarau River to the east (Figure 2) and the Kaipara Coast Highway to the north. The southern part of the property connects with the Pareparea Burial Reserve (Figure 3), which is a headland that is vegetated in mature native bush and accessible via the Makarau Bridge Reserve, an esplanade reserve that runs adjacent to the eastern side of the property and the Makarau River. This is referred to in the deed of settlement between Ngāti Whatua o Kaipara and the Crown, along with another esplanade reserve that runs adjacent to the western side of the Kakanui River on the western side of the subject property.



FIGURE 3: VIEW OF THE PAREPAREA HEADLAND FROM THE WATERS OF THE MAKARAU RIVER

The landform in the broader surrounding catchment includes another headland on which Gibbs Farm and a couple of other rural properties are located to the north. This is accessible via Barr Road, a small rural cul de sac, and the Kaipara Coast Highway.



FIGURE 4: VIEW FROM THE SOUTHERN END OF THE SUBJECT LAND OVER THE ADJACENT RECLAIMED FLATS WITH THE GIBBS FARM RIDGELINE IN THE DISTANCE

Gibbs Farm (Figure 4) is a large property that is a private sculpture park and animal sanctuary with a number of dwellings

located on the north-western side of the property, large, manicured rolling hillsides interspersed with oversized sculptures, some of which are visible on the skyline and home to a number of exotic animal herds. This private property is generally open to the public one day a month during the drier summer months where they access the property via large entry gates that are directly accessed off the Kaipara Coast Highway. There is a smaller service entry access to the property off the end of Barr Road.

A hill sequence is visible to the north and north east of the subject property with Tuhirangi Road running along the crest of the primary ridgeline. The landscape surrounding this comprises largely grazed paddocks interspersed with clusters of vegetation with some houses dotted throughout. The largely natural features of this landscape between this ridgeline and the subject land are interrupted by several high-tension power lines that march in a straight line through, with the National Grid Corridor overlay running from a location partway up Tuhirangi Road and cutting through the state highway at a location close to the southern side of the Makarau Bridge. Another arm of this powerline corridor cuts through Makarau Road near the western end.

To the south of the subject land Jordon Road and Ngapuke Road wrap around the base of another elevated landform that rises to the south. This landform is largely accessible via Oyster Point Road. The northern end is characterised by smaller farming blocks with rural lifestyle living lots located up adjacent to Oyster Point Road and extending along a network of roads south of this and in and around the Kaukapakapa Village.

The subject property is surrounded by Floodplains including those associated with the Makarau River that winds around the open flat landscape to the east and south of the site. Given their proximity to the coastal waters of the Kaipara Harbour these areas are largely characterised by mangroves surrounding the deeper waters of the primary channel.

The landuse in and around the Makarau and Kakanui area is predominantly farming with a small handful of full time farmers, on larger blocks of land, such as the dairy farmer operating to the immediate west of the subject land, farmers running sheep and beef on Manaia Properties further to the north, the

managers of the subject land (Otakanini Topu) who use the subject land as part of a network of farms (including other farms in South Head) to raise cattle and a number of smaller scale farming operations. Other landowners of smaller blocks located in and around the roading network predominantly enjoy lifestyle block living with smaller numbers of productive stock, or pets such as horses.

The closest larger settlement is the rural village of Kaukapakapa which is located approximately 7.5 kilometres (as the crow flies) to the south. This settlement comprises a primary school, garage, service station, dairy, hotel and a few other retail outlets servicing this rural community.

The closest college, in which the subject site is zoned, is Kaipara College which is in Helensville. This, and Kaukapakapa Primary School are serviced by a school rural bus route (Figure 5) which runs directly past the subject land on the Kaipara Coast Highway.



FIGURE 5: VIEW FROM THE SUBJECT LAND OF THE SCHOOL BUS STOPPING TO DROP OFF CHILDREN ON THE WAY PAST ON THE STATE HIGHWAY

The Kaipara Coast Highway is a relatively busy state highway that is the alternative transport route between Northland and Auckland after State Highway 1.

There are very few parts of the Kaipara Harbour in which it is possible to launch a boat or have direct public access to the water. One of the few boat launching places is located off

Jordan Road to the immediate south of the subject land. This is used by boaties with smaller watercraft that can navigate the relatively shallow channel through the mangrove forest and into the Makarau River before heading out into the Kaipara Harbour, predominantly to fish.

A local recreational fisherman who uses this boat ramp regularly says that 8 or 9 boats usually access the ramp on the weekends, with three or four during the week, weather and tide depending. The access point is located off Jordan Road, to the south of the subject land with direct views of the vegetation and landform of the Pareparea Block. As the boatie travels further around the waters of the harbour the pastureland of the southernmost end of the subject property comes into view.

Photographs taken from locations on the Kaipara Harbour in the vicinity of the Makarau River and slightly further north back to the site are illustrated in Attachment C. These illustrate the character and nature of this landscape.

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 generally subservient to natural features, some discernible nestled in amongst vegetation with clusters visible 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 with the tops of vegetation poking their heads up above the pasture on the skyline. Some smaller tracts of vegetation are visible in the lower reaches.

The natural features of the landform, vegetation and pasture are 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.

The location of the subject land on a small peninsula that is surrounded by the open Kaipara Harbour to the west and the broad catchment of the Makarau Valley to the east means that it is relatively exposed to the prevailing winds from the southwest and other winds coming off the harbour. The elevated nature of this landform also means that it is open to extensive views out over the Kaipara Harbour and surrounding visual catchment.

The adjacent 'Pareparea Block' to the south, is listed as a Burial Reserve on its certificate of title, with the property being Māori Freehold Land as per the Native Land Act 1931. This indicates that the headland is of significant value to the local Mana Whenua which is reinforced by the fact that land settlements between the Ngāti Whatua o Kaipara and the Crown ensure that there would be access through to this land from the state highway via esplanade reserves that run alongside the Makarau River and Kakanui Creek. These routes circumnavigate around the subject land and traverse through vegetation in a circuitous path.

There are several Marae that are located within a short distance from the subject property that are affiliated with the Nga Maunga Whakahii o Kaipara Development Trust. These include the Puatahi Marae, the Araparera Marae and the Kakanui Marae.

When summarising the landscape values placed on the land in and around this part of the Kaipara Harbour it is important to include the values that have been ascribed to this landscape by the various Auckland Council assessments.

The Outstanding Natural Landscapes Overlay (Area 11, Headland, Makarau River) describes the landscape as wild nature hill country, harbour and estuary. *"A distinctive headland promontory around which the Makarau River sweeps, defined by both its relatively steep topography and remnant forest/shrubland cover which is particularly pronounced towards the apex of the headland. Linked with the mangrove colonies within the river corridor and the river itself."*

The headland is described as having high ecological, dynamic and aesthetic values being prominent and covered in intact indigenous native forest (including kauri, kahikatea and totara) linked with the harbour margins, including intertidal flats and mangroves at the mouth of the Makarau River.

The prominent landform reinforced by the native vegetation cover contrasting with the low-lying coastal flats around the harbour mouth and river corridor. The natural elements adjoining the coastal edge contrasting with the adjoining farmland. With a strong interplay between the open waters of the Kaipara Harbour and the mouth of the Makarau River tides and wildlife.

Within the High Natural Character Overlay (Area 26) description the land on which the Pareparea Block is located is considered to be *"a prominent headland at the mouth of the Makarau River. Comprehensively vegetated in remnant and regenerating native forest, the headland is mostly unmodified although its northern margins have been mostly cleared for pasture and the intertidal flats to the south have been extensively drained and reclaimed. The headland itself is entirely free from development and modification, however the peripheral modification associated with the reclaimed flats disrupts the sense of cohesion and intactness within the wider coastal environment."*

The value placed on this landscape is listed as being largely due to perceptual values with a high experiential attribute.

2.2 The Subject Land

The 138 hectare property at 2127 Kaipara Coast Highway takes its access off the Kaipara Coast Highway at a point in the northern extremity of the site.

The irregularly shaped property comprises the central section of a small peninsula that extends out into the Kaipara Harbour environs on the southern side of the Kaipara Coast Highway and to the immediate west of the Makarau River.

The land extends up to a high point (105m) that forms part of a central ridgeline that runs in a general north south direction. The lowest elevation of the property goes down to sea level.



FIGURE 6: VIEW FROM THE CENTRAL RIDGELINE OVER A CLEARING IN THE VEGETATION ON THE EAST FACING SLOPES

Several secondary ridgelines come off the central spine with an assortment of gullies between. The east faces of the property tend to be steep to very steep with some small pockets of gently undulating land (Figure 6), particularly in the northern extent of these east facing slopes. These are illustrated on the Site Analysis Plan (Attachment A).

The western facing slopes have a slightly gentler gradient, with some steeper sections immediately adjacent to the gullies and in a band of land that provides the physical separation between the flats and the rest of the property.

The landform in and around an old quarry area in the centre of the northern extremity of the property is variable, with steep sidings and a small dam at the base.

The water channels on the property comprise a mix of permanent and intermittent streams that flow into a few small wetland areas (Figure 7 and 9) that are characterised by rushes, predominantly *Juncus* species. The waterways are largely in poor condition as they are unfenced with stock able to roam freely through them (Figure 8).



FIGURE 7: ONE OF THE CROSSINGS OVER A GULLY SYSTEM WITH RAUPO VISIBLE IN A WETLAND IN THE MIDGROUND AND A KANUKA GROVE IN THE BACKGROUND



FIGURE 8: VIEW OF ONE OF THE RIPARIAN AREAS

There is a diverse mix of vegetation on the property (Figure 10) that is comprehensively detailed within the Ecological report prepared by Wildland Consultants Limited (W. C. Limited 2022). In summary, the vegetation comprises large areas of relatively dense mature indigenous forest in the south eastern extremity of the site where it merges with the vegetation of the Pareparea Block. This extends along the eastern faces of the property where it becomes patchier with a smaller number of species evident. The northern extent of the eastern faces is open pasture.



FIGURE 9: PART OF A LARGE WETLAND AND DAM ON THE SUBJECT LAND WITH THE RECLAIMED FLATS AND KAIPARA HARBOUR IN THE BACKGROUND.

On the western faces of the property there are some large tracts of relatively pristine native vegetation that radiate out from the Pareparea Block vegetation. Other significant areas comprise fingers of mature vegetation that extend up the larger gully systems with some tufts of vegetation located on the steep slopes down to the flats.



FIGURE 10: VIEW OF REMNANT MATURE VEGETATION WITHIN ONE OF THE GULLY SYSTEMS

Species of note include: *Dacrycarpus dacrydioides* (Kahikatea), *Kunzea ericoides* (Kanuka), *Leptospermum scoparium* (Manuka), *Dacrydium cupressinum* (Rimu), *Rhopalostylis sapida* (Nikau), *Typha orientalis* (Raupo), *Cordyline australis* (Cabbage Trees), *Piper excelsum* (Kawakawa), *Vitex lucens* (Puriri), *Cyathea dealbata* (Ponga), *Dysoxylum spectabile* (Kohekohe), *Corynocarpus laevigatus* (Karaka), *Knightia excelsa* (Rewarewa), *Podocarpus totara* (Totara), *Cyperus* and *Juncus* species within the wetland areas. There are relatively small numbers of weed species evident on the property with some gorse in the northern extremity along with some patches of Pampass grasses (Figure 11) and blackberry.



FIGURE 11: VIEW OF PAMPASS GRASS AND WETLAND ADJACENT TO THE PROPOSED NEW SITE ACCESS POINT

The vegetation has been significantly impacted by the grazing of cattle that roam relatively freely over the property, including in and around the mature vegetation given the poorly maintained fencing that is easily penetrated by the animals.

The current landuse on the property is beef grazing, although the farming infrastructure indicates historical dairy farming and sheep farming.

The farming infrastructure includes a farm manager's dwelling in the northern extent of the property not far from the site access onto the state highway. A large farm shed (historical shearing shed) is located to the north of this, with some other sheds located in a cluster in a flat platform in an elevated location in the centre of the northern part of the property (Figure 12). A couple of

concrete water tanks are also located in this area. It is understood that there is a bore that supplies water to the farm.



FIGURE 12: VIEW OF THE OLD MILKING SHED, WATER TANKS AND SHEDS ON THE ELEVATED FLAT AREA

Stockyards are located on the eastern side of the site entry where there is a large gravel turning area for stock trucks (Figure 13).



FIGURE 13: VIEW OF THE EXISTING STOCKYARDS ADJACENT TO THE SITE ENTRY WITH ACCESS OF THE STATE HIGHWAY

There is a network of fencing, gates, farm tracks (Figure 14) and water troughs around the property in a variety of conditions (Figure 15). The current farming methods appear to be for the farm gates to be left open allowing stock to wander around freely between the paddocks.



FIGURE 14: VIEW OF THE RACE THAT RUNS ALONG THE LOWER REACHES OF THE WESTERN SIDE OF THE PROPERTY



FIGURE 15: VIEW OF ONE OF THE WETLANDS ON THE PROPERTY THROUGH DAMAGED FENCING

In addition to vegetation a distinctive natural feature of this farm are the large boulders dotted throughout and in clusters on the property.

The archaeological assessment by Clough and Associates Limited (Clough and Associates Limited 2022) indicates that Māori have historically had a presence on this land with evidence of a pa site (in the upper reaches of the property), midden sites, pathways, a possible terrace site and a historically recorded whare on the flats at the base of the property.

Conversations with Mana Whenua confirm that this land has been and still is very culturally significant to local Iwi. The presence of the adjacent Pareparea Block Burial Ground on the neighbouring land is a physical reminder of these cultural associations.

The majority of the subject property is located within the Rural – Rural Coastal Zone, Kaipara South Head and Harbour coastal area of the Auckland Unitary Plan (AUP:OP), with a small area that is zoned Rural – Rural Production Zone. This small area reflects the location of the historic quarry and access to this quarry.

Overlays over the property include a number of Significant Ecological Areas (SEA'S), an Outstanding Natural Landscape Overlay (ONL), Area 11, Headland Makarau River, and a High Natural Character Overlay, Area 26 (HNC). These are all illustrated in the Unitary Plan Management Areas Plan (Attachment B).

The location of the property on the side of the Kaipara Harbour, combined with the nature of the topography of the site means that there are extensive views out over the flats and Kaipara Harbour with a landform backdrop to the west. Views to the east are screened in parts by the existing vegetation that extends up to the ridgeline. Where possible, these views extend over a broad catchment with the Makarau floodplain area at the base and the Kaipara Coast Highway visible where it winds its way up the hill to the south.

2.3 Landscape Value

When describing the baseline conditions of an area the baseline value of the landscape must be considered. The landscape value derives from the importance that people and communities, including tangata whenua, attach to a particular landscape and landscape attributes. These may be valued differently depending on the values of the different stakeholders. Given this,

defining the landscape value of an area must involve broad value judgements. The following factors have been used to assist in determining the value of the current landscape in and around the subject land:

- The planning context – the intentions of the objectives and policies of the zone in which the proposal is located and any relevant overlays or controls.
- Landscape condition/quality – a measure of the physical state of the landscape. This includes an assessment as to what extent typical character is represented in the area, intactness of the landscape and the condition of individual elements.
- Sensory quality – the term used to describe landscape qualities directly perceived and experienced by humans that appeal primarily to the senses (e.g. smells or views).
- Rarity – the presence of rare elements or features in the landscape.
- Representativeness – whether the landscape contains a particular character and/or feature or elements which are considered particularly important examples.
- Conservation interests – the presence of features or wildlife, ecological or archaeological / historical and cultural interest.
- Perceptual aspects – a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.

All of the various features of the property and surrounds have been described in Section 2, above.

A summary of the distinctive landscape features that contribute to the landscape values of the Kaipara Harbour and Makarau landscape in which the subject property is located include:

- The relatively wild nature of this part of the coastline.
- The elements associated with the coast including flat, coastal alluvial plains, the mangrove vegetation associated with the coastal edge backed by a convoluted coastline, and rolling hills.
- The open views out over the harbour.
- The distinctive topography of the adjacent unmodified and prominent Pareparea Block landform headland and the associated mature vegetation and relationship with the low-lying coastal flats, with a strong interplay between the open waters of the Kaipara Harbour, the tidal inlet and the mouth of the Makarau River, including tidal influences and wildlife.

- The contrasts between the unmodified nature of the Pareparea headland and the adjacent reclaimed land in the flats.
- The pockets of the Kaipara Harbour (along the west coast of the Kaipara Harbour and South Head) where there are some enclaves of typically large properties and low density settlement providing a rural and semi-remote character.
- The contrast between the large tracts of mature indigenous vegetation and the large areas of open pasture.
- The prevalence of natural elements including native vegetation and the large areas of open pasture on the rolling topography.
- The predominance of natural elements over built form. With built form predominantly located in the lower reaches of the landform and tucked in amongst the existing vegetation.
- The distinctive rounded boulders and rocks located in and around this part of the coast.
- The relatively quiet values and tranquillity generally associated with the rural countryside.
- The strong cultural connections that Mana Whenua have with this land.

A summary of the elements that are currently present that detract from the positive landscape values described above include:

- The presence of the power pylons and the associated lineal nature of the power lines that cut through a landscape that is otherwise dominated by natural elements.
- The presence of livestock within the extensive large areas of mature native bush that are degrading the quality of the bush.
- The presence of livestock within the riparian areas and wetlands that is pugging the waterways and deteriorating the quality of the water leaving the land before it enters the Kaipara Harbour environs.
- The presence of livestock in and around the archaeological sites on the property that may be impacting the quality of these sites.
- The presence of pest and weeds that have detrimental effects on the existing large tracts of mature indigenous vegetation.
- The modification of the flat reclaimed land that contrasts with the natural values and unmodified nature of the Pareparea Block headland.

3.0 LEGISLATIVE CONTEXT AND STATUTORY FRAMEWORK

Attachment G is a comprehensive list of the objectives and policies of the relevant sections of the Auckland Unitary Plan (AUP:OP) and other statutory documents relating to landscape and visual effects.

Although this proposal is non-complying, it does comply with the intent of the zone and associated overlays in relation to the landscape character of the zone.

There are many objectives, policies and standards relevant to the land that are listed in the different sections of the AUP:OP (as detailed within Attachment G), many of them have a common intent. These have been summarised and separated into the following sub-groups relating to the proposal. Note that the wording is the same as or generally reflects that in the AUP:OP, as follows:

Natural heritage

Subdivision, Use and Development in the Coastal Environment

- The natural characteristics and qualities that contribute to the natural character of the coastal environment are preserved with the natural features and landscape values protected.
- The natural characteristics and qualities that contribute to the natural character of the coastal environment are maintained and protected from inappropriate subdivision, use and development while providing for subdivision, use and development in appropriate places and forms and within appropriate limits.
- Subdivision, use and development in the coastal environment are located in appropriate places and are of an appropriate form and within appropriate limits, taking into account the range of uses and values of the coastal environment.
- Avoid or mitigate sprawling or sporadic patterns of subdivision, use and development in the coastal environment by concentrating it within areas already characterised by development and where natural character values are already compromised; and avoiding urban activities in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage,

Mana Whenua, natural resources, coastal, historic heritage and special character.

- The natural, biological and physical processes in the coastal environment are to be maintained or enhanced while recognising their dynamic, complex and interdependent nature.
- Representative or significant natural ecosystems and sites of biological importance are to be protected with the diversity of NZ's indigenous coastal flora and fauna maintained.
- Maintain coastal water quality, and enhance it where it has deteriorated from what would otherwise be its natural condition.
- Avoid significant adverse effects on natural character, and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment not identified as high natural character from inappropriate subdivision, use and development.
- Land use practices and restoration projects that will restore, rehabilitate or enhance natural character in high natural character areas in the coastal environment are to be enabled.
- Recognise the contribution that use and development of the coastal environment make to the social, economic and cultural well-being of people and communities.
- Ensure that the effects of climate change are managed by locating new development away from coastal hazard areas.
- Recognise the ongoing and enduring relationship of the tangata whenua in the management of the coastal environment.

RELEVANT AUP:OP SECTIONS: (B8.2), (B8.3), (D10.2(4)), (D10.3(1)(a)), E18.2(1)&(2)), (E19.2(1)), NZ Coastal Policy Statement – Objectives 1, 2, 3, 5, 6

Outstanding Natural Landscapes (ONL)

- The physical and visual integrity of outstanding natural landscapes are protected from inappropriate subdivision, use and development.
- ONL's are managed in an integrated manner to protect and, where practicable and appropriate, enhance their values. Maintaining the visual coherence and integrity of the

outstanding natural landscape, the natural landform, natural processes and vegetation areas and patterns; and maintaining high levels of naturalness.

- Within ONLs built form is subservient to natural landscape values while enabling use and development that maintains or enhances the values or appreciation of an ONL.
- Appropriate rural production activities are provided for as part of working rural and coastal landscapes in ONLs.
- Existing rural production activities are recognised as part of landscape values including any outstanding natural landscapes.
- Subdivision, use and development in the coastal environment adjoining ONLs are to be managed to protect visual and biophysical linkages between the site and ONLs with adverse cumulative effects on the values of the ONLs avoided.

RELEVANT AUP:OP SECTIONS: (B4(1)), (B8.2.2(1) (D10.2), (D10.3), (E19.3)

High Natural Character Areas (HNC)

- Subdivision, use and development of land adjoining high natural character areas that have a biophysical or visual linkages with the scheduled area is to avoid adverse effects on the natural characteristics and qualities that contribute to the natural character values and avoid, remedy or mitigate other adverse effects that contribute to the natural character values of HNC areas.
- Significant landforms and indigenous vegetation and habitats that are connected to HNC areas are to be maintained.
- The effects of subdivision, use and development in the coastal environment are to be managed to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the characteristics and qualities that contribute to natural character values. When doing this the physical, visual and experiential values that contribute to the wilderness and scenic values of the area are to be taken into account, with the overall subservience of built form on natural character values and the retention of the integrity of

landforms and sensitive natural features such as ridgelines, wetlands and riparian areas.

- Land use practices and restoration activities that will restore or rehabilitate natural character values are to be promoted.
- Avoid adverse effects on the characteristics and qualities of natural landscapes that have particular values, provide a sense of place or identity, or have high amenity values.

RELEVANT AUP:OP SECTIONS: (E18.3), (E19.3)

Rural Environment

Character and Use

- Protect Areas of land containing elite soil for the purpose of food supply from inappropriate subdivision, urban use and development.
- Enable rural production and other activities that support rural communities while maintaining the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, to be maintained.
- The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.
- Areas of significant indigenous biodiversity are to be protected and enhanced.
- Auckland's rural areas outside rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development.
- Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values.
- Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values while recognising that it is a predominantly working rural environment; there are few buildings of an urban scale, nature and design, other than residential buildings and those accessory to farming and a general absence of infrastructure that is of an urban type and scale.

- Minimise the potential for reverse sensitivity effects preventing sensitive activities (such as countryside living) from establishing in areas where rural production activities could be adversely affected; or requiring sensitive activities (such as new countryside living) to adopt onsite methods to avoid reverse sensitivity effects on rural production activities.
- Encourage improved land management practices in rural production areas to progressively reduce and contain adverse environmental effects.
- Subdivision of rural land avoids, remedies or mitigates adverse effects on the character, amenity, natural character, landscape and biodiversity values of rural areas (including within the coastal environment), and provides resilience to effects of natural hazards
- Activities and development are to be managed to maintain the distinctive rural and coastal character of the zone with farming and forestry with a low density of buildings and other significant structures; rural character and amenity values, biodiversity values, values based on particular physical and natural features such as ridgelines, estuaries, harbours indigenous vegetation wetlands etc.
- Buildings are to be of a scale and intensity that do not detract from the zone's rural and coastal character and amenity values.
- Land subdivision protects and enhances significant indigenous biodiversity, with the permanent protection and enhancement of areas of significant indigenous biodiversity and rehabilitation enabled through subdivision
- Rural subdivision enabled for the following purposes:
 - Rural production
 - Activities that support Māori relationships with their land where this land is managed by the TeTure Whenua Māori Land Act 1993; and
 - Special circumstances that provide for significant benefit to the local rural community, and that cannot be met through the use of existing titles.
- Provide for new rural lifestyle subdivision in locations and at scales and densities so as to maintain or enhance landscape, rural and, where relevant, coastal, character and amenity values;

RELEVANT AUP:OP SECTIONS: (B9.2), (B9.3), (B9.4), (E39.2), E39.3), (H19(3)), (H19(4)), (H19.5)

Rural Subdivision

- Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.
- Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the areas.
- Subdivision of land avoids inappropriate rural lifestyle lots dispersed throughout rural and coastal areas.
- Control the number, location, size and visual impact of dwellings and other non-residential buildings and their curtilage and accessways to maintain the rural and coastal character and amenity values in the coastal environment.
- Subdivision avoids or minimises the opportunity for reverse sensitivity effects between agriculture, horticulture, mineral extraction activities, rural industry, infrastructure and rural lifestyle living opportunities.
- Rural lifestyle subdivision is primarily limited to sites created by protecting or creating significant areas of indigenous vegetation or wetlands.
- Rural subdivision avoids or minimises adverse effects in areas identified in the High Natural Character Overlay, Outstanding Natural Landscape Overlay and Significant Ecological Areas Overlay.
- Limited opportunities for in-situ subdivision in rural areas is to be provided while ensuring that there will be significant environmental protection of indigenous vegetation; the number of sites are limited so as to avoid the inappropriate proliferation and dispersal of development; adverse effects on rural and coastal character are avoided, remedied or mitigated; and sites are of a sufficient size to absorb and manage adverse effects within the site and reverse sensitivity effects are managed in a way that does not compromise the viability of rural sites for continued production.
- Rural subdivision is managed to facilitate more efficient use of land for rural production activities by restricting further subdivision in the rural coastal zone.
- Restrict in-situ subdivision for rural lifestyle living to where the site is created through the protection of indigenous vegetation or indigenous vegetation planting.
- Subdivision to recognise topography, natural features, ridgelines, aspect, water supplies and existing vegetation and avoid inappropriately located buildings and associated

accessways including prominent locations as viewed from public places. Avoiding adverse effects on riparian margins and protected natural features.

- The design of subdivision to ensure that development is integrated with the existing landscape, including the location of sites, roads and walkways, ensuring the character and amenity values of adjacent sites and locality are not adversely affected.
- Subdivision is to manage stormwater by applying an integrated stormwater management approach while protecting natural streams and maintaining or improving water quality.
- A specified building area is to be identified on the scheme plan of at least 2000m² and complying with yard requirements.

RELEVANT AUP:OP SECTIONS: (E39.2), (E39.3), (E39.6.1.1), (H19)

H19.5.6. Rural – Rural Coastal Zone West Coast Coastal area (Kaipara South Head and harbour)

H19.5.6.2. Objectives

- (1) The special and distinctive coastal and rural character of the West Coast area is retained.
- (2) Land-based activities and development are managed to protect the area's Outstanding and High Natural Character and landscape values and its ecological, recreation and amenity values.
- (3) The relationship between the land, the Tasman Coast and the Kaipara Harbour is recognised and maintained.
- (4) Significant Māori associations with the Kaipara Harbour area recognised and provided for.

H19.5.6.3. Policies

- (1) Enable rural production activities, particularly pastoral farming and forestry, for their economic and social role as well as in retaining a remote rural and coastal character.
- (2) Maintain a low-intensity built environment, where buildings are for rural production purposes rather than for rural lifestyle.
- (3) Require buildings for intensive farming to be sited to minimise visual impacts on natural character and landscape values.
- (4) Retain a range of land holding sizes, particularly those larger land holdings used for pastoral farming activities.

- (5) Improve public access to the Kaipara Harbour, including boat launching facilities where this does not adversely affect important habitat areas, such as the Tāpora sand islands.
- (6) Require subdivision and land-use activities to enhance and protect the distinctive special character and sensitive environments of the policy area.

Assessment Criteria are listed in Section H19.12.2

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) all restricted discretionary activity and their accessory buildings:
 - (a) whether the design and location of the buildings, and site landscaping, avoid, remedy, or mitigate the adverse visual effects of the buildings and related site works on rural and rural coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character areas. The following are relevant:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding;
 - (iii) landform modification needed for building platforms;
 - (iv) screening from neighbouring sites;
 - (v) views of the buildings from any public road or open space used for recreation, including any beach, coastal marine area, coastline, or regional park; and
 - (vi) related signage.
 - (b) whether noise from fans, ventilators, heaters, or other machines, or from on-site activities can be adequately mitigated;
 - (c) whether the design and location of the buildings, and the associated traffic avoid, remedy or mitigate adverse effects on the road network or traffic safety;
 - (d) whether the control, treatment, storage, or disposal of stormwater can be adequately managed;
 - (e) if the site contains elite soils whether the proposed buildings, structures, or site development prevent or compromise its availability or use for activities that directly rely on it;
 - (f) if the site contains prime soils, whether the proposed buildings, structures, or site development can be relocated so as not prevent or compromise its availability or use for activities that directly rely on it; and
 - (g) for fire stations, the extent to which functional requirements and the benefits that having the emergency services in the location are to be taken into account.

- (2) one dwelling per site and its accessory buildings in the Rural Coastal Zone – Te Arai-Pakiri, Whangateau to Waiwera, Kaipara South Head and harbour to Muriwai-Te Heunga coastal areas:

- (a) whether all buildings are sited and designed so they do not visually intrude on any significant ridgeline or skyline or adversely affect landscape values when viewed from any road or other public land including any beach, the sea or regional park;
- (b) whether building finishes including colours and materials complement the rural and rural coastal character of the surrounding environment. This criterion would be satisfied if the exterior finish of the building or structure has a reflectance value of, or less than, 30 per cent as defined within the BS5252 standard colour palette;
- (c) whether the siting of buildings and accessory buildings contribute to the rural and rural coastal character of the surrounding environment by responding to natural landforms, landscape features, including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character overlays;
- (d) whether the development requires extensive landform modification; and
- (e) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site are retained to the fullest extent practicable.

Mana Whenua

- The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.

RELEVANT AUP:OP SECTIONS: (B4(2)), (D10.2(2))

Indigenous Biodiversity, Water Quality and integrated management- Freshwater and Coastal Management

- Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.
- Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.
- Areas of contiguous vegetation and vegetation in sensitive environments, including the coastal environment, riparian

margins, wetlands, and areas prone to natural hazards, are protected.

- Enable activities which enhance the ecological integrity and functioning of areas of vegetation, including for biosecurity, safety and pest management and to control kauri dieback.
- Degraded freshwater systems are enhanced.
- Loss of freshwater systems is minimised.
- The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.
- Integrated management of subdivision, use and development is to be put in place to ensure catchment management plans are part of the planning process with the use of the land controlled to minimise the adverse effects of runoff on freshwater systems and improve degraded environments through enhancement and restoration. This includes existing riparian vegetation located on the margins of streams and wetlands and areas of significant indigenous biodiversity.
- Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area.
- Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland.
- Enable the enhancement, maintenance and restoration of streams or wetlands.
- The riparian margins of streams and wetlands are to be protected from inappropriate development with their enhancement promoted through safeguarding their aesthetic, landscape and natural character values and the biodiversity, resilience and integrity of ecosystems.
- The planting of any plants is to be enabled, excluding pest plants, in, on, or under streams or wetlands where it is suitable for habitat establishment, restoration or enhancement and the enhancement of amenity values and stormwater runoff control. The planting of plants that are native to the area is to be encouraged.
- More than minor adverse effects on freshwater and coastal water from livestock grazing are to be avoided.
- Protect existing inland and coastal wetlands

- Protect urban and rural streams from in-filling
- Ensure connectivity of fish habitat (fish passage)

RELEVANT AUP:OP SECTIONS: (B7.2.1), (B7.3), (B7.4), (E1.2), (E1.3), (E3.2), (E3.3), (E15.2) Freshwater NES

Reverse sensitivity

- Conflicts between activities including reverse sensitivity effects are avoided, remedied or mitigated.
- New rural lifestyle subdivision provided for in locations and at scales and densities so as to avoid potential for reverse sensitivity effects that could hinder the continued operation or growth of existing rural activities or the establishment of new rural activities.

RELEVANT AUP:OP SECTIONS: (B8.3.1.1(6)), (B9.4.2(4)(g)).

4.0 THE PROPOSAL including mitigation measures integrated into the proposal

This proposal for a 25 lot rural community development around a working farm at 2127 Kaipara Coast Highway, Kakanui has been guided by landscape and visual considerations, the design determined by the natural landscape features and the capacity of this rural coastal landscape to absorb this style of rural living and farming. Ecological, Engineering and archaeological considerations have also influenced and guided the design along with feedback and guidance from Mana Whenua.

The aim to achieve a high aesthetic outcome combined with weaving sustainable management principles throughout the proposal is reflected in the location of building platforms, the placement of extensive restoration planting in and around gully systems and wetlands, coastal margins and existing stands of vegetation and the nature of the surrounding farm operations.

The Vision Statement that guided the design explains the motivation behind the proposal, as outlined below.

Vision Statement

To maintain a community lifestyle where houses with magnificent coastal views to the Kaipara Harbour are nestled in amongst native bush and complementing a sustainably managed communally owned farm.

Purpose

To ensure residents can enjoy the benefits of a community lifestyle located within a sustainably managed communally owned farm without the stress of having to operate a farm. Each dwelling site nestled within an enhanced protected vegetation network will have its privacy and lifestyle qualities guaranteed through Resident Association rules which all owners must abide by. The existing mature vegetation is to be protected and enhanced with restoration planting of native species. A network of walking / cycle trails throughout the property will be maintained to enable residents to stroll around the farm, access the communal orchards, the community facility and enjoy the benefits of the property's natural environment.

This community lifestyle development was designed to significantly enhance the environment through extensive protection of ecology and water quality while at the same time supporting productive farming operations.

Character

The character of the development was designed to be maintained typifying a rural coastal vernacular, incorporating a sustainably managed farm. Buildings must be designed and maintained to be submissive to the natural and rural features with built forms required to respond to the existing contour and tucked in amongst the property's native vegetation.

The development is characterised by the communal ownership of a well-run, attractive farm which is woven around an extensive network of native vegetation into which the dwellings are tucked. The roading network, footpaths, site entry features and other modifications to the property were designed to reflect the rural vernacular and natural landscape character and must be maintained.

Core Values / Objectives

Subdivision Design Principles Underpinning the Lot Patterning

- Retention of a rural coastal outlook and character.
- Preservation and enhancement of the native vegetation within the property.
- Building locations and design submissive to the natural landform and vegetation so that buildings merge into the natural features of the landscape/landform.
 - Buildings located adjacent to existing tracts of vegetation so that the vegetation assists in screening and nestling any dwellings into the landscape.
 - Building platforms located so that they are partially absorbed by landform.
- Building platforms generally on flatter slopes to reduce the degree of modification required to develop each site.
- Fields for disposal of wastewater and associated vegetation strategically located in an organic layout where they can provide additional visual mitigation to future built form.
- Building platforms and irrigation fields strategically located with appropriate separation from waterways and wetlands.
- Any built form to have the least possible visual impacts from public spaces (including surrounding roads and the Kaipara Harbour). The most visible parts of this property in the upper reaches and northern edge adjacent to the State Highway kept free of development and retained as pasture.

- Environmentally sustainable approach to development while maintaining and enhancing a productive rural farming activity on this 138 hectare communally owned lot.
- Design controls to be used though a Design Code to ensure that buildings blend in and complement the rural and coastal character. E.g. colour, height and earthworks controls.
- Lots to be in clusters with easy access leading to a reduction of land modification and thus avoiding unnecessary development costs.

Lifestyle

- Every dwelling to have a beautiful aspect and view out over the Kaipara Harbour.
- Residents to be able to enjoy the benefits of living on a rural property without the pressures of managing a farming operation.
- Residents to be able to benefit from living within a micro rural community where they can easily and safely walk to visit a neighbour.
- Each dwelling located so occupiers can enjoy privacy and adequate separation from neighbours.
- The development must be supported by a network of footpaths/trails to enable easy access throughout the development supporting passive recreation and enjoyment of the rural amenity of the location.
- The residents should have a community building and children's playground to act as an informal socializing space.
- The residents should be able to benefit from produce harvested on the property.

Sustainability

- The development must always operate under the highest sustainability principles including protection of native vegetation and wetlands and of any vulnerable landform features such as steep slopes and riparian areas.
- The productive operating farm is to be managed so that it enhances land use potential while ensuring that there is no silt runoff into the Kaipara Harbour.
- The fenced Significant Ecological Area identified within the Auckland Unitary Plan must be maintained and protected in perpetuity.

- All of the land identified as Outstanding Natural Landscape within the Auckland Unitary Plan must be kept free of buildings. Allied native vegetation must be preserved while some areas must be retained as pasture and the orchard to be maintained at all times.
- Only domestic dogs (and not cats) are permitted on the property and shall be controlled at all times when close to any natural habitats such as wetlands
- All domestic refuse must be managed so that recycling, composting and sustainable disposal occurs at all times

Mana Whenua

- The unique spiritual and cultural values between Mana Whenua, Pareparea Block and Kakanui Stream are acknowledged and respected. This is enabled through the design and management of the Goodland Coastal Farm ensuring that there is no access to the Pareparea Block and that a vegetative buffer is created between the development and this site of cultural significance.
- Identified archaeological sites are to be protected and managed in a way that will maintain the quality of the features.

Development Plan

- The **Scheme Plan** (Attachment F) sets out the land use patterning reflecting the above obligations.

Summary of 'The Farm Plan'

The Farm Plan is supported by a **'Farm Management Plan'** (Attachment H) and **'Design Guidelines'** (Attachment I).

Extensive vegetation restoration/regeneration areas cover 71.46 hectares, protecting the sensitive areas of land including wetlands, riparian margins, the coastal margins, steep slopes and linkages in and around existing tracts of vegetation. These vegetation areas are to be fenced off and kept free from stock and restored with pests and weeds controlled through a **Management and Maintenance Programme**, that is detailed within Attachment J of this document.

47.62 hectares of pastureland is to wrap around and through the network of vegetation and proposed lots.

Included within the farming operation infrastructure is the existing farm manager's dwelling and associated shed along with new stock yards that have been strategically located so that a large

truck and trailer unit will be able to safely and comfortably load and unload stock. The existing bore, and water tanks along with a storage shed support the farming operation with connections to water troughs, farm fences and gates and existing culvert crossings throughout the farm.

The paddocks are to be set up as detailed within the **'Farm Plan'** (Attachment F) to maximise the farm efficiency.

The Farm Management Plan reflects the intention to farm the land using environmentally sustainable long term practices which are built into the proposal. Aside from the obvious environmental enhancements there are positive long term environmental outcomes on what is essentially a farm that is currently in a state of disrepair. It will act as a contract between the farm manager and the future land owners that the farm will be operated using the principles listed in the Farm Management Plan.

The existing farm house and farm shed infrastructure is to be retained and used by a farm manager who is to manage the farm operations and communal areas on the property.

The proposal has been designed so as to retain intrinsic rural qualities rather than ones more typical of a rural coastal settlement, town or village with the built form and infrastructure integrated and tucked into the natural landscape features.

25 communal lots are located in small clusters in and around the existing mature vegetation network where they will be tucked into the existing landscape features. These range from 5103m² to 2580m² in size. They have been kept relatively small so that they can be tucked into the vegetation of the farm without compromising the productive farmland and visual integrity of this rural and coastal location. Building platforms have been strategically located to comply with geotechnical considerations and setbacks from wetlands and riparian margins and to ensure that they will be physically and visually blended into the surrounding natural features. These building platforms are identified as 'Approved Buildable Area' on the Farm Plan. The exact layout and size of these varies up to a maximum 1000m² size. These have been restricted to concentrate future built form into a smaller area and prevent the potential for proliferation of development, ensuring a natural and forested character.

In addition to this, all but six lots have a maximum building height restriction of 5m rolling height and a maximum building footprint of 500m². The exceptions to this are lots 10, 11 and 12 that are

located where buildings could extend up to a maximum height of 8m without compromising the character. These lots have a 400m² maximum building footprint. Lots 1, 2 and 3 have an allowance for a small second storey of up to a maximum of 50m² at a maximum rolling height of 8 metres to secure water views.

Some of the building platforms do not comply with the AUP:OP Rural zone setback standards for front, side and rear boundaries however the intent behind the standards is adhered to and the 20 metre setback from riparian areas is complied with. The nature of this non-compliance and the potential effect of this is explained in more detail in the table on the next page.

Most of the non-compliance cases with the side/rear boundary setbacks occur given that a compromise has been made to locate the lot boundaries outside the adjacent vegetation areas. This is to ensure that all of the vegetation to be protected is inside the communal area, rather than small sections included within individual lot boundaries. Setbacks of the building platforms to these vegetated areas are generally 5 metres and no closer than 3 metres. In these instances, there would be no potential adverse effect of the infringement to the setback.

In other areas where there is a building platform setback infringement to the boundary the adjacent boundary abuts mitigation vegetation/ wastewater disposal fields. In these instances, the location of the vegetation adjacent to the boundary ensures setbacks and privacy between building platforms and activities on adjacent lots.

The other instances where there is side boundary setback non-compliance is between Lots 9, 10, 11 and 12, and Lots 18 and 19. In these instances additional controls have been put in place to ensure overshadowing is not an issue and privacy between lots is retained.

Lots 10, 11 and 12 are the only lots that may extend up to 2 storeys (8 metres tall). These lots also have a slightly smaller maximum building area of 400m². As indicated within the Design Guidelines, these lots have a minimum boundary setback of 5 metres combined with a building envelope control on adjoining boundaries with other residential lots of the distance to the boundary plus 2.5m for the maximum permitted height. In addition, if landowners build closer than 12 metres to the side boundary they are required to put screening in place in order to

ensure privacy between their building and the adjacent building platform.

Lots 18 and 19 have a maximum rolling height restriction of 5 metres. This and the building platform setbacks to the boundaries will ensure that overshadowing is not an issue. An additional control has been put in place within the design guidelines stating that if buildings are located closer than 12 metres to the side boundary the land owners are required to put screening in place in order to ensure privacy between their building and the adjacent lot.

The building platforms on Lots 15, 19, 21, 22 and 24 are located closer than the 10 metre standard to the front boundary of the internal private road. The five metre building height control on these lots will ensure that buildings will not dominate the road environment. An additional control in place for these lots is that if buildings are located closer than 10 metres from the front yard boundary there needs to be vegetation along the front boundary to soften the view of the building when viewed from the internal road. There is intentionally no height attributed to this vegetation, and the vegetation is not required to completely screen the building, rather, it is required to soften the view of the built form.

The residential clusters have been strategically located to blend in with the surrounding landscape features while ensuring that each future dwelling will be able to enjoy the rural and coastal setting. The Design Guidelines (Attachment I) provide guidance and certainty as to the anticipated character and outcome for development of these lots.

Indicative images of desirable building form and style are illustrated in the Design Guidelines (Attachment I) along with cross sections through some of the individual lots.

Planting in and around the primary fields of the septic irrigation fields have been strategically located to blend in with the adjacent gully planting. These are to have the additional function of screening and softening the built form and providing separation between dwellings. This planting to be implemented at building consent stage.

These septic irrigation fields comply with the technical publication for 'On-Site Wastewater Systems: Design and Management Manual', TP 58, as detailed in the reporting as part of this application by KGA Geotechnical Group Limited (K. G. Limited 2022).

SETBACK INFRINGEMENTS (Note Unitary Plan Rural Zone setbacks: 20m Riparian, 12m side and rear yard and 10m front yard)			
Lot number	Boundary	Width of Setback	Comment/ nature of the effect
1 to 4		No infringements	
5	Southern side	Between 7 to 10m	No adverse effect as adjacent to proposed communal native bush
6	Southern side	Between 12m to 8m	No adverse effect as adjacent to proposed communal native bush
7	Western rear	Between 7m to 18m	No adverse effect as adjacent to proposed communal native bush.
	Northern side	7m	No adverse effect as adjacent to mitigation planting on southern boundary of Lot 8.
8	Western side	Between 6m to 16m	No adverse effect as adjacent to existing communal native bush.
	Eastern side	8m	No adverse effect as adjacent to communally owned paddock.
9	Southern rear	6 to 7m	No adverse effect as adjacent to existing communal native bush.
10	Southern rear	7m	No adverse effect as adjacent to existing communal native bush.
	Western side	7m	Very low adverse effect as 18m setback from building platform on Lot 11 to the west and due to additional controls on building envelopes and privacy planting. Also, strategic placement of buildings so that they are staggered to maximise afternoon sun and views of Kaipara Harbour.
	Eastern side	8m	Very low adverse effect as 18m setback from building platform on Lot 9 (which is max 5m tall) and due to additional controls on building envelopes and privacy planting. Also strategic placement of buildings so that they are staggered to maximise afternoon sun and views of Kaipara Harbour.
11	Southern rear	7m	No adverse effect as adjacent to existing communal native bush.
	Western side	8m	Very low adverse effect as building platform setback of 16m from building platform on Lot 12 and additional controls on building envelopes and privacy planting.
12	Southern rear	4m	No adverse effect as adjacent to existing communal native bush.
	North western side	10m	No adverse effect as complies with 20m setback from wetland and is located adjacent to proposed communal pathway and wetland planting.
	Eastern side	8m	Very low adverse effect as building platform setback of 16 from building platform on Lot 11 & additional controls on building envelopes & privacy planting.
13	Southern side	5 to 6m	No adverse effect as adjacent to planting on communal lot.
	Northern side	5m	Very low adverse effect as is adjacent to right of way to Lot 14.
	Western rear	8m	No adverse effect as adjacent to mitigation planting on eastern boundary of Lot 14.
14	Southern, western & northern	Between 5 to 10m	No adverse effects as adjacent to existing and proposed planting on adjacent communal lots.
15	Eastern front	7m	Very low adverse effect due to the 5m max height and the contour which means that the floor level of a future dwelling will be located below the level of the road and therefore will not dominate the road environment. Also, controls are in place to ensure that vegetation will soften the road view if buildings are located closer than 10m from the private access boundary.
	Southern side	8m	Very low adverse effect due to the boundary being located adjacent to a right of way and the controls in place ensuring that any building located closer than 12m to a shared boundary with another residential lot will have vegetation to ensure privacy.
	Western rear	Between 3m to 8m	No adverse effect as adjacent to existing native bush in communal ownership.
16	Southern side	7 to 8m	No adverse effect as adjacent to open paddock in communal ownership.
	Western side	10m	Very low adverse effect as adjacent to walkway connection in communal ownership. Activities on Lot 16 will assist in providing informal surveillance over path.
	Northern rear	5m	No adverse effect as adjacent to existing native bush in communal ownership.
17	Southern rear	5 to 20m	No adverse effect as adjacent to proposed native bush and a communal walking track in communal ownership.
18	Southern side	8 to 12m	No adverse effect as is outside the riparian setback and is adjacent to proposed wetland vegetation on communal land.
	Northern side	7m	Very low potential adverse effect as the setback to the building platform on Lot 19 is 14m and the maximum building heights are 5m. There are also controls to ensure that planting is undertaken to ensure privacy for construction of any buildings closer to the shared boundary than 12m.
19	Southern side	7m	Very low potential adverse effect as the setback to the building platform on Lot 18 is 14m and the maximum building heights are 5m. there are also controls to ensure that planting is undertaken to ensure privacy for construction of any buildings closer to the shared boundary than 12m.
	Western front	8m	Very low potential adverse effect as the maximum building height is 5m tall and the setback is enough that buildings will not overpower the road environment. Controls are in place to ensure that any buildings located closer to the private road than 10m are to be softened by vegetation.
	Northern side	8m	Very low potential adverse effect as the setback to the building platform on Lot 20 is 18m and the maximum building heights are 5m. There are also controls to ensure that planting is undertaken to ensure privacy for construction of any buildings closer to the shared boundary than 12m.
	Eastern side		The building platform is located approximately 15m from the edge of a small area of sedges that comply with the natural wetland species classification. This means that this proposed building platform is located within the 20m wetland buffer zone. The landform around this cluster of planting is very small and not in the atypical depression that would usually signify a wetland. Given the size of this vegetation and the location it is possible that this may have been the location of an historic water trough. The area in and around this cluster of wetland species is to be protected and enhanced with additional wetland species however the buffer is not as large as in other areas of the proposal. Given the nature of the vegetation and its location it is considered that the placement of the building platform just within the 20m wetland buffer would have potential adverse effects that are very low.
20	Southern side	9m	Very low potential adverse effect as the setback to the building platform on Lot 19 is 18m and the maximum building heights are 5m. there are also controls to ensure that planting is undertaken for privacy in relation to any buildings closer to the shared boundary than 12m.
	Northern side	4m	No adverse effect as adjacent to existing native bush in communal ownership. The setback is enough to protect the bush.
21	Western rear	3m	No adverse effect as adjacent to existing native bush in communal ownership. The setback is enough to protect the bush.
	Eastern front	9m	Very low potential adverse effect given the maximum building height of 5m and the setback which will ensure that buildings will not dominate the private road. In addition, controls are in place to plant along the boundary to ensure that buildings within the 10m front boundary setback are softened by vegetation.
22	Western front	4m	Very low potential adverse effect given the maximum building height of 5m and the setback which will ensure that buildings will not dominate the private road. In addition, controls are in place to plant along the boundary to ensure that buildings within the 10m front boundary setback are softened by vegetation.
	South eastern rear	3m	No adverse effect as adjacent to existing native bush in communal ownership. The setback is enough to protect the bush.
23	Western side	3m	No adverse effect as is located adjacent to mitigation planting on the eastern boundary of Lot 23 ensuring the privacy between the lots will be maintained.
	Northern front	7m to 10m	Very low potential adverse effect given the maximum building height of 5m and the setback which will ensure that buildings will not dominate the private road. In addition, controls are in place to plant along the boundary to ensure that buildings within the 10m front boundary setback are softened by vegetation.
24	Western side	7m	Very low potential adverse effect given that part of the boundary abuts existing native bush, and the other part abuts a shared boundary with Lot 23 where the closest corner of the building platform is over 20 metres away. In addition, controls are in place to ensure that vegetation be planted along the shared boundary where buildings are located closer to the boundary than 12m to ensure privacy.
	Eastern front	8m	Very low potential adverse effect given the maximum building height of 5m and the setback which will ensure that buildings will not dominate the private road. In addition, controls are in place to plant along the boundary to ensure that buildings within the 10m front boundary setback are softened by vegetation.
25	Northern side	3m	No adverse effect as is located adjacent to existing native bush in communal ownership. The setback is enough to protect the bush.
	Southern side	8m to 12m	No adverse effect as is located outside the 20 m riparian buffer and adjacent to existing and proposed native bush.

The future landowners are to communally own the farm and associated infrastructure. The design of this farm has been undertaken while considering the reasons why people desire rural living including:

- The sense of spaciousness with large areas of open paddocks, greenery and views out over the water.
- To connect with nature.
- The opportunity to get outside and enjoy the land.
- To enjoy and experience views over farmland and a productive environment and to connect with animals.
- The opportunity to grow their own fruit and vegetables and be sustainable.
- Escaping suburbia and the associated urban living.

The common problems / difficulties that people often face when moving to the country include:

- The lack of safe walking tracks where people can enjoy the countryside and coastal views.
- People desire to live on a farm however often don't anticipate just how much time and energy it takes to maintain a farm and this can be problematic when coupled with trying to earn a living.
- Lack of skills in relation to farming practices.
- Distance to travel to get to work.
- No easy access to the Kaipara Harbour even though the harbour is very close.
- Physical and visual separation from neighbours which can result in a sense of isolation and loneliness. This can also be problematic with young families where children can't just go outside onto the street and play with the neighbourhood children as in urban areas.

This proposal has been designed to overcome the difficulties that people often face when moving to a rural community.

In addition to the stunning rural and coastal views, 'The Farm' will offer:

- A network of walking trails that provide connectivity through and around the clusters of houses.
- Orchards that are dotted around the farm within easily accessible locations.
- A communal building, with associated car parking on a large flat area. This is to include a building which is to have kitchen and toilet facilities along with a large open space that can be used for functions and gatherings. It is to be

complemented by a large deck area and outdoor dining along with a children's play area and large open field that can be used for recreational activities.

- The intention is for the farm to be run by a farm manager and overseen by a body corporate to be made up of the residents of the community.

The site entry / access onto the Kaipara Coast Highway is to be low key and rural in nature. The design of this area has largely been influenced by Waka Kotahi NZ Transport Agency requirements in relation to approved sight lines and passing bays along the state highway. These have facilitated the move of the site access from its current location to one that is further to the south.



FIGURE 16: EXAMPLE OF TIMBER FACED GUARDRAIL (PHOTO SOURCED FROM THE ARCO WEBSITE)

An integral part of the relocation of this site access has been the strategic and careful design around a stream in order to ensure that as little impact on the riparian area and associated wetland is made as possible. Given this, five metre high retaining walls are to be constructed to support the road access above a constructed culvert which will require as minimal earthworks and disruption to this stream as possible.

A timber faced guardrail such as the ones in the adjacent images will be used if guardrails are required by Waka Kotahi. This timber faced guardrail is produced by Arco (www.arco.co.nz) and is compliant with state highway requirements with the timber face to cover a steel frame (Figures 16 and 17).

Given the height of the retaining walls fencing will be required on either side of the retaining walls / site access.



FIGURE 17: EXAMPLE OF TIMBER FACED GUARDRAIL (PHOTO SOURCED FROM THE ARCO WEBSITE)

Two posts standing approximately 5 metres above the top of the road safety barriers on either side of the site access are to be used for either signage into the property or a sculpture. These posts will be located amongst the riparian vegetation adjacent to the stream (Figure 18).

The roads are to be constructed out of asphalt with sections of exposed aggregate concrete where they abut animal crossing points, as indicated on 'The Farm Plan'. All of the paving is to be recessive in colour in order to blend in with the surrounding natural landscape.

The farm fencing is to be typical post and wire, with some post and rail adjacent to the large retaining wall at the entry to the property. This is to be strategically designed so as to comply with Waka Kotahi NZ Transport Agency barrier fencing requirements. Small areas of black painted pool fencing will be located on top of a small number of retaining walls over 1.0m in height associated with the farm access.

The footpaths/cycle trails that are to weave through the property are indicated on 'The Farm Plan' (Attachment E). These are to be 800mm to 1.0 metre wide and constructed out of metal.

The Management and Maintenance Plan (Attachment J) includes a Planting Plan with plant species schedules along with predator control and weed management practices to be implemented indefinitely ensuring that the existing and proposed vegetation on the subject land and adjacent Pareparea Block will thrive.

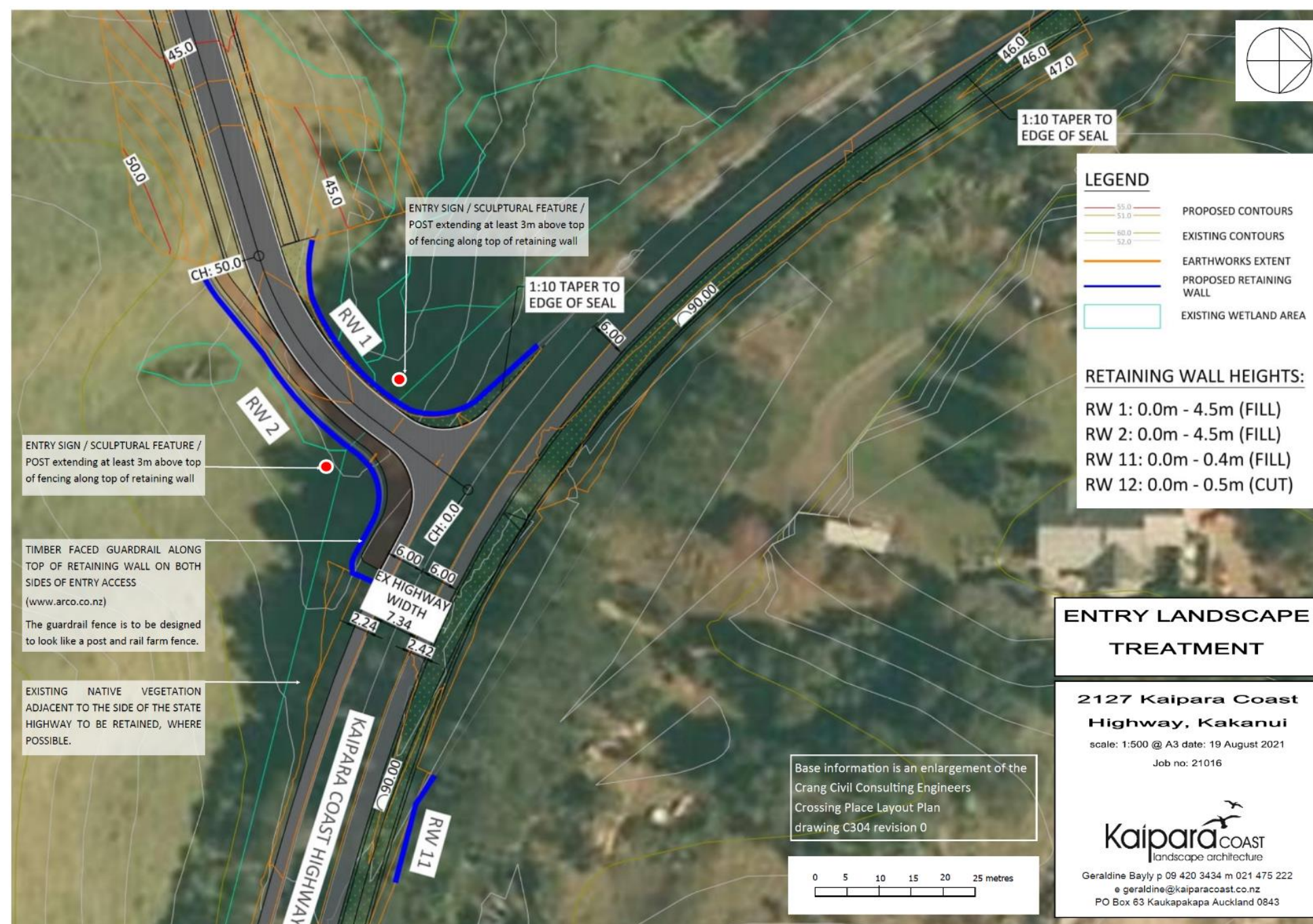


FIGURE 18: ENTRY LANDSCAPE TREATMENT

Four areas have been set aside for use as orchards throughout the site with the intention that these will be used communally and managed and maintained by the body corporate. These orchards will be set up to supply a wide range of fruit with something available to be harvested every month of the year.

An indicative layout for the communal area, including car parking and walkway connections is illustrated in Attachment K.

Throughout the design process of the Goodland Coastal Farm great lengths have been taken to ensure that the proposal achieves high environmental standards with solutions for any

potential issues addressed so as to maximise positive effects and minimise potential adverse effects of the proposal on natural and cultural features.

A number of hui and conversations have been undertaken between the design team (including landowners) and Mana Whenua, in particular representatives from the Kakanui Marae that is located in close proximity to the subject land. These have stretched over a number of months with the first contact made in October 2021 and are ongoing.

These informal meetings and hui (to a larger audience) that the design team have participated in have provided the design team with an understanding of the key areas of interest and concern of the local iwi. These appear to be primarily that:

- The burial ground is sacred, and it is critical that no one enters this land.
- Mana Whenua would like to have ongoing access to the Pa site, and ideally to the Kakanui Stream.
- It is very important that the quality of any water runoff leaving the property is high quality.
- The restoration of native vegetation in sensitive areas such as within the gullies, steep slopes, and areas of bush adjacent to the Pareparea Block are very desirable. Pest and weed control to ensure that this bush thrives is also desirable.

Further to a hui with representatives of Ngā Maunga Whakahii o Kaipara (who represent the five marae of south Kaipara) in early 2023, an additional vegetated buffer was added along the southern boundary of the subject land so as to provide visual and physical separation between the activities on the subject land and the Pareparea Block.

The one area of the proposal that may change is the exact means of managing the area in and around the historic Pa site. The current proposal for this land is in line with Heritage NZ guidance, which is for sheep to graze it, however it is understood from Mana Whenua (representatives of Kakanui Marae) that they may prefer a different form of management of this area of approximately 2 hectares. The design team and Goodland are currently waiting for their feedback and guidance as to how to manage this area.

The possible options for the management of the area in and around the historic Pa site that we have suggested to them may be appropriate include:

- a) Retaining the area in and around the Pa site as farmed land to be grazed by sheep - which would manage the existing Kikuyu grass and are light enough not to damage the archaeological features.
- b) The planting of the area in and around the Pa site with shallow rooting species such as Muehlenbeckia complexa.

This would likely involve the spraying out and removal of Kikuyu beforehand.

- c) Restoration of native species through the area which would be an extension of the vegetation all along this eastern slope. It is noted that this goes against current NZ Heritage practices as larger canopy trees can damage archaeological remains and would therefore need to be put forward as an option only if the Mana Whenua have this as a preference.

Given the large amount of inputs from multiple sources, the Goodland Coastal Farm Plan, as proposed, is the result of multiple changes and tweaks to the layout. These include:

- The relocation of the primary access into the site to ensure safe passage onto the Kaipara Coast Highway
- The strategic design of the primary road network (particularly in and around the site entry) to ensure minimal potential adverse effect on ecological features.
- The extension of the vegetation network to ensure that all ecological features of significance are protected.
- The creation of very tight Design Guidelines to ensure that the desired outcomes are to be achieved such as measures to protect potential bat habitats, the elimination of domestic cats, and many more.
- Controls on the management of stock in and around the pa site (final decision regarding this still pending).
- Relocation of the footpath network to avoid archaeological features.
- Multiple redesign of the proposed lots so as to ensure that it is possible to include suitable areas for wastewater disposal fields that will sit outside wetlands and sensitive ecological features.
- The complete redesign of the road network to avoid the historic pa site.
- Tweaks to the placement of the approved buildable areas to ensure appropriate setbacks from riparian margins, existing and proposed vegetation and to other approved buildable areas.

5.0 EVALUATION OF THE PROPOSAL

Clause 7 of the Fourth Schedule of the Resource Management Act (1991) lists the information that must be addressed by an assessment of environmental effects:

- (1) (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:
- (b) any physical effect on the locality, including any landscape and visual effects:
- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

This section of the assessment analyses the proposal in relation to the potential landscape and environmental effects as listed in Clause 7 above.

Proposals often result in natural or manmade changes in the landscape. A landscape assessment investigates the physical effects that might result from the development and whether these consequences are positive or negative. The nature and degree of the effects on the landscape resulting from proposed developments depend on the nature of the change and whether it will affect the integral character and landscape values of the area. This includes the physical, associative and perceptual factors that combine to make an area unique.

It is noted that the purpose for assessing landscape effects is to protect and enhance the landscape values, it is not to maintain the status quo.

5.1 Assessment of Landscape Effects

Section 2 of this assessment describes and analyses the nature of the existing landscape qualities and landscape values of the subject site and surrounds.

As listed in Section 2, a summary of the distinctive landscape features that contribute to the landscape values of the Kaipara Harbour and Makarau landscape in which the subject property is located include:

- The relatively wild nature of this part of the coastline.
- The elements associated with the coast including flat, coastal alluvial plains, the mangrove vegetation associated with the coastal edge backed by a convoluted coastline, and rolling hills.
- The open views out over the harbour.
- The distinctive topography of the adjacent unmodified and prominent Pareparea Block landform headland and the associated mature vegetation and relationship with the low-lying coastal flats, with a strong interplay between the open waters of the Kaipara Harbour, the tidal inlet and the mouth of the Makarau River, including tidal influences and wildlife.
- The contrasts between the unmodified nature of the Pareparea headland and the adjacent reclaimed land in the flats.
- The pockets of the Kaipara Harbour (along the west coast of the Kaipara Harbour and South Head) where there are some enclaves of typically large properties and low density settlement providing a rural and semi-remote character.
- The contrast between the large tracts of mature indigenous vegetation and the large areas of open pasture.
- The prevalence of natural elements including native vegetation and the large areas of open pasture on the rolling topography.
- The predominance of natural elements over built form. With built form predominantly located in the lower reaches of the landform and tucked in amongst the existing vegetation.
- The distinctive rounded boulders and rocks located in and around this part of the coast.
- The relatively quiet values and tranquillity generally associated with the rural countryside.
- Mana whenua associations with the land.

A summary of the elements that are currently present that detract from the positive landscape values described above include:

- The presence of the power pylons and the associated lineal nature of the power lines that cuts through a landscape that is otherwise dominated by natural elements.
- The presence of livestock within the extensive large areas of mature native bush that are degrading the quality of the bush.
- The presence of livestock within the riparian areas and wetlands that is pugging the waterways and deteriorating the quality of the water leaving the land before it enters the Kaipara Harbour environs.
- The presence of livestock in and around the archaeological sites on the property that may be impacting the quality of these sites.
- The presence of pest and weeds that have detrimental effects on the existing large tracts of mature indigenous vegetation.
- The modification of the flat reclaimed land that contrasts with the natural values and unmodified nature of the Pareparea Block headland.

The following determines the **nature of the changes resulting from** the proposal and its potential impact on the environment along with the **magnitude** of the change. This is ascertained by the scale, type, duration and intensity of the change and its proximity to the audience (including visual aspects along with noise, glare, smells, increased traffic etc.).

Design features have been built into the proposal to ensure that the change does not negatively impact the integral landscape values or characteristics that make up the Makarau, Kaipara Harbour area. The proposed design features and in built mitigation aim to ensure a quality outcome that will result in the **actual effects of the proposal** being either positive, or with adverse effects that are very low.

The main issues pertaining to landscape and visual effects that have been identified as being of importance in relation to the objectives and policies of the relevant sections of the AUP:OP, including the Regional Policy Statement, the NZ Coastal Policy Statement and the National Environmental Standards for Freshwater come under the following headings:

- Protection and enhancement of the **natural heritage** in particular in relation to the Outstanding Natural Landscape area, the High Natural Character Area and the natural and coastal character.
- Manage the effects of **rural activities** to achieve a character, scale, intensity and location that is in keeping with the existing landscape character and attributes.
- Recognise and provide for the ancestral relationships of **Mana Whenua** and their culture and traditions with the landscapes and natural features.
- Maintain and enhance the quality of the environment by protecting and enhancing the **indigenous biodiversity values**, in particular the Significant Ecological Areas and by restoring the riparian margins of streams and riparian corridors and natural systems.
- Minimise the opportunity for **reverse sensitivity**.

An assessment as to how the proposal responds to each of these above issues, particularly in relation to the effects on the key landscape values of the area follows.

Note that when ranking the scale of the effects the NZILA seven-point scale is used. This extends from:

very high / high / moderate – high / moderate / moderate – low / low / very low.

5.1.1 Natural Heritage

There are a number of sections of the AUP:OP that require the protection of natural heritage. The subject land is covered by a number of overlays which each have specific requirements in relation to outstanding natural landscapes, areas of high natural landscape value and significant ecological areas.

Subdivision, Use and Development in the Coastal Environment

Subdivision, use and development in the coastal environment is to be designed, located and managed to preserve the characteristics and qualities that contribute to the natural character of the coastal environment. (B8.2.1(2), (D10.3(1)(a))

The subject property currently has large areas of native vegetation extending over it. These are predominantly located in large areas on the eastern slopes, and in patches up the gully

systems. Most of these areas are in a degraded condition, with stock running through them and very little in the way of vegetative understorey. The proposal will strengthen and restore the natural biological processes by ensuring that the more sensitive landforms that would otherwise be prone to erosion and silt runoff into the waterways and Kaipara Harbour are protected through fencing off and creating a vegetative buffer in the lower reaches of the property which will filter any water runoff and therefore enhance and maintain coastal water quality. This is particularly important in the flat plains in the lower reaches of the property where the stock are to be removed, and wetland species encouraged to naturally regenerate.

The removal of stock from the waterways and the planting of vegetation in and around the riparian areas and wetlands will create opportunities for fish passage and wildlife to return to these areas where there is currently only mud present.

The revegetation of large areas of land, particularly within the gullies, will create a distinct separation between the planted areas and the open pasture areas wrapping around them. The natural features of the more elevated, and visible, parts of the site are retained as predominantly open pasture with some tracts of vegetation woven through.

The catalyst for the significant enhancement of this degraded landscape is the upgrade and redevelopment of the property into a rural communal lifestyle farm which will enable twenty five families to enjoy this coastal rural landscape while living and enjoying the benefits of farm living.

The proposed future lots are tucked in and clustered around the lower reaches of the property adjacent to the existing mature vegetation and in places partially screened by landform, with planting to extend out from the riparian planting and wrap around the proposed building platforms. The intention being that future buildings be located in the lower reaches of the property, adjacent to existing vegetation where they can be visibly nestled in and predominantly screened.

The building locations and design features (as detailed within the Design Guidelines, Attachment I) will ensure that they will blend into the surrounds and visually form part of the complexity associated with the vegetation ensuring that built form is subservient to natural features. While this style of development has not been provided for within the AUP:OP, it is able to be

achieved while complying with the intentions of the plan being the protection and significant enhancement of the natural heritage features, the retention and strengthening of the landscape patterns and visual and physical extension of the areas on the property that have high natural character values.

The reinforcement of the vegetation network throughout the site reinforces the natural landscape patterns on the more sensitive parts of the land, leaving the balance of the land for productive farming operations. The strengthening of the edge between the vegetation and the pasture land will be organic in nature and will reinforce the contrast between these two land uses. This in turn will enhance the landscape values of this peninsula landform where rural production activities are recognised as an integral part of the landscape values of this rural coastal landscape.

Objective 6 of the NZ Coastal Policy Statement aims to “*enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use and development, recognising that the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits.*”

This proposal fits into that category as it will result in significant enhancement of the natural values that make this coastal landscape unique and special which also enables it to absorb a strategically located cluster of rural lots that will maximise the benefits of this unique coastal rural setting in a way that does not detract from the values that makes it so unique.

It is concluded that the overall potential adverse effects of the proposal on the landscape values of this rural coastal landscape will be very low, with many aspects of the proposal having positive outcomes on the overall coastal landscape.

Outstanding Natural Landscape (ONL)

The physical and visual integrity of outstanding natural landscapes (ONL) are to be protected from inappropriate subdivision, use and development and are to be managed in an integrated manner to protect and enhance their values including the visual coherence. The natural landform, natural processes and vegetation areas and patterns are to be maintained with high levels of naturalness.

The area of the subject site that is covered by the ONL predominantly covers the southern part of the east facing slopes and wraps around the southern part of the site adjacent to where it connects with the Pareparea Block.

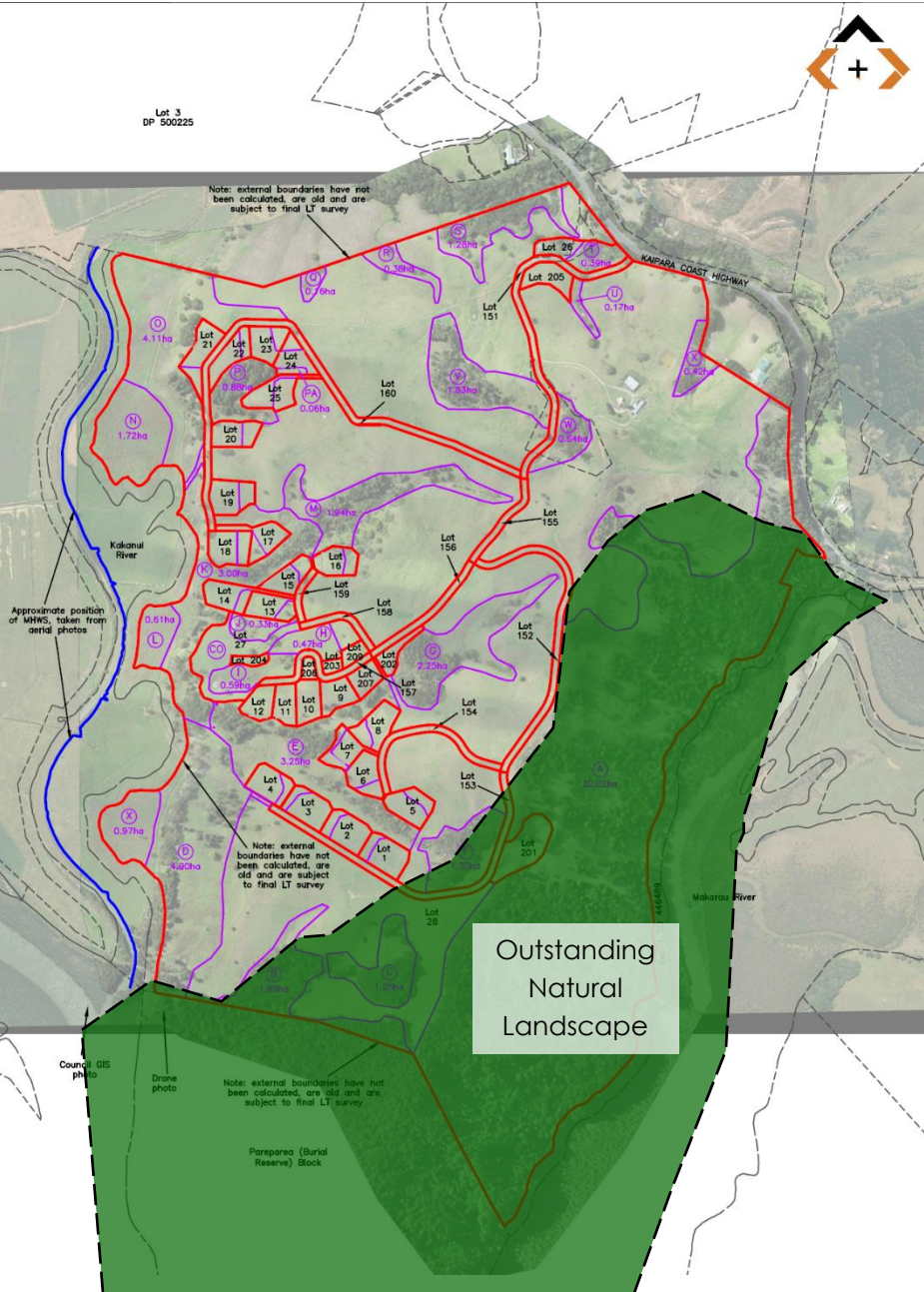


FIGURE 19: EXTENT OF OUTSTANDING NATURAL LANDSCAPE AS SUPERIMPOSED ON THE SCHEME PLAN (NTS)

The proposal for this large area of the subject land is to fence off most of it allowing the natural regeneration of species below the existing upper canopy vegetation that is currently present. In the larger gaps between the existing vegetation, the land is to be restored with the planting of appropriate native species (as detailed within the Maintenance and Management Plan, Attachment J). Some of this area is to be left in pasture, with one pocket of flatter open area in amongst the native vegetation to

be planted as an orchard. Part of an existing farm track that runs through this area is to be upgraded as a road. Given this, the proposal will manage the ONL in an integrated way that will enhance the visual coherence by infilling between the existing large areas of native vegetation, some of them patchy, which will enhance the level of naturalness.

This will protect the physical and visual integrity of the ONL with significant enhancement of the natural elements, patterns, processes and characteristics and minimal anthropogenic changes. The presence of infrastructure will be minimal restricted to the roading network (in a location where it already exists) and some farm fencing. This area will greatly enhance the values and appreciation of this landscape that is highly visible to north travelling motorists along the Kaipara Coast Highway.

It is concluded that the effect of the proposal on the outstanding natural landscape values will be positive.

High Natural Character Area (HNC)

Within the description of the High Natural Character Overlay (Area 26) [that encompasses the southern end of the peninsula on which the subject site is located] there is mention of the fact that while the headland is mostly unmodified, its northern margins have been mostly cleared for pasture and the adjacent intertidal flats to extensively drained and reclaimed. It states that the “peripheral modification associated with the reclaimed flats disrupts the sense of cohesion and intactness within the wider coastal environment.”

The proposal is to plant a band of vegetation along the steeper slopes in the lower reaches of the subject property, including along the sweeps of land that form the upper edge of the reclaimed flats, with the land between the subject site and the Kakanui Creek removed from the farming operations and left to regenerate. This will change the landscape in and around the coastal edge surrounding the headland to one that aligns with a more natural state, removing the modification in the lower reaches of the landscape and therefore strengthening the qualities identified as being of value in relation to the HNC Overlay area. This will significantly enhance the Pareparea Block headland landscape with the natural character features identified for this landform extending well beyond their current boundaries.

The lots on which buildings are to be located are physically and visually separated from the HNC by a large area of pasture. These will be tucked into the landform and screened and softened by the existing and proposed vegetation network. The built form will be designed so that it is submissive to the natural features of the broader surrounding landscape (as detailed within the Design Guidelines, Attachment I).

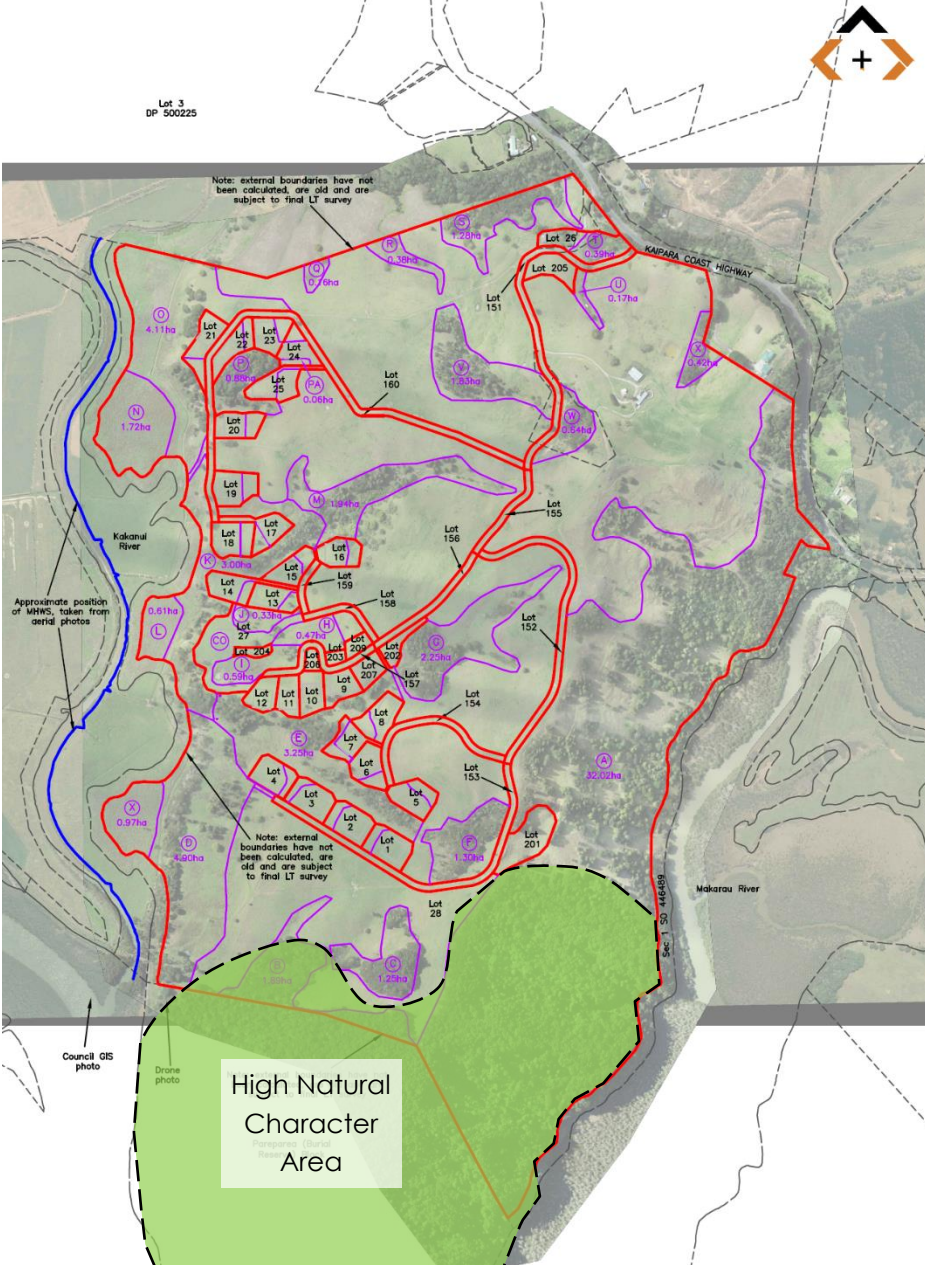


FIGURE 20: EXTENT OF HIGH NATURAL CHARACTER AREA AS SUPERIMPOSED ON AN AUCKLAND COUNCIL GIS AERIAL (NTS)

It is concluded that the effect of the proposal on the land and values that are covered by the high natural character overlay that extends over the property will be positive.

5.1.2 Rural activities

The majority of the subject land is zoned Rural Coastal Zone which means that it is subject to the objectives and policies relating to the general rural zones (Section H of the AUP:OP), more specifically to the Rural Coastal zone of this section and the rural section of the Regional Policy Statement.

Within section (B9.2.2) of the Regional Policy Statement policy (1) is to *“Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values.”*

Objectives of the rural (H19.2.3(1)) section of the AUP:OP state that the character, amenity values and biodiversity values of rural areas are to be maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.

Policy (H19.2.4(1)) is to manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values with fewer buildings of an urban scale, nature and character.

The objectives for the rural coastal zone are listed in H.19.5 of the AUP:OP.

Landscape character is the combination of traits and qualities distinguishing the individual nature or peculiarities of any particular area of land including physical, associative and perceived attributes. This includes a broad spectrum of landscapes from the pristine natural to the artificial built.

Rural character is a subset of landscape character and can include the highly modified farming country just outside the rural urban boundaries through to the extensive pastoral country where natural character dominates.

A productive land use is one of the key indicators of a rural landscape. This is supplemented by the predominance of natural features over built elements along with a sense of openness, scale and density.

‘Scale’ relates to the size of the landscape and the balance between built elements and natural elements whereas **‘Density’**

relates to the level of spaciousness or open rural character anticipated in the zone, they are closely linked.

The rural landscape is lower density than an urban landscape, with some places able to support more intensive development if it is appropriately located and in keeping with the landscape character of the area.

As detailed within Section 2 of this assessment, the subject land and adjacent landscape is characterised by the relatively wild rural landscape of the Kaipara Harbour environs where large tracts of native vegetation in the immediate environs of the subject land and adjacent headland contrast with the large areas of pasture. The dynamic nature of the relationship between this landscape and the adjacent Makarau River, Kakanui Creek and Kaipara Harbour have a significant impact on the character of this landscape.

The proposal is to protect the sensitive land in and around the riparian areas, wetlands, coastal margins, steep slopes and in and around extensive areas of existing vegetation. Twenty-five dwellings are to be tucked into this vegetation network with the balance of the land retained as an operating productive farm.

The farm does not fall into the classification of having elite or prime soils (as detailed within the Farm Management Report prepared by Hollis and Scholefield Limited) and is listed as being suited to pastoral farming with limitations for arable use.

The proposal enables rural production and other activities that support rural communities while maintaining the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment.

The location and design of the rural lots and associated design guidelines ensure that the proposal can be achieved in a way that retains rural character, amenity, landscape and biodiversity values. This is through the strategic protection and location of large tracts of native vegetation on over 65 hectares of sensitive land with 50 hectares of pasture land woven around these. The 25 lots tucked into just under 9 hectares of land in and around the arms of vegetation within the lower reaches of the property.

The farm is to be communally owned by and managed by the overall property body corporate and run by a farm manager to live in the farm managers house on the property. The stock yards and centre of the farm operating area are to be located in the

centre of the farm, away from the coastal edge and the 25 rural living lots. The stockyards are to be relocated away from their current location adjacent to the state highway where there is potential conflict between stock truck and trailer units manoeuvring and the movement of vehicles along the state highway. The revised location provides for the easy movement of large stock trucks in a safe and practical position.

The farm is to be managed as per the Farm Management Plan (Attachment H) which details the layout of the farm which has been designed to maximise efficiency at the same time as ensuring that appropriate farm management practices are employed, including maintaining appropriate stock numbers. These will ensure that the potential for conflicts between the dwellings on the farm and the farming operations are minimised and can be dealt with internally.

The intention is for the centre of operations for the farm to be retained in the location in and around the existing shed that used to be a milking shed. This will include the stock yards and a shed, along with associated water tanks. Given that it will be part of the through route to the other parts of the farm it will be upgraded so that it is attractive and in keeping with the high quality of the rest of the farm operations.

The Farm Management Plan details how the land management practices are to be undertaken ensuring significant improvement on current practices where stock are allowed to roam freely through existing tracts of vegetation and riparian areas. This will significantly improve the environmental footprint and sustainable practices of the operating of this farm.

The upgrade of the farm is to include the fencing off of all of the proposed areas to be planted with standard post and wire fences with gates strategically located as per the Farm Plan. In the areas where the movement of stock requires passage over the accessways the paved surface will change from asphalt (as per the rest of the farm tracks) to an exposed aggregate concrete. Both of these paved surfaces are visually recessive and will blend into the surrounding landscape. Any earthworks involved in the widening of this access are to be blended back into the landform so as to create a natural curve that is to be regrassed so as to blend in with the surrounding pasture.

The proposal is for a rural community development that will retain and support rural production in a way that significantly improves

on the current land management practices and achieves a highly desirable rural coastal lifestyle experience that would not be possible in an urban setting.

This proposal offers an alternative rural lifestyle for landowners that is not currently available. It provides the opportunity for people to live in a rural landscape where they can enjoy rural (and coastal) views, and privacy, and be part of a small and close-knit rural community without having the stress of having to manage a large farm and livestock. It overcomes common problems for rural landowners in providing a network of walking trails and easy pedestrian connections through to others in the rural community along with a communal facility that provides for social interaction, play space and orchards.

The unique characteristics of the proposal provide for the long-term needs of the community while making efficient use of the land for rural production purposes in an environmentally and financially sustainable model that significantly enhances the indigenous vegetation and other natural features that contribute to the character and amenity values of the rural area.

The layout of the design precludes further development of the land.

In accordance with the requirements of the rural subdivision section of the AUP:OP (E39.3), there will be significant environmental protection of indigenous vegetation because of the proposal. The subdivision avoids the inappropriate proliferation and dispersal of development by limiting the number of sites created to those that can be absorbed into this landscape without compromising the visual integrity of this rural, coastal landscape.

The individual sites are of sufficient size (between 0.26 to 0.50 hectares) to be able to be tucked in and absorbed into the vegetation network of the overall farm. They are just large enough for a suitable sized dwelling and associated infrastructure including septic irrigation field, along with the spaciousness associated with rural living, without enabling a proliferation of associated facilities that might result in modification that would detract from the natural features of this undulating rural site. The design guidelines provide additional certainty in relation to the subservience of development on each site to the natural features, including minimising the degree of earthworks. The communal facility is located on a relatively large flat area which

will be able to satisfy the requirements of landowners to be able to use large areas of flat space for activities such as kicking a ball around, and other recreational pursuits that require large areas of flat space.

The overall proposal responds to the unique topography of the site, the steep slopes, natural features such as riparian areas and protected landscapes, ridgelines, aspect, water supplies and existing vegetation. The accessways have been strategically located to reflect the existing farm track placement (with the removal of one track where it was too close to an historic pa site), their materials designed to be recessive in nature so that they blend into the surrounding landform and avoiding incursion into riparian areas and wetlands. There are a few places where retaining walls are required in order to cater for an appropriately sized access. These are screened from the broader visual catchment by vegetation and / or landform. Where they are over 1.0m high they have a black painted pool fence along the top which will be visually permeable.

Each of the 25 individual lots has an identified approved buildable area of up to 1000m² and septic irrigation field. These have been strategically placed to provide certainty in terms of the overall outcome with maximum building area restrictions of 500m² on 22 of the proposed lots and 400m² on 3 of the lots along with building height restrictions and guidelines in terms of the nature of built form. The building platform size is intentionally smaller than the recommended 2000m² building area as identified within the AUP:OP. This is to ensure that buildings are concentrated in appropriate locations on the site and to avoid the proliferation of built form over an extended area that could potentially adversely affect the overall outcome sought where built form is subservient to natural features.

This rural coastal development with smaller rural residential lots designed in and around tracts of vegetation in a communally owned farm is unique in nature. While it does not comply with some of the separation distances between approved buildable areas and site boundaries within the AUP:OP, it does comply with the intent behind these standards. The table on page 17 of this assessment details how design features and mitigation measures have been put in place that ensure that despite non-compliance with boundary setbacks, adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining lots within the development will be very low. These ensure that

the visual and aural amenity and privacy of future lot owners have been taken into consideration and will be retained.

The approved buildable areas are all adequately setback from streams and the coastal edge to maintain water quality and provide protection from natural hazards. These are further elaborated on within the Ecological Report by Wildlands Consultants and the Geotechnical Report by KGA Geotechnical Group Limited.

The design guidelines will ensure that buildings are subservient to natural features and not of an urban scale, nature and design. This includes requirements for the buildings to be sympathetic to the natural contour of the site, rather than sitting on a large flat building platform that has been highly modified. Consequently, no earth working of building areas is proposed as part of the subdivision design. Other design features within the guidelines relate to building bulk, the light reflectance value of building materials, pet management etc.

Provisions have been made on Lots 10 to 12 for two storey dwellings and Lot 25, for a small second storey in order to secure water views. It has been determined that the landscape is able to absorb buildings of a slightly taller size in these areas. Building controls of five metres are placed on all other designated building areas.

The primary septic irrigation fields (on 23 of the proposed lots) have been located to provide a dual function in terms of visual mitigation with the vegetation to soften and screen the built form. These are to be planted at building consent stage. The proposed lots have been designed so that they tuck into the landscape immediately adjacent to existing vegetation within the riparian corridors. These septic irrigation fields are compliant with the 'On-Site Wastewater Systems: Design and Management Manual' (TP58) as detailed within the geotechnical report prepared by KGA Geotechnical Group Limited.

An integrated stormwater management approach has been used in the management of stormwater with the proposal designed to ensure a high quality of water leaving the property before it drains into the Makarau River, Kakanui Creek and Kaipara Harbour. This is achieved through the vegetation of all riparian areas, wetlands and steep slopes along with the coastal margins.

The access to the site off the state highway is to be moved to a revised location that will comply with Waka Kotahi NZ Transport Agency requirements for state highways. This includes the widening of the state highway in and around the revised site access which will likely require the removal of existing patches of vegetation along the roadside edge. This will open up views into the existing pasture and proposed orchard of the subject land which is in keeping with the character of this rural landscape. The landscape treatment in and around this intersection is to be rural in nature with the fencing along the top of the retaining walls adjacent to the entry to be compliant with Waka Kotahi safety fencing and to have the appearance of post and rail timber farm fencing.

Provision has been made for a large post on either side of the entry which will be used as a means of identifying the proposal. These are to be used for either entry signage, or for sculptural purposes (e.g. a carved post, or to support a sculptural element). The exact design and nature of these posts have not yet been determined however, they will be in keeping with the overall nature and character of the proposal which is a working farm located in this relatively rugged and wild coastal location on the edge of the Kaipara Harbour.

In conclusion, the proposal has been designed so as to maximise the productive capacity of the farm while ensuring that it reflects a highly environmentally sustainable model. Despite the addition of 25 rural lifestyle lots into this landscape the rural and coastal qualities of this landscape that make it unique can be retained and enhanced, with the proposed built form and associated infrastructure subservient to the natural landscape values. The potential adverse effects on the rural landscape character of this land and the broader surrounding catchment because of this proposal will be very low.

5.1.3 Mana Whenua

Sections B4.2 and D.10.2 of the AUP:OP state that the ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are to be recognised and provided for.

The subject property is located immediately adjacent to the Pareparea Burial Block that is managed by the Te Ture Whenua

Māori Land Act 1993. The local Mana Whenua have access through to this piece of land via existing esplanade reserves adjacent to the Makarau River and Kakanui Creek.

An archaeological assessment has been undertaken by Clough and Associates (Clough and Associates Limited 2022) who discovered a number of archaeological sites on the property. This includes evidence of a pa site, a midden site and possible terrace site along with references to a historically recorded whare on the property. Further to the discovery of the pa site the location of one of the primary site accesses has been significantly altered so as to avoid any future works within the archaeological site with management of the stock in around the pa site to be limited to sheep to avoid possible damage to the terrain. Further to the identification of other archaeological features footpaths have been altered and vegetation is to be strategically managed to avoid identified archaeological sites thereby assisting in protecting the archaeological features that provide physical connections between Mana Whenua and the land.

Site meetings and consultation have been undertaken with representatives from the Ngā Maunga Whakahii o Kaipara Development Trust (who represent the interests of the five Marae of Ngāti Whatua o Kaipara (Puatahi, Araparea, Kakanui, Haranui and Reweti) and Ngāti Manuhiri Settlement Trust. This consultation included presentation of the proposal at a hui where all members of Araparera and Kakanui Marae were invited to attended. Feedback was encouraged and a lot of discussion ensued.

This has provided valuable guidance to the most suitable means of managing the land in and around the identified historical features and feedback on the overall proposal. As a result of this an agreement is being formulated which would provide Kakanui Marae with an easement over a large area of land encompassing planting area A and B and paddock 18 (which includes the Pa site) in favour of the Marae. In addition, a large existing and proposed vegetation buffer area is to be set aside on the southern extent of the property between the activities on the site and the adjacent Pareparea Block.

As detailed on Page 18 of this document, Kakanui Marae has been asked to provide feedback as to how they would prefer the area in and around the historic pa site be managed (ie. grazed by sheep, or planted in appropriate native species). Formal feedback on either of the above items has yet to be received.

Ngāti Manuhiri Settlement Trust have prepared a kaitiaki report (Manuhiri Kaitiaki Charitable Trust 2022) summarising their stance on the proposal, stating that they support the proposal.

It is understood that a Cultural Impact Assessment also is being prepared to ensure that Ngati Whatua o Kaipara values and interests are considered as part of the proposed development. The initial feedback from the site meeting and subsequent hui in relation to the proposal has been very positive.

5.1.4 Indigenous Biodiversity Values

Maintaining, protecting and enhancing the environmental qualities of the land are included as outcomes in the objectives and policies of the rural section of the Unitary Plan and the National Environmental Standards for Freshwater. This includes effects on water quality, vegetation, biodiversity, and landform. Areas of significant indigenous biodiversity are protected and enhanced. (H19.2.3(2)) and opportunities to enhance or restore areas to meet the criteria of SEA's are enabled (H19.2.4(3)).

Integrated management of the use of the site is an integral part of the design of this proposal with the use of the land controlled to minimise the adverse effects of runoff on freshwater systems and improve degraded environments through enhancement and restoration.

The proposal is to restore large tracts of vegetation on the property including large areas of existing significant indigenous biodiversity, riparian areas, wetlands, steep slopes, coastal margins and vegetation to provide physical connections between existing large areas of existing vegetation. These are to be fenced off with the stock removed, revegetation using appropriate indigenous species, where required (refer Attachment J), and protected in perpetuity through the covenant process. They are to be managed and maintained with a predator control plan and weed management regime put in place.

These areas identified for protection, restoration and enhancement include areas of significant indigenous biodiversity and areas that are currently degraded. The currently degraded freshwater systems on the property are to be enhanced which will significantly improve the quality of the water leaving the property and entering the Makarau River, Kakanui Creek and Kaipara

Harbour environs with runoff off the site being filtered by large areas of vegetation.

The proposal has been adjusted in order to ensure appropriate setbacks of the approved building areas from streams and wetlands. In addition, the large areas of mixed native vegetation have been further extended in order to ensure that there is at least a 10 metre vegetated buffer and setback from streams and wetlands, where possible to maintain water quality and provide protection from natural habitats.

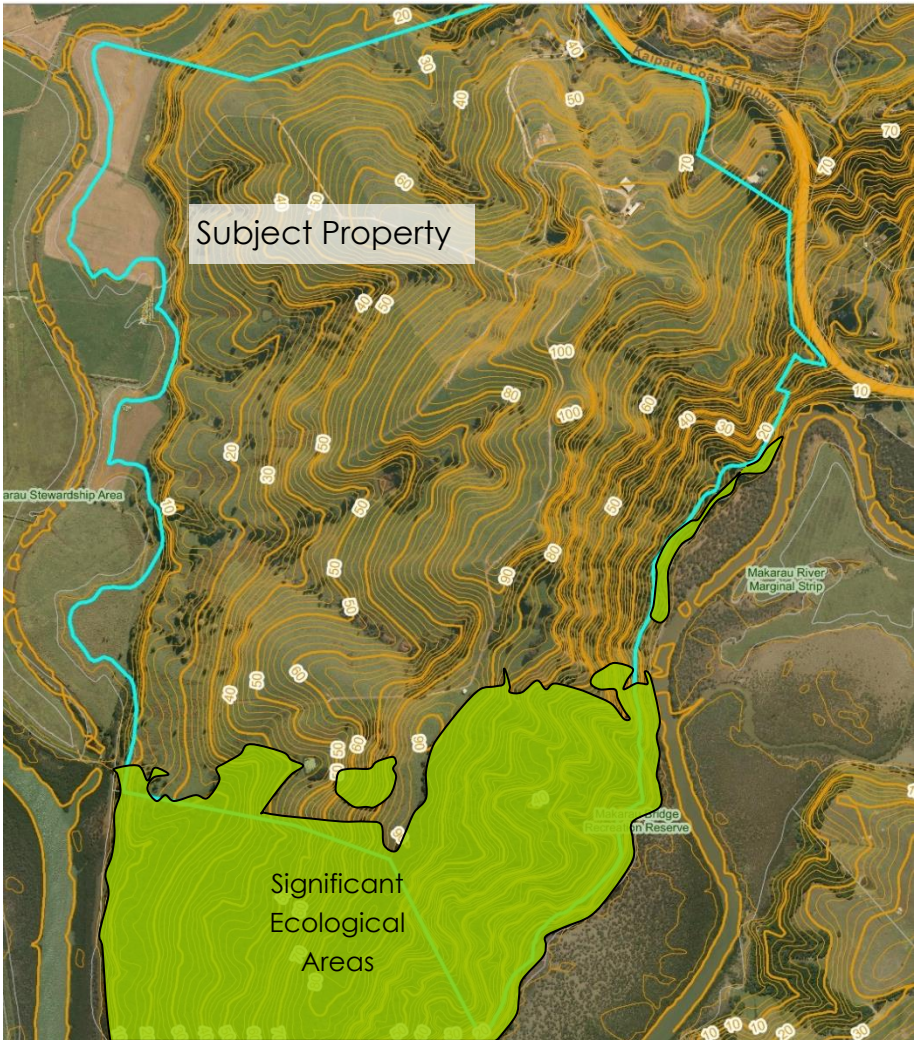


FIGURE 21: EXTENT OF SIGNIFICANT ECOLOGICAL AREAS AS SUPERIMPOSED ON AN AUCKLAND COUNCIL GIS AERIAL (NTS)

This restoration of large areas on the subject property will have additional benefits as they will protect these areas in perpetuity providing aesthetic, landscape and natural character values and contributing to the biodiversity, resilience and integrity of the ecosystems.

The restoration will ensure connectivity of fish habitat (fish passage) where the currently degraded riparian areas are likely to have none.

The Farm Management Plan (Attachment H) lists the farm layout and farm management intention which will ensure that the grazing and livestock practices on the farm will be in keeping with good sustainable farm management practices, reducing the chance of pugging and soil runoff and thereby improving the water quality leaving the farm and protecting the Kaipara Harbour environs.

It is concluded that the proposal will significantly improve the indigenous biodiversity values of the subject land and the quality of the water leaving the property through the restoration of vegetation over large areas of sensitive land and appropriate land management practices.

5.1.5 Reverse Sensitivity

Reverse sensitivity is the vulnerability of an established land use (in this case productive farmland), to complaint from a newly establishing, more sensitive land use, such as rural residential lots.

This has been discussed in Section 5.1.2 of this document. In summary, the proposed rural living areas are an integral part of the operation of this farm with the farming operations managed by a residents association. The operating centre of the farming operations is to be located away from the rural living areas which will ensure that any potential conflicts between these two land uses is minimised.

It is concluded that any reverse sensitivity effects are managed on site with the site design and layout details ensuring that any potential adverse effects arising from a conflict between rural production activities and rural living are kept to a minimum and very low.

5.2 Assessment of Visual Effects

Section two this report details the existing character and significance of the Makarau and Kaipara Harbour landscape in and around the general vicinity of the subject land. The following section outlines the existing landscape, rural and coastal character of the area and the likely effects of the proposal.

5.2.1 Visual Assessment Process

An assessment of visual effects analyses the visual (perceptual) response that changes to the landscape may have because of a proposal, including effects relating to views and visual amenity. The visual sensitivity of a site is influenced by a number of factors including the visibility of a proposal, the nature and size of the viewing audience, the visual qualities of the land in which the proposal is to be located along with the visual qualities of the proposal itself and the ability to integrate any changes into the landscape setting. The nature and extent of visual effects are determined by an analysis of the visibility and nature of the changes that may result from a proposal.

The visual catchment is the physical area that is exposed to visual changes associated with the proposed development. An assessment as to the effects of the proposal on the landscape values of the surrounding visual catchment has been made from public viewpoints (with supporting representative photographs).

When undertaking the visual assessment, a review of the following factors assists in determining the nature and extent of the visual effects:

- The extent of the development visible;
- Contrast between the development and surrounding landscape, including;
 - The characteristics of the background against which future structures will be seen, such as landform and vegetation;
 - The extent to which the structures on the property visually / physically link or integrate with other elements in the landscape including whether the development complements the existing landscape character of the area;
- The scale of the development in relation to the surrounding environment;
- The nature and size of the audience and the amount of time (duration) of any one view (ie. Whether they will be able to see the proposal for long periods of time such as from their lounge windows, or transient views, such as from a vehicle).
- The elevation of the development in relation to the viewer, in particular whether the development is visible on or above the skyline; and
- The distance between the viewer and the development.

- Whether the proposal will impact on the landscape features of the surrounding catchment that are of particular value to the character of the area.

5.2.2 Methodology

The methodology used to determine the nature and extent of the visual effects includes:

- Identification of the size of the visual catchment of the proposal.
- Identification of the different viewing audiences that would be affected by the development.
- Evaluation of the effects of the proposal given the existing visual qualities of the site and surrounds.

Views of the subject land from the landscape surrounding the subject land (and extent of the visual catchment) have been documented using photographs taken from key locations in the surrounding visual catchment (Attachment C Representative Viewpoints from the surrounding visual catchment) along with photographs taken from the subject land. This provides an insight as to the potential visibility of the proposed future operations from the broader catchment and the degree to which it will have a landscape or visual effect. Attachment L is a comprehensive assessment of the visual effects of the proposal from selected viewpoints in the surrounding visual catchment. ‘

5.2.3 The visual catchment and viewing audience that would be exposed to change

As detailed within the Assessment of Representative Viewpoints, Attachment L, the visual catchment and viewing audience for this property extends from motorists travelling along the Kaipara Coast Highway (State Highway 16) from locations to the south, to the north and immediately adjacent to the site access. Other viewpoints include those on Barr Road and Tuhirangi Roads to the north and from locations out on the waters of the Makarau River and Kaipara Harbour in the vicinity of the subject land.

5.2.4 The potential visual effect of the proposal

The following are the summary statements from each of the representative viewpoints from the comprehensive assessment of the representative viewpoints, Attachment L.

Representative Viewpoint 1: Kaipara Coast Highway (to the south of the subject site)

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

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

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)

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)

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 to the motorists driving along the state highway however measures have been taken to ensure that this new access blends into 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 houses possibly 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 and Makarau River

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 open up and close 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 is 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 have been listed. The potential effects of the proposal on the key landscape values of each of the viewpoints have been assessed in order to determine the status of the overall effects.

In conclusion, the adverse effects of the proposal on the key landscape values from all of the representative viewpoints will be very low.

6.0 CONCLUSION

This proposal for a rural community development at 2127 Kaipara Coast Highway, Kakanui has been designed by a team of consultants aiming to create an environmentally sustainable development that contributes to the positive landscape values of this rural coastal location.

The layout and nature of the proposal was determined by the natural landscape features with the capacity of this landscape to absorb this style of rural living and farming determined by the desire to retain the existing rural and coastal character.

The result is a proposal for an operating farm of 47.62 hectares which is wrapped around an extensive network of vegetation in which 25 small lots have been tucked. This includes the fencing off and restoration of 71.46 hectares of sensitive land including riparian areas, wetlands, coastal margins, steep slopes, and large tracts of existing vegetation which are to be linked through new vegetation connections. This network of vegetation will significantly enhance the indigenous ecological values and corridors at the same time as improving the water quality leaving what is currently a degraded rural farm.

The proposal is to operate the farm using sustainable management practices that restrict the numbers and size of the stock grazing on the land so as to maximise soil health and minimise silt runoff.

The proposed twenty five lots are to be wrapped around and tucked into an existing network of vegetation and topography in order to minimise their potential visibility. The size, layout and nature of these lots and the proposed building platforms and associated planting are controlled by design guidelines so as to minimise the potential visual effects of the built form and retain the existing landscape qualities of this rural coastal site.

This proposal creates a rural lifestyle community that is woven around a productive farm that overlooks the waters of the Kaipara Harbour. The layout of this farm and interwoven supporting facilities that have been incorporated into the design enable property owners to enjoy all of the benefits of living on a rural, coastal farm such as this, without the stresses that are commonly associated with rural living.

The design and layout honours and enhances the unique qualities of the adjacent Pareparea Burial Block with the extensive proposed vegetation network radiating out from the large tract of mature vegetation on this headland landscape.

The design is also responsive in terms of appropriately managing the identified archaeological sites in a way that satisfies the desires of Mana Whenua identified during the consultation process.

This assessment documents how the potential landscape and visual effects of this proposal have been considered through the design process.

The proposal significantly enhances the landscape and visual qualities identified within the Auckland Unitary Plan that relate to the site with the Outstanding Natural Landscape, High Natural Character and Significant Ecological Area overlays used as a basis for the design. These areas are all excluded from development with the existing extensive and patchy vegetation network that contributes to the values of these overlays to be significantly enhanced and extended. Consequently, the proposal will result in an outcome that will visually and physically spread the landscape values of these overlay areas into other parts of the subject property.

The document includes a landscape and visual effects assessment which evaluates the existing character and features of the landscape in and around the subject property and the AUP:OP's anticipated character of the Makarau, Kakanui and Kaipara Harbour area. This, combined with a review of the Rural Coastal Zone and overlay objectives and policies for the area in relation to landscape and visual matters formed a baseline context against which to ascertain whether the proposal is appropriate.

A detailed visual assessment from the surrounding visual catchment, including the waters of the Kaipara Harbour, concluded that the potential adverse effects of the proposal on the key landscape values of the surrounding visual catchment will be very low.

This document assesses the effects of the proposal against the key objectives of the Auckland Unitary Plan and the NZ Coastal Policy

Statement relating to landscape and visual matters and has determined that the proposal is consistent with these as it will:

- Protect and enhance the natural heritage in particular in relation to the Outstanding Natural Landscape, the High Natural Character Area and the natural and coastal character
- Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with the existing landscape character and attributes, including a sense of spaciousness.
- Recognise and provide for the ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features. This process is ongoing.
- Maintain and enhance the quality of the environment by protecting and enhancing the indigenous biodiversity values, in particular those in and around the Significant Ecological Areas and by restoring the riparian margins of streams and riparian corridors and natural systems.
- Minimise the opportunity for reverse sensitivity.
- Recognise and provide for the ancestral relationships of Mana Whenua and their culture and traditions in relation to the subject land.

The proposal for this land at 2127 Kaipara Coast Highway, Kakanui will result in many positive landscape and visual effects with any potential adverse effects being very low. I therefore support this application.

Geraldine Bayly
Registered Landscape Architect NZILA

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