

TRIPARTITE GROUP

Dargaville Racecourse Redevelopment Private Plan Change

Assessment of landscape effects

9 February 2022

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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by Tripartite Group to undertake a landscape assessment for a Private Plan Change application for land on Awakino Point North Road, Dargaville, being the former site of Dargaville Racing Club (Pt Lot 37 DP 7811 and Pt Lot 37 DP 27168). The location of the site is shown in Figure 1 in Appendix 1.

The property is located within the Rural Zone, under the Operative Kaipara District Plan.

This document will focus upon a description of the site, the characteristics of the proposal and an analysis and evaluation of the existing environment, identification of any affected parties or individuals, an assessment of the landscape and visual amenity effects of the activity. It will recommend measures for the purpose of mitigating potential adverse effects identified during the assessment process.

2.0 ASSESSMENT METHODOLOGY

The assessment has been prepared by a Registered Landscape Architect with reference to the Quality Planning Landscape Guidance Note 1 and its signposts to examples of best practice, which include:

- Best Practice Note 10.1, Landscape Assessment and Sustainable Management, New Zealand Institute of Landscape Architects (2010).
- Guidelines for Landscape and Visual Impact Assessment 3rd Edition, Landscape Institute (UK) and IEMA (2013).

In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct¹.

Effects Ratings and Definitions

The methodology employed is detailed in Appendix 2, which also contains an outline of the effects ratings and definitions used in this assessment is provided in Appendix 1. In summary, the significance of effects identified in this assessment are based on a seven-point scale which includes negligible, very low; low; moderate-low; moderate, high, and very high.

Desktop study and site visit

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 project. This information included:

- The Operative Kaipara District Plan;
- Geotechnical Assessment, prepared by LDE, dated 7 May 2021;
- Context Analysis summary report, prepared by The Urban Advisory, dated 4 June 2021;
- Community and stakeholder engagement and consultation for the Dargaville Racecourse Site, prepared for The Urban Advisory, dated 3 December 2021;
- Cultural Impact Assessment, prepared by Landform Consulting Ltd., dated November 2021, and;

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Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

- Aerial photography, Google Earth and Streetview;

Following the desktop study, a site visit was undertaken on 25 June 2021.

3.0 THE PROPOSAL

The proposal seeks to create a new precinct for the Site to facilitate its development for light industrial, and residential use. Five difference 'Areas' are proposed:

- General Residential Area;
- Large Lot Residential Area;
- Neighbourhood Centre Area;
- Open Space Area, and;
- Light Industrial Area.

The General Residential Area (GRA) provides for a range of housing typologies, from traditional stand-alone (detached) residential units, to semi-detached units, e.g flats, duplexes or town houses. On-site collection and storage of water is encouraged.

Multi-unit developments are provided for, including Papakainga living and Retirement Village living. When more than two residential units per site, they will be require urban design input to ensure the built form will provide a good liveable space for the future residents and the buildings relate well to the surrounding residential neighbourhood.

Some non-residential activities opportunities are provided for, such as small-scale commercial services and visitor accommodation, while ensuring that residential amenity and character are not compromised, and the commercial activities are sympathetic to the surrounding residential context.

The Large Lot Residential Area (LLRA) has larger sections for a more rural-residential lifestyle approach to living. Servicing for the three waters is on-site, given the elevated location and larger section sizes. There is no intention for this area to transition to a more urban density, nor for services to be extended, e.g. reticulated water and wastewater. While Minor Residential Units are provided for, subdivision between the principal and minor residential units will not be provided for.

Additional recommended controls for the LLRA (for the purpose of landscape mitigation) are detailed later in this section.

The Neighbourhood Centre Area (NCA) provides for accessible neighbourhood community activities that provides goods, services and facilities to meet the day to day needs of the surrounding community. The local shops within NCZ provide a limited range of everyday goods and services. Community facilities can include shared community spaces (e.g. hall), health care facilities, and early childhood facilities (e.g. kohanga reo).

The intent is to create a Hauora area for community wellness, and for the Hauora area to be the heart of the community. Being located within easy walking distance of the residential area, the Hauora area will support the surrounding residential neighbourhood, by providing accessible neighbourhood community facilities and services. And vice versa, with the Hauora area having vibrancy because of the close proximity of the surrounding neighbourhood.

Being situated within a residential area, the range and scale of activities must be compatible with the neighbouring residential activities and local amenity and character. To that end, floor area for local shops and community facilities will

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be limited to ensure they are compatible with the intent of the NCA. Building design and layout that enhances connectivity to the Open Space is encouraged.

The Open Space Area (OSA) applies to small sized local parks which are used by the surrounding neighbourhood for a variety of outdoor informal recreational activities and community uses, such as walking, running, cycling, relaxing, socialising and picnics. The OSA can also be part of the blue-green network, having a dual purpose for stormwater management.

Use of the public open space as community gardens and orchards is encouraged. An OSA will be located close to the Neighbourhood Centre Area, with this proximity encouraging connectivity and vibrancy between the two community areas.

Generally, the OSA will be characterised by limited buildings and structures that support the enjoyment of the public open space, such as barbeques and picnic facilities, playgrounds and toilets. Limiting built development and activities that are not based on recreational or community use will help maintain the open space character and amenity value, and enable opportunities for a range of informal recreational activities to occur.

The Light Industrial Area (LIA) provides for industrial activities that do not generate objectionable odour, dust or noise. LIA activities anticipated are unlikely to give rise to significant adverse effects beyond the site and include activities such as warehousing, storage, light manufacturing, production, logistics, transport, distribution and servicing activities. Light industrial activities can range in scale and nature.

LIA also provides for trade retail activities that are compatible with industrial activities such as service stations, garden centre, trade supplies, motor vehicle sales and hire premises. Supporting activities such as cafes and takeaway bars are also provided for.

Other non-industrial activities are discouraged so that LIA land is preserved for light industrial and trade type activities. Sensitive activities are restricted within LIA. On LIA sites that border the Residential Area, the scale, design and location of activities and buildings are managed.

Landscape Mitigation

This assessment has identified adverse effects that have the potential to be generated by the Plan Change proposal. It recommends mechanisms for the mitigation of these adverse effects.

These are as follows:

Light Industrial Area / other Area interface

Visual softening of built form within the Light Industrial Area so that the dominance of buildings, structures, storage areas, security fencing and vehicle parking (when experienced from adjoining areas) is appreciably reduced. The area in question is identified on Figure 2a, and potential mechanisms to achieve these outcomes are as follows:

- The construction of earth bunds with associated planting;
- The creation of a (predominantly native) planted buffer strip;
- Setbacks for buildings and structures (appropriate setbacks for the proposed Area);
- Setbacks, or requirements for screening of urban / suburban character fences;

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Where the Area adjoins the State Highway, there is the potential for designing / undertaking the suggested landscape mitigation measures such that outcomes proposed under the Kaipara Spatial Plan – Dargaville, are achieved. This includes the proposed ‘gateway’ to Dargaville on the State Highway approaches, and the proposed ‘greening of the State Highway corridor’.

On this State Highway frontage, it is anticipated that glimpses of buildings may be possible, but that screen planting and / or bunding hide ‘visual clutter’ that has the potential to detract from the amenity of the road corridor such as storage areas, and car parking. The State Highway frontage of the Plan Change area should include a generous landscaped strip, including tree planting with the entire frontage treated in a unified and consistent manner.

The proposed interface between the LIA and GRA should be densely planted with native species.

It is anticipated that the fence on the external boundaries of the LIA, or on the interface with the GRA may be up to, or in excess of 2.0m in height, but fencing of individual frontages should be of a consistent type and character, and must be screened from external view (or from the GRA) by planting.

General Residential Area / other Area interface

Screening / softening of built form within the General Residential Area, from locations bordering and outside of the subject Site. The density of built form (including urban character fencing), facilitated by this Area has the potential to detract from the character of neighbouring rural and rural residential character areas. Potential mechanisms to avoid / mitigate these adverse effects are as follows:

- The construction of earth bunds with associated planting;
- The creation of a (predominantly native) planted buffer strip;
- Setbacks for buildings and structures (appropriate setbacks for the proposed Area);
- Setbacks, or requirements for screening of urban / suburban character fences;

Where proposed Open Space Area (Blue / Green areas), adjoin neighbouring Areas, buffering / screening of these areas is not needed. This is because the Open Space Areas will impart an unbuilt vegetated character, and offer relief from the containment created by the above boundary treatments, be they bunds or planting strips.

At the southern end of the north eastern Site boundary, a short length of the boundary is shown (on Figure 2a) as being subject to the General Residential Area / other Area interface ‘treatment’. This length of the boundary links two Blue / Green areas, and is likely to form a part of the Blue Green network, with a stormwater outfall from the pond aligned along the boundary. Contrary to the recommendation above, where Open Space / Blue/Green Areas can be retained as more open, this length of the boundary, being narrow in width provides little separation between development within the General Residential Area and neighbouring properties. As such, it should be treated as a buffer / screening strip using the methods listed above.

It is anticipated that the fence on the external boundaries of the GRA may be up to 2.0m in height, but fencing of individual frontages should be of a consistent type and character, and must be screened from external view by planting. As such, fencing should be setback from the Site boundary so that planting can be undertaken between the boundary and fence. The external boundary of Open Space Areas (Blue / Green areas) should not be fenced, or if fencing is necessary, should be fenced with a low and visually permeable post and wire or post and rail timber fence. It is recommended that fencing of the internal boundaries of the Open Space Areas (Blue / Green areas) – where they adjoin road reserves – be unfenced, and – where they adjoin residential properties – also be fenced with low and visually permeable fences.

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Site Entrance enhancement

Softening / buffering of site entrances. Views into entrances and into the Site from adjoining roads / neighbouring rural and rural residential character areas have the potential to detract from the character of these neighbouring areas.

Potential mechanisms to avoid / mitigate these adverse effects are as follows:

- Landscape planting around entrance;
- Tree (and / or other) planting along road corridor 'beyond' site entrance.

Additional controls for Large Lot Residential Area

The north eastern corner of the Site is identified as the Large Lot Residential Area. This part of the Site comprises a ridge and future development located on the ridge has the potential to be widely visible over an expansive visual catchment to the north and south. Prominent built form in elevated locations has the potential to detract from the character of the rural landscape. Potential mechanisms to avoid / mitigate these adverse effects are as follows:

- Controls on maximum building heights (or maximum heights above the ridge crest);
- Controls on the external colour of buildings, structures, infrastructure and surfaces;
- Controls on the character of fencing and services, and;
- Use of landscape planting to assist with the integration of buildings and structures where these occupy prominent locations.

Table 1 below sets out potential development controls.

General Guidelines	
Style	<p>The placement and manner in which the building relates to the landform shall be natural such that the building is grounded within the landscape.</p> <p>The design of buildings should be informed by the context, the character of the site, views, sun and prevailing winds, visibility from near and distant viewpoints.</p>
Massing of built form	<p>Building form should reflect and respond to the landform on which it is located such that it 'sits within' the landform rather than 'sits on' the landform. Horizontal forms, or buildings which 'step' down the slope are preferred over vertical forms, and buildings elevated on piles, or other forms that do not appear to be 'grounded' are not permitted. Designs that reduce mass and visual impact are preferred.</p> <ul style="list-style-type: none">- Buildings shall be a maximum of 6.0m in height, measured above natural ground level, using the rolling height method.- Minor residential units shall replicate (or equivalent) the main dwelling.- Accessory dwellings (including minor residential units) shall be constructed a maximum of 15.0 metres from the primary dwelling.- Ancillary buildings with outdoor storage areas and hardstands shall be screened by appropriate plantings when viewed from locations beyond the boundaries of the lot.
Materials	<p>The finishes for external surfaces of all proposed buildings and structures shall be as follows:</p>

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	<ul style="list-style-type: none"> - Refer to BS5252. The colour selection for all buildings and structures must be made from the following indicators: ² <p><u>Walls:</u> Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below.</p> <p>Reflectance Value (RV) and Greyness Groups. The predominant wall colours, shall have a RV rating of no more than 30% for greyness groups A, B and C. Colours within greyness groups D and E are not permitted.</p> <p><u>Roofs:</u> Hue (Colour) All the colours from 00 – 24 are acceptable, conditional on the limitations below.</p> <p>Reflectance Value (RV) and Greyness Groups: Roofs shall have an RV rating of no more than 25% within greyness groups A, B and C. Colours within greyness groups D and E are not permitted.</p>
Supplementary structures and elements.	<ul style="list-style-type: none"> - Water tanks, if not placed underground shall be unobtrusive and designed to integrate with the overall design of the main structures. The colour of water tanks shall comply with the requirements above. - Service courts must have an enclosure or be screened with planting to conceal rubbish bins, plant and equipment. - Exterior lighting. Shall be fully shielded, or pointing downwards thus controlling the light spill such that it is confined to the immediate curtilage of the building. Security lights shall also be shielded / pointing downwards and fitted with a timer. - All vehicle driveways and maneuvering areas shall be formed with recessive materials, e.g. blue metal, concrete with the aggregate exposed or concrete with a black oxide additive, or bitumen. - Fences, walls and screens may be used for shelter, privacy and screening associated with buildings and outdoor living areas. These should 'read' as extensions to the building and be formed of / rendered with similar materials. - Solid structures must not be used for internal or external boundary delineation. Should fencing of boundaries, or delineation of house curtilages be required, visually permeable materials should be used such as post and wire or post and rail timber fencing. These should be a maximum of 1.5m in height, unless an increased height is specifically required for the control of stock such as deer.

Table 1.

General recommendations for landscape mitigation planting

It is considered that landscape mitigation planting should be undertaken in a comprehensive manner, rather than in a piecemeal fashion, 'lot by lot'. This will ensure a better uniformity and consistency of implementation and maintenance.

² CITY OF AUCKLAND DISTRICT PLAN, HAURAKI GULF ISLANDS SECTION REVIEW: COLOUR FOR BUILDINGS. Hudson Associates, (September 2006)

It is recognised that future development may be staged and if this is to occur, then planting should be undertaken comprehensively for each relevant stage.

It is recommended that a Landscape and Fencing Mitigation Plan be submitted for approval by Council at the stage of the subdivision consent application, or land use / building consent. In the event that development is staged, the plan shall be prepared for the entirety of the stage within which the site of the application is situated.

4.0 EXISTING ENVIRONMENT

4.1 Location of the site

The subject Site is situated some 2.0km to the north east of Dargaville and is bounded on its south eastern side by Awakino Point North Road, and on its south western side by State Highway 14. It has an area of approximately 46 ha.

4.2 Topography, geology, soils and hydrology

As is illustrated by photo 1, the subject Site is located within a flat and low-lying landscape that reflects its riverine formative processes. Underlain by Holocene River Deposits (unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins)³, the Site is located within a wide meander of the Wairoa River, and within the flood plain of the Wairoa and Awakino Rivers. The Wairoa River drains an extensive catchment which extends to the east and north east as far as the Hikurangi Swamp, and outfalls to the Kaipara Harbour, approximately 30km to the south of the Site.

The headwaters of the Awakino River are in the Tutamoe Range, some 15 – 20km to the north, and the River converges with the Wairoa River 2km to the south of the Site.

The low-lying flood plain landscape has been historically drained to facilitate the establishment of pasture, and – as is evident in Figures 1, 3 and 4 – the patterning of drains has imposed an artificial linear and rectilinear structure on the landscape. This patterning is emphasised where property boundaries, field boundaries and shelterbelt plantings reflect the patterning established by the drainage system.

To the north, and south west of the Site, slight variations in the terrain reflect differences in the underlying geology where Early Pleistocene – Middle Pleistocene estuary, river and swamp deposits are manifest in low rounded hills of up to 30m in height. This landform is visible in photo 2 and it provides containment for the Site on its northern side, as well as precluding views of the Site from locations to the north and north west.

This landform also affords elevated views across the Site, as is illustrated in photos 3, 4 and 5.

Due to the prevailing low-lying character of the landscape, subtle changes in landform, or groups of individual trees have the potential to influence the spatial character of the landscape. This is demonstrated in photo 6, where a low hill encroaches on, and forces a slight deviation in the alignment of the western edge of the State Highway close to the south western corner of the Site. In conjunction with the trees on the western and eastern sides of the road corridor, views to

³ Information derived from GNS NZ Geology web map - <https://data.gns.cri.nz/geology/>

the Site along the State Highway corridor are constrained and ‘focused’, thereby creating the impression of a gateway when approaching from the south west.

Whilst the low-lying flood plain landscape dominates the landscape character of the environs of the Site, more elevated terrain is evident within the wider landscape and tends to draw the eye to these distant backdrop features. Across the Wairoa River to the north east, east, south east and south, dissected hills, underlain by mudstone (Undifferentiated Mangakahia Complex in Northland Allothon), rise to a height of some 120m (refer to photos 3, and 4). The distant shadow of the Tutamoe Range is a feature of views to the north (refer to photo 1 and 2).

The main soil type within the Site is described as Kara Sandy Loam (KRa)⁴.

4.3 Vegetation

The landscape displays an open and exposed character, in part derived from the flatness of the terrain, but also an outcome of the paucity of vegetation of any scale. Where larger trees occur, they tend to be exotic specimens, or shelterbelt trees. Often these are planted along property, or field boundaries and the resulting pattern accentuates the linear structuring of the landscape (refer to photo 6).

In places, pockets of mixed native and exotic trees have become established. These are usually associated with settlement and were presumably planted to provide shelter, and / or for amenity purposes. Examples can be seen on the northern boundary of the Site (refer to photo 2) and on the slightly elevated land to the west (refer to photos 7 and 8).

The Awakino Point North Road boundary of the Site is vegetated with a fragmented strip of vegetation comprising a mix of native species (principally karo – *Pittosporum crassifolium*), and exotic species (predominantly small leaf privet – *Ligustrum chinense*). The karo appears to have been planted to create a hedge screen where the racecourse straight is aligned close to the road corridor, whilst the privet is more likely to have seeded naturally.

The majority of the subject Site is maintained under pasture, and is used for the grazing of sheep. Visible in Figures 3 and 4, and in photos 2 and 5 has been allowed to become overgrown with a mix of gorse, pampas, pine and native shrubland species including manuka. It appears that this area was used in the past for cross country eventing, and a number of the jumps and obstacles remain. In addition, the area is poorly drained, with a number of seeps, intercepted by a drain at the foot of the slope.

There are few examples of remnant native vegetation within the immediate environs of the Site. Isolated pockets are situated immediately to the south of Awakino Point East Road, and approximately 1.5km to the south west. To the east, native shrubland is widespread on the low hills, with pockets of plantation forestry. The Kaipara PNAP report identifies two sites on the eastern edge of the Wairoa River, these being Hoanga Alluvial Forest Fragment (P07/162), and Hoanga Road Forest (P07/165).

4.4 Land use

As noted previously, the predominant land use in the area is pastoral grazing. The Northland Field Days site is located approximately 500m to the south on Awakino Point East Road. This property is visually separated from the subject Site

⁴ Information derived from the NZLRI Soil website - <https://iris.scinfo.org.nz/layer/48066-nzlr-soil/>

buy vegetation, although glimpse views of the Site are possible from the road to the east of the showgrounds property (refer to photo 8).

Figure 3 illustrates the cadastral pattern within the vicinity of the Site. A number of rural residential properties occupy the elevated land on the north western boundary of the Site, identified as Pt Lot 36 DP 11719, Lot 2 DP 388838 and Lot 1 DP 388838, these lots, along with Lot 1 DP 365819 immediately to the north, form a small cluster of settlement which range in area between xx and xxm².

Awakino Point North Road defines the south eastern boundary of the Site. A number of rural residential properties are accessed from this road and range in area between 809m² and 13.16ha. Dwellings within Lot 1 DP 65922 (4.25ha), Lot 1 DP 37054 (809m²), Pt Lot 30 DP 11537 (13.1609ha), Pt Lot 30 DP 15269 (13.162ha), and Lot 1 DP 70219 (4.12ha) offer relatively proximate views across the road to the Site.

At the north eastern end of Awakino Point North Road dwellings within a number of small lots – being, Lot 1 DP 158696, Lot 3 DP 396182, Lot 1 DP 396182, Lot 1 DP 61368, and Lot 1 DP 377245 are clustered close to the road. Between these dwellings, and also close to the road frontage, a number of dwellings are located on more expansive holdings. These are identified as Pt Lot 32S DP 11125 Pt Lot 35 DP 11124. A dwelling within Pt Lot 34 DP 7811 is located to the east of the Site, is located on a large land holding and is accessed from the end of Awakino Point North Road via a long driveway.

The south western, and mid sections of Awakino Point North Road reflect the open and exposed character of the flood plain landscape. Unsealed, and with only occasional dwellings located close to the road, the corridor displays a strongly rural character. The character of the north eastern end of the road is influenced by the presence of a cluster of dwellings, including a number within smaller properties. A number of these have established gardens and this lends the road corridor a rural residential character.

A similar pattern of sporadic small residential lots are accessed from Awakino Point East Road.

To the west of the Site, and on the western side of State Highway 14 a dwelling is located close to the road, and some 50m from the north western corner of the Site within a large lot identified as Pt Lot 3 DP 27234.

Similarly, some 50m to the west of the south western corner of the Site, a dwelling within a large lot identified as Pt Lot 1 DP 11126 is elevated slightly above the Site. The dwelling is located at the eastern end of a subtle ridge which is aligned west – east.

Within the wider landscape, land holding tend to be more extensive, but to the south west along the State Highway corridor, a ribbon of lots ranging in size between 1,012m² and 9.31ha extend to the south west to link with the eastern end of the Dargaville conurbation.

4.3 Visual catchment

The visual catchment of the Site is influenced by the low-lying character of the surrounding landscape, and containment provided by the low ridge immediately to the north of the Site. The latter feature precludes views from the north, north east and north west, although a dwelling within Pt Lot 36 DP 11719 offers the potential to gain glimpse views through vegetation to the Site. Principally, this dwelling is oriented to benefit from views to the north and north east.

Dwellings within adjoining properties (Lot 1 DP 388838 and Lot 1 DP 365819), are some 90 and 180m from the north western corner of the Site respectively. The former dwelling offers views across the majority of the Site, whilst the latter limits views across its western edge.

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Views from the west are largely screened by vegetation growing along the western edge of the State Highway and shelterbelts within paddocks to the west of the State Highway. A dwelling within Pt Lot 3 DP 27234 (50m from the north western corner of the Site, and a dwelling within Pt Lot 1 DP 11126 (elevated slightly above, and some 50m from the south western corner, offer views into the subject Site. Users of State Highway 14 have the potential to gain views into the Site from the road corridor, albeit fragmented by vegetation (refer to photos 9, 10 and 11).

Glimpse views are possible from the wider landscape to the south as far as Awakino Point East Road (as is evidenced by photo 8). Users of the Awakino Point North Road gain direct views into the western end of the Site (refer to photo 12), but further to the east, the road boundary of the Site is vegetated with a mix of native and exotic species which partially block views into the Site. Photos 6 and 13 evidence how views of the Site from the eastern end of Awakino Point North Road are possible, but are partially screened by vegetation.

Dwellings located along the southern edge of Awakino Point North Road offer the potential for direct and proximate views to the subject Site. The type and character of view is described below in Table 2

Address	Legal desc.	Dist.	Elevation	Comment
6 Awakino Point North Rd	Lot 28 DP 7811	100m	As Site	Set back from road. Views constrained by vegetation. Potential for oblique views to north through vegetation and over #16 to Site? Property also serves as a depot for rural contracting business?
16 Awakino Point North Rd	Lot 1 DP 65922	35m	As Site	Dwelling on large lot set close to road frontage. Views to north and north east screened by dense evergreen hedge. Views to west and north west include south west corner of Site and SH14 / Awakino Point North Road junction.
26 Awakino Point North Rd	Lot 1 DP 37054	30m	As Site	Dwelling in small lot with established vegetation to south west south and south east. Front boundary delineated by picket fence and direct views possible over road into Site.
44 Awakino Point North Rd	Pt Lot 30 DP 11537	35m	As Site	Two storey dwelling with north west facing dormer windows set close to road frontage and set within established vegetated garden. Vegetation on road boundary buffers views from ground floor windows. Views over vegetation from dormer windows to west, north west and north, into Site.
70 Awakino Point North Rd	Lot 6 DP 122426	40m	As Site	Dwelling forms part of cluster of farm buildings, located close to the road. Screened from road by vegetation on boundaries, and by vegetation along Site road boundary..
	Lot 1 DP 70219	70m	As Site	Dwelling in cluster of farm buildings which are also contained within lot below. Direct views to Site across road to west, north west and north
102 Awakino Point North Rd	Lot 1 DP 208926	-	As Site	Cluster of farm buildings with dwelling contained in lot above.
118 Awakino Point North Rd	Lot 325 DP 11125	50m	As Site	Large productive lot with dwelling located close to road. Direct views to west and south west into Site.
130 Awakino Point North Rd	Lot 1 DP 377245	160m	As Site	Views to Site buffered by vegetation, within front yard and substation.
131 Awakino Point North Rd	Pt Lot 35 DP 11124	160m	As Site	Dwelling on large productive lot at south western end of cluster of dwellings. Views to south west

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				part screened by shelterbelts. Views available to elevated land in north east corner of Site.
133 Awakino Point North Rd	Lot 1 DP 158696	200m	As Site	Two storey dwelling on small lot within cluster. Views to south west and west from ground floor partially screened by buildings and vegetation. Possible views from dormer window in upper floor towards Site
141 Awakino Point North Rd	Pt Lot 35 DP 7811	270m	As Site	Dwelling located within cluster of settlement on large lot which extends to the north. Spacious setting but views to the west and north west screened by vegetation and buildings.
143 Awakino Point North Rd	Lot 3 DP 396182	300m	As Site	Dwelling located within cluster of settlement on small triangular lot. Spacious setting but views to the west and north west screened by vegetation and buildings
	Lot 4 DP 396182			Contains cluster of farm buildings.
144 Awakino Point North Rd	Lot 1 DP 61368	310m	As Site	Small narrow lot to south of road in cluster of 3. Views to west and south west part obscured by vegetation
145 Awakino Point North Rd	Lot 1 DP 396182	345m	As Site	Small lot off end of road in cluster of 3. Oriented to north. Views to Site blocked by vegetation and buildings.
145B Awakino Point North Rd	Lot 2 DP 396182	350m	As Site	Large productive lot off end of road in cluster of 3. Oriented to north. Views to Site blocked by vegetation and buildings.

Table 2: Potentially affected individuals located on Awakino Point North Road.

Users of Awakino Point North Road have the potential to experience immediate and direct transitory views into the Site at the south western and north eastern ends of the road. Views from the mid-section tend to be largely screened by a mix of native and exotic vegetation growing on the northern edge of the road corridor.

The elevated land to the east, south east and south, on the eastern side of the Wairoa River offers long views to the Site at separation distances of between 2.5 – 4.0km. Few potential receptors reside on these hills, although some scattered dwellings offer views from Hillstone and Rowland Roads (refer to photo 1). Views from the River, and from Hoanga Road, which traces the eastern bank of the River are screened by intervening landform and vegetation.

4.4 Statutory context

4.4.1 The Resource Management Act (1991)

Part 2 of the Resource Management Act 1991 (RMA) sets its purpose and principles. Part 2, Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA. Section 7 contains other matters that must be given particular regard to, and section 8 states that the principles of the Treaty of Waitangi must be taken into account in achieving the purpose of the RMA.

The protection of outstanding natural features (ONF) and landscapes (ONL) from inappropriate subdivision, use and development is identified as a matter of national importance in section 6(b). There are no ONL or ONF identified on or within close proximity of the site (refer to Figure 3).

Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA. Of relevance to this proposal is section 7(c) the maintenance and enhancement of amenity values. This is considered in this report in relation to potential effects on landscape elements and character, and visual amenity.

4.4.2 The Northland Regional Policy Statement

The Northland Regional Policy Statement (NRPS) contains relevant objectives and policies in relation to the protection of natural features and landscapes. These have been translated into the Kaipara District Plan. The site does not however fall within the Outstanding Natural Landscape classification under the NRPS.

The above matters, together with the Regional Policy Statement (RPS, under the Northland Regional Council ('NRC')) and District Plan (under the jurisdiction of the Kaipara District Council) provide background to inform the assessment of landscape and visual effects.

The site does not fall within an Outstanding Landscape under the District Plan.

4.4.3 Kaipara Spatial Plan - Dargaville

The Spatial Plan recognises a need to provide more commercial (industrial / light industrial / business park) land and identifies Awakino Point as a potential area for such development, stating that:

"The land is in parts prone to flooding, but generally provides flat or gently undulating land suitable for large-footprint and variable sizing industrial, light-industrial and business park type of uses."

THE SPATIAL PLAN, Dargaville 2.7 | Neighbourhoods

A study of Dargaville's existing neighbourhoods and adjacent rural areas was undertaken to fully understand which areas or neighbourhoods would be most suitable and feasible for expansion and growth. This involved a number of site visits, assessments and discussions surrounding landform and potential land use, connection to existing and future transport routes, proximity and access to the town centre and community facilities and infrastructure requirements to accommodate growth. A set of new and existing neighbourhoods were identified where new growth could be successfully facilitated through a series of key moves.

1. Dargaville Town Centre
2. Dargaville East
3. Onslow Ranfurly Neighbourhood
4. North Dargaville
5. Awakino River Neighbourhood
6. Outer Dargaville Plateau
7. Awakino Point
8. South Dargaville
9. Dargaville Airport

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Plate 1: From Spatial Plan – Dargaville.

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The Awakino Point business park land is also well located from a transport perspective, having good access to the State Highway 14 and the existing railway line, where a future rail station could be located for both passenger and freight transport connecting Dargaville with Whangārei and the various settlements along the rail route”



Plate 2 – Greening the Highway



Gateway location

The Plan identifies the anticipated outcomes as:

“New industrial, light industrial and business park uses establishing on sites ranging from 1,000-3,000m² in size. Subject to a future neighbourhood specific structure plan, the Awakino Point can make a considerable contribution to Dargaville’s commercial land supply estimated at 800-1400 lots in the context of moderate to high growth scenarios.”

THE SPATIAL PLAN, Dargaville
Part 2 | Dargaville_Key Moves

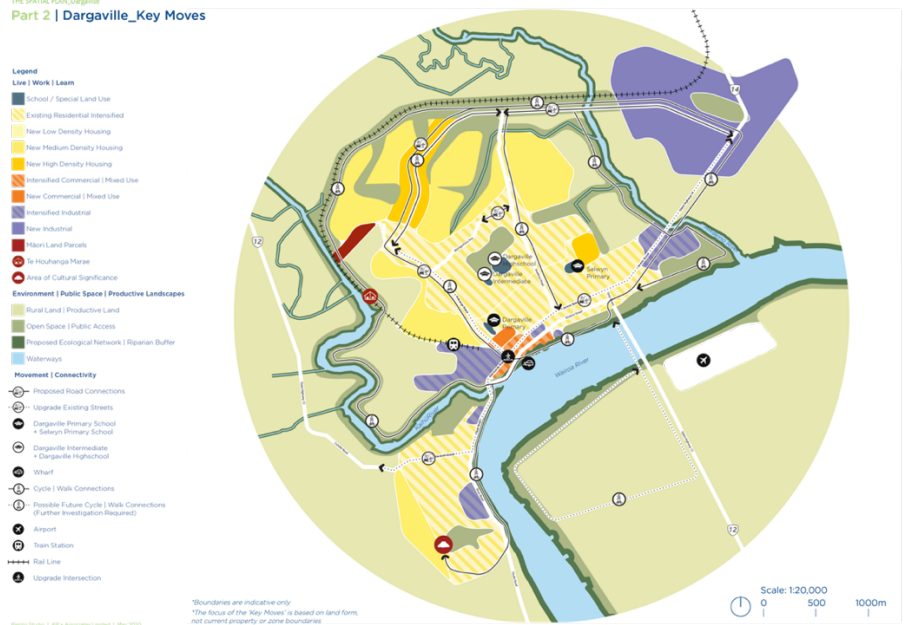


Plate 1: From Spatial Plan – Dargaville.

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Plate 1 above illustrates the location and extent of the Awakino Point Neighbourhood (#7) which encompasses the south western half of the subject Site.

Plate 2 above identifies town-wide 'Key Moves' which relate to the subject Site. This includes a recommendation to 'green' the State Highway between Awakino Point North Road and the town centre, and to identify and enhance the main entrances to the town.

Plate 3, above is a schematic plan showing the proposed Awakino Point Industrial Neighbourhood in relation to the subject Site.

5.0 IDENTIFIED LANDSCAPE VALUES

Landscape character is the distinct and recognisable pattern of elements that occur consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

In order to understand the effects of the change anticipated by the proposal, it is necessary to consider the sensitivity of this landscape to change and how this relates to the wider landscape character.

The Kaipara PNAP report does not identify any sites within the immediate vicinity of the Site, the nearest being located to the north east and east, on the eastern side of the Wairoa River.

The Northland Regional Policy Statement does not identify any Outstanding Natural Areas or Outstanding Natural Features close to the Site.

Geological values

The New Zealand Geopreservation Inventory⁵ identifies a feature which is associated with the Wairoa River (Tangowahine tidal bore), some 2.0km to the north east of the Site.

Experiential Values

To evaluate the values of the wider landscape, the site and its environs have been assessed against the attributes set out in Appendix 3. This assessment has determined that the landscape quality is between 'Ordinary' and 'Poor', on the basis that it displays a weak landscape structure, characteristic patterns of landform and land cover often masked by landuse, with mixed land use evident, some evidence of lack of management and intervention which has resulted in examples of detracting features.

Associative and social values

Notwithstanding this, the Site has been used for some time by the Dargaville Racing Club, and the Dargaville community have been holding race meetings for more than 140 years in various locations..

⁵ <https://services.main.net.nz/geopreservation/>

In the early 1900s two day meetings were held at Mangawhare and Dargaville (both locations had courses and grandstands) and one day meetings were also held at Mititai, Te Kopuru, Kaihu and Maropiu every year.

It is understood the surviving Dargaville Racing Club went into recess for some time before and after the war years, but in the late 1940s, land was gifted at the subject Site for the development of the course⁶. developed at Awakino Point where it remains today.

It is likely therefore, that the Site retains considerable associative values which have been derived from its use as a racecourse.

Archaeological values

The archaeological assessment⁷ states that there are no recorded archaeological sites within the subject Site and very few in the surrounding area.

It explains that historic survey plans (indicates that the area around the racecourse was wet and vegetated with manuka and fern scrub or Kahikatea forest until at least 1912.

The report also states that no archaeological features were visible on the surface of, or discovered as a result of the excavation of test pits. It is assessed therefore that the archaeological values of the Site are very low.

Cultural values

The Cultural Impact Assessment⁸ notes that project whenua is located within ancestral lands of Te Kuihi, Te Roroa and Te Uri O Hau, Te Parawhau and states that by virtue of their long association and occupation of these lands, the people affiliated with these groups retain mana i te whenua and are kaitiaki. The assessment recognises that the Site forms a part of the historical Kaihu 2B block, stating:

“ An ara, or traditional pathway, originally traversed the site, connecting the whenua to the Wairoa Awa and the Kaipara. The whenua has been highly modified and no evidence of this ara exists today.

Traditionally, the whenua was a swamp covered in wetland species where rongoā and kai, such as Tuna, Kewai, and other fauna and flora species were harvested. This vegetation has been completely cleared, and multiple drainage channels established to drain and convert the land to pastoral paddocks and a racecourse.”

It explains that, although there are no known wahi tapū or specific wahi taonga on the whenua, the whenua and watercourses that flow across the whenua are taonga.

⁶ Stuff report. September 12 2018. <https://www.stuff.co.nz/sport/racing/106993215/dargaville-racecourse-faces-closure-after-more-than-a-century>

⁷ Horizon Archaeology. Letter dated 20 April 2021.

⁸ Cultural Impact Assessment, prepared by Landform Consulting, dated November 2021

6.0 ASSESSMENT OF LANDSCAPE EFFECTS

6.1 Background

For the assessment of effects, the landscape and visual effects in terms of three interrelated categories are considered: biophysical and landscape quality, visual amenity, and landscape character. (Refer to the table in section 3 that shows the relationship between the relevant RMA provisions the assessment categories.)

These categories combine to create the relationship between a development and its landscape context or setting, which is directly responsible for the impacts of the development. In this regard, there are three main sets of values that can generally be attributed to the setting. These are:

1. the degree of builtness or naturalness of the surrounding landscape, i.e. the degree of modification in terms of development and buildings
2. the landscape vulnerability or fragility of the environment to absorb development or change, and
3. the nature of the development itself.

The first two define the “fitness” of the landscape to accept the new development, and allow decisions to be made regarding the impact of a development on the receiving environment, while the third defines how well equipped the design of the development is to “fit” the landscape, taking account of physical and cultural values as well as from an aesthetic point of view. The landscape character and nature of the landform and vegetation also determine the available views of the development, depending on the exact location and disposition of elements.

6.2 Assessment of Effects

The effects covered in this assessment, include those that can occur in relation to physical features, viewing audiences and visual amenity and/or on the site’s contribution to the existing landscape character and amenity values.

A landscape effect is a consequence of change on landscape values. Change is not an effect: Landscapes constantly change. The relevant question is whether such changes have a positive or adverse effect on landscape values

- Landscape character and amenity effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views.

Landscape values arise from the combination of physical, associative, and perceptual dimensions. Effects on landscape values not only include the physical environment, but also its associated meanings, and how it is perceived through all the senses.

The nature of landscape effects generated by any particular proposal can, therefore, be:

- 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.

Landscape, and Amenity effects can be rated on a seven-point scale from Very High, through to Very Low.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity.

6.2.1 Landscape effects

6.2.2 Biophysical – abiotic attributes

The key abiotic attributes of the site include its landform, geology, and hydrology. A large proportion of the Site has been modified to some degree through earth working and drainage to create a level horse racing track. Notwithstanding this, the primary landscape elements have been retained with the ridge landform on the Site's northern boundary remaining clearly legible whilst the lower lying portion of the Site reflects the prevailing low-lying character of the wider alluvial landscape.

The proposed zonings will facilitate only a limited change in the Site's terrain, given its existing low-lying and generally flat topography. Those portions of the Site that display a greater level of elevational variation have been identified as Open Space, or Large Lot Residential and these 'zonings' will necessitate only localised and isolated earthworks to facilitate access and / or building construction.

The PPC will therefore facilitate a change of some magnitude in the biotic attributes of the PPC site, but will ensure that the key features of the Site will be retained and protected.

6.2.3 Biophysical – biotic attributes

The biotic attributes of the site are the living organisms which shape an ecosystem. The Site has been used for grazing and adapted to create a horse race course and as such, the biotic attributes have been significantly modified. As noted in the Archaeology report, historic survey plans indicate that the Site and its context was vegetated with manuka and fern scrub or Kahikatea forest until at least 1912. No evidence of these vegetation types remain.

The PPC will result in the loss of the majority of the existing pasture, but the change in the biotic attributes of the Site will be tempered by its limited sensitivity.

6.2.4 Experiential attributes

Experiential attributes comprise the interpretation of human experience of the rural environment. This includes visible changes in the character of the rural landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky.

The character of the rural landscape of the area is influenced by the presence of built development within adjoining lots, particularly those within elevated properties to the north. The presence of these dwellings and other buildings has the effect of diminishing the sensitivity of the wider landscape to change. Notwithstanding this, the Site and its landscape context displays a rural character and a sense of pastoral spaciousness.

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The proposal seeks to focus built development within the low-lying portion of the Site, whilst retaining the ridge flanks on its north western edge, and in its north eastern corner as unaffected by built development. Conversely, these more visible edges will be enhanced and retained as open space.

The proposed mitigation planting within the landscape buffers on the boundaries of the Site will, within 5 years, soften views of built development within the Site from proximate views and from the visual catchment where it is associated with the flood plain landscape. Views into the development will be afforded from a limited number of elevated private viewpoints close to the north western corner, and the south western corner of the Site, and from more distant elevated locations. Although receptors who experience views from the proximate elevated viewpoints will have the potential to experience views of the Site, those within the wider catchment in elevated locations are sufficiently distant from the Site such that its prominence will be small

Generally, the change in the character of the landscape resulting from the proposal will be internalised by virtue of the mitigation planting, and by the ridge landform on the north western boundary, and in the north eastern corner of the Site.

As such, the perceived changes to the experiential attributes of the Site will be limited to a small number of proximate receptors. The majority of potential proximate, and more distant receptors will not be aware of any change in the character of the Site, or will notice an enhancement of the edges of the Site as a result of the proposed mitigation planting.

6.2.5 Landscape effects: Social, cultural and associative attributes

It is understood that the archaeological and cultural attributes of the Site are very limited in their value however, it is likely that – given its previous function as a community racecourse, the associative and social attributes are more elevated.

It is understood that the applicant has undertaken considerable consultation with respect to the closure of the racecourse, and the potential change in use⁹. Engagement was undertaken in two main phases, including Part 1: Early Engagement For Market Demand Analysis, in May 2021, and Part 2: Consultation On Concept Development Plan, in November 2021. The consultation has indicated a general support for the proposal and a change in use for the Site, but with concerns voiced regarding:

- the need to provide a mix of residential opportunities,
- the need to ensure community benefit,
- the need to involve mana whenua,
- the need to manage potential tensions between light industrial and residential land uses,
- the need to ensure good connectivity and access to the town centre, and the need to mitigate potential environmental impacts.

⁹ *Community and stakeholder engagement and consultation for the Dargaville Racecourse Site*, prepared for The Urban Advisory, dated 3 December 2021

6.2.6 Summary of landscape effects.

The proposal will result in a marked change in the biophysical attributes of the Site, although the sensitivity of the Site with regard to these attributes is assessed as being low due to its modified condition. With development of the Site, whilst the volume of earthworks is likely to be relatively modest, as proposed, the hydrology of the Site will be substantially modified. Mitigation measures (in the form of stormwater treatment devices) will however, ensure that runoff from the development will be captured and treated so that water quality is maintained.

The abiotic change arising from the proposal will be localised and any adverse effects arising from the biotic changes in the landscape can be mitigated.

The proposal will result in a change of land use that will herald a conspicuous change in landscape character.

The changes with regard to social, cultural and associative attributes are assessed as being small. No archaeological sites have been identified and consultation has signalled that there is support for a change in use.

Overall, it is the opinion of the author that the landscape effect of the proposal will be moderate.

6.3 Visual amenity effects.

Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

Landscape and visual assessments are separate, although linked, procedures.

For the assessment of visual amenity effects, a number of representative viewpoints within the visual catchment were selected to evaluate the effects for the different viewing audience types. These represent places that capture and fairly represent the range of public views towards the proposed development, together with interpolated private views.

Selected views are included below with all views provided at a larger scale in the attachment to this report. Images are equivalent to the view obtained with a naked eye¹⁰ with some images combined to form a panorama.

Views are divided into different audiences and areas as follows:

- Occupants of dwellings to north and north west;
- Occupants of dwellings to west and south west;
- Users of State Highway 14;
- Receptors within the wider environment to the south;
- Occupants of dwellings on Awakino Point North Road;
- Users of Awakino Point North Road, and;
- Receptors within the wider environment to the east and south east.

An evaluation of the level of potential adverse visual amenity effect is contained in Table 2 in Appendix 4.

¹⁰ Photographs were taken in fair weather, with a Canon EOS Kiss X5 camera, with the digital equivalent of a 50mm focal length

Occupants of dwellings to north and north west

Visible in photo 2 this viewer group includes a very small number of individuals with a high sensitivity to change who gain a variety of views from elevated locations across the subject Site. Occupants of the dwelling within Pt Lot 36 DP 11719 are only offered limited views of the Site, with their main outlook from the dwelling focused to the north. Glimpse views to the south are afforded through intervening vegetation. Development within the Site will be set back some 200m from the dwelling and although occupants will be aware of the change as a result of the proposal, the change is within a part of their outlook which does not contribute in any great measure to the amenity of these individuals. Over time, the mitigation measures recommended for the northern boundary of the Site will develop to buffer and soften views of built form.

Occupants of the dwelling within Lot 1 DP 388838 benefit from an outlook which includes unimpeded views to the north and north east, but also to the south east and south, and therefore across much of the subject Site. The anticipated change within the subject Site will be set back from the dwelling by some 120m, and occupants will gain direct views of the development. Over time the recommended mitigation planting will create a vegetated buffer between the built form within the Site and this neighbouring dwelling.

The dwelling within Lot 1 DP 365819 is also slightly elevated above the Site, but offers very limited views to the Site. Occupants may be aware of a change, but the change will result in little impact on their amenity.

A dwelling within Pt Lot 3 DP 27234 is situated close to the State Highway, and is on a similar level to that of the Site. Although this dwelling offers direct views to the Site, the outlook is across the State Highway, and existing buildings (refer to photo 14), which previously served the Racing club form a component of the outlook. The future development within the Site will be visible from this dwelling, but will be set back beyond the proposed 25m buffer which extends along the State Highway frontage of the Site. Occupants will gain views of construction activities, but as the recommended mitigation planting develops, views of built form within the Site will be progressively softened, and the level of effect will diminish.

Occupants of dwellings to west and south west

Visible in photo 2 and represented by photo 15, this viewer group includes a very small number of individuals (a single dwelling) with a high sensitivity to change.

The dwelling within Pt Lot 1 DP 11126 is elevated slightly above State Highway and Site and is oriented to north and east. Views to the east are buffered by existing mature vegetation which is growing within the road reserve, although glimpse views are possible to the Site. More direct views through vegetation are possible to the north east and north to the north west portion of Site.

The change facilitated by the Plan Change will be perceptible to this receptor with the character of the midground outlook to the east and north east being modified. As the recommended mitigation planting within the State Highway frontage buffer becomes established, the views into the Site will become filtered by vegetation, but due to the elevation of this dwelling, mitigation will be gradual over some 5 – 8 years.

Users of the State Highway

This viewer group is represented by photos 7, 14, 15 and 16. The viewer group comprises a high number of individuals with a low sensitivity to change.

Long views are experienced along the State Highway when approaching the south west corner of the Site from the south west (refer to photo 7).

Views when approaching Site from the north west are blocked by landform until the receptor is within 100m of the north west corner (refer to photo 16).

Generally unrestricted transitory views into the Site are afforded the receptor when on the State Highway adjacent to Site although existing built form within the north western corner of the Site lends it a more built character.

Future development facilitated by the proposal will be apparent when passing the Site, although the recommended mitigation measures for the State Highway frontage will soften views of built form within 3 – 4 years following implementation.

Receptors within the wider environment to the south

Comprising a variety of residential viewers, and users of Awakino Point East Road, this viewer group comprises a low number of individuals with a high (for the former) and low (for the latter) level of sensitivity. Views are represented by photo 8.

Receptors have the potential to gain fragmented and restricted views across the flat landscape toward the Site. Views are interrupted by shelterbelts and other vegetation, but existing built structures within the Site are currently visible from some locations.

Development facilitated by the plan change will be apparent as a background element and will be unlikely to form a prominent and diverting element within the view.

Within 3 – 5 years, the recommended mitigation planting along Awakino Point North Road will predominantly screen views from these locations.

Occupants of dwellings on Awakino Point North Road

Represented by photos 2, 6, 12 and 13, this viewer group comprises a low number of individuals with a high sensitivity to change and a divergent range of views from their dwellings.

The detail of these views is set out in Table 2, as is the anticipated level of effect that will be experienced by these receptors. Generally speaking, where existing views of the Site are available from dwellings along the road, occupants will have the potential to gain views of the future construction activity, and will experience views of development within the Site until the recommended vegetation screen along the Site's roadside boundary has become established. This is likely to occur with 5 years.

The planting will seek to prevent a marked change in the character of the road corridor, and the boundary plantings will generally reflect the existing enclosure provided by existing vegetation growing along the Site boundary. Views into the Site, and of built form will be facilitated 'along' the road accesses off Awakino Point North Road. The scale of these junctions, and the proposed roads, as well as views along the roads of built form will have the potential to detract from the area's rural character.

Mitigation measures are proposed to soften the appearance of these junctions, and to soften views of built form.

The Traffic Report predicts that the future development will generate a total of 935 vehicle movements per hour during the morning and afternoon peaks¹¹, with the majority being generated by the LIZ, with a smaller number being generated by the various residential areas.

Traffic movements tend to be perceived through a combination of senses – derived from the noise, dust and potentially vibration. The movements may also be perceived visually. Frequently however, it is not the views of the transitory experience of vehicle movements that alert occupants of dwellings, since it is common to seek to buffer residences from, set back residences from, or orient residences away from the road and it is the opinion of the author that the traffic generated by the proposal will only result in a low adverse visual amenity effect on this viewer group.

Users of Awakino Point North Road

This neighbouring viewer is illustrated in photos 16 and 17. The viewer group comprises a low number of individuals with a low to moderate sensitivity to change.

Direct views into the Site are afforded from the south western end of the road, and from the north eastern end, whilst the central section is screened by existing vegetation. As with the previous viewer group, receptors will have the potential to gain views of the future construction activity, and will experience views of development within the Site until the proposed vegetation screen along the Site's roadside boundary has become established.

Receptors within the wider environment to the east and south east

This neighbouring viewer is illustrated in photo 1. The viewer group comprises a low to moderate number of individuals with a high sensitivity to change.

The group includes a variety of receptors, including occupants of dwellings located on the elevated terrain to the east, south east and south of the Site. Since these individuals are separated from the Site by a distance in excess of 2.5km, they experience views of the Site within an expansive panorama, and within that outlook, the Site forms a relatively insignificant component.

The change resulting from the plan change will be perceptible, but will not form a dominant element within the view. Over time, the vegetation within the proposed green links will develop to fragment the clusters of built form and soften the appearance of the development.

7.0 EFFECT ON STATUTORY INSTRUMENTS

Kaipara Spatial Plan - Dargaville

The Spatial Plan anticipates a change in landscape character, with the area to the west of the Site, and within the western half of the Site being identified for industrial development, and is therefore consistent with the change sought under the Plan Change.

¹¹ Stantec. Transportation Assessment. Section 6.0.

The proposed Plan Change also offers the opportunity to incorporate initiatives contained in the Spatial Plan including contribution to the greening of the State Highway corridor, and the creation of a 'gateway' for the State Highway approach to the town.

The Spatial Plan also recommends the establishment of an area of open space to the west of the State Highway and 'across the road' from the Site. Opportunities existing to link this area of potential open space to areas of open space within the Site, particularly that overlaying the elevated land at its north eastern corner.

8.0 CONCLUSION

The proposal seeks to create a new precinct for the Site to facilitate its development for light industrial, and residential use. Five difference Areas are proposed:

- General Residential Area;
- Large Lot Residential Area;
- Neighbourhood Centre Area;
- Open Space Area, and;
- Light Industrial Area.

Measures are recommended for the purpose of mitigating potential adverse landscape and visual amenity effects. These measures comprise a suite of approaches including

- The construction of earth bunds;
- The creation of planted buffer strips;
- Setbacks for buildings and structures;
- Setbacks, or requirements for screening of urban / suburban character fences;
- Height restrictions for buildings and structures within the Large Lot Residential Area;
- Street tree and / or other plantings, and;
- Design controls for future development within the Large Lot Residential Area.

The Site is low-lying, and visually contained on its northern and north eastern sides by a ridge. Its visual catchment is constrained by landscape, and vegetation. Neighbouring rural residential properties are located along Awakino Point North Road to the south and south east, with a limited number to the west and north west.

The potential adverse landscape effect of the proposal is assessed as being moderate, given the change in the character of the landscape as a consequence of the land use change. The abiotic change arising from the proposal will be localised and any adverse effects arising from the biotic changes in the landscape can be mitigated. Experiential changes, and consequential adverse effects (including visual amenity effects) are assessed as being low for the majority of individuals, but initially elevated (more than minor) during the construction period, and or in the short term for the occupants of a limited number of proximate dwellings. These effects can be mitigated to a minor, or less than minor level within the medium to long term.

Simon Cocker

9 February 2022



DARGAVILLE RACING CLUB REDEVELOPMENT

Private Plan Change
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Appendix 1: Figures

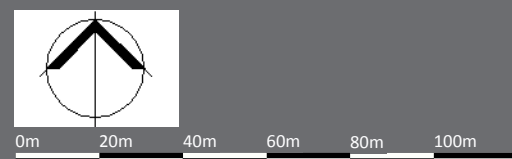
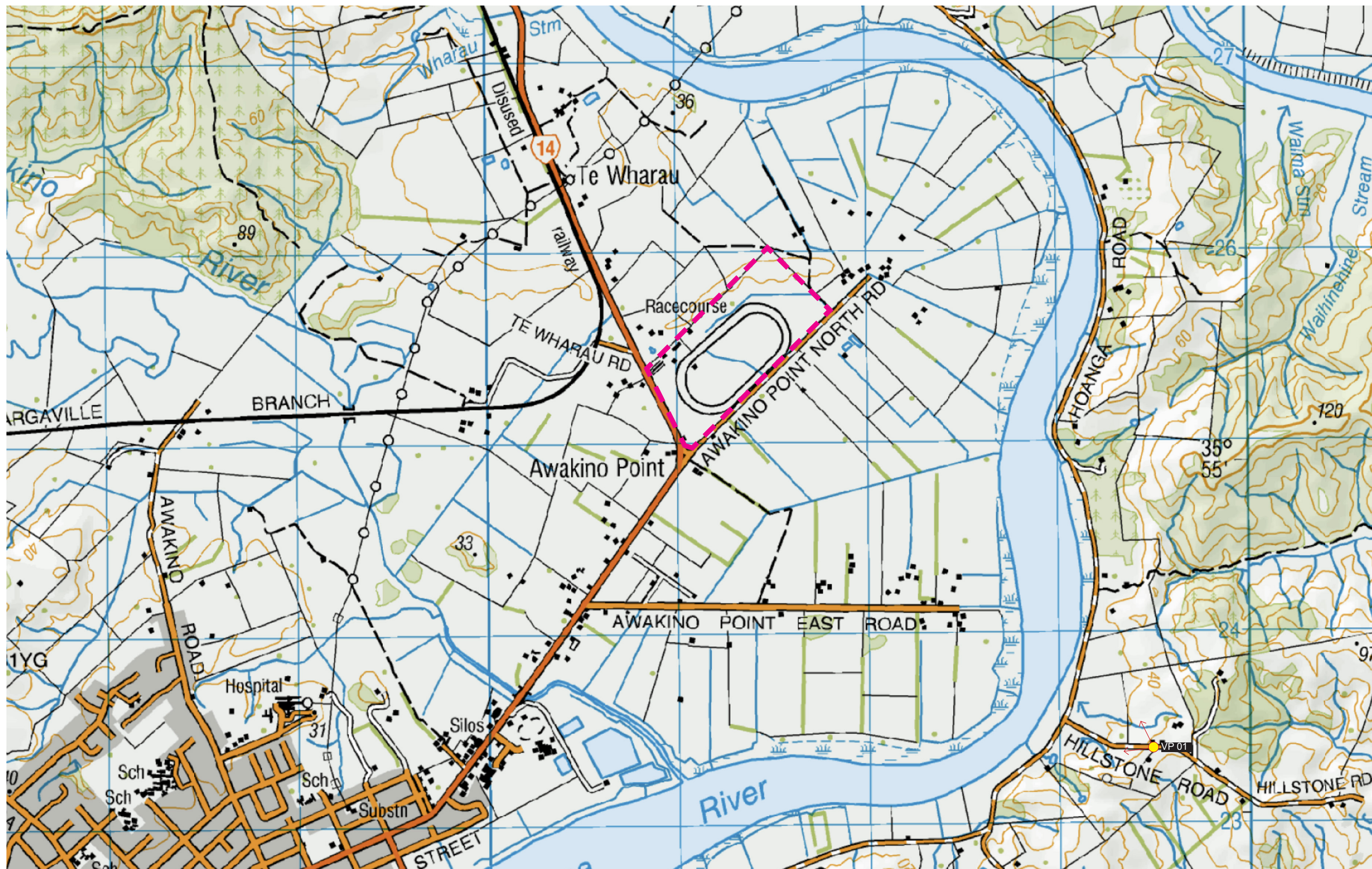


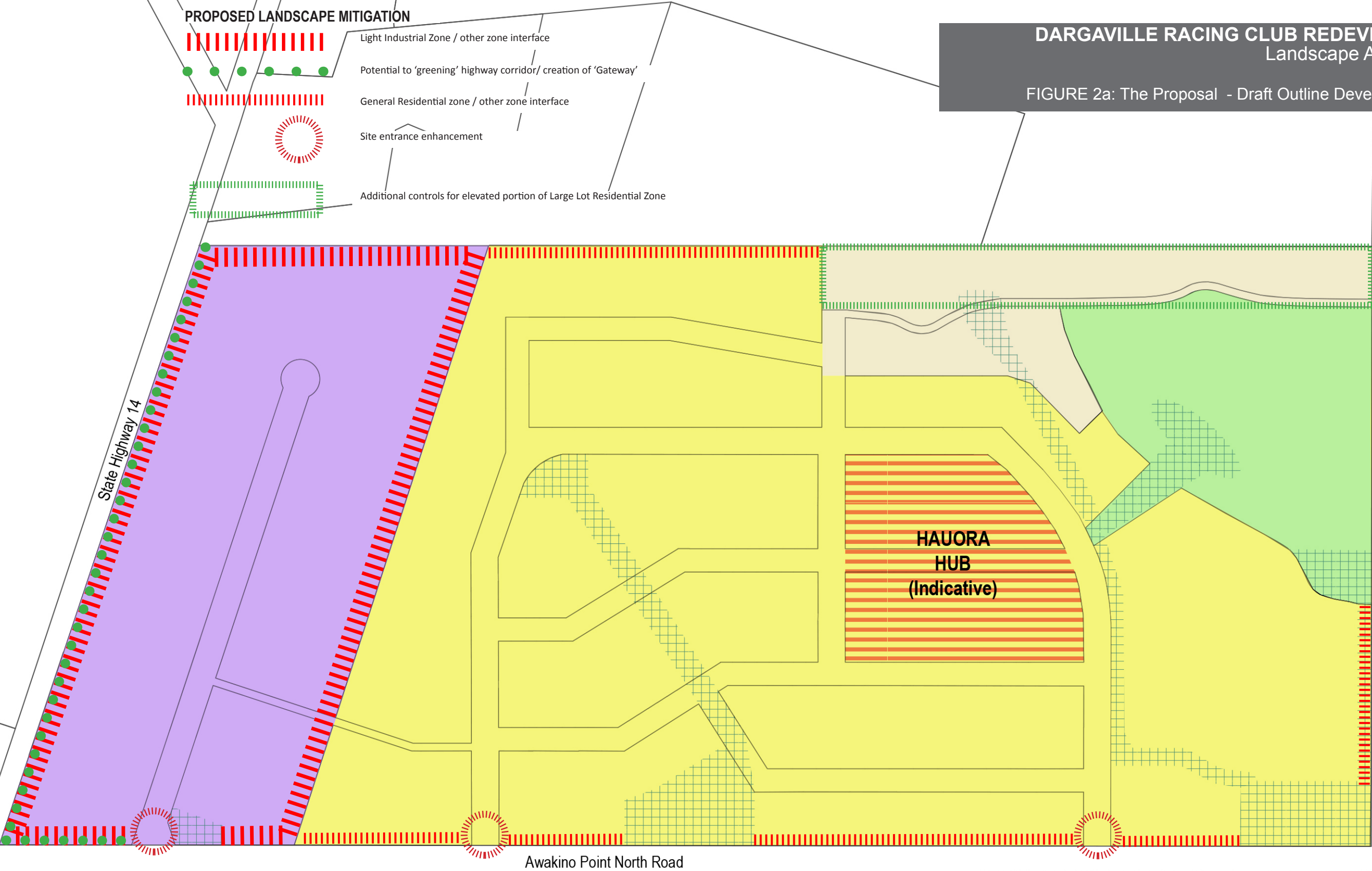
Photo location

DARGAVILLE RACING CLUB REDEVELOPMENT Landscape Assessment

FIGURE 1: Location of the Site

DARGAVILLE RACING CLUB REDEVELOPMENT
Landscape Assessment

FIGURE 2a: The Proposal - Draft Outline Development Plan



PROPOSED AREAS

- Light Industrial (LIA)
- General Residential (GRA)
- Large Lot Residential (LLRA)
- Open Space (OSA)
- Haurora Hub - Mix of GRA, OSA & Neighbourhood Centre Area (NCA)

OTHER ELEMENTS (Indicative Layout)

- Blue-green Network
- Roading

THE URBAN ADVISORY
RETHINKING OUR CITIES

Simon Cocker
Landscape Architecture

Matakohe
Architecture
+ Urbanism

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Dargaville Racing Club Redevelopment		044
CLIENT	Tripartite Group	DATE # 28/01/22	DWG #
		SCALE @ A3 1:3000	V.6.0
DWG	Trifecta Development Area Plan	DRAWN MD/AL	
		CHKD JK	REVISION

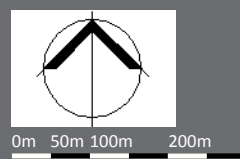
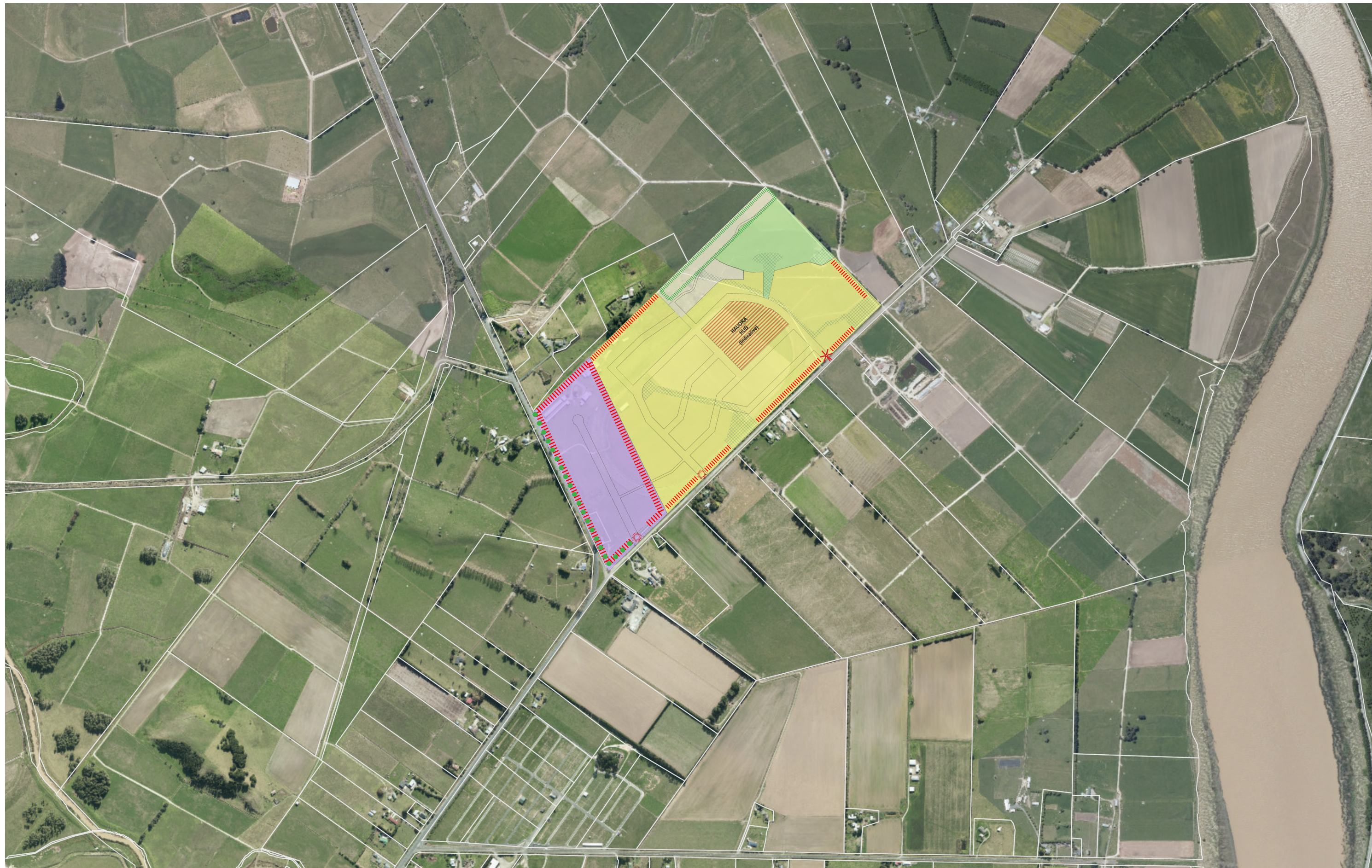
The Urban Advisory Ltd
74D France St S, Eden Terrace, Auckland 1010
www.theurbanadvisory.com

Matakohe Architecture and Urbanism Ltd
158b Bank St, Whangārei 0112
www.matakohe.co.nz

DARGAVILLE RACING CLUB REDEVELOPMENT
Landscape Assessment

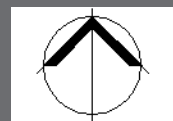
FIGURE 2b: The Proposal - Racecourse Masterplan





DARGAVILLE RACING CLUB REDEVELOPMENT Landscape Assessment

FIGURE 2c: The proposal in context



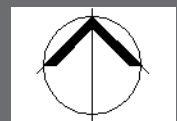
0m 50m 100m 200m



Photo location

DARGAVILLE RACING CLUB REDEVELOPMENT Landscape Assessment

FIGURE 3: Immediate context of the Site



0m 50m 100m 150m 200m 300m



Photo location

DARGAVILLE RACING CLUB REDEVELOPMENT Landscape Assessment

FIGURE 4: The Site



Photo 1: View to Site from Hillstone Road

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 2: View north across the Site from Awakino Point North Road

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 3: View to south east across Site from elevated land in north east corner (panorama 1 of 3)

Photo date - 25 June 2021

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 4: View to south across Site from elevated land in north east corner (panorana 2 of 3)

Photo date - 25 June 2021

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 5: View to south west across Site from elevated land in north east corner (panorama 3 of 3)

Photo date - 25 June 2021

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 6: View to south west along Awakino Point North Road from close to the north east corner of the Site

Photo date - 25 June 2021

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Pt Lot 1 DP 11126

Photo 7: View north to Site along State Highway

Photo date - 25 June 2021

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 8: View to the Site from Awakino Point East Road

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Photos

Photo date - 25 June 2021

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 9: View to Site junction of Awakino Point North Road and State Highway 14 (panorama 1 of 2)

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 10: View to Site junction of Awakino Point North Road and State Highway 14 (panorama 2 of 2)

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 11: View to north from State Highway at north western corner of the Site

Photo date - 25 June 2021

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Photos
(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



LOT 20 DP 555309 (Western dwelling)

Photo 12: View to west from western end of Awakino Point North Road.

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 13: View toward Site from eastern end of Awakino Point North Road

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 14: View to Site from entrance to Lot 3 DP 548510

Photo date - 25 June 2021

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Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 15: View to Site from south western corner

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 16: View to north western corner of Site from State Highway to north west

Photo date - 25 June 2021

DARGAVILLE RACING CLUB REDEVELOPMENT

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)

Appendix 2: Assessment Methodology

Landscape and Visual Effects Assessment Methodology

Introduction

The landscape and visual effects assessment process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, the existing character of the landscape and the experience of it. In addition, the landscape assessment method may include an iterative design development processes which includes stakeholder involvement. The outcome of any assessment approach should seek to avoid, remedy or mitigate adverse effects. A separate assessment is required to assess changes in natural character in coastal areas and other waterbodies.

When undertaking landscape and visual effects assessments, it is important that a structured and consistent approach is used to ensure that findings are clear and objective. Judgement should always be based on skills and experience, and be supported by explicit evidence and reasoned argument.

While landscape and visual effects assessments are closely related, they form separate procedures. The assessment of the potential effect on the landscape forms the first step in this process and is carried out as an effect on an environmental resource (i.e. landscape elements, features and character). The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Landscape effects:

Change in the physical landscape, which may change its characteristics or qualities.

Visual effects:

Change to views which may change the visual amenity experienced by people.

The policy context, existing landscape resource and locations from which a development or change is visible all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the landscape must first be described, including an understanding of the key landscape characteristics and qualities. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of landscape or landscape feature) should also be described alongside a judgement made on the value or importance of the potentially affected landscape.

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the Quality Planning Landscape Guidance Note¹ and its signposts to examples of best practice which include the UK guidelines for landscape and visual impact assessment² and the New Zealand Landscape Institute Guidelines for Landscape Assessment³.

Assessing landscape effects requires an understanding of the nature of the landscape resource and the magnitude of change which results from a proposed development to determine the overall level of landscape effects.

Nature of the landscape resource

Assessing the nature of the landscape resource considers both the susceptibility of an area of landscape to change and the value of the landscape. This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;

¹ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

² Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

³ Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The value or importance placed on the landscape, particularly those confirmed in statutory documents; and
- The scope for mitigation, appropriate to the existing landscape.

The susceptibility to change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of

Outstanding Natural Landscape (RMA s.6(b)) based on important biophysical, sensory/ aesthetic and associative landscape attributes, which have potential to be affected by a proposed development.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to existing areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. Table 1 below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing factors		Higher	Lower
Nature of Landscape Resource	Susceptibility to change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change which would result from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and associative attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or associative attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of visual influence' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work undertaken to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

Nature of the viewing audience

The nature of the viewing audience is assessed in terms of the susceptibility of the viewing audience to change and the value attached to views. The susceptibility of the viewing audience is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focused on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the landscape setting.

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors.

Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA⁴.

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. Table 2 has been prepared to help guide this process:

Contributing factors		Higher	Lower
Nature of Landscape Resource	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focussed on the landscape..	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.
	The value of the landscape	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers..
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development	Most key features of view retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).

⁴ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by Table 3 set out below:

Nature of effect	Use and definition
Adverse (negative):	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The proposed development would enhance the landscape and / or visual amenity through removal of restoration of existing degraded landscapes uses and / or addition of positive elements or features

Table 3: Determining the Nature of Effects

Cumulative Effects

During the scoping of an assessment, where appropriate, agreement should be reached with the relevant local authority as to the nature of cumulative effects to be assessed. This can include effects of the same type of development (e.g. wind farms) or the combined effect of all past, present and approved future development⁵ of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

Cumulative landscape effects can include additional or combined changes in components of the landscape and changes in the overall landscape character. The extent within which cumulative landscape effects are assessed can cover the entire landscape character area within which the proposal is located, or alternatively, the zone of visual influence from which the proposal can be observed.

Cumulative Visual Effects

Cumulative visual effects can occur in combination (seen together in the same view), in succession (where the observer needs to turn their head) or sequentially (with a time lapse between instances where proposals are visible when moving through a landscape). Further visualisations may be required to indicate the change in view compared with the appearance of the project on its own.

Determining the nature and level of cumulative landscape and visual effects should adopt the same approach as the project assessment in describing both the nature of the viewing audience and magnitude of change leading to a final judgement. Mitigation may require broader consideration which may extend beyond the geographical extent of the project being assessed.

Determining the Overall Level of Effects

⁵ The life of the statutory planning document or unimplemented resource consents

The landscape and visual effects assessment concludes with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation.

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in Table 4 below. This table which can be used to guide the level of landscape and visual effects uses an adapted seven-point scale derived from NZILA's Best Practice Note.

	Effect rating	Use and definition
More than minor	Very high	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character
	High	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains. Concise Oxford English Dictionary Definition High: adjective- Great in amount, value, size, or intensity
	Moderate to high	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed.
	Moderate	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. Concise Oxford English Dictionary Definition Moderate: adjective- average in amount, intensity, quality or degree
Minor	Moderate to low	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.
	Low	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. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity
Less than minor	Very low	Little or no loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation.

Table 4: Determining the overall level of landscape and visual effects

Determination of “minor”

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor⁶ or an adverse effect on the environment is no more than minor⁷. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape resource or effects on a person are considered in relation to 'minor'. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor effects on the wider landscape resource. In relation to this assessment, moderate-low level effects would generally equate to 'minor'.

⁶ RMA, Section 95E

⁷ RMA Section 95D

Appendix 3: Landscape Value

Determination of landscape quality		
Category	Criteria	Typical Example
High - Exceptional	Strong landscape structure, characteristics, patterns, balanced combination of landform and land cover	International or nationally recognised site – national park.
	Appropriate management for land use and land cover	
	Distinct features worthy of conservation	
	Sense of place	
	No detracting features	
High	Strong landscape structure, characteristics, patterns, balanced combination of landform and land cover	Nationally or regionally recognised site – national park
	Appropriate management for land use and land cover but potential scope for improvement.	
	Distinct features worthy of conservation	
	Sense of place	
	Occasional detracting features	
Good	Recognisable landscape structure, characteristics, patterns, balanced combination of landform and land cover still evident	Nationally, regionally recognised site all or great majority of area of local landscape importance
	Scope to improve management for land use and land cover	
	Some features worthy of conservation	
	Sense of place	
	Some detracting features	
Ordinary	Distinguishable landscape structure, characteristic patterns of landform and land cover often masked by landuse	
	Some features worthy of conservation	
	Some detracting features	
Poor	Weak landscape structure, characteristic patterns of landform and land cover often masked by landuse	
	Mixed land use evident	
	Lack of management and intervention has resulted in degradation	
	Frequent detracting features	
Very poor	Degraded landscape structure, characteristic patterns of landform and land cover are masked by landuse	
	Mixed land use dominates	
	Lack of management and intervention has resulted in degradation	
	Extensive detracting features	
Damaged landscape	Damaged landscape structure	
	Single land use	
	Disturbed or derelict land requires treatment	
	Detracting features dominate.	

Table 2 has been adapted for NZ conditions from an example of threshold criteria used by practitioners in the United Kingdom. The original document was prepared by Jeff Stevenson Associates and published in Guidelines for Landscape and Visual Assessment ("GLVIA") 3rd Edition. Landscape Institute (UK) and IEMA 2013

DARGAVILLE RACING CLUB REDEVELOPMENT

Private Plan Change
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Appendix 4: Summary of Visual Amenity Effects

Address	Legal desc.	Dist.	Elev.	Comment	Constr. effect	Short term	Med. to long term
Occupants of dwellings to north and north west							
5329 SH14	Pt Lot 36 DP 11719	60m		Dwelling oriented to the north on ridge crest, and elevated above level of Site. Dense and mature vegetation growing on the ridge flank to south of building, but glimpse views through gaps in vegetation, and from driveway. Lawn areas within lower (southern) portion of property adjoin Site.	Low	Low	Very low
5321 SH14	Lot 1 DP 388838	90m		Dwelling located on ridge flank above Site and oriented to north. Direct views possible from southern façade of dwelling across the majority of Site.	High	High	Low to moderate
5311 SH14	Lot 1 DP 365819	180m		Dwelling located on lower ridge flank above Site. Outlook appears to be to south west and garage / shed situated on the southern side of the dwelling. In addition, trees within property buffer views south to Site.	Very low	Low	Very low
5344 SH14	Pt Lot 3 DP 27234	50m	As Site	Dwelling located close to State Highway, oriented to north east and toward north western corner of Site across State Highway. Vegetation within property buffers / fragments views to Site	Low	Low to moderate	Low
Occupants of dwellings to west and south west							
	Pt Lot 1 DP 11126	50m		Dwelling elevated slightly above State Highway and Site. Oriented to north and east. Road (east) boundary vegetated with dense vegetation, although fragmented views possible through to Site. More direct views through vegetation possible to north east and north to north west portion of Site.	Moderate to high	Moderate to high	Low to moderate
Users of State Highway 14							
-	-	20m	As Site	Long views along State Highway when approaching south west corner of Site from south west. Views when approaching Site from north west blocked by landform until within 100m of north west corner. Generally unrestricted transitory views into Site when on State Highway adjacent to Site	Low to moderate	Low	Very low

Viewers within the wider environment to the south

Dwellings located on, and users of Awakino Point East Rd	-	900m – 1.5km	As Site	Fragmented and restricted views across flat landscape to Site. Views fragmented by shelterbelts and other vegetation	Very low	Very low	Nil
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Occupants of dwellings on Awakino Point North Road

6 Awakino Point North Rd	Lot 28 DP 7811	100m	As Site	Set back from road. Views constrained by vegetation. Potential for oblique views to north through vegetation and over #16 to Site? Property also serves as a depot for rural contracting business?	Low	Low	Very low
16 Awakino Point North Rd	Lot 1 DP 65922	35m	As Site	Dwelling on large lot set close to road frontage. Views to north and north east screened by dense evergreen hedge. Views to west and north west include south west corner of Site and SH14 / Awakino Point North Road junction.	Low to moderate	Low to moderate	Very low
26 Awakino Point North Rd	Lot 1 DP 37054	30m	As Site	Dwelling in small lot with established vegetation to south west south and south east. Front boundary delineated by picket fence and direct views possible over road into Site.	Moderate to high	Moderate	Low
44 Awakino Point North Rd	Pt Lot 30 DP 11537	35m	As Site	Two storey dwelling with north west facing dormer windows set close to road frontage and set within established vegetated garden. Vegetation on road boundary buffers views from ground floor windows. Views over vegetation from dormer windows to west, north west and north, into Site.	Moderate	Low to moderate	Low to moderate
70 Awakino Point North Rd	Lot 6 DP 122426	40m	As Site	Dwelling forms part of cluster of farm buildings, located close to the road. Screened from road by vegetation on boundaries, and by vegetation along Site road boundary..	Very low	Very low	Nil
	Lot 1 DP 70219	70m	As Site	Dwelling in cluster of farm buildings which are also contained within lot below. Direct views to Site across road to west, north west and north	Moderate to high	Moderate to high	Low
102 Awakino Point North Rd	Lot 1 DP 208926	-	As Site	Cluster of farm buildings with dwelling contained in lot above.	-	-	-
118 Awakino Point North Rd	Lot 325 DP 11125	50m	As Site	Large productive lot with dwelling located close to road. Direct views to west and south west into Site.	Moderate to high	Moderate to high	Low

130 Awakino Point North Rd	Lot 1 DP 377245	160m	As Site	Dwelling located close to road with views to road and Site partially screened by vegetation on north western and south western boundaries, and shelterbelts to west.	Low to moderate	Low to moderate	Very low
131 Awakino Point North Rd	Pt Lot 35 DP 11124	160m	As Site	Dwelling on large productive lot at south western end of cluster of dwellings. Views to south west part screened by shelterbelts. Views available to elevated land in north east corner of Site.	Low to moderate	Low to moderate	Low
133 Awakino Point North Rd	Lot 1 DP 158696	200m	As Site	Two storey dwelling on small lot within cluster. Views to south west and west from ground floor partially screened by buildings and vegetation. Possible views from dormer window in upper floor towards Site	Very low	Very low	Nil
141 Awakino Point North Rd	Pt Lot 35 DP 7811	270m	As Site	Dwelling located within cluster of settlement on large lot which extends to the north. Spacious setting but views to the west and north west screened by vegetation and buildings.	Very low	Very low	Nil
143 Awakino Point North Rd	Lot 3 DP 396182	300m	As Site	Dwelling located within cluster of settlement on small triangular lot. Spacious setting but views to the west and north west screened by vegetation and buildings	Very low	Very low	Nil
	Lot 4 DP 396182			Contains cluster of farm buildings.	-	-	-
144 Awakino Point North Rd	Lot 1 DP 61368	310m	As Site	Small narrow lot to south of road in cluster of 3. Views to west and south west part obscured by vegetation	Very low	Very low	Very low
145 Awakino Point North Rd	Lot 1 DP 396182	345m	As Site	Small lot off end of road in cluster of 3. Oriented to north. Views to Site blocked by vegetation and buildings.	Nil	Nil	Nil
145B Awakino Point North Rd	Lot 2 DP 396182	350m	As Site	Large productive lot off end of road in cluster of 3. Oriented to north. Views to Site blocked by vegetation and buildings.	Nil	Nil	Nil

Views from the Awakino Point North Road

	-	20m	As Site	Immediate and direct transitory views into the Site are possible at the south western and north eastern ends of the road. Views from the mid-section tend to be largely screened by a mix of native and exotic vegetation growing on the northern edge of the road corridor	Low to moderate	Low	Very low
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Views from the wider environment to the east and south east

Receptors located on elevated land to east of Wairoa River	-	2.5 – 4km		Where views available to north or north west, the Site is visible as part of a broad panorama.	Very low	Very low	Very low
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Table 2: Visual amenity effects summary