

# Mangawhai Hills

## Proposed Plan Change

### Landscape and Visual Effects Assessment

Prepared for Mangawhai Hills Limited

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*(Cover photograph: Site looking southeast)*

## Executive Summary

Mangawhai Hills Limited ('MHL') has submitted a Private Plan Change ('PPC 84') application to the Kaipara District Council ('KDC') to rezone and introduce a bespoke development area (Mangawhai Hills Development Area) ('MHDA') planning provisions on 218.3 hectares of land at Tara Road, Moir Street, Cove Road and Old Waipu Road, Mangawhai. The purpose of the PPC is to rezone the location to the Mangawhai Hills Development Area. The key features of the PPC are:

- Rezone 218.3ha of land at Tara Road, Cove Road, Moir Street and Old Waipu Road, Mangawhai from Rural Zone with Harbour Overlay to a Development Area, including consequential amendments to the ODP Maps;
- The creation of a development area (Mangawhai Hills Development Area) with core provisions that to provide for high quality large lot residential development in a sustainable environment and a natural landscape, framed by indigenous vegetation, wetlands and water systems. The Development Area contributes to Mangawhai's enhancement of ecological and landscape values through environmentally sensitive and innovative design techniques, promotes high quality urban design, ensures a safe movement network, and enhance landscape and amenity;
- The PPC includes a Structure Plan which illustrates spatial outcomes for the Mangawhai Hills Development Area. This informs the spatial pattern of land use and subdivision, including detail of indicative primary and secondary road networks, a Landscape Protection Area ('LPA'), identified ecological features for enhancement and protection, indicative landscape and open space areas, and community hubs;
- Large lot residential density will be enabled, responding to locational attributes, environmental and topographical constraints, and providing for pedestrian and cycleway connectivity from the site to the wider existing urban area.

This report assesses the potential Landscape and Visual Effects ('LVA') as a result of the PPC Application.

The surrounding landscape is both urban and rural in nature. The popular and busy Mangawhai Village is located close to the Site and is one of Mangawhai's key future growth nodes<sup>1</sup>. The 'rural' landscape to the north and west comprises large areas of pasture with smaller residential lots distributed across the landscape. The 'urban' landscape to the south and east comprises recent residential developments, including Mangawhai Central.

The existing Site was used primarily for rural activities and was previously known as Frecklington Farm. Due to the historical pastoral land use activities, the Site contains predominantly pasture, with areas of remnant bush, both natural and artificial watercourses and wetland areas. The key terrestrial ecological values of the Site are associated with 16.6 ha of native bush remnants. Other terrestrial aspects include native-exotic bush areas, exotic shelterbelts, and pasture.

The Site itself has a unique topography, with two ridgelines running northwest to southwest creating distinctive and defining landscape features. The Site contains two main streams that are of a low ecological value and are degraded due to the agricultural land use. The Site also contains a large number of palustrine, seepage wetlands that are spring fed from the surrounding slopes that are of low ecological value, an indigenous wetland of high ecological value, and multiple drains and constructed ponds.

Viewing audiences are located to the north, south, east and west of the Site, at a range of elevations, orientations, and distances (from approximately 0.2km to 4km from the Site). Viewing audiences broadly comprise road users (people in vehicles, pedestrian, and cyclists) and residences in the surrounding area. Twenty-Two (22) viewpoints were selected and assessed as part of this report.

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<sup>1</sup> Mangawhai Spatial Plan, 2020

A range of mitigation and design control measures are proposed, and have been incorporated into the updated Structure Plan, to manage adverse landscape and visual effects related to the PPC. These include an extensive planting and restoration strategy for the Site; a significant extent of new riparian and wetland planting; new green corridors connecting through the Site and to adjacent bush areas; and extensive boundary buffer treatments along key edge interfaces. Mitigation also includes the provision of a Landscape Protection Area (along the northern ridgeline) which details controls around earthworks, site coverage, building height, form, and exterior finish.

It is considered in this assessment that the PPC Application will result in:

- **Low adverse landscape effects**, due to the existing landscape values and the proposed long-term rehabilitation, revegetation and enhancement benefits of the proposal. Proposed planting measures will notably enhance the ecological value of the Site over time, along with its contribution to local linked habitats. There would be a range of positive environmental outcomes associated with the PPC.
- **Low adverse visual effects**, due to the mitigation measures of the Proposal being considered effective at reducing impacts, and the overall adverse effects of the Proposal on the visual amenity is considered to be an acceptable change within the surrounding environment. The Proposal successfully integrates into the wider Mangawhai context and suitably addresses the visual sensitivities around the ridgelines.

This assessment concludes that the Site can accommodate the Proposal, subject to the provisions, without significantly diminishing the landscape attributes, values and character of the Site and/or surrounding landscape, and the PPC is considered appropriate in terms of its landscape and visual amenity effects.

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## 1. Introduction

- 1.1. In response to issues raised in the submissions and further submission process, Reset Urban Design Limited (**Reset**) has been engaged by Mangawhai Hills Limited (**the Applicant**) to undertake a Landscape and Visual Effects Assessment (**LVA**) for a Private Plan Change (**PPC**) of 218.3ha of land at Tara Road, Cove Road, Moir Street and Old Waipu Road, Mangawhai (otherwise referred to as 'The Site' in this report) called "Mangawhai Hills".
- 1.2. The key features of the PPC are to rezone the Site from Rural to a development area (Mangawhai Hills Development Area) with core provisions that provide for high quality large lot residential development in a sustainable environment and a natural landscape, framed by indigenous vegetation, wetlands and water systems.
- 1.3. The Mangawhai Hills Development Area includes a Structure Plan which illustrates spatial outcomes, open space networks, access and movement networks, and natural environment protection and enhancement strategy.
- 1.4. The PPC intends to rezone the Site to enable a density of development that is akin to a 'large lot' residential zone, taking into consideration the Operative Kaipara District Plan and the outcomes/objectives sought by the Mangawhai Spatial Plan intensification and growth strategy for the areas surrounding the existing urban nodes of Mangawhai Village and Mangawhai Heads.
- 1.5. This LVA report assesses the landscape and visual effects of the Proposal on the immediate and surrounding character of the environment, recognising that the potential for land use change from rural to residential is to be assessed on a site by site basis.
- 1.6. This assessment includes the following:
  - Briefly describes the Site and its landscape setting;
  - Analyses the PPC development outcomes;
  - Describes the nature of the PPC proposal and the ways in which landscape attributes and visual amenity are provided for;
  - Sets out an assessment of the potential landscape and visual effects in respect of the PPC
  - Makes conclusions with regards to the degree of landscape and visual effects, and suitability of the proposal.

## 2. Methodology

- 2.1. The methodology follows the concepts and principles outlined in *Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022*. For the preparation of this Assessment of Landscape and Visual Effects the following steps were undertaken:
- Background desktop research and documentation of site location and context, including statutory context.
  - Site investigations and photographic recording (18/01/2024 & 25/01/2024).
  - Identification and analysis of existing landscape and urban values including bio-physical values, cultural values, and visual amenity values where appropriate.
  - Identification of the visual catchment and viewing audience of the Site.
  - Review of the Proposal to assess the possible landscape and visual impacts.
  - Analysis of representative viewpoints looking at visual changes that are likely to occur as a result of the Proposal and assessing the overall sensitivity of viewpoints to visual change.
  - Consideration of measures to avoid, remedy, and mitigate potential adverse effects, and to promote positive effects.
- 2.2. In assessing the extent of effects, this report uses the seven-point scale recommended by Tuia Pito Ora/NZILA. The scale of effects rating ranges from very low, low, low-moderate, moderate, moderate-high, high, and very high. The effects ratings and definitions are provided within **Appendix 1**.
- 2.3. Viewpoints were selected to represent a range of views where the Site is visible. These locations were firstly selected based on a desktop study, followed by location visits to confirm suitability. The viewpoints provide a range of distances, from immediate to mid-ground, and cover a range of viewing orientations. Viewpoint locations have been plotted as accurately as possible from aerial imagery, and GPS (Refer **Appendix 2**).
- 2.4. Prior to conducting the assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the proposal. This information included:
- Operative Kaipara District Plan
  - Kaipara District Council GIS information (aerial imagery, contours, zoning)
  - Mangawhai Spatial Plan 2020
  - Assessment of Effects & Section 32 Evaluation Report (prepared by Barker & Associates, March 2023).
  - Urban Design Statement (prepared by Barker & Associates, March 2023).
  - Landscape and Visual Assessment Report (prepared by Greenwood Associates, March 2023).
  - Stormwater Management Plan (prepared by Chester, Feb 2023).
  - Ecological Impact Assessment (prepared by Bioresearches, March 2023).
  - Cultural Effects Assessment (prepared by Environs Te Uri o Hau, July 2023)
  - Archaeological Assessment (prepared by Geometria, June 2023)
  - Recommended Mangawhai Hills Structure Plan (prepared by Reset, April 2024)
  - Urban Design Assessment (prepared by Reset, April 2024)

- 2.5. The desktop study was also undertaken to determine likely viewing audiences, landscape character types, prominent ridge lines/landforms and the planning context of the Site and surrounding area. This information collected was used to inform site visits to the Site, and the surrounding area.

### 3. The Site and Surrounding Environment

#### Location

- 3.1. Mangawhai is a coastal community located on the southeastern coast of the Kaipara District. It is primarily comprised of two main settlements: Mangawhai Village, a traditional farming town containing cottages and a small shopping precinct, and Mangawhai Heads, a holiday settlement which developed more recently on the eastern side of Moir Point. Mangawhai Village is located on the southwest extent of the Mangawhai Harbour and Mangawhai Heads is 5km away on the north east inlet of the harbour. Access to Mangawhai Heads from Mangawhai Village is via a bridge crossing the northern end of the harbour estuary and Tara Creek.
- 3.2. The Mangawhai area is a popular recreational destination and experiences a large number of visitors during the peak summer holiday period. Being located 102km from central Auckland, 70km from Whangarei, and 13km east of State Highway 1, Mangawhai is easily accessible and has become a popular destination to live. The area has transitioned from an isolated seasonal beach holiday and rural farming community to a rapidly growing coastal urban centre. The Village and Heads area has experienced rapid development and population growth over the last 15 years, with a number of residential subdivisions completed and further residential and retail development planned. One such development, Mangawhai Central, is a large-scale development that includes commercial, retail and residential and is located between Mangawhai Village and Heads. Recent development has also seen the further subdivision of the southern and western sides of Moir Point and the gradual encroachment of residential activity into the rural areas to the north and west of Mangawhai. Mangawhai has become the second largest town and the fastest growing urban area in the Kaipara District.
- 3.3. The landscape surrounding Mangawhai is typical of farmland encompassed by steep ridges with remnant native bush in gullies, that transition into the flat upper estuary area leading into the settlement. The broader areas is framed by the vegetated Brynderwyn Hills to the north. The Mangawhai landscape is generally characterised by a sequence of natural systems including an open dynamic coastal beach system with steep escarpments and broad dune systems, a passive coastal harbour system with a significant sand spit (an Outstanding Natural Feature), sandy beaches transitioning into an intertidal estuarine/ saltmarsh system, and then to a cluster of small stream valleys from the upper catchment rural areas.
- 3.4. The Mangawhai Structure Plan, adopted by the Council in 2005, identified key natural features and values that warranted specific protection including: *The coastal dune systems and coastal edge; estuarine wetland and saltmarsh systems; terrestrial wetland systems and associated riparian corridors; significant areas of contiguous bush remnants and regenerating bush shrubland areas; visually prominent ridgelines; significant wildlife habitats and corridors; and the Brynderwyn Range*<sup>2</sup>. These elements of the natural environment, including areas of ecological value and greater landscape character, are important for the areas 'sense of place', identity, and unique character.
- 3.5. The Mangawhai Spatial Plan 2020 sets out to provide a high-level 'spatial picture' of how Mangawhai could grow over the next 20-25 years, while addressing the community's social, economic and environmental needs, and responding to the specific local context. The Spatial Plan is to provide the KDC with an effective and legible tool to move from vision to strategy, and from strategy to action by setting out specific, prioritised initiatives at the district and local level. *The Vision is for a cohesive Mangawhai community that: Respects its natural setting; Offers diverse and affordable living and working choices; and Celebrates its iwi culture, its heritage, and embraces the future*<sup>3</sup>.

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<sup>2</sup> Operative Kaipara District Plan – Mangawhai Harbour Overlay

<sup>3</sup> Mangawhai Spatial Plan





Figure 1 Site Location

### The Site

- 3.6. The PPC Site comprises 218.3ha of land located at Tara Road, Cove Road and Old Waipu Road approximately 3km west of Mangawhai Central.
- 3.7. The Site has road frontages adjoining three of the existing Site boundaries being Cove Road to the north, Tara Road to the west and Old Waipu Road to the east. The southern boundary partially adjoins Moir Street and the existing neighbouring residential lots.
- 3.8. The Site is a former dairy farm which currently comprises large pastoral areas for grazing purposes. There are a series of patches of terrestrial (native and exotic) vegetation and freshwater features (intermittent and permanent streams and natural wetlands) throughout the site of varying quality. A large number of the freshwater features have been degraded as a result of historic stock and farm management.
- 3.9. The Site contains a prominent ridgeline (referred to as the 'northern ridgeline') which runs along the eastern boundary then curves around Old Waipu Road and Cove Road to the north. There is a smaller ridgeline (referred to as the 'southern ridgeline') which runs through the middle of the Site, with a valley

that contains a stream between the two. The highest point within the Site is to the northeast along Old Waipu Road North at RL 93m. Small gullies form an integral natural drainage pattern across the Site.

- 3.10. Adjacent to the east and north of the Site is predominantly rural lifestyle residential dwellings and associated planting. Larger residential lifestyle developments extend to the west. Mangawhai Village is located approximately 1km from the Site and comprises a number of amenities including a petrol station, eateries / restaurants, grocery store, health care facilities, police station, pre-school and post centre. The Mangawhai Domain is located immediately south of the Site. Mangawhai Central is adjacent the Site to the Northeast and comprises a number of amenities including eateries / restaurants, supermarket, health care facilities, future employment and residential. The Mangawhai Hills Site abuts Old Waipu Road North which is a strategic growth corridor that connects Cove Road and the Site directly to Mangawhai Central. Once the proposed Mangawhai Central roading network is completed this will provide further connectivity through to the Site. The Mangawhai Activity Zone public recreation area is located approximately 3.6km north of the Site. Mangawhai Beach Primary school is located approximately 1km east of the Site, while secondary education includes Rodney College, approximately 30km to the south in Wellsford, and Otamatea High School in Maungaturoto. The dominant land uses within the surrounding environment are a mix of agricultural farming, rural residential, urban development, and native bush fragments.



Figure 2 Site Aerial

### Landform & Features

- 3.11. The Site is generally undulating with areas of moderate to steep slopes mixed with slight slopes and a near 88.0m gradient change over the Site, having low points of approx. RL 5.0m and high points of approx 93.0m. The northwestern end of the Site features a 'bowl' form contained by internal ridgelines (that run northwest to southeast) which flow down to the southeast as the topography opens up to the Mangawhai Estuary. There are two primary streams, located between ridge lines, which converge toward the south eastern portion of the Site and continue further south along Tara Road. A number of wetlands have been identified which are typically located in close proximity to the stream network. Large clusters of native vegetation are located within the Site, with the largest cluster being located toward the northern portion of the Site.

- 3.12. The hills around Mangawhai are an important landscape feature and component that contributes strongly to the wider landscape character of the area. The Greenwood Landscape and Visual Assessment highlights the importance of these landforms noting that *“the northern ridgeline sits higher than the southern ridgeline and is highly visible from within areas of the Mangawhai township (3.15)... The natural features of the landscape that give the site and its immediate surrounds its ‘sense of place’ consist of the rolling topography, incised gullies and riparian corridors, network of ridgelines (3.26)...where this ridgeline is visually prominent it represents the visual foreground of the network of ridgelines that form an important character element of the wider landscape (4.12)...”*<sup>4</sup>
- 3.13. The northern ridgeline is one of the highest topographical features in the immediate Mangawhai Village area (whilst significantly lower than the Brynderwyn Hills), and as such contributes to the backdrop of the harbour landscape. The ridgeline can be visible from distances of 5km+, generally from other elevated positions surrounding the Site. Such natural environments, especially ridgelines, can be more sensitive to adverse effects when introducing landscape elements that are incongruent, e.g. inappropriate or excessive residential subdivision, and as such need to have a higher level of scrutiny applied to development on them.
- 3.14. In the ODP “Chapter 13 Residential - Rule 13.10.3a Dwellings”, specific consideration is given to the *“Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including the Coastal Marine Area, and the effects on skylines and ridgelines”*.
- 3.15. In the ODP “Appendix 25A – Mangawhai Design Guidelines”, specific consideration is given to *“Subdivision layout and the siting of building platforms must reduce the visual impact of structures within the landscape. This is particularly important within rural areas to ensure retention of amenity values associated with natural and cultural landscapes. Prior to undertaking rural subdivision, an assessment of the site should be carried out to determine those areas of the site that have the greatest potential to absorb development. Regard should be given to:*
- *The protection of ridgelines and significant land forms (e.g. hill tops)*
  - *Protecting and enhancing the visual amenity values of the site*
  - *Ensuring that development does not visually dominate or detract from public views (such as from roads and open space frequented by the public)*
  - *On all sites, including within residential areas, structures should be sited so as to ensure that they do not break prominent ridgelines or otherwise adversely affect the visual amenity values associated with significant natural features or landscapes.*
- 3.16. Stormwater runoff on the Site is typically sheetflow, starting at the top of the catchment areas near the ridgeline which is then channelised in shallow gully features before reaching the watercourses and then discharging into the Mangawhai Estuary. The Site is generally split into three different catchment areas, a Northern, Western and Southern catchment.
- 3.17. The geotechnical assessment found that the Site is underlain with sedimentary rocks of the Pakiri Formation (Waitemata Group) which comprise of *“alternating thick-bedded, volcanic rich, graded sandstone and siltstone with volcanoclastic grit beds”*. Where the watercourses are located the soils are underlain with alluvium from the Tauranga Group which comprise of *“partly consolidated mud, sand, gravel and peat or lignite of alluvial, colluvial, lacustrine, swamp and estuarine origins”*<sup>5</sup>.
- 3.18. Key vegetation on the Site includes approximately 16.6ha of native bush remnants (regenerating kānuka-mānuka scrub), of which 14.7ha is one contiguous area in the northeast of the Site. The canopy is largely kānuka (*Kunzea robusta*) and mānuka (*Leptospermum scoparium*) up to 8m tall, with occasional tōtara (*Podocarpus totara*) emerging. In riparian areas, the canopy was dominated by tree ferns. Other native species within the canopy/subcanopy included tānekaha (*Phyllocladus trichomanoides*), pūriri (*Vitex lucens*), mamakū (*Cyathea medullaris*), pōhutukawa (*Metrosideros excelsa*) and tī kōuka (*Cordyline australis*). The native bush area has been identified as a ‘Level 1’ site under the Rodney Protected Natural Areas Program (PNAP), labelled as ‘Old Waipu Road Remnant’,

<sup>4</sup> Landscape and Visual Assessment Report (Greenwood Associates, March 2023).

<sup>5</sup> Geotechnical Assessment (Wiley Geotechnical, 2019)

and has an ecological value considered as high<sup>6</sup>. Other small areas (<1 ha) of native bush are present on the Site, are not fenced and have been heavily grazed. Further terrestrial aspects of the Site include native-exotic bush areas, exotic shelterbelts, and pasture.

- 3.19. Permanent stream/wetland environments have been identified within the Site. All tributaries originate within the Site and ultimately drain to the Mangawhai Estuary to the southeast. The Site contains a large number of palustrine, seepage wetlands that are spring-fed from the surrounding slopes. These seepage wetlands are within pasture and have been heavily impacted by stock access, grazing and high nutrient loading over time. An indigenous wetland is present in the southeastern corner of the Site. There are also several constructed ponds, including effluent ponds, present within the Site, as well as multiple farm drains. These features have been constructed for farm drainage purposes, and are artificially straightened and channelised, do not flow with the natural topography, and provide limited ecological benefit.
- 3.20. Across the Site there is a mix of scattered existing built form. Generally, this consists of single houses, outbuildings, barns/sheds, farm fencing, and driveway/access tracks. Most of the buildings are associated with paddocks/productive land and are agricultural/rural in character.



Figure 3 Existing buildings, shelterbelts and farm tracks (Google Earth)

## Cultural Values

- 3.21. The Mangawhai area is of great historical, cultural, and spiritual importance to Te Uri o Hau. Te Uri o Hau, who have mana whenua over the area are a hapu of Ngati Whatua descent, tracing their ancestry and name to Haumoewharangi of Ngati Whatua. A separate Cultural Effects Assessment (CEA, July 2023) has been prepared by Environs Holdings Ltd on behalf of Te Uri o Hau which provides further details on the cultural values of the area.
- 3.22. Mangawhai, and the Mangawhai Harbour, were of strategic importance to Te Uri o Hau as a canoe portage and movement route between the eastern coastline and the Kaipara Harbour. This importance is reinforced by the presence of two pā - Te Ārai ō Tāhuhu (Te Ārai Point) and Te Whetumakuru, located further south. Mangawhai itself takes its name from the Ngati Whatua chief Te Whai, who lived at Pakiri before being expelled by a Ngapuhi war party and retiring to Manga-Te-Whai. The place of Te Whai, where the streams meet Te Mangawhai, means "Stream of the (Sting) Rays<sup>7</sup> - Whai being the Māori name for the short-tail stingray.
- 3.23. In the early 1800's Mangawhai Harbour was the home of Rangatira Chief Te Whai. The Maori occupation of the district was severely disrupted by a major battle between two large iwi tribes. In

<sup>6</sup> Ecological Assessment (Bioresearchers, 2023)

<sup>7</sup> Cultural Effects Assessment (Environs, 2023)

February 1825, Mangawhai and Te Hakoru (known today as Hākaru) became the site of a great battle, known as the “Battle of Te Ika a Ranganui”<sup>8</sup>.

- 3.24. European purchase and settlement in the Mangawhai area began just prior to the Treaty of Waitangi. In February 1841, William Mayhew claimed 20,000 acres in Mangawhai and a series of land claim disputes followed. By the mid-19th century, Mangawhai Harbour was one of the main access points for the Kaipara where Early European settlers would travel by ship from Auckland to Mangawhai, walk to Kaiwaka, and then travel on the water again across the Kaipara Harbour. Mangawhai Harbour and estuary were strategically important and were used to cargo kauri gum and logs to Auckland. Shipbuilding began in the region in the 1840s and continued until the 1870s, as well as gum digging and logging. Over time dairy and sheep farming became the predominant industries.
- 3.25. The wider region is land that is connected to the ancestry / whakapapa of present members of iwi groups. Tribal landmarks such as maunga (hills/mountains), waterways, and ridgelines are important given the surrounding land has been modified and damaged by intensive farming and urban development.
- 3.26. The subject Site is situated along Tara Road. Tara is the volcanic valley in Mangawhai that joins the Mangawhai and Kaipara Harbours. The soil is rich, making it a food bowl for agricultural growing by Māori and European settlers. Tangata Whenua called the area “Te Raurau” in reference to the undulating landscape. The name Tara comes from Thomas Henry, an earlier settler with Irish ancestry who purchased the land in 1854 and named it for the hill of Tara in County Meath, Ireland<sup>9</sup>. There are recorded archaeological pits; terraces, pā, and agricultural fields listed near the northern side of Tara and as far inland as the Brynderwyn Ranges. It is an area of significant cultural landscapes with a range of cultural sites and features in an area of historic heritage<sup>10</sup>. The Archaeological Assessment report, prepared by Geometria Ltd, confirms that there are no archaeological or historic heritage features within the Site extents.
- 3.27. Whenua land is considered a taonga to Te Uri o Hau, including all the natural resources associated to it. The coastal margins and forest regions historically provided Te Uri o Hau with a profusion of kai and living materials. The natural features and landscapes are valued for their unique characteristics, strategic locations, and historical importance to iwi. There are also specific connections to the whenua through historical events and activities which may limit the types of use of whenua land. Of specific importance to iwi is the protection and enhancement of the natural features. These constitute significant net ecological benefits to the values of Wai (water), Ngahere (native bush), manu (birdlife), flora and fauna. The large native bush remanent within the northern portion of the Site has been identified as having high value.

## Land use & Zoning

- 3.28. The Site is currently zoned **Rural** Zone in the Kaipara District Operative District Plan (ODP) and is subject to the Mangawhai Harbour Overlay Area.
- 3.29. The Site is identified in the Mangawhai Structure Plan as a ‘**Rural – Residential**’ policy area.
- 3.30. In KDC’s adopted Mangawhai Spatial Plan, the Site is identified as appropriate for a mix of ‘**Urban-Residential**’ growth and future ‘**Rural-Residential**’ use.
- 3.31. Land to the east and south of the Site is located within the Residential Zone, and land to the west and north is situated within the Rural Zone of the ODP. Land to the northeast of the Site (referred to as ‘Mangawhai Central’) is located within the Estuary Estates Zone of the ODP.
- 3.32. The Site does not contain any Outstanding Natural Landscapes or Features, or areas of High or Outstanding Natural Character. The nearest ONF is the Mangawhai Barrier Spit. This area comprises a

<sup>8</sup> Cultural Effects Assessment (Environs, 2023)

<sup>9</sup> Archaeology Assessment (Geometria, 2023)

<sup>10</sup> Archaeology Assessment (Geometria, 2023)

4km long spit of sand dunes, ocean beach and estuarine shore which separates the Mangawhai Harbour from the open sea.

- 3.33. The Site does not contain any Heritage Features, known Sites of Cultural Significance to Māori and is not located within any Statutory Acknowledgement areas.
- 3.34. The native bush area within the Site has been identified as a 'Level 1' site under the Rodney Protected Natural Areas Program (PNAP), labelled as 'Old Waipu Road Remnant'.

### Landscape Character

- 3.35. Mangawhai itself is a mix of characteristics and features, being coastal, rural and latterly urban in character. It is a polycentric settlement growing around two existing and distinctive areas - Mangawhai Village and Mangawhai Heads. Mangawhai Village being based on a historical settlement grid pattern focused along Moir St with a key termination at the historic wharf. There is more recent residential development now pushing up into the hills around the basin and spreading into the surrounding rural area. Mangawhai Heads on the other hand has a more characteristically linear and spread out form across the hills and valleys following the undulating coastal edge.
- 3.36. There is a combination of typically older and smaller baches, and larger contemporary houses with a wide variety of forms, materials and colours. More larger lot, semi-rural / countryside living has spread out from the fringes of the urban areas into the surrounding rural area. Across Mangawhai there is a very diverse architectural stock of buildings and there is no clear, unifying or 'typical' Mangawhai style. As Mangawhai has changed from a holiday destination to a popular location for people to live, the architectural requirements and typologies have changed. A greater intensification of built form at Mangawhai Central will see another additional component to this morphing built-form character.
- 3.37. Mangawhai and the surrounding area comprises a pattern of typical coastal and rural settlement formed around the wider Mangawhai Harbour. The landscape can generally be characterised by the following<sup>11</sup>:

- *An open coastal beach and harbour system*
- *An indented coastline comprising of sandy beaches and dune systems*
- *Freshwater wetlands*
- *Estuarine and salt marsh ecosystems*
- *Steep cliffs and headlands*

Within the upper Mangawhai catchment, the principal features of the landscape are:

- *Ridges and valleys with re-generating and remnant patches of indigenous vegetation*
- *Interspersed areas of open pasture*
- *Exotic forestry and horticulture*
- *Small clusters of farm and residential buildings*

- 3.38. The Site is typically rural productive in character. The majority of the Site is farm land comprising of large pastoral areas for grazing purposes. There are a series of terrestrial (native and exotic bush) and freshwater features (streams and wetlands) throughout the Site of varying quality. A large number of the freshwater features have been degraded as a result of stock and farm management. The Site has been heavily modified to accommodate and facilitate productive farm usage (constructed tracks, ponds, drains, fencing, buildings etc).

- 3.39. The natural features of the Site that contribute to its character include:

<sup>11</sup> Appendix 25A Mangawhai Design Guidelines

- the unique topography - with areas of moderate to steep slopes mixed with slight slopes, two distinctive ridgelines, and a central gully network;
- existing vegetation - 16.6ha of native bush remnants along with native-exotic bush areas, and mature trees.

3.40. The Site is a highly modified rural landscape that sits in between a wider environment of recent lifestyle residential development on the fringe of Mangawhai Village. The influence of human activity, i.e farming, is a very strong component of the landscape character of the Site. The unique land form and existing native bush are also strong components of the landscape, and key features of the Site.

3.41. The Site does provide some level of aesthetic and perceptual aspects of the landscape for neighbouring properties including 'rural-ness' and openness. As noted in the Mangawhai Spatial Plan (MSP) "*The lots on Tara Road borrow the landscape value of Frecklington Farm*"<sup>12</sup> (The Site). The majority of this area is already intensified and mostly residential. The lot sizes are relatively small (lifestyle lots), however the MSP identified that "*development capacity has not been fully absorbed. Therefore large lot/lifestyle intensification should be considered*"<sup>13</sup>. KDC has also recently upgraded both Tara Road and Cove Road including a 50km zone, signalling that this area will likely transition to a higher intensity residential typology. The immediate area surrounding the Site would be characterised as rural-residential / lifestyle lot character, with less rural characteristics than the Site and more residential features (residential dwellings, ornamental planting, formed streets and entries etc).

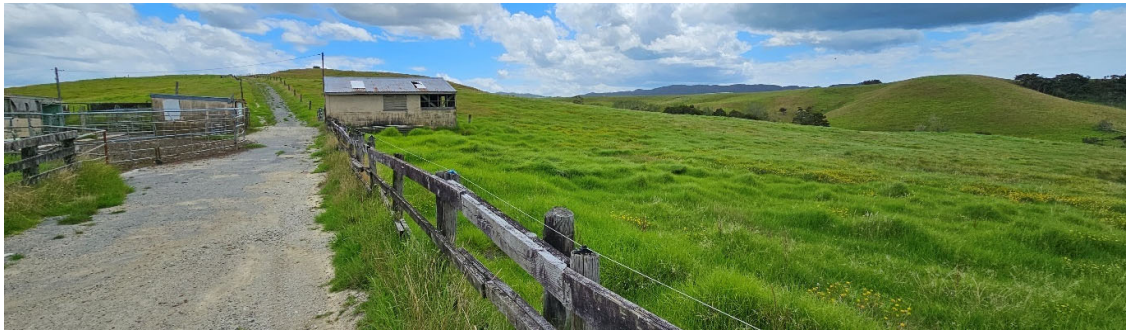


Figure 4: View within the Site looking north along the southern ridgeline.



Figure 5: View within the Site looking south.

<sup>12</sup> Mangawhai Spatial Plan, 2020

<sup>13</sup> Mangawhai Spatial Plan, 2020



*Figure 6: View within the Site looking towards the surrounding ridgelines.*



*Figure 7: View within the Site looking across to the remnant bush.*



*Figure 8: View within the Site looking north along the northern ridgeline.*



*Figure 9: View within the Site looking east towards the coast.*



## 4. Statutory Context

4.1. The following is a summary of the relevant provisions that have informed this assessment, in terms of landscape and visual effect considerations. Relevant Documents include:

- Resource Management Act 1991 (**RMA**)
- Operative Kaipara District Plan (**ODP**)
- Kaipara District Council Strategic Plans and Policies

### Resource Management Act 1991 (RMA)

- 4.2. Part 2 of the RMA sets out the purpose and principles of the Act. Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources.
- 4.3. Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA.
- 4.4. The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development is identified as a matter of national importance in **Section 6(a)**. A very small portion of the Site is located within the Coastal Environment as identified within the Regional Policy Statement for Northland (RPS). The majority of the Site is located outside of the coastal environment as identified by the RPS.
- 4.5. The protection of outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development is identified as a matter of national importance in **Section 6(b)**. The Site does not contain any Outstanding Natural Landscapes or Features (ONL/F), or areas of High or Outstanding Natural Character. The closest Outstanding Natural Landscapes is *ONL20: Mangawhai Barrier Spit* at a distance of 4.0km east of the Site across the Mangawhai Harbour. While the Site is located outside of the Coastal Environment and ONL areas, the ridgeline within the Site forms a visual component of the wider Mangawhai Harbour character as a framing backdrop.
- 4.6. Section 7 of the RMA outlines other matters such as cultural importance, use and development of resources, quality environments, and amenity values. Matters relating to quality environments and amenity values are relevant to this assessment and are to be taken into account.
- *7(c) The maintenance and enhancement of amenity values;*
  - *7(f) Maintenance and enhancement of the quality of the environment.*
- 4.7. These are considered in this report in relation to potential effects on views and visual amenity.

### Operative Kaipara District Plan

- 4.8. The Site is currently zoned Rural in the ODP and is subject to the Mangawhai Harbour Overlay Area
- 4.9. The Site is identified in the Mangawhai Structure Plan (adopted by Council in January 2005) as a 'Rural – Residential' policy area.
- 4.10. Land to the east and south is zoned as Residential in the ODP. Land to the east includes the Estuary Estates Structure Plan Area (Mangawhai Central) and the existing urban area of Mangawhai Village. Land to the west and north is zoned as Rural in the ODP.

**ODP – Chapter 3 Land Use and Development Strategy****Objectives**

3.4.2 To minimise the ad hoc expansion of residential and business activities in the rural heartland, where such activities have the potential to give rise to adverse environmental effects and issues of reverse sensitivity

3.4.3 To restrict growth of residential and business activities in inappropriate locations where such activities have the potential to give rise to adverse effects on sensitive receiving environments.

3.5.3 By providing for a diverse range of residential and business opportunities in appropriate locations that enable their effects to be effectively managed.

3.5.6 By requiring new residential and business development to comprehensively consider (on a catchment wide basis) potential:

(a) Adverse effects on the natural character of the coastal environment, lakes, rivers, wetlands or their margins;

(b) Adverse effects on areas of significant indigenous vegetation or significant habitats of indigenous fauna;

(c) Adverse effects on outstanding natural features, landscapes and heritage resources;

**ODP – Chapter 4 Overlays****Mangawhai Harbour Overlay**

Chapter 4 Overlays, provides policy direction with respect to all overlays identified in the ODP. The PPC is located within the Mangawhai Harbour Overlay.

4.4.2 To enable subdivision, land use and development in the Overlays, where it recognises and provides for: The protection of natural character; Maintenance or enhancement of the water quality of receiving environment; Maintenance or enhancement of amenity values; Any other specific values identified in an Overlay.

4.4.11 To recognise and provide for the protection of habitats and ecological values.

4.4.12 To recognise and where appropriate protect cultural, heritage and amenity values, including the special sense of place of land within the Mangawhai Harbour Overlay.

4.4.12 To enable growth in the Mangawhai Harbour Overlay in a manner that protects and enhances the identified valued natural environments which includes: Coastal dune systems and coastal edge; Estuarine wetland and saltmarsh systems; Terrestrial wetland systems and associated riparian corridors; Significant areas of contiguous bush remnants and regenerating bush shrubland areas; Visually prominent ridgelines; Significant wildlife habitats and corridors; and The Brynderwyn Range.

4.5.2 By managing the location, scale and design of subdivision, use and development to minimise the potential adverse effects on the natural character of the coastal environment.

4.5.20 By protecting those areas identified as valued natural environments from inappropriate use and development.

**ODP – Chapter 13 Residential****13.10 Performance Standards Residential Land Use****13.10.3a Dwellings**

Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent:

(3) Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including the Coastal Marine Area, and the effects on skylines and ridgelines;

(5) Effects on the locality, particularly residential character and amenity values;

(6) Effects on landscape and heritage;

#### 13.10.7 Setbacks

Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent:

(2) Extent of visual intrusion and dominance of any buildings from beyond the site, particularly from the road and public places including the Coastal Marine Area, and the effect on skylines and ridgelines;

(3) Effects on the locality, particularly residential and natural character and amenity values;

### **ODP –Appendix 25A Mangawhai Design Guidelines**

The Mangawhai Design Guidelines are described as the following: “These design guidelines have been prepared by Kaipara District Council to assist people undertaking subdivision and land use activities in realising sustainable, community focused outcomes for Mangawhai and its surrounding area. The aim of these design guidelines is to promote socially, culturally and environmentally sustainable development and to encourage the design of future settlement areas that interact positively with their local environment. Through the development of the Kaipara District Plan and the Mangawhai Structure Plan, the Kaipara District Council has identified a variety of issues facing the Mangawhai area and has prepared these design guidelines as part of its strategy to address them”.

#### 4.1.6 Building platforms

Subdivision layout and the siting of building platforms must reduce the visual impact of structures within the landscape. This is particularly important within rural areas to ensure retention of amenity values associated with natural and cultural landscapes. Prior to undertaking rural subdivision, an assessment of the site should be carried out to determine those areas of the site that have the greatest potential to absorb development. Regard should be given to:

- The protection of ridgelines and significant land forms (e.g. hill tops);
- Protecting and enhancing the visual amenity values of the site;
- Ensuring that development does not visually dominate or detract from public views (such as from roads and open space frequented by the public);
- Ensuring that development does not require the removal of any indigenous ecosystems including vegetation, wildlife habitats, wetlands, or significant geological features

On all sites, including within residential areas, structures should be sited so as to ensure that they do not break prominent ridgelines or otherwise adversely affect the visual amenity values associated with significant natural features or landscapes.

4.11. The above matters provide background to inform the assessment of landscape and visual effects. Of importance, as determined from the various clauses, is the assessment of adverse effects on the natural character, visually prominent ridgelines and significant land forms, and visual amenity values.

**Kaipara District Council Strategic Plans and Policies**

- 4.12. The Mangawhai Spatial Plan (MSP) is a non-statutory document that aims to provide a high-level 'spatial picture' of how Mangawhai could grow over the next 20-25 years, address the community's social, economic and environmental needs, and respond to its local context.
- 4.13. The MSP includes an overall plan of the growth for Mangawhai and identifies the Site as an urban expansion area (southern portion of the Site) and rural residential (lifestyle) area, with a green network and biodiversity connections.
- 4.14. The Spatial Plan identifies the Site as a 'Rural-residential' area. The MSP mapping situates the Site between a 'Lifestyle lot' zone (0.8ha lot size) to the north, a 'Large residential lot' zone (0.4-0.8ha lot sizes) to the south, an existing urban area to the east, and a 'lifestyle lot with opportunity for equestrian activity' (0.4ha-0.8ha lot sizes) to the west.

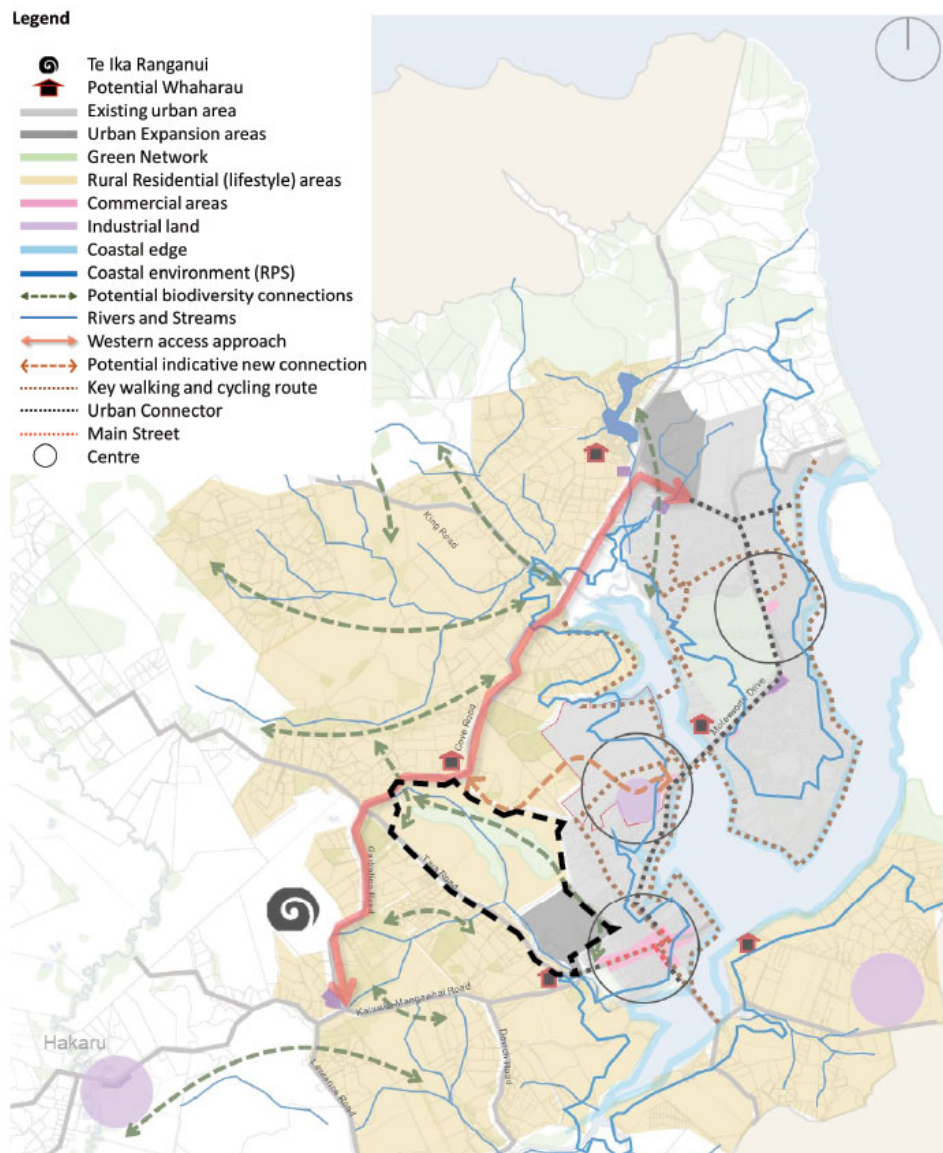


Figure 10: Mangawhai Spatial Plan (Site shown black dashed line)

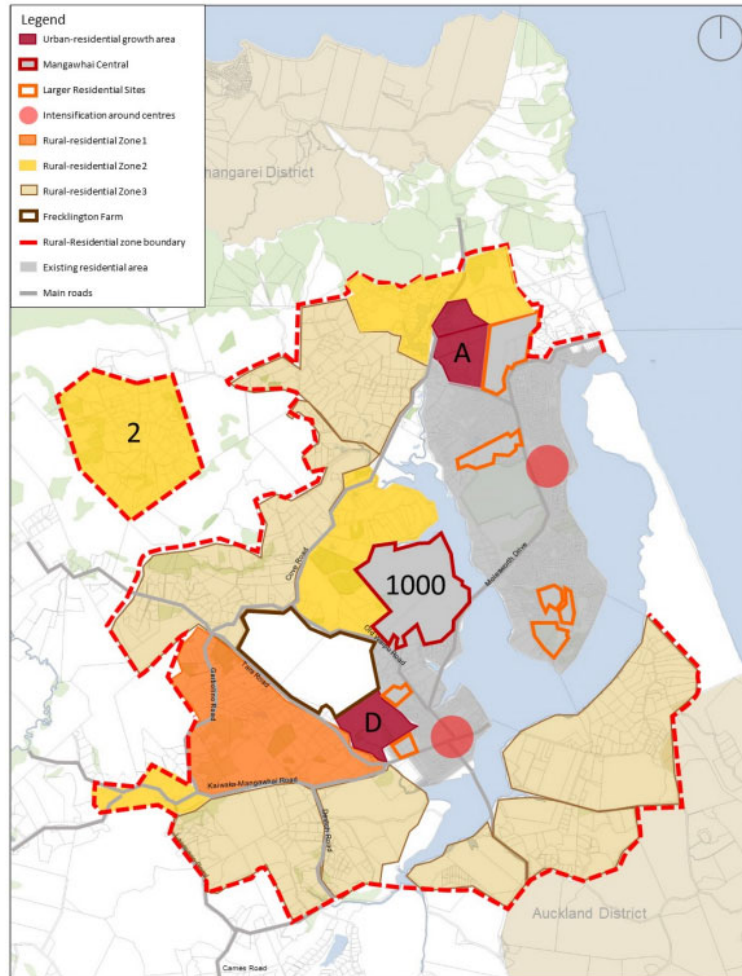


Figure 11: Mangawhai Spatial Plan – Growth (Site area = Frecklington Farm and ‘D’)

4.15. The Mangawhai Spatial Plan recommends the creation of one or more rural residential zone(s) as a transition zone between the urban residential zone and the rural production zone. A new rural lifestyle zone would:

- Acknowledge the existing development pattern in these areas.
- Consolidate the existing rural lifestyle / rural residential areas in order to avoid further encroachment into the rural hinterland of Mangawhai.
- Ensure that the character, amenity values and biodiversity values of rural areas are maintained or enhanced, while accommodating rural production activities.
- Provide an opportunity for further environmental enhancement of the Mangawhai fringe.
- Continue to provide options for the accommodation of a seemingly popular housing choice in the area.

4.16. The Spatial Plan proposes to cater for these groups with three rural residential zones as described below.

- Rural-residential Zone 1: Large residential lots (min lot size 0.4 - 0.8ha)
- Rural-residential Zone 2: Lifestyle lot (min lot size 0.8 - 2.0ha)
- Rural-residential Zone 3: Lifestyle lot with opportunity for equestrian activity (min lot size 2.0 - 4.0ha)

## 5. The Proposal

- 5.1. The PPC seeks to rezone the Site to the Mangawhai Hills Development Area with a range of objectives, policies, and rules that will guide future development.
- 5.2. The Applicant states that the vision is *“To create a legacy community that is ‘better by design’ – integrating regenerative and conservation design to create positive environmental and community benefits”*.
- 5.3. A key objective for the Mangawhai Hills Development Area is *“Sustainable and environmentally conscious residential living opportunities are provided for in the Mangawhai Hills Development Area whilst ecological, landscape, amenity, servicing and transportation effects are managed”*. (DEV1-01)

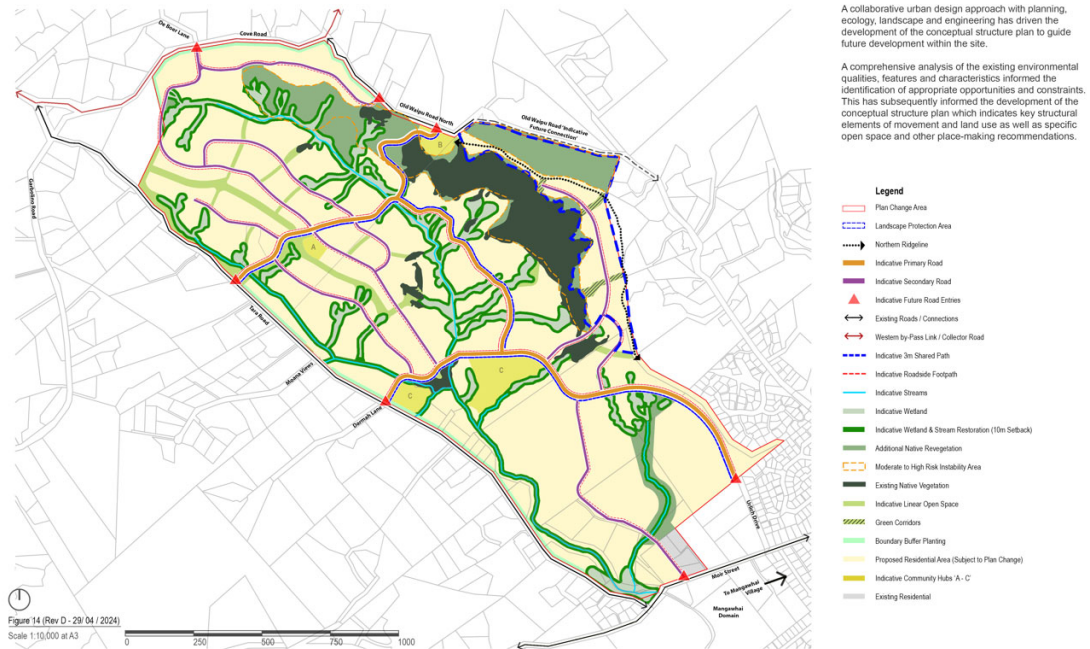


Figure 12: Recommended Structure Plan

- 5.4. The PPC has been prepared following best practice urban design and regenerative design principles. The Urban Design statement outlines the vision and guiding principles, the design approach, and the design response.
- 5.5. The Mangawhai Hills Development Area is planned as a sustainable development across 218 hectares of contiguous land which will comprise of the following:
  - residential lots with minimum 1000m<sup>2</sup> net site areas
  - New access and movement network.
  - Areas of open space.
  - Extensive restoration and native planting of the stream and wetland network.
  - Protection and enhancement of existing native vegetation, with additional native revegetation planting.
  - Areas for community hubs.
  - Extensive trails, walkways and cycle connections throughout the Site.
  - Creation of a Landscape Protection Area along the northern ridgeline.

- 5.6. The key changes proposed by the Recommended Structure Plan include:
- Increase in extent of Landscape Protection Area.
  - Amendments to specific provisions with the Landscape Protection Area.
  - Removal of specific active open space areas.
  - New additional linear open space areas.
- 5.7. The recommended changes to the open space network are largely driven by the natural and proposed native vegetation, existing hydrology (including streams and wetlands) and topography. Some of the key drivers include: enhancing and protecting ecological corridors, improving connectivity and public access to the local natural environment and to provide blue / green infrastructure to enhance biodiversity, environmental health and stormwater management. Active and passive open spaces are dispersed throughout the Site and located at key nodes (high points, views, wetlands etc).
- 5.8. A network of pedestrian and cycle connections will be provided (locations shown indicatively at this stage – Refer to *Plan 5.4 Walking and Cycling Network*), creating a range of movement choices for the future community.
- 5.9. The PPC provides opportunities to protect and enhance the terrestrial and freshwater values of the site. Appropriate stormwater management, revegetation planting, pest-control, maintenance programmes and biodiversity enhancement are expected to be implemented during development of the Site and provide for an overall net ecological gain.
- 5.10. The primary stormwater strategy for the Site takes the form of Water Sensitive Design. Outcomes include; protect and enhance the values and functions of existing natural ecosystems; address stormwater effects as close to source as possible; mimic natural systems (the water cycle) and processes for stormwater management. The following list summarises the stormwater objectives required for any development within the Site: Stormwater treatment; retention; detention; and conveyance; and discharge.
- 5.11. The higher degree of sensitivity of the northern ridgeline to development and change has been identified and responded to in the Recommended Structure Plan. In response to initial public concerns, the proposal has been further refined to address the ridgeline sensitivity. The Mangawhai Hills Development Area Provisions includes a Landscape Protection Area – DEV1-P8 (refer Fig 13) which seeks to manage landscape and visual amenity effects. The Recommended Structure Plan (April 2024) shows an increased area of LPA. This is a result of the visual effects assessment determining that due to a high degree of visibility and associated sensitivity along the ridgeline, a greater extent of the ridgeline should be included within the LPA. Following the viewpoint analysis it was evident that the area of northern ridgeline (within the Site boundary) was visible from a number of locations within Mangawhai, and that the extent of the LPA should be increased further, in order to mitigate potential effects from development in these locations. Also, the height considerations within the LPA have been further refined – The highest point of any buildings, accessory buildings, and structures shall not exceed a maximum height of 5m above natural ground level of the ‘Northern Ridgeline’ as shown on the Mangawhai Hills Structure Plan.

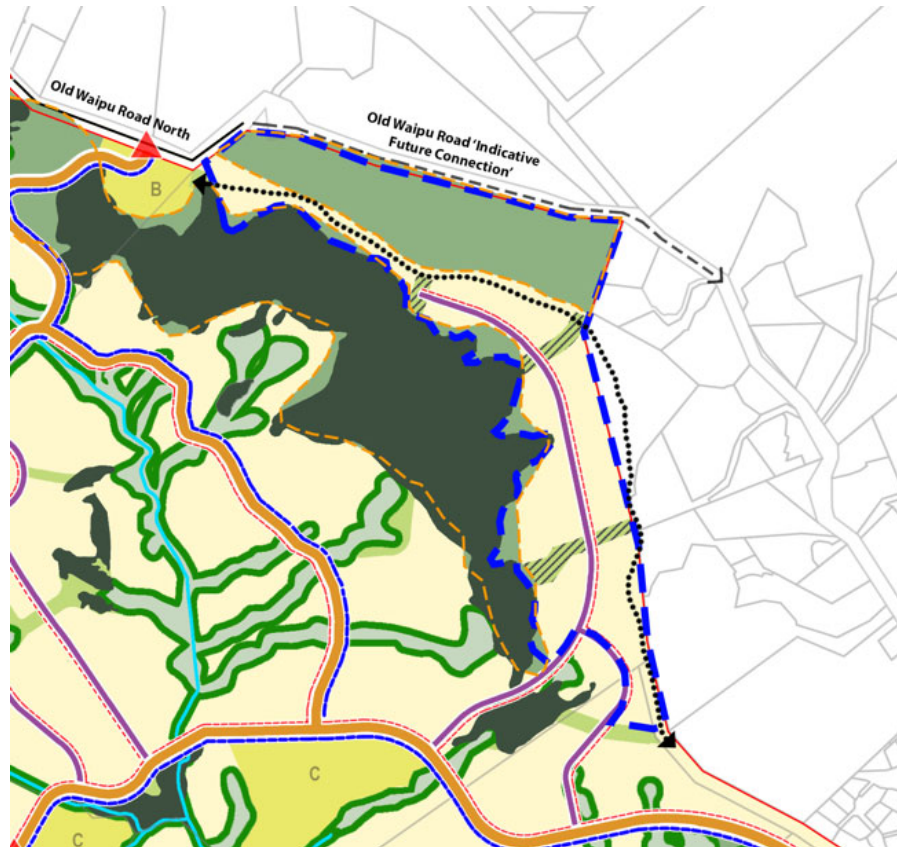


Figure 13: Landscape Protection Area

5.12. A suite of provisions have been proposed within *DEV1 Mangawhai Hills Development Area*<sup>14</sup> to manage development through building controls which respond to the sensitivity of the surrounding environment including:

#### Development Rules & Standards

- **DEV1-P8: Landscape Protection Area**
  - To ensure the form and pattern of built development within the Landscape Protection Area is integrated and recessed into the landscape by:
    - Limiting the location and extent of built development.
    - Requiring the establishment and protection of planting to visually mitigate development into the wider landscape.
- **Excavation and Fill:** DEV1-R7 - Matters over which discretion is restricted: H) Effects on the overall form, integrity and extent of the Landscape Protection Area from land modification
- **Subdivision:** DEV1-R19 matter of discretion – R) Within the Landscape Protection Area, integration with the identified characteristics and qualities of the area.
- **Site Coverage:** Dev1-S1 – 1A) Within the Landscape Protection Area the maximum building coverage is 25% of the net site area.
  - Where compliance is not achieved with DEV1-S1 Matters of discretion are restricted to:

<sup>14</sup> DEV1 Mangawhai Hills Development Area Provisions



- A) Amenity and character of the surrounding area.
- B) The bulk and scale of the buildings, structures, and impervious surfaces.
- E) The massing and dominance of buildings within the Landscape Protection Area.

A minimum separation distance of 10m between houses is to be provided. Building coverage above 350m<sup>2</sup> is a matter for discretion. Removing the 250m<sup>2</sup> max building coverage allows for greater flexibility of development on larger lots. However, the main rationale for controlling the building coverage within the LPA is to control the scale and intensity of development. Buildings that do not comply with the building coverage control can appear overly dominant in the landscape and would therefore likely not be of a suitable scale for the character of the area. By providing a level of coverage control, it also prevents the permitted building coverage from being massed in one location to create one or several large buildings which do not integrate readily into the landscape.

- **Height:** Dev1-S2 – 2) Within the Landscape Protection Area: The highest point of any buildings, accessory buildings, and structures shall be not exceed a maximum height of 5.0m above natural ground level of the 'Northern Ridgeline' as shown on the Mangawhai Hills Structure Plan

Where compliance is not achieved with DEV1-S2 Matters of discretion are restricted to:

- a. Amenity and character of the surrounding area.
  - b. Any adverse shading, privacy, or visual dominance effects on adjacent sites.
  - c. Visual intrusion of the building from beyond the site and the effect on skylines and ridgelines.
- **Setbacks:** Dev1-S4 – 2) Within the Landscape Protection Area, Buildings, accessory buildings, and structures shall be setback a minimum of 5m from any boundary other than a road boundary.

Where compliance is not achieved with DEV1-S4 Matters of discretion are restricted to:

- a. Amenity and character of the surrounding area.
  - b. Screening, planting and landscaping of the site.
  - c. Privacy and visual dominance of adjacent sites.
- **Fencing and Landscaping:** Dev1-S4 – 5.) Prior to the construction of buildings within the Landscape Protection Area, an area of vegetation planting shall be provided along the entire length of any internal boundary which is:
    - a. 2m wide and a minimum 15m in length;
    - b. Capable of achieving a minimum establishment height of 8m above ground level; and
    - c. At a density that will achieve canopy closure within 3-5 years..

Dev1-S4 – 6.) Any subdivision of a site within the Landscape Protection Area shall establish an area of native vegetation plant within the entire extent of the 'Green Corridors' as identified on the Recommended Structure Plan, which is:

- a. Capable of achieving a minimum establishment height of 8m above ground level; and
- b. At a density that will achieve canopy closure within 3-5 years.

Planting adjacent to the built form within the LPA aids in the visual mitigation and absorption of built features into the wider landscape. The planting noted above will be taller than the buildings, and will be a visible feature on the horizon, therefore helping to retain the 'naturalistic' component of the ridgeline.

- **Exterior Finish:** Dev1-S9 – 2) Within the Landscape Protection Area, all buildings, accessory building or structure exteriors shall not utilize mirror glazing within their exteriors; and be coloured or painted or galvanised (excluding windows) with a colour in the range of browns, greys and black, with a reflectance value no greater than 25% (provided that 2% of each exterior is exempt) and with a roof colour with a reflectance value no greater than 20%.

Where compliance is not achieved with DEV1-S9 matters of discretion are restricted to:

- a. Amenity and character of the surrounding area.
  - b. Any adverse shading, privacy, or visual dominance effects on adjacent sites.
  - c. Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including the effect on skylines and ridgelines
- **Earthworks:** Dev1-S10. The total volume of excavation or fill (excluding excavation associated with the undergrounding of water storage tanks) shall not exceed 100m<sup>3</sup> per 1000m<sup>2</sup> site area within a site in any 12-month period. Where compliance is not achieved with DEV1-S10 matters over which discretion is restricted – A) Effects on character and amenity of the surrounding locality upon completion of earthworks.

It is considered that within the LPA, earthwork volumes of 100m<sup>3</sup> per 1000m<sup>2</sup> will not result in significant adverse landscape or visual effects, and this will not result in a high degree of modification to the ridgeline landform.

Additional mitigation measures included in the revised Structure Plan:

- **Vegetation:** To ensure the integrity of the northern ridgeline 'green backdrop' is protected and maintained consideration is to be given to appropriate plant species, sizes, and placement of new planting, and the retention of existing vegetation is important within the LPA. The establishment of native planting in close proximity to built form will allow for their gradual absorption into the landscape.
  - A planting strip of at least 4m wide (2m each side of property boundary) is to be provided between houses. Planting to include suitable tree species with the ability to achieve 8m+ in height.
  - Green Corridors are shown on the Recommended Structure Plan. These are 20m wide planting areas that will link the existing bush area with the ridgeline. These corridors will create separate pockets of development along the ridgeline, aiding in the visual mitigation and enhancing the 'green backdrop'.

## 6. Effects Assessment

- 6.1. Landscape and visual impacts result from natural or induced change in the components, character or quality of landscape. When Plan Changes are proposed the inevitable consequence is a transition of the landscape to a new form of land use with its associated change in character and amenity values.
- 6.2. When assessing the potential effects arising from a Rezoning Application the assessment needs to consider the nature of the maximised potential future development enabled by the provisions of the rezoning.
- 6.3. A landscape effect is a consequence of changes in a landscape's physical attributes on that landscape's values. Change in itself is not an effect as landscapes change constantly. It is the implications of change on landscape values that is relevant. While an effect arises from changes to physical attributes, the consequences on landscape values relate to all a landscape's physical, associative, and perceptual dimensions. Landscape effects can be both adverse and positive.
- 6.4. Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity. Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.
- 6.5. Visual effects relate to the amenity values of a landscape. Visual amenity is one component of what contributes to the amenity values of a place. Amenity value is defined as *'those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes'*<sup>15</sup>. Visual amenity effects are influenced by a number of factors including the nature of the proposal, the landscape absorption capability and the character of the Site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.
- 6.6. Effects are considered against the existing and potential landscape values, and the outcomes sought in the statutory provisions. Such provisions often anticipate change and on achieving certain landscape values. Whether effects on landscape values are appropriate will therefore depend both on the nature and magnitude of effect on the existing landscape values and what the provisions anticipate.

The principal elements of the proposal that will give rise to landscape and visual effects are:

- A change in landscape character from a Rural zone to a Residential zone;
- Potential loss in visual amenity;
- Potential visual dominance effects;
- Potential ridgeline visual effects.

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<sup>15</sup> RMA: Part 1 Interpretation and application

## Landscape Effects

- 6.7. The Site has a unique and distinctive topography comprised of rolling slopes, incised gullies and a network of ridgelines. Earthworks activities will be required to transform the existing rural land use to a primarily residential land use. Typical earthwork operations to build internal roads, control stormwater and install in ground services will be required at subdivision stage with the potentially for building platform works at either the subdivisional stage or at the time of the dwelling being constructed.
- 6.8. As identified in the Greenwoods Associates Landscape Assessment report Chapter 4 'Managing the Landscape Values' "A key feature of the integration of lifestyle / rural-residential built form into the surrounding landscape was the absence of structural retaining and utilisation of earthworks to accommodate built form"<sup>16</sup>. This is evident when viewing the residential developments on the western side of Tara Road. Here, retaining walls are kept to a low height, with planting used to soften the transitions between building platform levels. This results in a softer and more sympathetic visual outlook where the residential dwellings do not detract from the overall topographical form and provides a good example of how built form can be integrated into the wider rural context.



Figure 14: Properties adjacent the Site along Tara Road

- 6.9. The Urban Design Statement submitted as part of the PC (Appendix 4) outlines that "The existing topography will be treated in a sensitive manner. Roads and key connections have been designed sympathetically with the existing land form to minimise the extent of retaining required"<sup>17</sup>. Reducing the overall height, extent and visibility of retaining walls is one component that needs to be considered with regards to visual amenity.

*"Low level retaining walls will be required in certain areas, however, these will be minimised along public realm frontages where possible and be layered with soft landscaping and terraced to minimise potential adverse visual effects.*

*In certain areas, the proposed housing typologies may also be able to integrate some of the existing slope (if required) within the dwelling structure itself which will also assist in reducing the need for any significant retaining walls".<sup>18</sup>*

- 6.10. The overall Site has a large portion of sloping terrain which requires specific site design to address. The Urban Design Statement notes that designing with the topography will be part of the overall design approach in order to minimise earthworks, ensuring that the layout of new development positively

<sup>16</sup> Landscape Assessment Report, Greenwoods Associates

<sup>17</sup> Urban Design Statement, Barkers and others

<sup>18</sup> Landscape Assessment Report, Greenwoods Associates

responds to the undulating topography, and to minimise disturbance to the natural topography through excessive earthworks and associated retaining structures.

- 6.11. Permanent stream/wetland environments have been identified within the Site, and all ultimately drain to the Mangawhai Estuary. Two main streams are present within the western area of the Site, separated by a ridgeline. These watercourses form a confluence before flowing into the eastern block adjacent Tara Road. One of the watercourses has a more defined channel and has been artificially straightened and deepened throughout. Stream Ecological Valuations (SEV) indicated that the streams are of a low ecological value and are degraded due to the agricultural land use.
- 6.12. The Site contains a large number of seepage wetlands that are spring-fed from the surrounding slopes. The seepage wetlands were within pasture and had been heavily impacted by stock access, grazing and high nutrient loading over time. The current ecological value of these seepage wetlands has been considered as low due to the dominance of exotic species, stock-damage and lack of buffer vegetation. An indigenous wetland is present in the southeastern corner of the Site and is considered to be of a high ecological value. Multiple drains and ponds are present within the Site and have been constructed for farm drainage purposes. A number of drains are artificially straightened and channelised, and do not flow with the natural topography. Many constructed ponds, including effluent ponds, are also present within the Site. The freshwater values of the Site are linked to the presence of modified permanent stream/wetland environments and seepage wetlands that have been degraded due to the surrounding land uses and are of generally negligible-low ecological value.
- 6.13. The two main streams within the Site will be retained and restored becoming a key component of the Sites overall blue-green network throughout the development. The Proposal will include the re-vegetation and implementation of riparian planting along water courses, providing improved habitat, water quality and overall ecology. The Proposal provides opportunities to protect and enhance the freshwater values of the Site, through utilising appropriate stormwater management, revegetation planting, pest-control, maintenance programmes, and biodiversity enhancement, resulting in an overall net ecological gain.
- 6.14. The main terrestrial ecological values of the Site are associated with the approx. 16.6ha of native bush remnants. A 14.7 ha contiguous area of this bush type is located in the north-east of the Site. This area of regenerating kānuka-mānuka scrub has been identified as a Level 1 site under the Rodney Protected Natural Areas Program (PNAP) and is labelled as 'Old Waipu Road Remnant'. The ecological value of the Old Waipu Road Remnant has been considered as high. Other small areas (<1 ha) of native bush are present on the Site, were not fenced and were heavily grazed, therefore the understorey was minimal. The ecological value of these smaller bush areas was considered low. The existing areas of native bush are proposed to be protected, enhanced, extended and managed under the Proposal. Extensive native revegetation planting is proposed to improve the quality of the bush areas, increase ecological connectivity and increase habitat for indigenous fauna.
- 6.15. The implementation of the PPC will ultimately provide an enhanced level of landscape value to the Site by way of introducing a regenerating and rehabilitating landscape. This will include extensive riparian planting in wetlands, swales and streams associated with stormwater management; the protection and enhancement of native bush areas; a wide network of street trees; and trees and planting in the reserves and open spaces. An extensive area of landscape and ecological improvements will be provided through Primary Conservation Areas, Secondary Conservation Areas, open spaces, green links, and recreation reserves.
- 6.16. The enhancement of the streams and stormwater network and the associated riparian and terrestrial planting is expected to improve the overall ecological values (both terrestrial and aquatic) within the Site's footprint, as well as providing ecological connectivity to wider habitats. Revegetation of the riparian areas will improve habitat for terrestrial indigenous species in the medium to long term and improve ecological resilience and integrity as well as connectivity.
- 6.17. With an overarching strategy to increase biodiversity and restore native vegetation throughout, a comprehensive vegetation strategy will provide for a range of habitats and ecological connections. The large land areas designated for recreation, restoration and water management will contribute holistically to improved environmental outcomes for native flora and fauna. The Proposal will create healthy and connected waterways and open green spaces to support restored natural habitats.

- 6.18. Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects combinations of landform, vegetation, land use and features of human settlement. It creates the unique 'sense of place' defining different areas of the landscape. Character encompasses everything about a landscape - its physical, associative, and perceptual dimensions.
- 6.19. The Site has been subject to various degrees of modification and is not considered to have a landscape character value (other than the remnant bush area). This is a result of the removal of natural vegetation cover, farming activities, and well as the modification of the land itself. While having a low landscape character value, the Site does present a typical rural character which provides some visual amenity.
- 6.20. The conversion of the 218.3ha Site from rural land use to primarily residential use will lead to a significant change in the character of the landscape. A change from a rural landscape to a mix of urban-residential and rural-residential landscape is however signalled and largely anticipated in the Mangawhai Spatial Plan. It is considered that it is KDC's expectation that that the Site will provide significant residential development capacity to Mangawhai.
- 6.21. The proposed development will change the existing rural character of the Site from rural farmland to primarily residential development (with educational, commercial and community facilities) within a framework of roading, an open space/ecological network, active open spaces, extensive revegetation and a local community hub. As such the magnitude of the change is considered high.
- 6.22. However, when considered in the wider landscape context, the development is in keeping with the scale and intensity of development in the rapidly expanding rural-residential areas directly adjacent the Site to the north and west and residential areas to the south and east. This pattern of residential development is consistent with the Mangawhai Spatial Plan and represents the intended outcome of the identified preferred growth options for Mangawhai.
- 6.23. While the transformation from 'pasture' to 'housing' would initially result in a high degree of change, in the long term the proposed development would be viewed as a logical continuation of the surrounding rural-residential fabric and would integrate well into the surrounding residential character of the Mangawhai Village area. Much of the residential-rural fringe of Mangawhai is changing in character, especially those sites closer to the existing residential areas and urban centres.
- 6.24. Despite the changing character of the wider area, the Proposal does introduce a large-scale primarily residential development that contrasts to the current rural character of the Site. The existing character of the Site is a generic pastoral landscape – rolling landform, farm tracks and drains, remnant bush areas with agricultural buildings dotted throughout. It is not a unique, special or particularly revered rural landscape, though it does provide viewers with a sense of 'openness' (albeit with views that are somewhat contained by topography and vegetation).
- 6.25. The loss of rolling farmland will lead to some erosion of the area's perceived 'rural' qualities, aesthetic appeal, legibility, distinctiveness and sense of place. Such effects would likely have more of an influence on the appreciation of the local landscape and its amenity values by adjacent residential properties (i.e views from dwellings), as opposed to any real loss of 'rural character' in the area. It is also considered that the removal of farming activity and the regeneration of vegetation across the Site will provide beneficial 'natural' qualities, and a different aesthetic appeal, distinctiveness and sense of place focused on natural systems.
- 6.26. The transformation from 'pasture' to primarily 'lifestyle residential' would be substantial – the buildings, infrastructure and activity on the Site would represent a very significant change to the existing environment. In the context of a growing region, a changing character is not necessarily 'negative', and is largely anticipated by the relevant planning strategies for the area. The Proposal is innovative in its layout and approach to accommodate the nature and type of development sought for the Site. The Proposal displays a carefully considered response to the Site, it seeks to highlight and enhance the 'natural' features by celebrating the streams, wetlands, and green corridors that have been degraded by the rural land-uses, and proposes significant planting buffers along its edges. The Site will have a strong identity founded on the conservation and regeneration design principles. The overall vegetation framework will help to, both physically and visually, contain and soften the overall extent of the Proposal.

- 6.27. While the Recommended Structure Plan features noted above would result in significant positive effects on the Site, it would not obviate the loss of views over open paddocks or the perceived encroachment on the “countryside”. The effect on the character of the Proposal in the short term is considered to be High. However, the Site is also considered a logical extension of the residential growth in this part of Mangawhai based on its proximity to existing residential areas, infrastructure, road network, topography, and the efficient use of land, as identified in the Mangawhai Spatial Plan. Over time, the proposed development would integrate into the existing rural-residential fabric (and character) of Mangawhai and be read as a continuation of the residential areas. The effect on the character of the Site in the long term, as the development grows and matures, is considered to be Low-Moderate.
- 6.28. The Proposal would fundamentally change the composition of the Site, but this transformation would be greatly softened by the extensive landscape treatments proposed. The existing landscape of the Site has been highly modified and degraded due to the past Site uses, including the clearing of native vegetation, trampling of wetlands, pollution of streams, and the modification of streams, as well as downstream impacts on the Estuary. The regeneration and regenerative design approach promotes a holistic open space and vegetation strategy that integrates stormwater management, recreation, movement networks, natural features, public and private outdoor spaces, increased biodiversity and environmental outcomes, waterway restoration, and habitat creation would create a landscape that is significantly altered, but that would be highly valued when implemented, with a significant portion of the Site being rehabilitated and regenerated, .
- 6.29. Overall, when considering the adverse and positive effects of the Proposal, the landscape effects are considered to be **Low**.

### Visual Effects

**6.30. Note: This section is to be read in conjunction with Appendix 2 0 Graphic Supplement for viewing locations and viewpoint photography.**

- 6.31. Visual impacts result from natural or induced change in the components, character or quality of landscape. The visual effects generated as a result can be perceived as:
- Positive (beneficial), contributing to the visual character and quality of the environment.
  - Negative (adverse), detracting from existing character and quality of environment; or
  - Neutral (benign), with essentially no effect on existing character or quality of environment.
- 6.32. The degree to which visual effects are generated depend on a number of factors, including:
- The degree to which the outcomes of the PPC contrasts, or is consistent, with the qualities of the surrounding landscape.
  - The way in which the PPC area is observed and experienced, determined by the observer’s position relative to the area and its extent.
  - The distance and context within which the proposal is viewed / experienced.
  - The area or extent of visual catchment.
  - The number of viewers, their location and situation - static, or moving.
  - The backdrop and context within which the area is viewed.
  - The expected future character of the locality.
  - The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

- 6.33. A change in view/visibility of a proposal does not in and of itself constitute an adverse effect.
- 6.34. Visual presence is a quantitative measure relating to how noticeable or visually dominant the proposal is within a particular view. This is based on a number of aspects beyond simply scale in relation to distance. Some of these include the extent of the view, as well as its complexity and the degree of movement experienced i.e. within a busy street scene. The backdrop against which the development is presented and its relationship with other focal points or prominent features within the view is also considered. Visual presence is a measure of the relative visual dominance of the proposal within the available vista and can be expressed as the following:
- Discernible
  - Noticeable
  - Prominent
  - Dominant
- 6.35. When assessing the potential effects arising from a PPC, the assessment needs to consider the nature of maximised potential future development enabled by the provisions of the application and proposed zoning.

#### Viewing Catchment

- 6.36. The visual catchment is the physical area that would be exposed to the visual changes associated with the PPC.
- 6.37. The 218.3ha Site contains a northern ridgeline which runs along the eastern boundary then curves around Old Waipu Road and Cove Road to the north. There is a smaller southern ridgeline which runs through the middle of the Site, with a valley that contains a stream between the two ridgelines. The highest point within the Site is to the north east along Old Waipu Road.
- 6.38. The catchment surrounding the Site is generally urbanised to the south and east, and rural-residential to the north and west.
- 6.39. Close views of the Proposal will come from the existing residential properties and streets that border the Site including Tara Road and Cove Road.
- 6.40. Mid to Distant views of the Proposal will generally come from the surrounding streets, open spaces and residential properties to the north, east, south and west, with predominantly partial or obstructed views due to topography and existing vegetation.
- 6.41. Portions of the Site are elevated in topography allowing for open views towards the Site from all directions. However intervening vegetation, such as shelterbelts, residential planting and other planting, will partially obscure many views of the development for surrounding viewing audiences.
- 6.42. Due to the topography, the northern ridgeline is highly visible from locations around Mangawhai.
- 6.43. An initial desktop study of the Site and its surrounding area was undertaken to identify relevant key viewpoints, and two physical site visits were undertaken to confirm or alter viewpoints where necessary.
- 6.44. Twenty Two (22) viewpoint locations were selected, to fairly represent available views of the Proposal. Photographic viewpoints are included in **Appendix 2**.



### Viewing Audience

6.45. The viewpoints were selected as locations that capture and fairly represent the range of views towards the Proposal. The Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines note that *“Representative viewpoints selected for photo simulations are also typically those in which the proposal will be clearly visible: they tend to present a ‘worst case scenario’ and may overstate how a proposal will be truly experienced”*.<sup>19</sup>

All viewpoints are taken from public locations and fall into two categories representing the visual catchment:

- Distant Views (between 1.0km and 5.0km from the Site)
- Immediate Views (up to 1.0km from the Site)

6.46. The primary viewing audiences of the Site and potential future development enabled by the PPC have been identified as the following:

- Residents and visitors within the rural residential lifestyle properties to the north and west of the Site;
- Residents and visitors within the residential areas to the east and south of the Site;
- Visitors to and workers at local businesses located in Mangawhai Village and Mangawhai Central;
- Future residents within the residential areas at Mangawhai Central;
- Recreational users of the Mangawhai Shared Path;
- Motorists, cyclists and pedestrians travelling along Tara Road, Cove Road and Old Waipu Road North

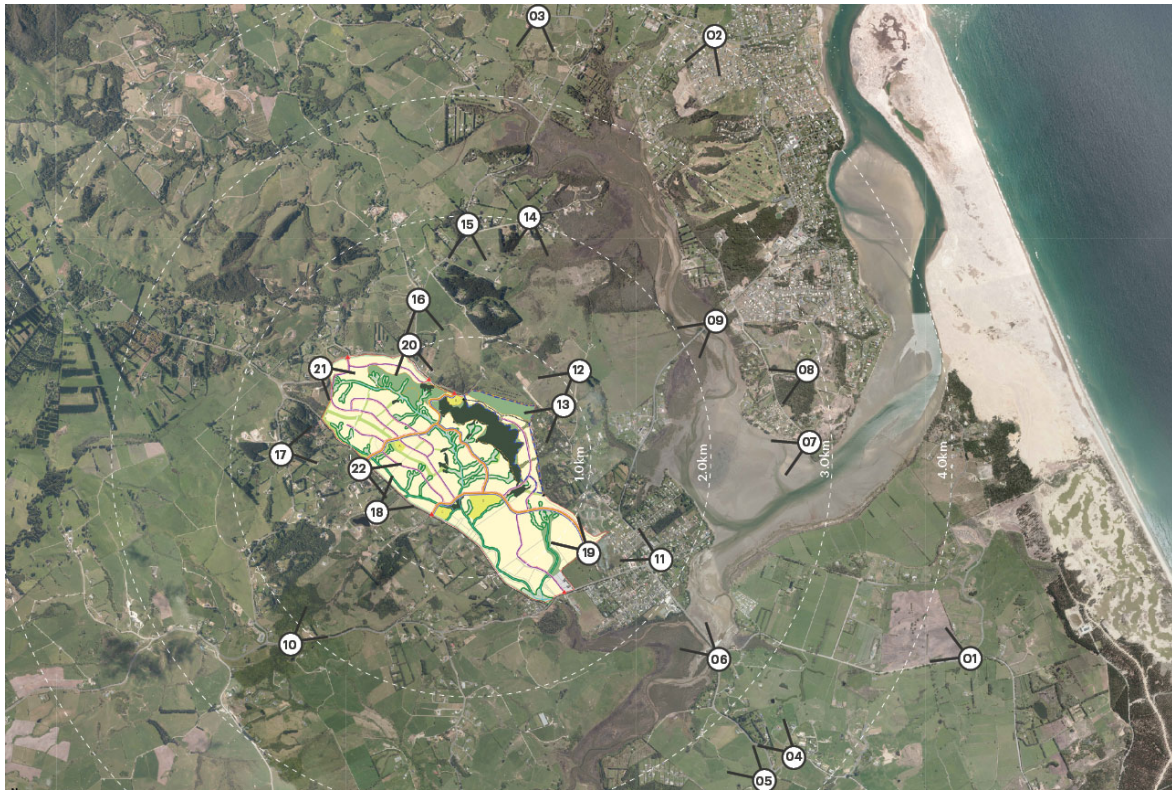


Figure 15: Viewpoint location plan (Refer to Appendix 2)

<sup>19</sup> Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora NZILA, July 2022.

## Views from the Wider Area / Distant Views

- 6.47. Views from the wider context generally originate from the northern, eastern and southern areas of Mangawhai in relation to the Site. In many viewing locations in this wider catchment, the Site will not be able to be seen fully due to the intervening landform, angle of view, and or houses and vegetation that screen the Site from view.
- 6.48. As previously noted, the eastern flank of the northern ridgeline is highly visible from locations around Mangawhai. This area is already zoned residential under the ODP. It is not part of this PPC and most of which is not controlled by MHL – refer to figure below for land ownership.

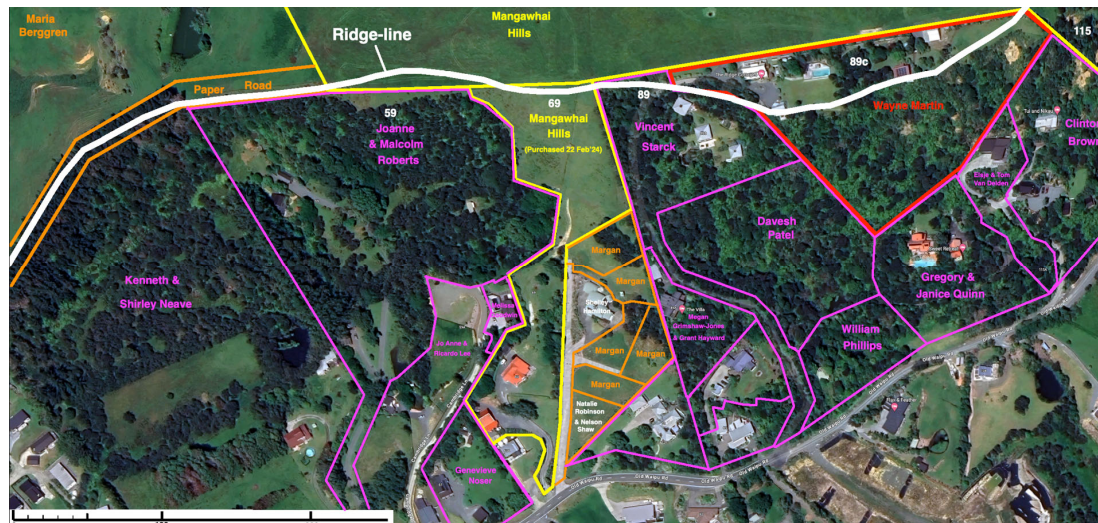


Figure 16: Northern ridgeline, eastern flank land ownership

- 6.49. **VP1 | 213 Black Swamp Road** illustrates the viewing perspective looking in a north-westerly direction from Black Swamp Road to the Site. It is a representative viewpoint of private residences located along the eastern end of Black Swamp Road, and road users heading to/from Tara Iti Golf Club and Te Arai Beach. The views from this location are relatively constrained due to the low elevation in relation to the surrounding area. The northern ridgeline of the Site is visible with the distinctive Brynderwyn Hills forming the horizon above the Site. The vegetated eastern flank of the ridgeline (outside the Site boundary) around 57, 59, 89, and 115A Old Waipu Road, and the grass area of 69 Old Waipu Road, is visible and distinctive.
- 6.50. From this perspective, the proposal would be partially visible along the top of the ridgeline. Built form would be discernible from this distance, albeit at a considerable distance. The higher backdrop of the vegetated Brynderwyn Hills landform, and the vegetated eastern slope of the ridgeline, would help to visually mitigate and absorb the proposed development into the wider landscape. The specific Landscape Protection Area (LPA) controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and planting) would help to assimilate the buildings into the landscape. Viewed in this context, the Proposal could be well integrated and recessive into the vegetated ridgeline without detrimental visual impact. The Proposal would not significantly diminish the existing outlook or wider 'character' of this view. There would be a low number of viewers from this location, and the Site area would not be considered the primary focus of the expansive wider view field. The adverse visual effects from VP1 are assessed as **Low**.
- 6.51. **VP2 | Parklands Avenue** illustrates the viewing perspective looking in a south-westerly direction from Parklands Avenue to the Site. It is a representative viewpoint of residences and visitors located in the area. The views from this location are expansive due to the slightly elevated position in relation to the surrounding topography. The northern ridgeline and eastern edge of the Site is prominent, and the landform forms the horizon and visual boundary of Mangawhai from this viewpoint. The vegetated eastern flank of the ridgeline can be seen as well as the properties located along this flank (57, 59, 69, 89, 89c and 115A Old Waipu Road). The white roofed house at 89C Old Waipu Road is discernible

from this distance, as are some of the other properties scattered between the existing vegetation. The Sites most elevated position is also visible from this distance, to the right of frame.

- 6.52. A key component of this viewpoint is the vegetated 'natural' landform of the topography and ridgeline. This vegetated landform provides a prominent visual landmark surrounding part of Mangawhai, contributing to the overall perceived character of the area. The area of vegetation around the cluster of properties on the eastern flank of the ridgeline (57, 59, 69, 89, 89c, and 115A Old Waipu Road) is currently zoned Residential. It is also noted that the Applicant has no control over the vegetation retention in this particular area. The area of vegetation to the right of frame from these properties is controlled by the Applicant and will be retained and protected as a bush area with potential walking connections through.
- 6.53. From this perspective, the Proposal would be visible along the top of the ridgeline. Built form would be discernible from this distance, however suitable Ridgeline controls (height, colour, density, vegetation, materials, low reflectivity etc) will mitigate the visual impact and will maintain the integrity of the landform. Viewed in this context, the Proposal could be well integrated and recessive into the vegetated ridgeline without detrimental visual impact. Scattered dwellings set amongst vegetation would not appear incongruous if suitably controlled. The adverse visual effects from VP2 are assessed as **Low**.
- 6.54. **VP3 | 453 Barrier View Road** illustrates the viewing perspective looking in a southerly direction from Barrier View Road to the Site. It is a representative viewpoint of private rural residences located along Barrier View Road and motorists travelling in this area. The northern ridgeline of the Site is visible at a distance, and the overall landform forms part of the wider horizon and elevated landscape within the view. The vegetated eastern and northern flank of the ridgeline are visible within a wider landscape context of rolling topography and interspersed vegetation. Several buildings are visible on adjacent elevated sites, however the outlook is predominantly rural.
- 6.55. From this perspective, views of the proposal would be limited to dwellings along the top of the ridgeline. Built form could be discernible from this distance, depending on colour, size and form due to the significant viewing distance. It is considered that the LPA controls employed in this location would successfully integrate dwellings into the landscape and they would become recessive into the vegetated ridgeline without detrimental visual impact, due largely to the viewing distance, composition of view and extensive existing vegetation. Through the retention and enhancement of bush areas, and additional proposed planting it is considered that from this viewpoint any perceived change to the landscape may be negligible. Overall, the viewpoint location is a significant distance from the Site, the number of viewers is low, the majority of dwellings are orientated towards the coast (east) and the Site form a component of a wider vista. The adverse visual effects from VP3 are assessed as **Low**.
- 6.56. **VP4 | Coal Hill Road** illustrates the viewing perspective looking in a north-westerly direction from Coal Hill Road to the Site. It is a representative viewpoint of private residences located along and around Coal Hill Road and motorists/pedestrians travelling along the road. The view encompasses Mangahai Village, the residential area surrounding the village, Mangawhai Estuary, the Site, and the Brynderwyn Hills/Range as a backdrop. The northern ridgeline, existing remnant bush and internal pastureland of the Site is visible from this location. The vegetated eastern flank of the ridgeline can be seen as well as the properties located along this flank (57, 59, 69, 89, 89c and 115A Old Waipu Road).
- 6.57. From this viewpoint the internal areas of the Proposal and ridgeline will be visible. However, as extensive retention and enhancement of bush areas is proposed, these views will likely be more contained than that of the current open pastureland. The visibility of large lot residential dwellings would be viewed as a logical continuation of the residential form around Mangawhai village, central in the view frame. It is considered that the majority of dwellings will be obstructed or partially obstructed from view by the extensive planting framework across the Site, and that the Proposal would sit well in this context. The Site sits low in relation to the hill backdrop and is not the focus of the expansive inner estuary views. Over time, the additional planting would establish connecting the existing bush areas along with street tree plantings and planting within individual properties, mitigating the visual effects as the development integrates well into the surrounding context. The adverse visual effects from VP4 are assessed as **Low**.
- 6.58. **VP5 | Coal Hill Road / Tomarata Road** illustrates the viewing perspective looking in a north westerly direction from Tomarata Road to the Site, further west of VP4 and on the other side of a knoll. It is a representative viewpoint of private rural residences in the area, and motorists/pedestrians travelling

along Tomarata Road towards Mangawhai. The view is rural-residential in context, with rolling paddocks, pockets of planting, farm structures and residential dwellings being prominent. The vegetated Brynderwyn Hills/Range form the distinctive horizon, with the Site sitting below this, and residential buildings located on the lower surrounding land extending from Mangawhai Village.

- 6.59. From this viewpoint the Site sits in the midground, significantly lower than the Brynderwyn Hills/Range, and gently rising up from the existing residential areas. Large pockets of vegetation are visible and help to dissect the Site into smaller pockets of pastureland. Extensive retention and enhancement of bush areas is proposed as well as additional revegetation planting, following the topography and features of the Site (i.e gullies, wetlands, waterways). As such, expansive views of the Proposal will be limited to smaller portions, with vegetation providing filtering or screening of the wider Site. Given the planting framework and large lot typology, it is considered that the Proposal will be able to sit comfortably in the landscape and will appear as a continuation of the existing residential areas immediately adjacent. While the Proposal will introduce additional built form into this view, it is considered that an extension of the existing residential area is anticipated, and given the viewing distance plus extensive planting proposed, the Proposal would be able to assimilate the future built form into the wider context and the landscape is capable of absorbing this change. The adverse visual effects from VP5 are assessed as **Low**.
- 6.60. **VP6 | Insley Street** illustrates the viewing perspective looking in a north westerly direction from Insley Street to the Site. It is a representative viewpoint of motorists, cyclists and pedestrians approaching the 'entry' to Mangawhai Village across the causeway. The view is a component of a wider vista that includes Mangawhai Estuary, the vegetated estuary fringe, residential buildings and the Brynderwyn Hills/Range in the background.
- 6.61. From this viewpoint the Site sits in the centre of the view, above the existing residential area and below the Brynderwyn Hills. The elevated property at 106B Moir Street, within the Site extents, is visible to the left of frame atop a localised hill, surrounded by mature vegetation. To the centre-right of frame the Site rises in elevation with the northern ridgeline forming the eastern extent of the Site. Partial views of discreet pockets of the Site are available due to the topography, existing Site vegetation and existing surrounding built form and vegetation. It is considered that the Proposal will be able to sit comfortably in the landscape, give the proposed lot sizes and built form, and that the Proposal will appear as a continuation of the existing residential areas surrounding the Site. The proposed retention, revegetation and enhancement planting strategy across the Site will further aid in allowing the built form to be absorbed into the landscape. The Proposal also follows good urban design principles by focusing greater residential intensification around Mangawhai Village, so would not be incongruous with the view towards the village. While a high number of people would experience this view, it is one the is experience in motion not stationary. It would also not be unexpected to see growth around the village. The adverse visual effects from VP6 are assessed as **Low**.
- 6.62. **VP7 | Estuary Drive** illustrates the viewing perspective looking in an westerly direction from Estuary Drive to the Site. It is a representative viewpoint of private residences in the vicinity and motorists/pedestrians travelling along Estuary Drive. The view encompasses the Mangawhai Estuary, residential properties around Mangawhai Village and the estuary, and the eastern flank of the northern ridgeline. Properties located along this flank (57, 59, 69, 89, 89c and 115A Old Waipu Road) and visible amongst the existing vegetation. The ridgeline and vegetated landform provide a backdrop for the visual catchment and contributes to the visual 'character' of Mangawhai.
- 6.63. From this perspective, views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would be discernible from this distance, as demonstrated by the existing properties on the eastern flank and buildings located at 89c Old Waipu Road. It should be noted that the ridgeline is considered to be a 'modified' ridgeline as opposed to a 'natural' ridgeline based on its specific attributes. A natural ridgeline would have very little or no development on it, while a modified ridgeline has some level of development that has occurred. While the ridgeline is visually prominent and forms an important character element of the wider landscape, there is existing development on the ridgeline itself and along its eastern flank. It is considered that the specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new planting) would successfully integrate future dwellings into the landscape and that they would become recessive into the vegetated ridgeline without detrimental visual impact. The building coverage controls would result in less prominent buildings, the height controls would keep any built form low and squat on the ridgeline, the exterior finish controls would ensure that the buildings do not stand out through use of recessive colours and non-mirror glazing, and additional planting (with heights 5m+) will ensure that a

'natural' vegetated horizon line is visible. It is considered that the integrity of the ridgeline and its form would be protected and maintained. The adverse visual effects from VP7 are assessed as **Low**.

- 6.64. **VP8 | Moir Point Road** illustrates the viewing perspective looking in a westerly direction from an elevated position on Moir Road towards the Site. It is a representative viewpoint of private residences in the area and motorists/pedestrians travelling along Moir Point Road. The existing view is typically residential in characteristics, with private residential planting, dwellings and fences forming the foreground with the Site's northern ridgeline forming the horizon and backdrop. The dwelling at 89c Old Waipu Road is visible on the ridgeline, as well as several of the properties located on the vegetated eastern flank. Views of the Site are typically partially obstructed due to the local topography and existing vegetation. While the ridgeline is not likely to be the main focus of viewers from this location, it does form an important background and framing landscape feature.
- 6.65. From this perspective, views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would be discernible from this distance, as demonstrated by the existing properties on the eastern flank. Similar to VP7, it is considered that the specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new landscaping) would successfully integrate future dwellings into the landscape and that they would become recessive into the vegetated ridgeline without detrimental visual impact. It is considered that the integrity of the ridgeline and its form would be protected and maintained. The adverse visual effects from VP8 are assessed as **Low**.
- 6.66. **VP9 | Molesworth Drive** illustrates the viewing perspective looking in a westerly direction from Molesworth Drive towards the Site. It is a representative viewpoint of motorists, cyclists and pedestrians travelling along Molesworth Drive, and visitors/users of the Mangawhai Shared Path and boardwalk. This viewpoint is orientated towards the eastern flank of the Site's northern ridgeline. The dwelling at 89c Old Waipu Rd is visible on the ridgeline, as are the dwellings located on the vegetated eastern flank. From this viewpoint, the landform and ridgeline are a prominent landscape feature that contributes to the character and amenity of the location. The vegetated landform and ridgeline provides a backdrop to Mangawhai as people travel from Mangawhai Heads to Mangawhai Central and the Village. While the view is typically experienced in motion, Molesworth Drive is a long and straight road that allows for ample time to 'take in' the view. It is also the main route in and out of Mangawhai Heads.
- 6.67. From this perspective, views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would be noticeable from this distance, as demonstrated by the existing properties on the eastern flank. As evident at 89c Old Wairoa Road (white roof), the details of built form matter considerably when judging the visual prominence and visual effect, especially when located on elevated ridgelines. As with the previous viewpoints orientated towards the ridgeline, it is considered that the specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new landscaping) would successfully integrate future dwellings into the landscape, making them recessive in the context of the existing and proposed vegetation. The building coverage controls would result in less prominent buildings along the ridgeline, the height controls would keep any built form low and squat on the ridgeline, the exterior finish controls would ensure that the buildings do not stand out through the use of recessive colours and non-mirror glazing, and additional planting (with heights 5m+) will ensure that the built form is assimilated into a 'natural' vegetated ridge. The adverse visual effects from VP9 are assessed as **Low**.
- 6.68. **VP10 | Kaiwaka Mangawhai Road** illustrates the viewing perspective looking in a north easterly direction from Kaiwaka Mangawhai Road towards the Site. It is a representative viewpoint of private residences located along and around Kaiwaka Mangawhai Road and motorists/pedestrians travelling along the road. The view is oriented down a valley with rolling pasture, areas of bush gullies, and pockets of dwellings making up the view. The Site forms a large portion of the view and wider horizon. The existing view is typically rural in characteristics. From this viewpoint a large portion of the Site is visible including both the southern and northern ridgelines, large areas of remnant bush, farm buildings and paddocks. The dwelling located on top of the northern ridgeline, at 89c Old Waipu Road can be identified but is not highly visible due to the viewing distance.
- 6.69. Views of the Proposal will be fairly extensive due to the elevated position of the viewpoint, proximity to the Site and generally undulating topography of the Site. Extensive planting proposed across the Site, including areas of bush to be retained and new planted bush fingers, will help to break up the overall extent and perceived mass of proposed built form, however it will still be highly visible. The PPC would fundamentally change this outlook and landscape, with residential development spread across most of

the paddocks in the middle distance and ridgeline. The transformation from rural 'pasture' to primarily residential built form would be substantial. The loss of open space (pasture land) and would undoubtedly have an adverse impact on the perceived 'naturalness' and rural character of the landscape from this viewpoint. This impact would be mitigated, to a certain amount, by the revegetation and enhancement of planting areas throughout the Site, providing visual connectivity between vegetated areas and creating 'pockets' of development. When viewed in the context of Mangawhai's proposed growth, the Site would read as a logical extension of existing and growing residential area visible to the centre left of image (i.e around Moana Views) and would generally be in keeping with the intensification happening in this high growth area.

6.70. Development along the northern ridgeline will be visible from this location and it is considered that the specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new planting), as well as the extensive vegetation framework, street trees and other Site planting, would successfully visually integrate future dwellings into the landscape and that they would become recessive in the overall view. The visual catchment from this location is relatively small, however, it is evident that the current landscape would lose some of its rural character and amenity value overall during this transition to a more 'urbanised' character. The adverse visual effects from VP10 are assessed as **Low-Moderate**.

6.71. **VP11 | Moir Street** illustrates the viewing perspective looking in a north westerly direction from the centre of Mangawhai Village towards the Site. It is a representative viewpoint of motorists/pedestrians travelling along the road, and visitors/workers in the village. The view encompasses Mangawhai Village and the residential area surrounding the village, with the northern ridgeline of the Site rising up as a backdrop. The vegetated eastern flank of the ridgeline is most prominent in this view with the dwelling at 89c Old Waipu Road visible amongst the vegetation on the ridgeline. The vegetated eastern flanks are outside the Site boundary and is not controlled by the Applicant. The view has a relatively high degree of complexity with numerous foreground elements (light posts, fencing, buildings, busy intersection etc).

6.72. From this viewpoint only a small portion of the Site may be visible due to the orientation, topography and existing vegetation. Views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would be visible from this distance, but low in number. The specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new landscaping) would successfully integrate future dwellings, if visible, into the landscape. The adverse visual effects from VP11 are assessed as **Low**.

6.73. **VP12 | Centreway Road** illustrates the viewing perspective looking in a south westerly direction from the Mangawhai Central development towards the Site. It is a representative viewpoint of future residents in the area, motorists/pedestrians travelling along the road, and visitors/workers in Mangawhai Central. The view encompasses a future development area in the foreground with the northern ridgeline of the Site rising up as a backdrop. The vegetated eastern flank of the ridgeline is most prominent in this view with dwellings visible amongst the vegetation. The vegetated eastern flanks are outside the Site boundary and not controlled by the Applicant. The future development area in the immediate foreground is zoned Residential as identified in the Mangawhai Central Zoning Plan. This will likely result in buildings obscuring the extent of the Site from this viewpoint. This assessment will also consider that the future development may not occur.

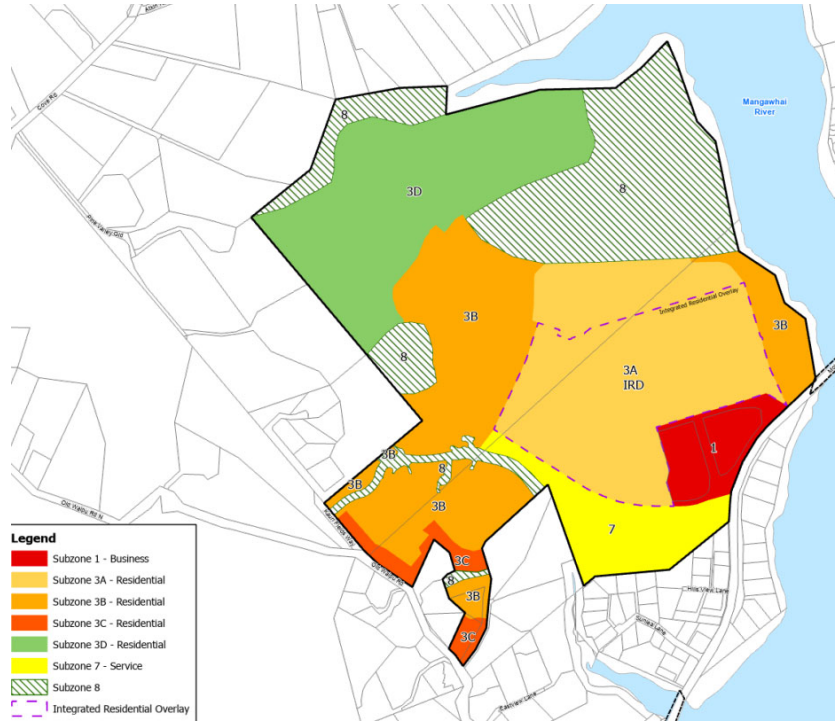


Figure 17: Mangawhai Central Zoning Plan



Figure 18: Viewpoint Context (Mangawhai Central)

6.74. From this viewpoint, views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would be visible from this distance, but low in number, and depending on building setback from the boundary, may not be entirely visible due to the angle of view. The specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new planting) would successfully integrate future dwellings, if visible, into the

landscape and would not detract from the vegetated ridgeline landform. The adverse visual effects from VP12 are assessed as **Low**.

- 6.75. **VP13 | Eagle Ray Road** illustrates the viewing perspective looking in a south westerly direction from the Mangawhai Central development towards the Site. It is a representative viewpoint of future residents in the area, motorists/pedestrians travelling along the road, and visitors/workers in Mangawhai Central. The view encompasses a future development area in the foreground with the northern ridgeline of the Site rising up as a backdrop. The vegetated eastern flank of the ridgeline is most prominent in this view with dwellings visible amongst the vegetation, and dwellings at 89c Old Waipu Rd visible on the ridgeline. The vegetated eastern flanks are outside the Site boundary and not controlled by the Applicant. The future development area in the immediate foreground is zoned Residential as identified in the Mangawhai Central Zoning Plan. This will likely result in buildings obscuring the extent of the Site from this viewpoint. This assessment will also consider that the future development may not occur. While the current viewing number is low, the potential future viewing number could be high
- 6.76. From this viewpoint views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would be visible from this distance, but low in number, and depending on building setback from the boundary, may not be entirely visible due to the angle of view. The specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new landscaping) would successfully integrate future dwellings, if visible, into the landscape and would not detract from the vegetated ridgeline landform. The building coverage controls would result in less prominent buildings, the height controls would keep any built form low and squat on the ridgeline (potentially out of view depending on the setback), the exterior finish controls would ensure that the buildings do not stand out through use of recessive colours and non-mirror glazing, and additional planting (with heights 5m+) will ensure that a 'natural' vegetated horizon line is maintained. The adverse visual effects from VP13 are assessed as **Low**.
- 6.77. **VP14 | Atkin Road** illustrates the viewing perspective looking in a southerly direction from Atkin Road towards the Site. It is a representative viewpoint of residents in the area, and motorists/pedestrians travelling along the road. The existing view is generally rural in character, with open rolling paddocks, pockets of vegetation and minimal built form. The Site's northern ridgeline, and vegetated northern flank is visible as a backdrop to the view. The midground paddock forms part of the Mangawhai Central development and is identified as Residential (Subzone 3D - 1 dwelling per 1,000m<sup>2</sup>)<sup>20</sup>, therefore it is anticipated that future built form will be a likely addition to this view.
- 6.78. From this viewpoint views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would likely be discernible from this distance, as demonstrated by the existing properties on the eastern flank. However, it is considered that the specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new landscaping) would successfully integrate future dwellings into the landscape and that they would become recessive into the vegetated ridgeline without detrimental visual impact. It is considered that the integrity of the ridgeline, and the 'natural' horizon, would be protected and maintained. The adverse visual effects from VP14 are assessed as **Low**.
- 6.79. **VP15 | Cove Road** illustrates the viewing perspective looking in a southerly direction from Cove Road towards the Site. It is a representative viewpoint of residents in the area, and motorists/pedestrians travelling along the road. The existing view is comprised of a vegetated boundary along the left of frame (2159 Cove Road), a stand of mature pine trees to the centre left of frame, an area of bush below Old Waipu Road North (located on 39B & 69 Old Waipu Road North), and the highest point of the Site located centre frame.
- 6.80. From this viewpoint, views of the proposal would be limited to dwellings located along the top of the elevated plateau. While buildings would be small in number, built form would be noticeable from this distance, due to the existing bare land and elevated position in relation to the surrounding topography. It is considered that the specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new planting) could successfully integrate future dwellings in this location, provided additional site specific planting (5m+ in height) is incorporated to further filter, screen and soften any built form. Over time, the established planting framework would act

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<sup>20</sup> Estuary Estates Structure Plan



to reduce the visual impact, along with the recessive building colours and help to assimilate the built form into this location. The adverse visual effects from VP15 are assessed as **Low-Moderate**.

### Views from the Immediate Vicinity

- 6.81. **VP16 | Cove Road/Bagnel Road** illustrates the viewing perspective looking in a southerly direction from the intersection of Cove Road and Bagnel Road towards the Site. It is a representative viewpoint of residents in the area, and motorists/pedestrians travelling along the road. The existing view is comprised of a rolling pastureland in the foreground, with the Mangawhai Natives nursery site and operation on a lower ridge to the left of frame, the vegetated northern flank of the Site, and the Site's highest point, visible in the centre of frame (grass plateau). The vegetated flanks of the ridgeline and bush area located below Old Waipu Road North form a 'natural' backdrop and horizon to the view. There are no existing buildings located within these vegetated slopes, and there are no buildings proposed. The slopes (within the Site boundary) will be retained as a bush feature with potential walking tracks and lookout points included.
- 6.82. From this viewpoint, views of the proposal would be limited to dwellings located along the top of the ridgeline. Built form would likely be visible given the short viewing distance. Dwellings on the high point plateau would be especially visible due to the lack of existing vegetation cover in this location. Consideration is made to the fact that there is a low number of viewers from this location, the view is typically experienced in motion, and existing houses are not orientated towards the Site. It is considered that the specific LPA controls employed along the ridgeline (including density, site coverage, building height and form, exterior finish, and new landscaping) could successfully integrate future dwellings in this location, provided additional planting (5m+ in height) is incorporated on the high point plateau. Site specific considerations regarding building design and landscape design are recommended for lots in this location. The adverse visual effects from VP16 are assessed as **Low-Moderate**.
- 6.83. **VP17 | 190 Garbolino Road** illustrates the viewing perspective looking in an easterly direction from Garbolino Road towards the Site. It is a representative viewpoint of residents in the area, and motorists/pedestrians travelling along the road. Only limited views of the Site are available along the majority of Garbolino Road due to the Site being obstructed by existing vegetation and topography, therefore resulting in a small viewing catchment. Existing dwellings are also located below the road elevation and typically views are filtered or screened by vegetation. The view is elevated in location and encompasses the western face of the southern ridge, with the bush covered northern ridgeline visible behind. The existing farm dwelling and farm buildings are visible to the right of frame.
- 6.84. Views of the proposal would encompass the proposed residential dwellings, roading, and wide planted fingers along the western flank of the Site. The residential buildings would sit amongst the planting framework of the Site in contained pockets of development. Planting near the upper contours of the southern ridgeline, running north-south, would effectively screen much of the proposed development further east. Dwellings on the far northern ridgeline would likely be visually absorbed by the proposed enhancement planting of the existing bush area. The LPA controls employed along the northern ridgeline (including density, site coverage, building height and exterior finish) would also help any built form in this location to be recessive on the horizon.
- 6.85. Extensive planting proposed across the Site will help to break up the overall extent and mass of the proposed built form, however it will still be a highly visible and significant change from the existing pasture landscape. The PPC introduces a primarily residential character into this rolling landscape and the loss of open space (pastureland) would undoubtedly have an adverse impact on the perceived rural character of the landscape from this viewpoint. This impact would be mitigated, to a certain amount, by the revegetation and significant planting proposed (green corridors, riparian corridors etc) throughout the Site, which provides a vegetated framework for housing to sit within. It is evident that the current landscape would lose some of its rural character and amenity value overall during this transition to a more residential character. While the visual composition of this view will change significantly, the proposed landscape treatment (including stream corridor revegetation, green corridors and streetscape planting) will provide a strong, spacious and contiguous planting network that will anchor the Proposal into the surrounding landscape. The adverse visual effects from VP18 are assessed as **Low-Moderate**.
- 6.86. **VP18 | Moana Views** illustrates the viewing perspective looking in an easterly direction from Moana Views towards the Site. It is a representative viewpoint of residents in the area, and

motorists/pedestrians travelling along the road. Expansive views of the Site are afforded due to the elevated topography, distance to, and orientation towards the Site. Moana Views is a recent subdivision, with ongoing development, that connects to Tara Road. The view encompasses the western flank of the Site, including the rolling paddocks, farm buildings, existing vegetation and stream areas. The existing remnant bush and the northern ridgeline are visible behind this forming the horizon.

- 6.87. Views of the proposal would include pockets of residential development, large swathes of riparian planting and new bush revegetation planting. The planting framework would effectively compartmentalise areas of development and obstruct views of the wider Site. Pockets of development on the northern ridgeline would be visible, but the majority of development land within the Site would not be visible from this location.
- 6.88. Moana Views, and the adjacent areas, have been recently subdivided and developed on land sloping up from Tara Road. It is a lifestyle lot development with large lots, high quality housing, extensive amenity planting and a feature pond. The context for this viewpoint is from within an existing, still developing, residential area.



Figure 19: View from Moana Views towards Site



Figure 20: Moana Views development context

- 6.89. It is considered that the Proposal would be viewed as a logical extension of the surrounding growing and developing residential form along and around Tara Road and would generally be in keeping with

the intensification occurring in this high growth area. While the view would change significantly in character, this change is not considered incompatible with the wider context and expected residential growth in the area. As residential intensification is anticipated for land close to centres (i.e Mangawhai Village), the change in character from an open pastoral landscape to a more 'lifestyle residential' character would not be unexpected or jarring. Providing a residential interface along Tara Road is considered to be an appropriate response as this will relate to the adjacent and surrounding residential character, and the 'residential' nature of the road (50kph speed limit). It is considered that while there may be a high degree of initial visual change, that change has largely been anticipated by the Mangawhai Spatial Plan and growth strategy. It is also considered that this high initial effect will reduce to a very low effect as the future development 'grows in' and becomes a familiar, undiscernible component of the wider landscape context. Key components of the view will be protected or controlled including the remnant bush and northern ridgeline. Therefore, the potential adverse effects on established residential viewing audiences in the immediate vicinity of the Site from VP18 are assessed as **Low-Moderate**.

- 6.90. **VP19 | Ulrich Drive** illustrates the viewing perspective looking in a northerly direction from the end of Ulrich Drive. It is a representative viewpoint of residents in the area, and motorists/pedestrians travelling along the road. The road is currently a dead-end, with the CauseWay Church office located at its terminus. A paper road boundary runs along the eastern edge of the Site and along the tree line to the right of frame. The view is looking across private property (CauseWay Church) towards the Site. The building platform for the future CauseWay Church building is visible to the centre of the image. Existing mature vegetation around the edge of the CauseWay site makes up much of the midground. Immediately east of the view frame is an area of recently developed residential dwellings located around Kahu Drive and Matuku Place.
- 6.91. Views of the proposal would encompass the proposed primary road, heading north into the Site, providing access off Moir Road. The church building would be visible in the foreground, as well as any church site landscape and tree planting. Residential dwellings would likely frame the entry road, along with street tree planting. Views further into the Site would largely be screened or filtered by a combination of existing vegetation and proposed revegetation planting along the steeper slopes and gully areas. The viewing catchment from this location is very low, with predominantly only Church visitors travelling along Ulrich Drive. Views from the future Church building would be limited given its orientation and low contour level building platform. The insertion of primarily residential built form and roading infrastructure would be likely read as a logical extension of the neighbouring residential area. Adverse visual effects from VP19 are assessed as **Low**.
- 6.92. **VP20 | Cove Road** illustrates the viewing perspective looking in a southerly direction from Cove Road, near the intersection with Old Waipu Road North, towards the Site. It is a representative viewpoint of motorists/pedestrians travelling south along the road. The view encompasses a small area of the northern portion of the Site with sloping topography and an open paddock. The view is transient in context, with people travelling along the road either towards or away from the Site. Boundary planting lines both sides of the road corridor, screening the existing dwellings from view.
- 6.93. Views of the Proposal would encompass a wide planted bund that provides a visual and aural buffer to future residents from the road, with dwellings located behind this. A planted boundary / road edge would be in keeping with the surrounding roadside treatment and would likely screen the majority of built form. While the view characteristics would change from an open pastoral field to a planted buffer boundary, this change would not be unexpected and would continue the existing boundary treatments along the road. As noted in the development provisions, an area of vegetation planting will be provided along the entire length of the road boundary that is at least 3m wide, is capable of achieving a minimum establishment height of 2m above the ground level of the road boundary and at a density that will achieve canopy closure within 3-5 years. The adverse visual effects from VP20 are assessed as **Low**.
- 6.94. **VP21 | Cove Road** illustrates the viewing perspective looking in a south westerly direction from Cove Road across the Site. It is a representative viewpoint of motorists/pedestrians travelling along Cove Road. Residential properties along this portion of Cove Road face north and have significant boundary planting to provide screening from the road. The view is expansive and encompasses a large portion of the Site, however it is a view that is typically experienced in transit with people travelling along the road around the northern edge of the Site. The view is also short in duration as there is an earth bund along the property boundary, visible far left of frame, that prevents further views across the Site. Although a potentially large viewing audience, the road users are unlikely to be particularly sensitive to future development, as they would have momentary views whilst moving through the landscape.

- 6.95. Views of the Proposal would encompass a wide planted bund, to provide a visual and aural buffer to future residents from the road, with dwellings located behind this. A planted boundary would be in keeping with the surrounding roadside treatment along Cove Road and would likely screen the majority of built form. While the view characteristics would change from an open pastoral field to a planted buffer boundary (a mix of native trees and shrubs), this change would not be unexpected and would continue the existing boundary treatments along the road, providing a softer green edge interface. The adverse visual effects from VP21 are assessed as **Low**.
- 6.96. **VP22 | Tara Road** illustrates the viewing perspective looking in a south easterly direction along Tara Road with the Site on the left of frame. It is a representative viewpoint of motorists/pedestrians travelling along Tara Road towards Mangawhai Village. The view encompasses the streetscape interface of Tara Road and the Site. The existing Site boundary fencing is visible, with an area of flat land before the Site rises up to the left of image. The depression of land around Watercourse B is visible travelling parallel to the road, as is a row of existing trees in the centre of image. The existing view is typically rural in character – rolling pastoral fields, tree planting defining property boundaries and paddock areas, post and wire fencing, auxiliary structures (sheds, barns etc), and single residential properties.
- 6.97. The PPC would fundamentally change this outlook and landscape, with residential development spread across most of the paddocks in the immediate foreground and middle distance. The transformation from rural 'pasture' to primarily lifestyle residential built form and roading infrastructure would be substantial. Views of the Proposal would be limited and obscured by the proposed landscape buffer strip along Tara Road. This planted buffer will be a minimum height of 2m above the ground level of the road boundary and will be planted at a density that will achieve canopy closure within 3-5 years. The buffer will consist of a mixture of native trees and shrubs that will provide a degree of screening and visual continuity with the existing planting along Tara Road. Once the buffer strip of vegetation has matured, the road frontage would be similar to that currently experienced when passing properties along Tara Road, and in particular opposite the Site, which consists of a mix high hedgerows, trees and shelterbelt planting. The proposed residential land use would sit within a framework of planting, buffer planting and street tree planting providing a continuation of familiar features in this area.
- 6.98. It is considered that the initial visual impact would be of a Moderate-High level, due to the loss of views over open paddocks, perceived loss of 'countryside', and an increase in built form. However, successful boundary buffer planting will help to mitigate this impact and help to soften the visual relationship between the proposed development and the surrounding rural landscape.
- 6.99. It is considered that once the buffer vegetation matures to a height similar to that of the surrounding roadside hedgerows and shelterbelts, the Tara Road interface will successfully integrate the Proposal into the wider context. An adverse effect on visual amenity over the long term will be of a **Low-Moderate** degree.
- 6.100. **Summary:**
- Various aspects and parts of the Site (particularly the ridgelines) are visible from a wide range of locations in and around Mangawhai, due largely to the size and extent of the Site and the unique topography.
  - The majority of the viewpoint locations have partial views of the Site (i.e. are not expansive and are contained to localised portions of the Site, such as the northern or southern ridgeline) due to the undulating topography and intervening features (such as existing tree planting).
  - Views from the immediate vicinity would read the Proposal as a continuation of the existing residential and lifestyle development fabric that is expanding on the eastern side from around Mangawhai Village and up to the ridge. It is a logical continuation of the residential fabric given the Sites location, attributes, and the surrounding existing and future context. The transition from rural to primarily residential land use would not be incongruous with the surrounding environment and the planting framework would help to integrate the development into the wider landscape.
  - The extensive framework of planting including the protection and enhancement of existing native bush, new areas of native bush, riparian and wetland planting, stormwater treatment planting, specimen trees in streets, and extensive amenity planting will add to the visual character and amenity of the Site as well as providing a landscaped setting for the proposed built form to sit within. The landscape treatment,

unique Site features, and design response will, over time, positively contribute to the wider surrounding Mangawhai character.

- These factors have combined with other considerations to result in effects ratings that 'peak' at a Low-Moderate level for generally closer viewpoints on surrounding roads, primarily in relation to the initial change in rural character and 'openness' of the Site when experienced from these locations. These effects would likely reduce as the extensive planting proposed across the Site grows, matures and provides a sense of scale and 'identity' to the future built form. It should also be noted that a level of visual change is anticipated and is in keeping with the key growth strategies for Mangawhai.
- All of the other ratings range between a Low and a Low-Moderate level of effect.
- The northern ridgeline and edge of the Site is a key landscape feature that is highly visible and has a high level of sensitivity to built form. Key conclusions made from the viewpoint analysis include:
  - The ridgeline is a 'modified' feature and therefore is considered to have a higher threshold when allowing some form of development when compared to that of a 'natural' feature. The ridgeline is also not a protected landscape feature.
  - As the ridgeline already has some level of residential development on it (outside the PC area), a baseline position of 'no additional development' on the ridgeline is not considered necessary or appropriate. However, the ridgeline's presence, visibility and importance is considered as high sensitivity. Therefore, the *level* of development and *specific controls* relating to the ridgeline sensitivity are of utmost consideration.
  - The identification of the Landscape Protection Area across the northern ridgeline includes specific provisions controlling:
    - Land modification;
    - Building site coverage;
    - Building height;
    - Building finishes, materials and colours;
    - Planting
  - The Recommended Structure Plan (April 2024) shows an increased area of LPA. This is a result of the visual effects assessment determining that due to a high degree of visibility and associated sensitivity along the ridgeline, a greater extent of the ridgeline should be included within the LPA.
  - It is considered that subject to the recommended changes to the Structure Plan and MHDA provisions, these specific provisions will be suitable in ensuring an appropriate and sensitive level of development occurs in relation to the northern ridgeline.

6.101. Based on the above summary, the adverse visual effects are assessed as **Low**.

## 7. Conclusion

- 7.1. This report and assessment of effects was carried out with reference to the ODP to both guide and assess the PPC Application. The effects of the PPC Application were assessed in relation to two interrelated assessment categories; Landscape Effects (attributes, value, and character); and Visual Amenity.
- 7.2. A key consideration for amending the zoning of the Site is whether the proposed zoning is the most appropriate way to achieve the purpose of the RMA. An important component of that consideration is assessing whether the form of land use makes best practicable use of the land, whilst avoiding adverse landscape and visual effects on land beyond the Site, minimising visual dominance effects and whether the proposal would deliver on the opportunity for optimising growth within Mangawhai.
- 7.3. The Site currently sits between rural and residential, close to a busy local village in a wider setting of growth and development. The Proposal introduces a significant change to the Site by way of residential land use. However, this residential intensification is signalled in the Mangawhai Spatial Plan and the large lot and extensive planting is considered appropriate land use for the Site.
- 7.4. The Proposal considers the specific Site constraints and sensitivities by providing extensive landscape treatments around the Site boundary; providing high quality interfaces with the existing vegetation; providing a comprehensive planting strategy consisting of protection, enhancement and expansion; improving stormwater management; rehabilitating streams and wetlands and creating habitats; and providing recreation opportunities through nature with extensive paths and trails. The Proposal has been designed to a high standard and ensures that the development address its sensitive edges and ridgelines and can successfully be integrated into the varying surrounding character areas within which it sits. Due to the Sites proximity, and orientation, to existing residential development and infrastructure it is considered optimal for 'urbanisation' and appropriate for re-zoning.
- 7.5. The long-term rehabilitation, revegetation and enhancement of native vegetation on the Site, and the creation of a new wetland, stream and riparian planting areas, will help to establish and support the key landscape features on the Site - providing improved habitat, ecology and visual amenity for residents. Proposed planting measures will notably enhance the ecological value of the Site over time along with its contribution to providing connected 'green corridors' and linked habitats. As such landscape effects are considered to be **Low**.
- 7.6. Views from the wider context, originating to the north and east, of the Site will observe a limited amount of the proposal – predominantly along the northern ridgeline. From these viewpoints the northern ridgeline of the Site is a visible and important landscape feature (vegetated ridgeline) amongst the wider Mangawhai environment. The sensitivity to change and importance of the ridgeline has been proactively recognised by the provisions of the Landscape Protection Area, which set-outs specific controls for development around the ridgeline. It is considered that these controls will be sufficient in mitigating the potential visual impacts of any future development. The LPA also requires an additional site-specific Landscape Assessment to be submitted as part of any Resource Consent application to ensure that future built form proposed within the LPA is carefully managed and visual effects are mitigated.
- 7.7. It is considered that the southern ridgeline does not require the same level of LPA controls and can successfully be integrated into the surrounding landscape through the extensive planting framework and landscape strategy proposed.
- 7.8. Views from the wider context, originating to the south and west of the Site, will observe more of the interior of the proposal – development along the western flanks of both the southern and northern ridgelines. These views largely originate from areas of existing rural-residential/residential in context. The Site does provide some level of aesthetic and perceptual aspects of the landscape for these viewpoints including 'rural-ness' and openness and the PPC would fundamentally change this outlook and landscape, with residential development spread across most of the paddocks in the middle distance and ridgeline. Adverse effects of development on the ridgeline would be mitigated by the proposed controls on building heights, colours, setback and planting etc.

- 7.9. The transformation from rural 'pasture' to primarily residential built form would be substantial, but not unexpected given the existing and future proposed growth of Mangawhai. This impact would be mitigated, to a certain amount, by the revegetation and enhancement of planting areas throughout the Site, providing visual connectivity between vegetated areas and creating 'pockets' of development. Extensive planting proposed across the Site, including areas of bush to be retained and new planted bush fingers, will help to break up the overall extent and perceived mass of proposed built form and the Site would read as a logical extension of the residential development in this high growth area.
- 7.10. Intermediate and close views of the Site would effectively be filtered and screened by the proposed edge buffer landscape treatments and extensive revegetation planting framework. The edge treatment would seamlessly tie into the surrounding landscape character, providing continuity and a high level of amenity.
- 7.11. Given the nature of the Site, particularly its location, context, visibility, ability to integrate development and associated vegetation, the Proposal is considered to generate no more than **Low** adverse visual effect. It is also considered that these effects will be further reduced as future development 'grows in' and becomes a familiar undiscernible component of the greater Mangawhai environment.
- 7.12. When considered collectively, it is concluded that the even though the PPC Application will create a noticeable level of change, the Site can accommodate the Proposal without significantly diminishing the landscape attributes, values and character of the Site and/or surrounding landscape. The PPC Application aligns with the goals of the Kaipara District Council by providing a high level of residential development opportunity that respects the natural setting and integrates into the wider landscape and character context of Mangawhai.
- 7.13. It is considered that as the level of sensitivity of the Site to visual change is generally low, the mitigation measures of the Proposal are effective at reducing impacts and the overall adverse effects of the proposal on the landscape and visual amenity are considered to be an acceptable change within the surrounding environment.
- 7.14. Combining both the landscape and visual effects of the development it is concluded that the overall effects will be **Low**.
- 7.15. It is therefore considered that the PPC Application is appropriate in terms of its landscape and visual effects.

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## APPENDIX 1: ASSESSMENT METHODOLOGY

The landscape and visual effects assessment is used to identify and assess the likely significance of potential effects a development has on the landscape, as well as assesses the impact on visual amenity for the affected neighbours and general public. While adverse effects are generally the focus of these reports, positive effects are also worth considering. The RMA notes that particular regard is required for the maintenance and enhancement of amenity values and quality of the environment<sup>21</sup>.

This assessment considers the effects in terms of two interrelated assessment categories:

- Landscape Effects – The assessment of landscape effects is concerned with the change to the physical landscape that may alter its value or character.
- Visual Amenity - The assessment of visual effects is concerned with the effects of change and development on the views available to people and their visual amenity<sup>22</sup>.

In addition, the Proposal has been assessed in terms of cumulative effects of the Proposal combined with existing developments, in accordance with the Resource Management Act 1991. Consideration of the future development within the site has been considered when assessing the impacts of the Proposal.

### Landscape Effects (Attributes, Values + Character)

Landscape effects are based on potential effects to the physical landscape, which may change its value or character.

Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity. Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.

The susceptibility to change takes into account the attributes of the receiving environment and the characteristics of the proposed development, while considering the ability of the landscape to accommodate the change without adverse effects.

The assessment of effects on the landscape attributes, value and character of the Site has considered the likely nature and scale of change to the landscape, waterways and vegetation and any landscape features, as well as the zoning of the land and its associated anticipated level of development.

### Visual Amenity Effects

Visual effects are changes to specific views which may change the visual amenity experienced by people. Definition of amenity values, as noted within the RMA: *"means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes"*.<sup>23</sup>

The assessment of effects on visual amenity considers the magnitude of change which will result from views of a proposed development, taking into account the size or scale of the effects, the geographical extent of views and the duration of the visual change. Other contributing factors include existing value of the view, sensitivity of the view to change, size of the viewing audience, proximity to Site, and type of view or outlook. This may distinguish between temporary and permanent effects where relevant.

<sup>21</sup> Section 7(c) and 7(f) - Resource Management Act 1991

<sup>22</sup> Information requirements for the assessment of Landscape and Visual Effects (Auckland Council, Sept 2017)

<sup>23</sup> Section 2(1) - Resource Management Act 1991



### Determining the Overall Level of Effects

In assessing the extent of effects, this report uses the seven-point scale recommended by the NZILA Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2022. The scale of effects is: Very Low; Low; Low-moderate; Moderate; Moderate-High; High; Very High



Very Low Effect	No appreciable change to the visual character of the landscape, its landscape values and/or amenity values. Little or no loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation.
Low Effect	Limited change to the visual character of the landscape, with a low level of effect in relation to landscape values and/or amenity values. No material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and absorbed within the receiving landscape.
Low-Moderate Effect	Evident visual change to the visual character of the landscape with a low to moderate level of effect in relation to landscape values and/or amenity values. Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape.
Moderate Effect	Appreciable change to the visual character of the landscape with a moderate level of effect in relation to landscape values and/or amenity values. Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape.
Moderate-High Effect	Marked change to the visual character of the landscape with a moderate to high level of effect in relation to landscape values and/or amenity values. Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed.
High Effect	Significant change to the visual character of the landscape with a high level of effect in relation to landscape values and/or amenity values. Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains.
Very High Effect	Fundamental change to the visual character of the landscape with a very high level of effect in relation to landscape values and/or amenity values. The proposal causes significant adverse effects that cannot be avoided, remedied or mitigated. Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character

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## APPENDIX 2: GRAPHIC SUPPLEMENT