

THE RISE LIMITED

Cove Road North Precinct Private Plan Change

Assessment of landscape effects

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1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by The Rise Ltd. to undertake a landscape assessment for a Private Plan Change (PPC) application for land on Cove Road, at Mangawhai Heads. The location and extent of the site is shown in Figure 1 in Appendix 1.

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.

The assessment concludes that the proposed PPC is appropriate from a landscape and visual perspective.

2.0 ASSESSMENT METHODOLOGY

The assessment has been prepared by a Registered Landscape Architect with reference to the Te Tangi A Te Manu (Aotearoa New Zealand Landscape Guidelines). The assessment methodology is detailed in Appendix 2. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct¹.

The author has had a long association with, and has visited the Rise subdivision portion of the Site on a number of occasions over several years. Photos included in the report have been taken on a variety of dates, and the relevant date is noted in the photograph information.

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. For the purpose of this assessment, low – moderate is considered to equate to minor in RMA terminology.

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;
- Regional Policy Statement for Northland;
- Mangawhai Spatial Plan. July 2020;
- Wiley Geotechnical. Geotechnical Memorandum. 10 June 2022;
- Urbanismplus Ltd. Urban Design Report. Cove Road North, Mangawhai. September 2022;
- Wild Ecology. Ecological Report. August 2022;
- A Bax. Land Development Report. 20 June 2022;
- Lux, Jenny. *Natural areas of Waipu Ecological District: Reconnaissance survey report for the Protected Natural Areas Programme* / Jenny Lux, Tim Martin and Sarah Beadel. Whangarei, N.Z. : Dept. of Conservation, Northland Conservancy, 2007;

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

- Nick Goldwater, Pete Graham, Wendy Holland, Sarah Beadel, Tim Martin and Shona Myers. *Natural areas of Rodney Ecological District (Northland Conservancy): Reconnaissance survey report for the Protected Natural Areas Programme 2012* Department of Conservation Northland Conservancy, and;
- Aerial photography, Google Earth and Streetview;

Following the desktop study, site visits were undertaken on 3 March 2022, and 31 May 2022. A number of photographs used in the assessment were taken at other times during the author's association with the Site and other projects in the area.

3.0 THE PROPOSAL

The proposal is an application for a Private Plan Change (PPC) which seeks to create a new precinct for the Site to facilitate residential development.

The proposed Precinct Plan is included in Appendix 1 as Figures 2a, 2b and 2c, and the proposed provisions are included in Appendix 3. The PPC seeks to enable residential development for a range of allotment sizes at a density where a high level of urban design is achieved, ecological enhancement, and pedestrian and transport connectivity are achieved. Identified as the 'Cove Road North Precinct', the precinct will integrate with the Residential Zone to provide for a variety of residential intensities that promote housing and living choices whilst recognising the landscape, natural features and characteristics of the area.

The Cove Road North Precinct will form an interface between residential and rural zones and built form should establish a transition between zones, and maintain an open frontage to Cove Road.

The Concept Plan, included as Figure 2a illustrates the key elements of a possible development outcome in line with the proposed precinct provisions. As such, it is illustrative only however, the plan contains the following attributes:

- A residential zone across most of the Site.
- A larger lot sub-precinct across the northern slope.
- A network of streets and shared paths providing connectivity between the various properties within and surrounding the Site.
- A shared path along Cove Road, south of Pigeonwood Place.
- One or more urban parks.

These attributes are presented and explained in more detailed in Sections 3.2 to 3.4 of the Urban Design Report.

Of particular relevance to this report are the larger lot sub-precinct across the northern slope, and the urban parks. The former has been driven by the identification of the northern slope as an area of the PCC area that displays an increased level of landscape sensitivity (and is discussed in more detail later in this report).

The sub-precinct will have a minimum net site area of 1,000m², excluding covenanted bush. The larger minimum lot size ensures a sensitive approach to the steeper land and a lower-density transition to the northern, vegetated edge of the Site. The southern boundary of this sub-precinct follows a contour in order to integrate lot boundaries with the landform. The location of this boundary allows for one lot depth off a potential loop road as part of the denser development pattern on the flatter part of the Site.

The latter contains the following components:

- 1) The stream corridor as a key landscape and recreational feature (accessed via a shared path), running east-west through the Site.

- 2) An urban park providing a focal point along the stream corridor and a connection point for several streets and routes.
- 3) An urban park providing an orientation point with long distance views and the starting point for a shared path connecting along the stream corridor and to other routes to the southwest and southeast.

The property is currently located within the Rural Zone, under the Operative Kaipara District Plan but is identified as an Urban Expansion Area in the Mangawhai Spatial Plan (2020).

The provisions of the PCC recognise the ecological and landscape sensitivities of the Site, where these occur. Objective PRECX-01 seeks:

Residential living opportunities and housing choice is enabled in The Cove Road North Precinct whilst landscape, ecological, infrastructure, transport and character and amenity effects are managed.

And policies PRECX-P4, P5 and P6 state:

Encourage the protection and restoration of indigenous terrestrial and aquatic habitats including remnant terrestrial bush habitats, wetland areas, intermittent and permanent streams within the Cove Road North Precinct when undertaking land use and subdivision, with particular regard to:

1. *Method of enhancement and permanent protection of the natural features.*
2. *Appropriate site specific setbacks of buildings, earthworks, access and infrastructure from natural features.*
3. *Integration of the development with the natural feature, including the provision of pedestrian walkways and cycle ways adjacent to natural features.*

PRECX-P5:

Subdivision and development shall protect the open frontage of Cove Road by:

1. *Limiting the height and dominance of built form along the Cove Road frontage.*
2. *Providing setbacks for buildings, structures, car parking and storage areas.*
3. *Using planting or other methods to soften and / or screen built form.*

PRECX-P6:

Subdivision and development shall provide a sensitive transition from the Cove Road North Precinct to the rural zone, recognising the rural landscape and Brynderwyn Range to the north by:

1. *Responding to the site topography and characteristics.*
2. *Identifying building platforms that respond to site topography and environmental characteristics.*
3. *Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.*
4. *Re-vegetating the natural drainage patterns to separate and fragment the built development.*
5. *Ensuring that re-vegetation links with the existing native vegetation on the northern boundary of the Precinct*

Landscape Mitigation

The north facing slope on the northern edge of the Precinct area has been identified as having sensitivities in relation to the rural and natural landscape to the north. These sensitivities are recognised and provided for in the above objectives and policies. In addition, the following development controls are recommended to mitigate the potential adverse effect of development within the Larger Lot Sub-precinct.

- Maximum height of 6m for buildings and structures. This allows for a single storey dwelling with some flexibility when constructing on the slope.

- Building platforms and land required for an accessway must be located a minimum of 10m from areas of existing native vegetation.
- Accessory buildings shall be located a maximum of 15m from the main dwelling.
- The exterior finish of the building or structure shall have a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette.
- Accessways and driveways shall be constructed from materials that are dark in colour.

4.0 EXISTING ENVIRONMENT

4.1 Location of the site

As is illustrated in Figure 1, the PPC area occupies a location at the corner of Cove Road and Mangawhai heads Road. It is therefore bounded by the former road on its western edge, and the latter to the south. Within its northern half, it incorporates the existing Rise subdivision. The balance of this northern half is made up of the pastured ridge to the east, and valley to the south (refer to Figure 3).

The southern half of the PPC area is characterised by rural residential development, accessed from Mangawhai Heads Road.

In total, the 'Site' has an area of approximately 54.25ha.

4.2 Topography, geology, soils and hydrology

As is illustrated in Figure 1, the PPC area is located to the north west of the Mangawhai Heads settlement and immediately to the south of the Brynderwyn Ranges / Bream Tail ridge. The settlement has spread to the west in recent years, with residential development occurring along the southern side of Mangawhai heads Road, westwards as far as Cove Road and the PPC area adjoins this residential edge of the settlement on its southern edge,

The PPC area is physically and perceptually separate from the Brynderwyn Ranges / Bream Tail ridge, and the contrast between the steep forested slopes of the Bream Tail ridge – which rises to a height of some 230m – and the landscape to the south is marked (refer to photo 1).

The landscape to the south of the Brynderwyn Ranges / Bream Tail ridge has an undulating character. It is, for the most part characterised by rural residential settlement, although a part of the PPC area, and the landscape to the east retains a pastured character (refer to photo 2). In terms of its landform, the PPC area displays a commonality with a wider area which encompasses the rural hinterland of Mangawhai. The landscape has a gently sculpted and rounded quality with the hills rising to a height of some 40 – 50 metres in the vicinity of the site, and between 80 – 90 metres further inland.

As can be seen from Plate 1 below, the contrast in land type is reflected in the underlying geology. The Ranges are underlain by greywacke (Waipapa Group Sandstone and Siltstone), whilst the majority of the PPC area – being that part that is elevated – is underlain by sandstone (Pakiri Formation of Warkworth Subgroup (Waitemata Group)). The low lying valley floor to the north, to the west and encompassing the southern edge of the Site are underlain by Early Pleistocene – Middle Pleistocene undifferentiated estuary, river and swamp deposits.

Albic ultic (UE) soil extends over the northern and eastern portions of the PPC area (being those parts that are more elevated). These soils are strongly acidic with low nutrient reserves, consisting of clayey subsoils with slow permeability. The southern and western portions – principally the lower lying valley floors – are dominated by orthic gley (GO) soils,

which are strongly affected by waterlogging and have been chemically reduced. Waterlogging occurs in winter and spring, and some soils remain wet all year. These soils have high groundwater-tables, shallow potential rooting depth, and relatively high bulk density.

The PPC area occupies a small hydrological catchment within the larger and more extensive Mangawhai Harbour catchment. (refer to Figures 1 and 3). The small sub catchment drains to the south west, the watercourse crossing Mangawhai Heads Road and discharging into the northern arm of the Harbour.

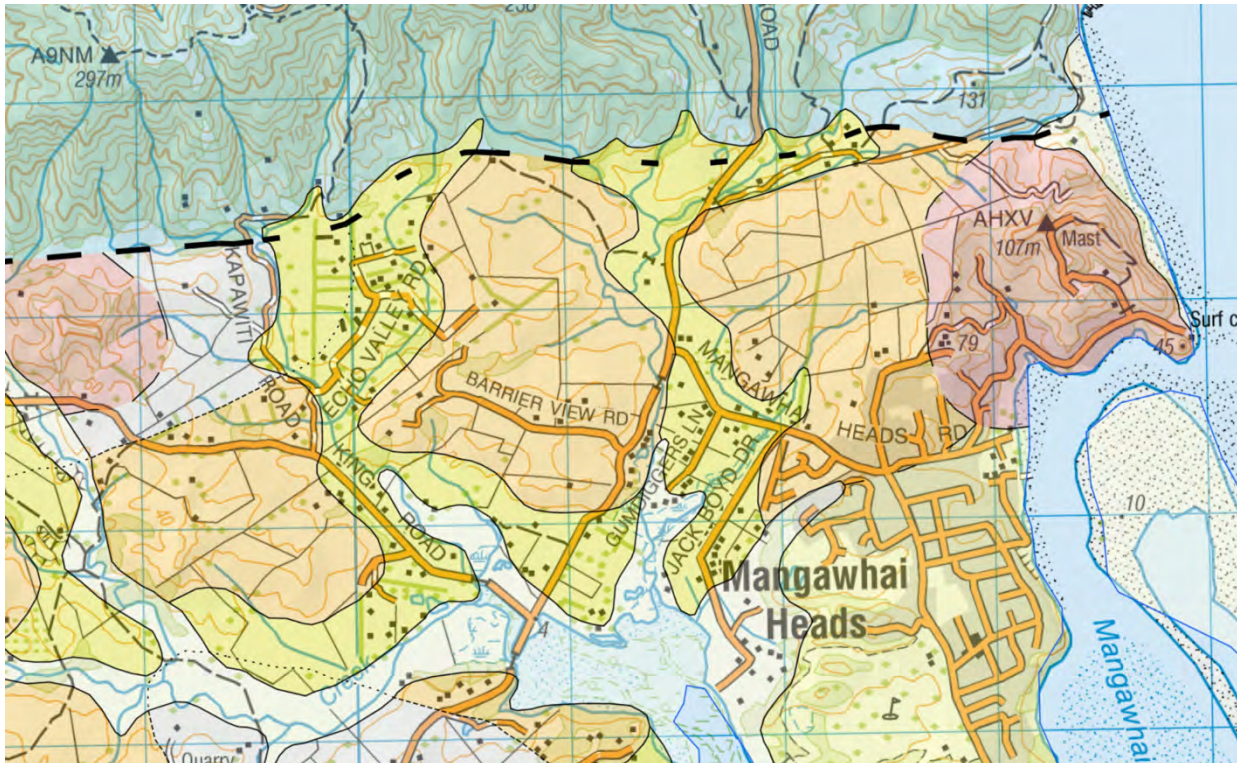


Plate 1: Geology

The northern, east – west trending ridge forms the northern boundary of this sub catchment, and the northern edge of the PPC area is contained within a separate sub-catchment to the north (refer to photo 3). The site forms a part of the upper catchment area of Tara Creek and Mangawhai Harbour with two main intermittent stream features flowing through the PPC area southwards (refer to Figure 3). These intermittent streams converge at the southern boundary of the PPC area and continue to flow south through the residential area before discharging into the Tara Creek and eventually Mangawhai Harbour.

As such, whilst the majority of the PPC area occupies a separate sub-catchment to the Ranges, and is physically and spatially separated from the Ranges, the northern edge has a more direct physical and spatial relationship with the forested Ranges. As can be seen from Figure 1, fingers of native vegetation extend south from the forested ranges along watercourses. These riparian features provide ecological corridors which link to the Ranges, and – in reinforcing the alignment of a stream, or the shape of a gully – also serve to strengthen the patterning and structure of the landscape.

Whilst more prevalent to the north of the PPC area, a remnant is situated on the northern boundary (visible in photo 4). This remnant is best described as regenerating kauri podocarp broadleaf forest².

² Wild Ecology. Ecological Report September 2022. Section 4.1.1.1

The vegetation cover of the landscape to the south of the Ranges is characterized by a matrix of open pastureland; with patches of indigenous bush and shrubland, exotic forest and shelter belts and fragmented vegetation patterns associated with riparian corridors and wetlands (refer to photo 4). Existing horticultural land use is localised (e.g. Tara Road Ridge). However, the emergence of pockets of more recent horticultural land use associated with existing rural lifestyle subdivision is evident, for example olive plantations to the west within The Sanctuary subdivision. Whilst new rural residential subdivision – such as that within The Sanctuary – tends, initially to be dominated by built form, over time, new vegetation patterns have become established (refer to photos 2 and 5). In some cases, these new vegetation patterns are derived from integration and mitigation plantings undertaken in association with the subdivision, and these tend to reflect the natural and hydrological patterns of the landscape, reinforcing the alignment of watercourses or defining the extent of steeper slopes.

Over time, these amenity plantings, woodlots and orchards are established by occupants of the rural residential lots, and these tend to impart a finer grain, and a more domestic character on the – generally – open and expansive pastoral landscapes. This ‘vegetated rural residential’ landscape character is evident within the southern portion of the PPC area, close to Mangawhai Heads Road.

Photo 6 illustrates the structural revegetation plantings undertaken under the subdivision consent for the Rise subdivision. This comprised substantial swathes of vegetation which imposed a vegetated structure on the ridge slopes and which has begun to provide separation between individual dwellings and clusters of built form within the subdivision, thereby enabling their integration into the landscape.

Whilst, as described above, the wider landscape character includes a mosaic of rural residential settlement and rolling pasture, and the PPC area is contained within an area which is characterised by rural residential settlement, and a more intensive level of subdivision development which has occurred on the lower lying eastern flats of the Sanctuary subdivision (refer to photos 2 and 7). Although the wider visual catchment of the Site and its immediate context includes the Ranges, it is this proximate and surrounding residential development which most strongly influences the character of the Site.

4.3 Visual catchment

The visual catchment of the Site is influenced by the containment provided by the catchment boundary ridge to the north and north east. Further to the north, the Brynderwyn ridge contains the visual catchment within this quadrant (refer to photo 3).

View from the northern quadrant are restricted by the catchment boundary ridge, but glimpses of the northern ridge flank are possible from Cove Road (refer to photo 8). In addition, more direct and unimpeded views of this northern flank are possible from Tangaroa Drive within the Bream Tail subdivision. Other locations within this subdivision (both public and private view locations offer elevated views to the PPC area from the north east (refer to photo 4).

Views (of the northern ridge crest and northern flank) from the north east and east are also possible from Taranga View Drive and Cullen Street (Refer to photos 9 and 10). Both of these locations are – as is illustrated in Figure 1 – located on a north east – south west aligned ridge which defines the extent of the visual catchment within this quadrant.

A property identified as Lot 5 DP 208703 contains an existing dwelling and adjoins the PPC area on its eastern side. The dwelling within this property offers expansive views to the west, north west and north across the PPC area and the Brynderwyn Ranges (refer to photo 11).

When viewed from the south east and south, the PPC area tends to be partially screened by vegetation, particularly when experienced from Mangawhai Heads Road. Longer views are possible through gaps in the vegetation, or from elevated properties such as is evidenced by photos 12, 13 and 14. More remote views from elevated locations within the Mangawhai Heads settlement are also possible from the south east (refer to photo 15).

Similarly, longer views are possible from the south west and west, with glimpse views possible from Cove Road (refer to photo 16), from elevated locations accessed from Barrier View (refer to photos 17 and 18), and from locations within The Sanctuary (refer to photos 2, 5, and 7).

Individuals occupying properties within the PPC area include those on Pigeonwood Place and Pipit Place in the north western corner of the PPC area), and individuals occupying properties within the southern portion. Lot 6 DP 208703, Lot 3 DP 502554, Lot 1 DP 502554, Lot 2 DP 502554, and Lots 1 – 4 DP 549949 offer a northerly and north westerly aspect across the PPC area, whilst Lot 2 DP 487992, Lot 1 DP 487992, Lot 1 DP 486549, Lot 2 DP 486549, Lots 2 and 4 DP 533096 and Lot 3 DP 445000, located in the south eastern corner have a southerly aspect and away from the balance of the PPC area.

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 PPC area itself does not fall within an Outstanding Landscape under the Regional Policy Statement although the forested Ranges to the north and north east are identified as Outstanding Natural Landscapes (Brynderwyn Ranges and bush margins, and Bream Tail coastal headland).

4.4.3 Kaipara District Council Operative Plan.

The PPC area, the rural residential landscape to the west (within the Sanctuary subdivision) and to the north (within the Bream tail subdivision) is currently zoned Rural. Mangawhai Heads Road, which defines the southern edge of the PPC area also defines the northern edge of the Residential zoned, and residential character area (refer to Plate 2 above). Along the southern edge of this road, the landscape is dominated by built form, with dwellings contained within lots of a minimum of some 700m² in area. Whilst the land to the north of the road retains a Rural zoning, the character of both the northern and southern sides of the Mangawhai Heads Road corridor has started to assume a built and somewhat commercial character over recent years.

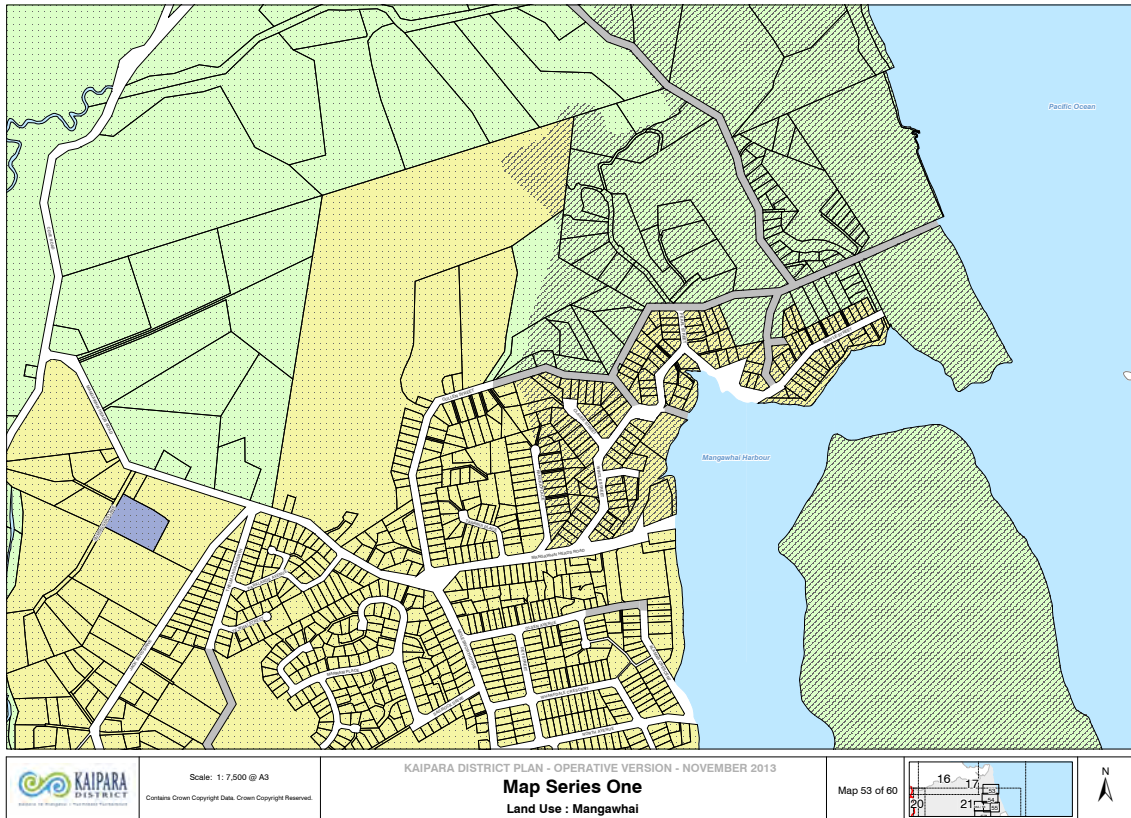


Plate 2: District Plan zones

Plate 2 also illustrates how the Residential zone also adjoins the eastern edge of the PPC area. To date, this Residential zoned land to the north of Mangawhai Heads Road, and east of Cullen Road has not yet been developed for residential purposes, and is retained under grazing (refer to photo 10).

4.4.4 Kaipara Spatial Plan - Mangawhai

The Mangawhai Spatial Plan process identified seven potential residential growth areas. Following assessment against a twelve criteria, the study identified that the two areas of land, both contiguous with the existing Residential zone, would be most suitable for incorporation in the Residential zone. Area A – being the proposed PPC area – was identified as ‘most suitable’ on 10 of the criteria and as ‘Moderate, subject to technical improvement’ on two of the criteria.

The Spatial Plan states that, conditional on a formal and more comprehensive assessment, the residential zone should be expanded into the two identified areas with greater density applied.

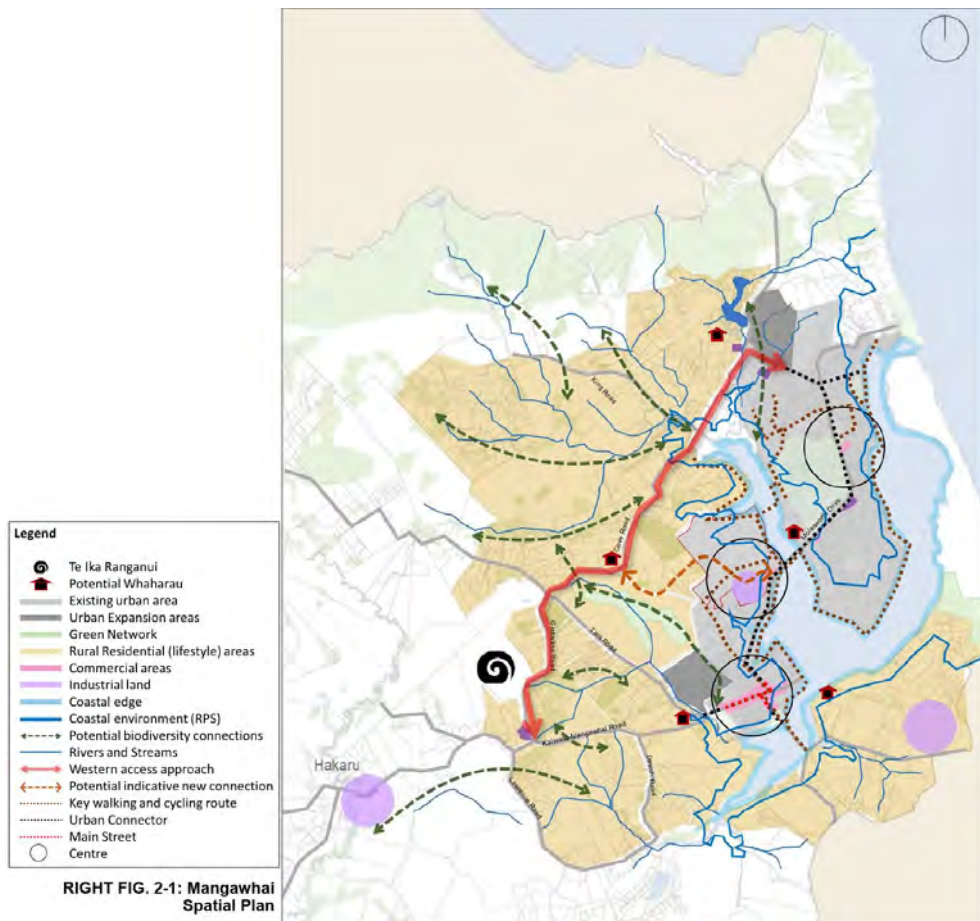


Plate 3: Mangawhai Spatial Plan

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.

As is illustrated by Figure 4, the Northland Regional Policy Statement identifies the forested Ranges to the north and north east as Outstanding Natural Landscapes (Brynderwyn Ranges and bush margins, and Bream Tail coastal headland).

These features are also identified as an Outstanding Natural Landscape in the Kaipara District Plan. Spectacular views can be gained from the crest of the Bream Tail ridge, part of which is traced by the Te Araroa walkway, and the balance by the Brynderwyn Hills walk (refer to Photo 3). The Chapter 18A schedule described the Ranges and their values thus:

“This area includes the Brynderwyn Ranges where it is covered with a contiguous swathe of indigenous vegetation between State Highway 1 and the east coast. The ranges rise sharply from the surrounding rolling landform and the contrast in topography and vegetation serves to accentuate the visual prominence and influence of the area.

The ranges also form a perceptual barrier between the Kaipara and Whangarei Districts. The vegetation within the area is largely unmodified, however there is some evidence of clearance and the cutting of tracks is visible. Where development has occurred on the elevated land it is sometimes very visible due to the use of inappropriate colouring and materials. “

Also illustrated on Figure 4, the Regional Policy Statement identifies Outstanding and High Natural Character Areas within the Coastal Environment to the east and south of the PPC area. The areas to the south – being separated by some xxm from the PPC area is described as

“Inlet cut off by the Molesworth Drive causeway (1970's). Mangrove shrubland, saltmarsh, channel & intertidal flats (including flood tide delta). Unit excludes causeway with road (native & mainly weeds on road margins). Ecological reset following causeway construction with associated reduction in sand movement.”

Biophysical Values

The Ecological Report³ has determined that in 1963 the central portion of the PPC area (along the main watercourse) appears to be vegetated with indigenous, and with indigenous bush extending along the PPC area northern edge. It states that an isolated pocket of indigenous vegetation is also noted along the PPC area eastern boundary. In addition, it surmises that the stream systems extending throughout the site have been straightened and channelised by this date.

The report states that between 1963 and 1983, vegetation clearance on site and immediate surrounds has accelerated, and the vegetation that had once extended along the central aspect of the site has been cleared almost in its entirety

The Waipu Ecological District PNAP surveillance report⁴ described the Brynderwyn Ranges as a Level 1 Ecological Site which comprises a complex mosaic of indigenous forest and radiata pine plantations. These are spread over approximately 8,300 ha, of which approximately 5,600 ha is in Waipu ED and 2,700 ha is in Rodney ED (around Cattlemount and out to Pukeareinga). The report states that in terms of forest and shrubland diversity, the site is the most ecologically diverse in the Waipu Ecological District.

In addition, the Rodney Ecological District PNAP identifies ROD013 ‘Mangawhai North Head Remnants’ as being located approximately 650m east of the site. ROD013 contains one of two examples of coastal shrubland in Rodney ED (Northland). The gumland area identified within this site is a relatively good example and is also one of only two gumland areas identified in Rodney ED (Northland). Gumland is a threatened and uncommon wetland type throughout Northland.

The ecological report concludes⁵ that the existing ecological values of the PPC area are of the site are “...generally low-moderate and associated with long history of indigenous vegetation clearance on site along with modification to aquatic habitats.....The highest ecological value on site is generally assigned to the northern bush remnant which is subject to a conservation covenant and was observed to be utilised by common avifauna species. The lowest ecological values are associated with the exotic pasture and built-up areas, which contain minimal indigenous flora and fauna values.”

³ Wild Ecology. Ecological Report. September 2022. Section 3.2.

⁴ Lux, Jenny. *Natural areas of Waipu Ecological District : reconnaissance survey report for the Protected Natural Areas Programme* / Jenny Lux, Tim Martin and Sarah Beadel. Whangarei, N.Z. : Dept. of Conservation, Northland Conservancy, 2007

⁵ Ibid. Section 4.6

Experiential Values

To evaluate the values of the wider landscape, the PPC area and its immediate environs (which share a commonality in terms of its landscape character), have been assessed against the attributes set out in Appendix 4. 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.

The PPC area and its landscape context is considered as being separate from the forested Ranges. The Ranges landscape is – in terms of its landscape value – considered as a separate landscape unit, and when assessed against the attributes, is assessed as displaying a 'High' landscape value.

Associative and social attributes

The PPC area has no known associative and social attributes aside from those accredited to the wider northland rural landscape, where amenity values are attributed to the pastoral landscape.

The northern edge of the PPC area does function as a component of the 'gateway' landscape for receptors approaching the Mangawhai Heads settlement and travelling along Cove Road from the north. As can be seen from photo 8, glimpse views of the pastured ridge form a part of the sequence of views from the road when moving south along Cove Road.

Archaeological attributes

There are no recorded archaeological sites within the subject Site and very few in the surrounding area. The Cultural Impact Assessment (prepared for The Rise Subdivision)⁶ identifies a site to the north on the adjoining Bream tail farms property, and a second to the west within the Sanctuary subdivision:

- R08/163: Remains of a historic house built at the turn of the century; and
- R08/151: Pit/Terrace feature identified within Bream Tail Farms Limited

Cultural values

A Cultural Impact Assessment was. The document notes that – in general terms, the subject site is situated within an area of significant cultural and heritage landscapes "*.... due to its location adjoining Bream Tail Farms Ltd towards the north boundary. Bream Tail Farms has high mana whenua status for its sites (numerous Pa sites, terraces, pits, kainga sites, shell middens, etc), and places (adjacent to Mangawhai Harbour Coast)*".

It was noted however, that the subject Site was a highly modified area, no Sites of Significance to Maaori were identified and the CIA only recommended cultural monitoring of earthworks.

⁶ Environs Holdings Limited. Cultural Impact Assessment July 2016

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.

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.

Landscape, and amenity effects can be rated on a seven-point scale from Very High, through to Very Low. In the context of this assessment, moderate to low equates to a minor level of effect with respect to RMA terminology.

6.2.1 Landscape effects

6.2.1.1 Biophysical – abiotic attributes

The key abiotic attributes of the site include its landform, geology, and hydrological systems.

The proposed Residential zoning will facilitate a potential marked change in the landform of the Site. The majority of the PPC area has a gently topography, and the balance has relatively gentle slopes which will not require significant earthworks to achieve the grades necessary for development.

Further, within the Site, a number of key landform features – the intermittent watercourses, and the northern ridge flank – have been identified and are considered to be of importance to its character of the Site and the character of the wider area. The Plan Change proposal, through the concept design and the precinct provisions seeks to ensure the protection and enhancement of these features.

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.

6.2.1.2 Biophysical – biotic attributes

The biotic attributes of the site are the living organisms which shape an ecosystem.

The ecological report has concluded that the majority of terrestrial and aquatic habitats within the site are generally degraded through a long history of land clearance and modification for agricultural or residential development purposes, although the exception is an area of regenerating bush extending along the site's northern boundary (subject to an existing conservation covenant), and some small, scattered areas of indigenous vegetation extending along the central portion of the site and isolated areas identified as indicative wetland areas. The level of ecological effects (with mitigation measures implemented) is considered – in the Ecological Report – to be low, and the identified features of more elevated value will be protected and enhanced through the concept design and the precinct provisions.

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.

6.2.1.3 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, some portions of the PPC area and its landscape context display a rural character and a sense of pastoral spaciousness.

The proposal seeks to limit the dominance of built form on the – more sensitive – northern ridge flank through overlaying this area with a larger lot sub-precinct. In addition, provisions are proposed that will limit the dominance of built form along the Cove Road frontage of the Site.

The change in the landscape character of the Site will be evident from within the visual catchment, but when viewed from the western, south western, southern, and south eastern portion of the catchment, the change will be seen within the context of surrounding existing rural residential settlement. In addition, when experienced from the south, south east, east and north east, the change will be seen within the context of the existing Residentially zoned land. The zoning of this land anticipates a marked change in the character of the landscape along this eastern edge of the PPC area.

When viewed from the north and north east, the change will be tempered by the proposed lower density sub-precinct overlay, and the proposed design controls.

Overall therefore, the change in experiential attributes will be moderate.

A more detailed assessment of the visual amenity effect of the proposal is included below.

6.2.1.4 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.

The PPC area was identified in the Mangawhai Spatial Plan (adopted by the Council in late 2020) as suitable for rezoning for a residential purpose and this has signalled an anticipated change in the use and character of this area. The signalled intent to rezone the land reflects the shift in the character of the area over the past 2 decades, where the character has morphed from rural, to rural residential with – in some areas, such as the lower lying portion of The Sanctuary - a dominance of built form over open space.

It is considered therefore that the change in the social, cultural and associative attributes of the PPC area will be small.

6.2.2 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 or cultural sites have been identified.

Whilst acknowledging the marked change in character that will be facilitated as a result of the PPC, consultation has signalled that there is support for a change in use, and the Spatial Plan has recommended such a change.

The PPC proposal includes measures that will help to moderate the change in character where landscape and / or ecological values have been recognised as being elevated, or where it is considered that there is a greater sensitivity to land use change. To this end, provisions seek to reduce the density and prominence of development on the northern flank of the northern ridge, to protect and enhance the watercourses within the PPC area, and to impose measures to reduce the dominance of built form on key road frontages.

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

6.2.3 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 eye⁷ with some images combined to form a panorama.

As is described in section 4.4, the visual catchment of the Site accommodates a number of receptor groups that can be categorized by their location in relation to the PPC site. These are as follows:

- Receptors to the north and north east (represented by photos 3, 4, and 8).
- Receptors to the east and south east (represented by photo 9, 10, 11, 12, 14 and 15).
- Receptors to the south, south west and west (represented by photo 2, 5, 6, 7, 13, 16, 17, 18).
- Proximate residential receptors within the PPC area (represented by photos 19 and 20).

The sensitivity of these receptors varies. Residential receptors are assessed as having a high sensitivity to change, particularly where the area of change is directly visible from internal or external living spaces. Transitory and non-residential viewers (such as users of roads, or visitors to facilities such as school or sports grounds), are deemed to have a lower sensitivity.

Receptors to the north and north east

This viewer group comprises a moderate to high number of transitory receptors (travelling south on Cove Road), with a low sensitivity to change, and a small number of residential receptors who have a high sensitivity.

As described in section 4.3, the visual catchment to the north and north east is constrained by the Brynderwyn ridge. Notwithstanding this, the character of the landscape to the north of the PPC area is influenced by the forested range and the PPC proposal has recognised the elevated sensitivity of these northerly and north easterly views.

A momentary glimpses of future residential development facilitated by the PPC will be possible when travelling south on Cove Road (refer to photo 8). At present, this glimpse view comprises the pastured northerly ridge flank and the

⁷ Photographs were taken in fair weather, with a Canon EOS Kiss X5 camera, with the digital equivalent of a 50mm focal length

proposal will result in this flank being populated with a low density of rural residential settlement. The change will be noticeable, but the low sensitivity of these individual, and the transitory nature of the view will ensure that the potential adverse visual amenity effect experienced will be very low.

Residential receptors within the Bream Tail subdivision have the potential to gain views of the northern flank of the northerly ridge. Experienced from elevated locations, such as that represented by photo 4, the northern ridge the PPC area – specifically the northern face of the northern ridge – forms a part of the rolling rural and pastoral landscape. It is noted that the outlook from the photo 4 location has become more ‘built’ in the six years since the photo was taken, particularly with respect to the elevated (western), and mid slope lots within The Sanctuary, and development on Woodleigh Lane within The Sanctuary.

The PPC will facilitate a change in the built character of the landscape and will introduce an area of rural residential settlement within the midground of views from this location. The character of development will be consistent with the character of development within the elevated lots in The Sanctuary, and will also be seen within the context of future residential development provided for under the existing Residential zoning to the east of the PPC area (to left of frame, and out of frame within photo 4).

Although the proposal will result in a change when experienced from this location, it is considered that the character of development on the northerly flank of the ridge will be consistent with the character of development within the visual context of the PPC site and it is the opinion of the author that the potential adverse visual amenity effect will be low.

Potential views of the PPC area are also available from the crest of the ranges – as illustrated in photo 3. This view is experienced by a very small number of individuals, and the area forms a small component of an expansive panorama. The change resulting from the PPC will – when seen within the extensive landscape context – be very small and the resulting potential adverse visual amenity effect will be very low.

Receptors to the east and south east

This viewer group comprises a moderate to high number of transitory receptors (travelling on the roading network), with a low sensitivity to change, and a high number of residential receptors who have a high sensitivity.

Views from the east – and represented by photos 9, 10 and 12 – reveal the eastern end of the PPC area with the land area partially screened by the south westerly trending ridge on the eastern edge of the PPC area (refer to Figure 3). Views from Mangawhai Heads Road (refer to photo 12), tend to be screened by vegetation and existing built form along the northern side of the road corridor.

Occupants of dwelling on, and users of Taranga View Drive and Cullen Street currently experience the PPC area as a pastoral midground, with longer views to the undulating rural residential landscape, and the forested Brynderwyn ridge as a backdrop. However, the pastured area between these viewer locations and the PPC area is zoned Residential, and as such there is an expectation that the landscape character of the foreground will assume a residential character in the future. The PPC will result in this pastured landscape beyond the Residential zoned area becoming residential in character, but seen with a foreground of residential development, the change will be limited in scale. Views to the rural residential landscape, and forested range will be unaffected.

It is the opinion of the author that the potential adverse visual amenity effect experienced by distant viewers to the north east and east will be very low.

A property identified as Lot 5 DP 208703 contains an existing dwelling and adjoins the PPC area on its eastern side. The dwelling within this property offers expansive views to the west, north west and north across the PPC area and the

Brynderwyn Ranges (refer to photo 11). This dwelling is located on the crest of the south westerly trending ridge (on the eastern edge of the PPC area) and is oriented to offer views to the west, the north west and south west. The westerly outlook is across a foreground and midground of pasture, with the contour falling into a shallow valley. Beyond, the rural residential landscape including The Sanctuary and Barrier View forms the distant midground, with settlement visible on the ridge crests beyond.

To the north west, built development within The Rise subdivision forms a foreground and midground⁸. Beyond, the forested range dominates views in this direction.

The PPC will facilitate a marked change in the character of the outlook to the west and to the north, with residential development occupying the midground valley landscape, and the low ridge to the north. The conceptual design (refer to Figure 2c) envisages the protection of, and enhancement of the existing watercourse in the valley floor, and the proposed provisions seek to ensure that this component of the design is secured. Consequently, the built development within the valley to the west will be fragmented and separated by this linear feature, thereby reducing its apparent scale.

Views to the Brynderwyn Range will not be obscured.

Notwithstanding this, it is the opinion of the author that the change in the character of the outlook from the dwelling within Lot 5 DP 208703 will be of some magnitude, and the potential adverse visual amenity effect will be moderate to high.

To the south east of the PPC area, occupying the north easterly flank of the low south westerly trending ridge which approximately follows the western edge of the Mangawhai Heads settlement, a number of dwellings offer views to the north, north west and west. Represented by photo 14, some of these dwellings offer a variety of slightly elevated outlook over the undulating pastoral and rural residential landscape, although public views to the PPC area from roads in this area tend to be obscured by buildings. Northerly views to the forested range are slightly curtailed by the south westerly trending ridge on the eastern edge of the PPC area, but the forested crest of the ridge is visible beyond.

The south east facing slopes of the south westerly trending ridge form a part of the foreground (for the most proximate individuals) and midground view (for those individuals who have a greater level of separation), with the attendant rural residential settlement comprising building set within a framework of vegetation. To the east, these individual gain views up the open and pastured valley which separates the PPC area from Cullen Street. This land is zoned Residential and the expectation is that its character will change from the existing rural and pastoral situation, to one that is residential.

The PPC will enable an intensification of development on the south east facing flank of the ridge, thereby extending the residential character of these midground views to the west. Whilst this will represent a change in the outlook from these residential properties, the degree of change will be tempered by the expectation that the Residential zoned land will change in character. Further, the outlook to the Range will be maintained.

It is the opinion of the author therefore, that the potential adverse visual amenity effect experienced by the individuals as represented by photo 14 will be low.

For those receptors who are spatially separated from the PPC area by a distance in excess of 500m (refer to photo 15), the change will be experienced within a wider landscape context and will appear consequently lower in magnitude. It is the

⁸ Photo 11 was taken in 2017, before much of the current development within The Rise was undertaken.

opinion of the author therefore, that the potential adverse visual amenity effect experienced by the individuals as represented by photo 15 will be very low.

Receptors to the south, south west and west.

This viewer group is represented by photos 2, 6, 7, 13, 16, 17, 18 and it comprises a moderate to high number of transitory receptors (travelling on the roading network), with a low sensitivity to change, and a high number of residential receptors who have a high sensitivity.

Views from the low lying land to the south tend to be restricted by intervening vegetation, but proximate glimpses are possible from Mangawhai Heads Road, where gaps in vegetation permit (refer to photo 13). From this location, it is possible to encounter long views up the valley into the body of the mid portion of the PPC area, and users of Mangawhai Heads Road, and occupants of dwellings along the Mangawhai Road corridor will recognise a change in the character of the road frontage, and – where longer views into the valley are possible – of the rising landscape beyond. Although the longer views into the southern and south western portion of the PPC area are currently restricted by existing vegetation, it is possible that this will change if the vegetation is removed.

The resulting density of development will reflect the existing character and density which has occurred along the (Residential zoned) south side of Mangawhai Road, but the proposed enhancement of the stream corridor will provide softening and fragmentation to the built form.

The change in landscape character from the existing situation will be marked for these proximate individuals, although the change will be tempered by the existing presence of residential development along the south side of the road which creates a perception that the receptor is within the Mangawhai heads settlement.

Notwithstanding this, it is the opinion of the author that the potential adverse visual amenity effect of the proposal will be low to moderate for residential receptors as represented by photo 13, and low for users of the road.

The landscape character of the road corridor along Cove Road (refer to photo 6) differs from the 'residential' character of Mangawhai Heads Road, since the junction of Mangawhai Heads and Cove Roads represents the 'transition' or gateway to the settlement. The prevailing character of the Cove Road corridor is rural residential.

The PPC seeks to maintain this character by limiting the height and dominance of built form along the Cove Road frontage, providing setbacks for buildings, structures, car parking and storage areas, and using planting or other methods to soften and / or screen built form (PRECX-P5).

These measures will ensure that the Cove Road frontage of the PPC area retains an open and spacious character which is consistent with the prevailing Cove Road rural residential character, and it is the opinion of the author that the potential adverse visual amenity effect of the proposal will be low for residential receptors as represented by photo 6, and very low for users of the road.

Photos 2, 7, 16, 17, and 18 share a commonality of view type, where the receptor experiences views to the PPC area of between 300 – 1.2km. Such views encompass the western end of the PPC area, and the southern flank of the northerly ridge and (from more remote and elevated locations) views into the valley in the mid portion of the PPC area. At present, the difference in character is exaggerated by the pastured simplicity of the low ridge feature, which contrasts with the complexity surrounding rural residential landscape with its buildings and vegetative framework.

Invariably, when encountered from these locations, the PPC area is set within a wider landscape context of rural residential settlement, and when seen from the more remote and elevated locations such as those represented by photos 2 and 18, with a context of the Mangawhai Heads residential area.

The proposal will result in an increase in the built character of the PPC area, but the degree of change will be moderated by the contextual rural residential settlement.

For the above reason, and given the separation distances associated with these individuals, it is the opinion of the author therefore, that the potential adverse visual amenity effect experienced by the individuals as represented by photos 2, 7, 16, 17, and 18 will be (at most) low for residential receptors and (at most) very low for users of the road.

Proximate residential receptors within the PPC area

This group includes occupants of dwellings within The Rise subdivision and occupants of dwelling within rural residential properties in the south western corner of the PPC area.

Dwellings within The Rise benefit from northerly, westerly and, along the southern edge of the subdivision, south westerly / southerly outlooks. The views from these properties are elevated and offer views to the Brynderwyn Ranges, or – as is illustrated by photos 18, 19 and 20 – across the rural residential landscape to the south, south west and west.

The proposal will result in a marked change in the outlook, with the PCC providing for residential development within the valley to the south. This will be apparent from those properties located on the south western and southern facing slopes within the southern third of The Rise.

The change in the character of this outlook will be marked, but given the elevation of these properties, will not affect the longer views across the rural landscape and it is the opinion of the author that the potential adverse visual amenity effect will be moderate for occupants of properties located on the south western and southern facing slopes within the southern third of The Rise. For occupants of the remainder of properties within The Rise, the level of adverse effect will be low.

The rural residential properties located within the south western portion of the PPC area fall into two categories. The first comprises those located on the crest of, and to the north west of the south western trending ridge which bisects this area (refer to Figure 3), whilst the balance comprises those to the south east. The former primarily benefit from views to the Brynderwyn Range and across the PPC area (refer to photo 1), whilst the latter generally have a easterly and south easterly outlook.

The change in the character of the landscape as experienced by the former group will be marked, with the midground of their outlook changing from rural, to residential in character. For those individual that occupy dwellings in elevated situations (such as Lots 1 – 4 DP 549949), views over the valley to the Ranges will be unaffected. Where dwellings are located within lower lying properties, such as within Lot 6 DP 208703, Lot 3 DP 502554, Lot 1 DP 502554, Lot 2 DP 502554, future development within the PPC area will occur on a similar level to these properties, and the outlook experienced by occupants will be affected. It is the opinion of the author that the potential adverse visual amenity effect will be moderate to high for these individuals.

For the former group, including Lot 2 DP 487992, Lot 1 DP 487992, Lot 1 DP 486549, Lot 2 DP 486549, Lots 2 and 4 DP 533096 and Lot 3 DP 445000, where the primary outlook is away from the PPC area, the level of potential adverse visual amenity effect will be very low.

7.0 EFFECT ON STATUTORY INSTRUMENTS

Kaipara Spatial Plan - Mangawhai

The Spatial Plan anticipates a change in the landscape character of the PPC area, with the area identified as being suitable for residential development. The proposal is therefore consistent with the Spatial Plan.

8.0 CONCLUSION

The PPC seeks to enable residential development for a range of allotment sizes at a density where a high level of urban design is achieved, ecological enhancement, and pedestrian and transport connectivity are achieved. The precinct will integrate with the Residential Zone to provide for a variety of residential intensities that promote housing and living choices whilst recognising the landscape, natural features and characteristics of the area.

The Cove Road North Precinct will form an interface between residential and rural zones and built form should establish a transition between zones, and maintain an open frontage to Cove Road.

The Concept Plan, contains the following attributes:

- A residential zone across most of the Site.
- A larger lot sub-precinct across the northern slope.
- A network of streets and shared paths providing connectivity between the various properties within and surrounding the Site.
- A shared path along Cove Road, south of Pigeonwood Place.
- One or more urban parks.

The assessment has determined that the sensitivity of the northern flanks of the northern ridge are sensitive to change, given its relationship with the Brynderwyn Range (overlain by an Outstanding Natural Landscape overlay). The PPC has resounded to this sensitivity by recommending a larger lot sub-precinct across the northern slope, with associated design controls to moderate the prominence of built form.

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 moderate, or moderate to high for a small number of proximate residential receptors.

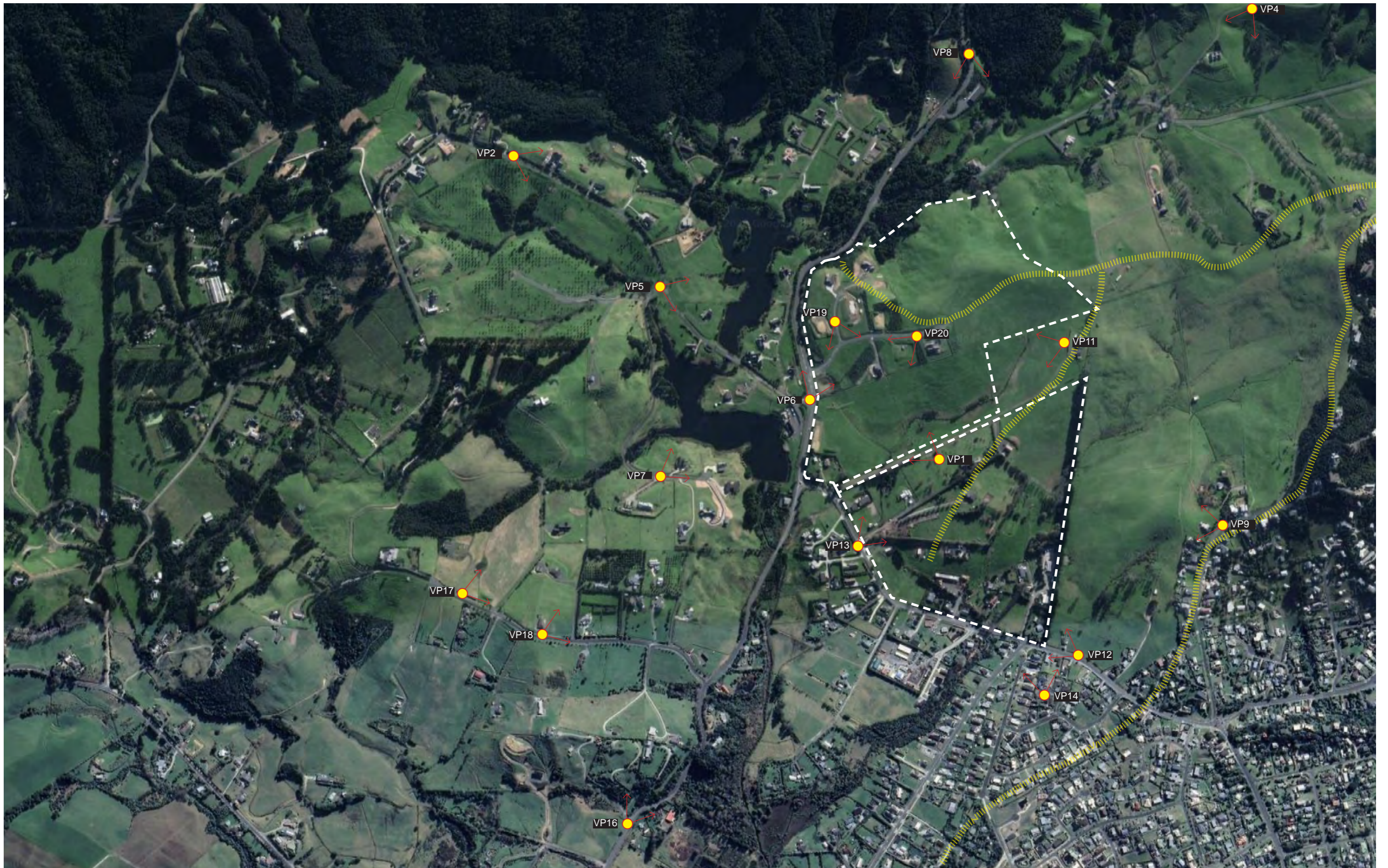
Simon Cocker

6 October 2022



THE RISE LTD.
Private Plan Change. Cove Road North Precinct
22027_01 06_10_22_FINAL

Appendix 1: Figures



TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Landscape Assessment
FIGURE 1: Context of the Site



Determining the larger lot overlay

Cove Road, Mangawhai
Traverse Developments

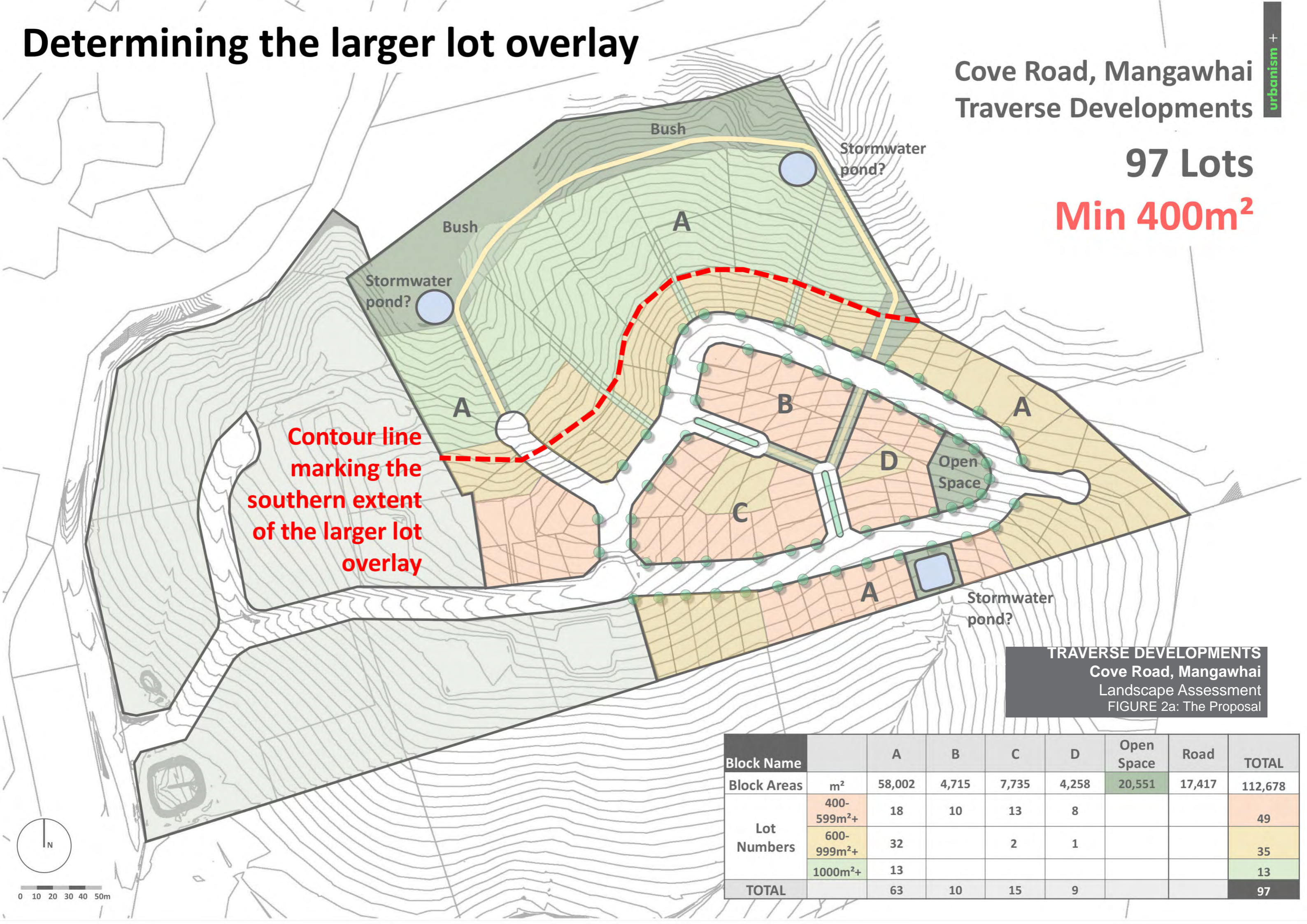
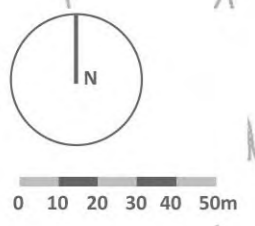
urbanism +

97 Lots
Min 400m²

Contour line marking the southern extent of the larger lot overlay

Block Name		A	B	C	D	Open Space	Road	TOTAL
Block Areas	m ²	58,002	4,715	7,735	4,258	20,551	17,417	112,678
Lot Numbers	400-599m ² +	18	10	13	8			49
	600-999m ² +	32		2	1			35
	1000m ² +	13						13
TOTAL		63	10	15	9			97

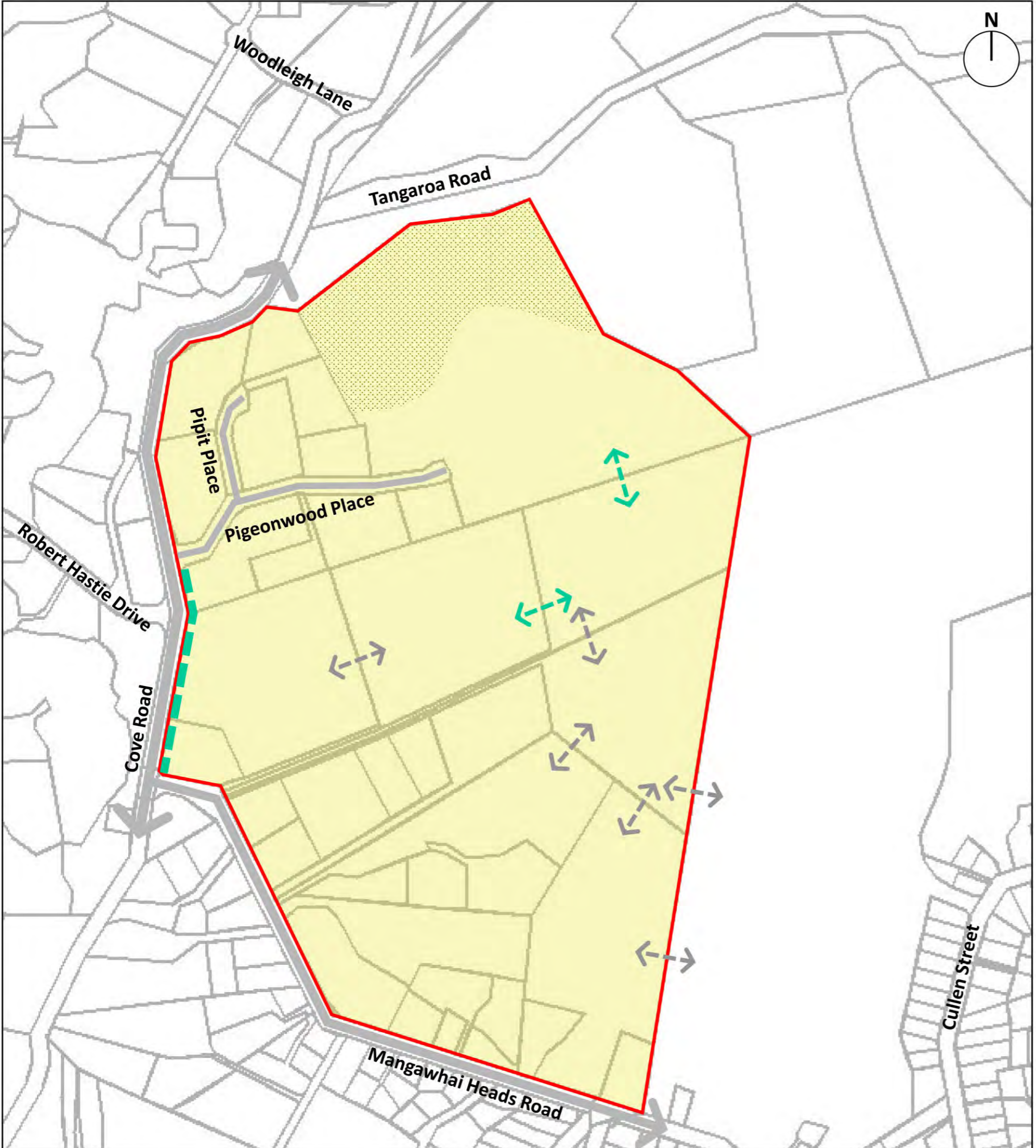
TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Landscape Assessment
FIGURE 2a: The Proposal



Precinct Plan

DRAFT 19-08-2002

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Landscape Assessment
FIGURE 2b: The Proposal



Legend

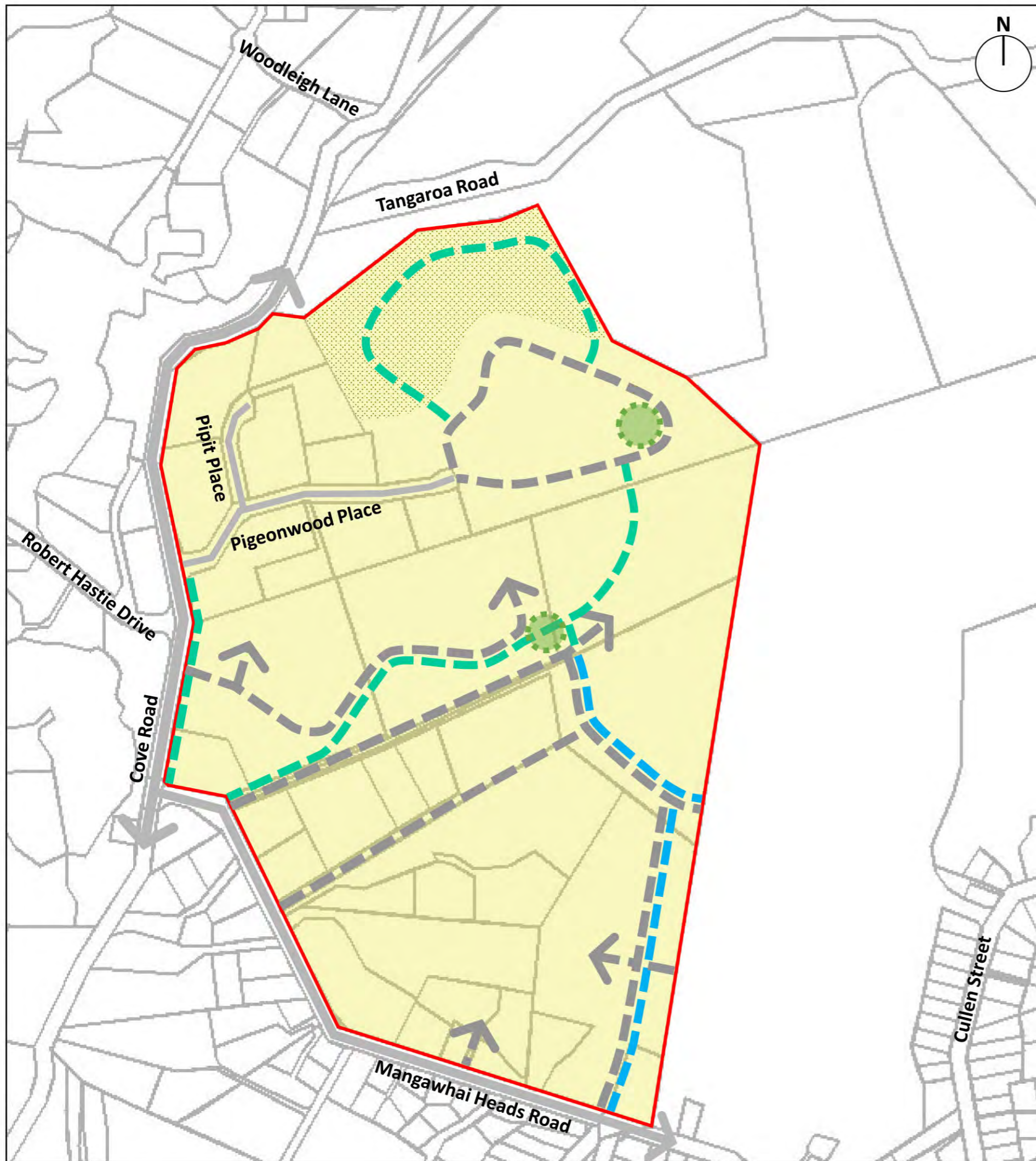
- Precinct Plan site
- Existing road in or along the precinct
- Residential zone
- Larger Lot overlay
- ↔ Indicative street and cycling connection
- ↔ Indicative off-street cycling connection
- Off-street shared path

Notes:

- Residential zone has a minimum average net site area of 600m²
- Residential zone has a minimum net site area of 400m²
- Larger lot overlay has a minimum net site area of 1,000m², excluding covenanted bush
- indicative means 'could be varied by 20m in either direction'

Concept Plan

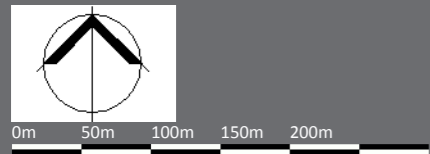
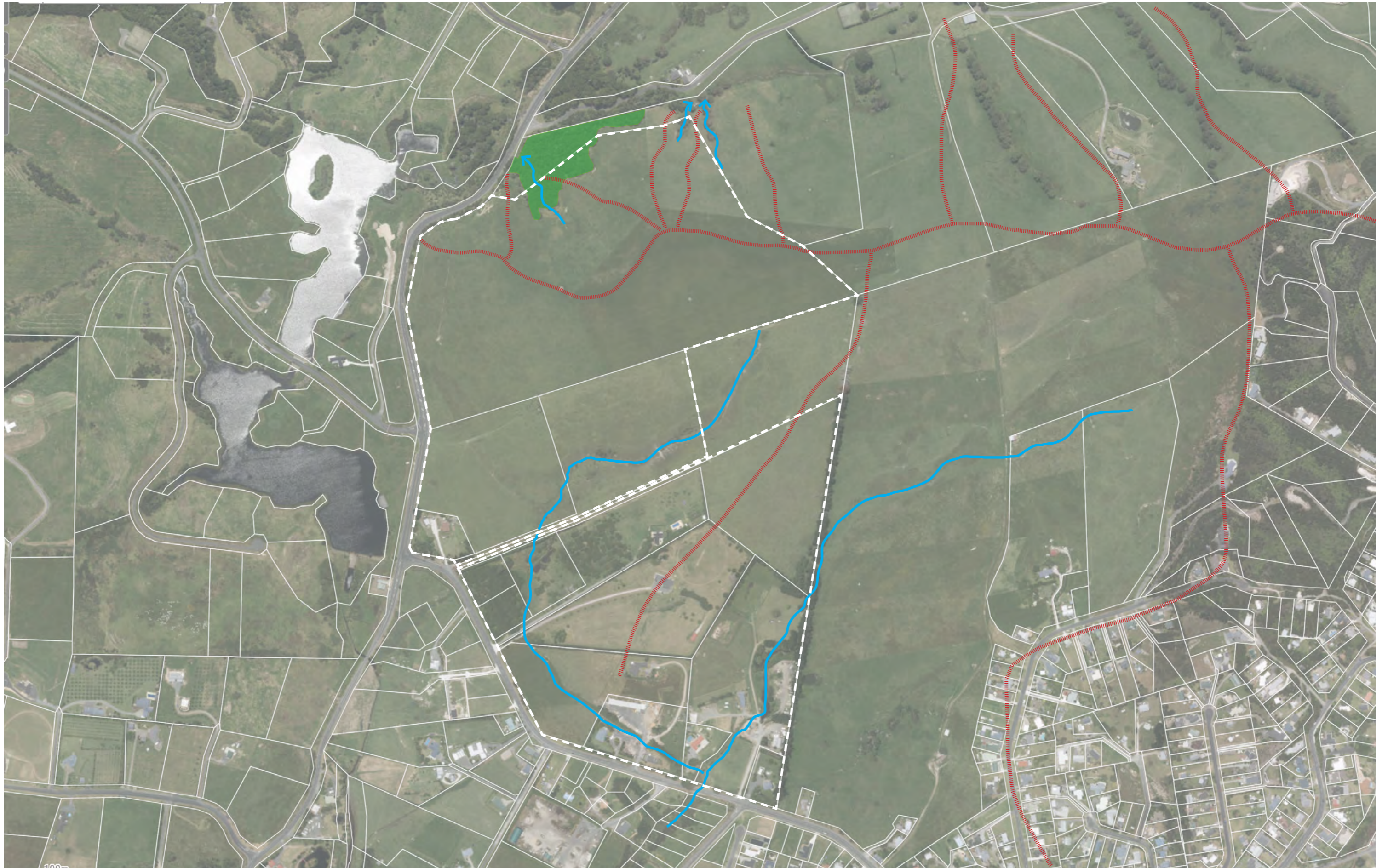
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Legend

- Precinct Plan site
- Existing road in or along the precinct
- Residential zone
- Larger Lot overlay
- Street
- Off-street shared path
- On-street cycle lanes
- ⊗ Park

TRAVERSE DEVELOPMENTS
 Cove Road, Mangawhai
 Landscape Assessment
 FIGURE 2c: The Proposal



-  Intermittent stream
-  Ridgeline
-  Native vegetation

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Landscape Assessment
FIGURE 3: Site features





TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
 Landscape Assessment
 FIGURE 4: Landscape Values

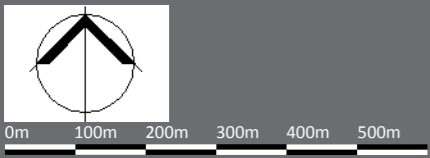




Photo 1: View to north west from Lot 2 DP 460606

Photo date - 16 August 2019

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 2: View to east from Robert Hastie Drive

Photo date - 3 March 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





North (west - east) ridge within PPC area

Photo 3: View from cell tower on crest of Brynderwyn ridge

Photo date - 25 March 2016

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





The Site

Photo 4: View to site from Tangaroa Drive

Photo date - 8 April 2016

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 5: View to Site from junction Lakeview Lane and Robert Hastie Drive

Photo date - 3 March 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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



Simon Cocker
Landscape Architecture



Photo 6: View to Site from Cove Road to south west

Photo date - 3 March 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 7: View to site from Lakeview Lane

Photo date - 3 March 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 8: View from Cove Road looking south to northern ridge flank

Photo date - 3 March 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 9: View west from Cullen Street (Lot 9 DP 191042)

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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



Photo 10: View to site from Taranga View Drive

Photo date - 8 April 2016

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





The Site

Photo 11: View west from Lot 5 DP 208703

Photo date - 11 January 2017

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 12: View west along Mangawhai Heads Road

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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



Photo 13: View to north from Mangawhai Heads Road (entrance to Lot 5 DP 208703)

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 14: View north from Hillside Drive (Lot 38 DP 349283)

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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



Photo 15: View to site from Golf Course lookout

Photo date - 8 April 2016

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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



Simon Cocker
Landscape Architecture



Photo 16: View to site from Cove Road to south

Photo date - 3 March 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 17: View from Lot 32 DP 313877 (Barrier View)

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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





Photo 18: View from Lot 39 DP 313877 (Barrier View)

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

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



Photo 19: View to south from Pipit Place

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawai
Photos

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





Photo 20: View to south west from east end of Pigeonwood Place

Photo date - 31 May 2022

TRAVERSE DEVELOPMENTS
Cove Road, Mangawhai
Photos

25(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.
Minor	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
	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
	Very low	Little or no loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a ‘no change’ situation.
Less than minor		

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: Proposed PPC Provisions

Part B Land Use: Chapter 13 Residential: Precinct X – The Cove Road North Precinct

Insert new Precinct Section into Chapter 13 – between 13.9 and 13.10

PRECX COVE ROAD NORTH PRECINCT

Description of The Cove Road North Precinct

The Cove Road North Precinct enables residential development for a range of allotment sizes at a density where a high level of urban design, ecological enhancement, pedestrian and transport connectivity are achieved. The Cove Road Precinct integrates with the Residential Zone to provide for a variety of residential intensities that promote housing and living choices whilst recognising the landscape, natural features and characteristics of the area.

The Cove Road North Precinct forms an interface between residential and rural zones at Mangawhai and built form should establish a transition between zones, and maintain an open frontage to Cove Road.

Describe areas within precinct?

<u>Objectives</u>	
<u>PRECX-O1</u>	<u>The Cove Road North Precinct – Residential Living</u>
<u>Residential living opportunities and housing choice is enabled in The Cove Road North Precinct whilst landscape, ecological, infrastructure, transport and character and amenity effects are managed.</u>	

<u>Policies</u>	
<u>PRECX-P1</u>	<u>The Cove Road North Precinct Subdivision</u>
<p><u>To provide for a range of site sizes and densities, and subdivision layout where:</u></p> <ol style="list-style-type: none"> <u>1. A mixture of allotment sizes is provided that have the ability to accommodate different housing typologies.</u> <u>2. There is sufficient infrastructure to accommodate the development.</u> <u>3. A well-connected pedestrian, cycling and transport network is achieved.</u> <u>4. The subdivision design and allotment sizes respond to the topography and physical characteristics of the land.</u> <u>5. Good design of subdivision is achieved by the following:</u> <ol style="list-style-type: none"> <u>a. Lots are generally shaped, sized and orientated to achieve positive sunlight access, onsite amenity, privacy and outlook.</u> <u>b. The creation of rear lots is minimised, except where there is no practicable alternative.</u> <u>c. Integration and connectivity with adjacent sites to enable future development opportunities.</u> 	
<u>PRECX-P2</u>	<u>The Cove Road North Precinct Residential Amenity</u>
<p><u>To manage adverse effects on residential amenity and character by requiring development to:</u></p> <ol style="list-style-type: none"> <u>1. Manage the scale, intensity, height, bulk and form of development.</u> <u>2. Require sufficient outdoor area and landscaping within each site.</u> <u>3. Enable residential development on sites of an appropriate size and shape.</u> <u>4. Minimise the intrusion of privacy and extent of building dominance on adjacent dwellings and outdoor areas.</u> <u>5. Minimise the degree of overshadowing to any adjoining site or dwelling.</u> 	

Part B Land Use: Chapter 13 Residential: Precinct X – The Cove Road North Precinct

<u>PRECX-P3</u>	<u>The Cove Road North Precinct Connectivity</u>
<p><u>Require land use and subdivision to achieve a connected, legible and safe, open space, pedestrian and transport network in The Cove Road North Precinct by:</u></p> <ol style="list-style-type: none"> 1. <u>Establishing a well-connected street network.</u> 2. <u>Promoting connections along and adjacent to natural features and open spaces.</u> 3. <u>Maximising walking and cycling networks along streets, waterways and open space.</u> 	
<u>PRECX-P4</u>	<u>The Cove Road North Precinct Ecological Values</u>
<p><u>Encourage the protection and restoration of indigenous terrestrial and aquatic habitats including remnant terrestrial bush habitats, wetland areas, intermittent and permanent streams within the Cove Road North Precinct when undertaking land use and subdivision, with particular regard to:</u></p> <ol style="list-style-type: none"> 1. <u>Method of enhancement and permanent protection of the natural features.</u> 2. <u>Appropriate site specific setbacks of buildings, earthworks, access and infrastructure from natural features.</u> 3. <u>Integration of the development with the natural feature, including the provision of pedestrian walkways and cycle ways adjacent to natural features.</u> 	
<u>PRECX-P5</u>	<u>Cove Road Character</u>
<p><u>Subdivision and development shall protect the open frontage of Cove Road by:</u></p> <ol style="list-style-type: none"> 1. <u>Limiting the height and dominance of built form along the Cove Road frontage.</u> 2. <u>Providing appropriate setbacks for buildings, structures, car parking and storage areas.</u> 3. <u>Establishing planting or other methods to soften and / or screen built form.</u> 	
<u>PRECX-P6</u>	<u>Northern Sub-precinct</u>
<p><u>Subdivision and development within the Northern Sub-precinct shall provide a sensitive transition from the Cove Road North Precinct to the rural zone, recognising the rural landscape and Brynderwyn Range to the north by:</u></p> <ol style="list-style-type: none"> 1. <u>Responding to the site topography and characteristics.</u> 2. <u>Identifying building platforms that respond to site topography and environmental characteristics.</u> 3. <u>Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.</u> 4. <u>Re-vegetating the natural drainage patterns to separate and fragment the built development.</u> 5. <u>Ensuring that re-vegetation integrates with the existing native vegetation on the northern boundary of the Precinct</u> 	

Part B Land Use: Chapter 13 Residential: Precinct X – The Cove Road North Precinct

Amendments to Chapter 13 – 13.10 Performance Standards Residential Land Use

Amended Rules				
Rule	Parameter	Residential Permitted Activity Performance Standard	Activity Status if the Activity does not meet the Performance Standard	Assessment Criteria
13.10.3a	Dwellings	<p>(1) Residential Zone</p> <p>(1) Construction of a dwelling is a Permitted Activity if:</p> <p>a) After completion, it will be the only dwelling on the site; or</p> <p>b) It will be an additional dwelling on the site, and the minimum net site area associated with each additional dwelling is:</p> <ul style="list-style-type: none"> – 600m² for a serviced site not in an Overlay Area; or – 1,000m² for a serviced site in an Overlay Area; or – 3,000m² for an un-serviced site. <p>c) There is a separation distance of at least 3m from any other detached dwelling; and</p> <p>d) There is a separation distance of at least 6m where there is a private open space area located between two residential dwellings.</p> <p>Note 1: The demolition and/or removal of a dwelling is a Permitted Activity except where the provisions of Chapter 17: Historic Heritage apply.</p> <p>Note 2: Each dwelling is also required to be assessed against the relevant performance Standards contained in the Plan, including within Sections 13.10 and 13.13.</p> <p>Note 3: For dwellings within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply.</p> <p>Note 4: There is an exemption for Rule 13.10.3 that applies to part of Lot 2 DP 73030 Cynthia Place (Bayly's Beach). See Rule 13.10.29(4).</p> <p>(2) The Cove Road North Precinct</p> <p>a. <u>Construction of a dwelling is a permitted activity if:</u></p> <p>i. <u>After completion, it will be the only dwelling on the site.</u></p> <p>Note 1: The demolition and/or removal of a dwelling is a Permitted Activity except where the provisions of Chapter 17: Historic Heritage apply.</p> <p>Note 2: Each dwelling is also required to be assessed against the relevant performance Standards contained in the Plan, including within Sections 13.10 and 13.13.</p>	<p>(1) <u>Discretionary Activity</u></p> <p>(2) <u>Restricted Discretionary</u></p>	<p>(1) Residential Zone</p> <p>Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent:</p> <ol style="list-style-type: none"> i) Building location, including alternatives considered; ii) Size and shape of the site; iii) Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including the Coastal Marine Area, and the effects on skylines and ridgelines; iv) The extent to which proposed landscaping is consistent with the character of the area, provides screening from adjoining public places and dwellings and is in accordance with any Council adopted Design Guidelines; v) Effects on the locality, particularly residential character and amenity values; vi) If located within an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values; vii) Effects on landscape and heritage; viii) The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2; ix) Effects on safety and efficiency of vehicles and pedestrians using the site and affected roads and private ways; x) The extent to which the activity will affect any heritage values identified in Appendix 17.1 and 17.2 of the Plan. <p>Note 1: A description of the landscapes and features is provided in Appendix 18A. The values associated with Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).</p> <p>(2) The Cove Road North Precinct</p> <p>Where an activity is not permitted by this rule, Council will have regard to the following matters when considering an application for Resource Consent:</p> <ol style="list-style-type: none"> i) <u>The privacy, outlook and amenity of adjacent and adjoining sites;</u> ii) <u>Sufficient sunlight access to the outdoor living space;</u> iii) <u>Building mass, orientation and passive surveillance toward the road/street;</u> iv) <u>Bulk, scale and shading effects;</u> v) <u>Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation;</u> vi) <u>The extent to which the activity is consistent with the purpose, character and amenity values of the Cove Road North Precinct; and</u> vii) <u>The ability to accommodate incidental activities anticipated within the Cove Road North Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping.</u> <p>Where three or more residential units (multi-unit development) are proposed within a site the following additional matters shall be considered:</p> <ol style="list-style-type: none"> viii) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping.</u>

Part B Land Use: Chapter 13 Residential: Precinct X – The Cove Road North Precinct

				<ul style="list-style-type: none"> ix) <u>Privacy, shading and overlooking within the development and on adjoining site, including the orientation of habitable rooms, balconies, and outdoor living spaces.</u> x) <u>Infrastructure servicing.</u> xi) <u>The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces.</u> xii) <u>Where on-site car parking, garaging and vehicle manoeuvring areas are provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</u>
13.10.7	Setbacks	<p>(1) Residential Zone Any building is a Permitted Activity if it is located outside the following setback distances (yards):</p> <ul style="list-style-type: none"> a) Front yard - 5m; b) Side yards – one of 1.5m and one of 3m (Residential Zone), two of 3m in Overlay Areas; c) Rear yards - 3m except on rear sites where one yard of 1.5m may be provided; d) Coast - 30m from the Coastal Marine Area; and e) Lake / River - 30m from the banks of: any dune lake; any other lake whose bed has an area of 8ha or more; any river including a perennial stream whose bed has an average width of 3m or more; f) Any building is setback 30m from a railway line where there is an intersection of road and rail (level crossing controlled by giveaway signage) within 300m; and g) Any building is set back 300m from the intersection of the State Highway and any local road (measured from the centreline of the local road). <p>Provided that an accessory building may be erected in any side or rear yard where:</p> <ul style="list-style-type: none"> h) Vehicle access is retained to the rear of the site; and i) It is located at least 3m from any habitable room on an adjoining site; and j) It does not exceed 10m in length or 25% of the length of the side or rear yard, whichever is less. <p>In addition to the above Performance Standards</p> <p>(2) Mangawhai Harbour and Kai Iwi Lakes Overlays Any building is a Permitted Activity if it is located outside the following setback distances (yards):</p> <ul style="list-style-type: none"> a) River – 6m from the banks of any river with an average bed width of between 1 to 3m. Note: For clarification, if the average bed width is less than 1m this rule does not apply and if the average is greater than 3m the Rule 13.10.7(1)(e) above applies. <p>(3) The Cove Road North Precinct Any building is a Permitted Activity if it is located outside the following setback distances (yards):</p> <ul style="list-style-type: none"> a) <u>Front yard - 3m;</u> b) <u>Side yards – 1.5m;</u> c) <u>Rear yards - 1.5m;</u> d) <u>Cove Road legal boundary – 5m;</u> e) <u>Rural Zone – 3m.</u> <p>Provided that an accessory building may be erected in any side or rear yard where:</p> <ul style="list-style-type: none"> f) <u>It is located at least 3m from any habitable room on an adjoining site; and</u> g) <u>It does not exceed 10m in length or 25% of the length of the side or rear yard, whichever is less.</u> <p>Note 1: The Regional Water and Soil Plan for Northland also requires setbacks from waterways and the coast for excavation activities. Applicants should contact the Northland Regional Council to confirm whether or not Resource Consent is required.</p>	Restricted Discretionary Activity	<p>(1) Residential Zone</p> <p>Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:</p> <ul style="list-style-type: none"> i) The outlook and privacy of adjacent and adjoining neighbours; ii) Extent of visual intrusion and dominance of any buildings from beyond the site, particularly from the road and public places including the Coastal Marine Area, and the effect on skylines and ridgelines; iii) If in the Mangawhai Structure Plan Area, whether the proposed landscaping is in accordance with the design principles of the Mangawhai Structure Plan (pages 46 - 49) for Policy Area Three; iv) Effects on the locality, particularly residential and natural character and amenity values; v) If located within an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values; vi) The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B; vii) Effects on ecological values and in particular any sites of ecological significance as defined by the criteria listed in Appendix 25G; viii) Effects on public access; ix) Effects on natural hazards, including the design and construction of hazard protection works on land adjacent to the Coastal Marine Area, rivers and lakes; x) Protection of the conservation, ecological, recreation, access and hazard mitigation values of esplanade reserves or strips; xi) Where buildings are located in close proximity to State Highways or Rail (level crossings) whether and the extent to which consultation has been undertaken with NZ Transport Agency and New Zealand Railways Corporation respectively and written approval obtained; and xii) The functional requirements of the building and activity. <p>Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).</p> <p>(2) The Cove Road North Precinct</p> <p>Where an activity is not permitted by this rule, Council will have regard to the following matters when considering an application for Resource Consent:</p> <ul style="list-style-type: none"> i) <u>The privacy, outlook and amenity of adjacent and adjoining sites;</u> ii) <u>Sufficient sunlight access to the outdoor living space;</u> iii) <u>Building mass, orientation and passive surveillance toward the road/street.</u> iv) <u>Bulk, scale and shading effects;</u> v) <u>Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation;</u>

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		<p>Note 2: The 300m radius referred to in relation to State Highways shall be measured from the position where the centreline of the road joins the State Highway.</p> <p>Note 3: Any changes in land use on sites that have access onto Limited Access Road's require approval from the NZ Transport Agency under the Government Roading Powers Act 1989.</p>		<p>vi) <u>The extent to which the activity is consistent with the purpose, character and amenity values of the Cove Road North Precinct, and</u></p> <p>vii) <u>The ability to accommodate incidental activities anticipated within the Cove Road North Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping.</u></p>
13.10.7a	Fence and Landscaping	<p>(1) <u>The Cove Road North Precinct</u></p> <p>a) <u>Any fence is a permitted activity where:</u></p> <p>i. <u>The fence is adjacent to any road boundary and has a maximum height of 1.1m,</u> <u>Or</u></p> <p>ii. <u>The fence is separated no further than 5m from a retaining wall and the combined height of the fence and retaining wall has a maximum height of 1.5m.</u></p> <p>b) <u>Any activity within a site that has a legal boundary with Cove Road is a permitted activity where an area of planting is provided along the entire length of the Cove Road legal boundary which is:</u></p> <p>i. <u>1.5m wide; and</u></p> <p>ii. <u>1.8m in establishment height; and</u></p> <p>iii. <u>At a rate of x amount per m² (density).</u></p>	Restricted Discretionary Activity	<p>Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:</p> <p>i. <u>The extent to which the fencing and landscaping visually connects the private front yards to public roads and open spaces.</u></p> <p>ii. <u>The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places.</u></p> <p>iii. <u>The extent to which shading and visual dominance effects to immediate neighbours and the street are minimised.</u></p> <p>iv. <u>The extent to which built form is obscured from Cove Road.</u></p>
13.10.11	Private Open Space	<p>(1) <u>Residential Zone</u></p> <p>A dwelling is a Permitted Activity if the private open space meets the following:</p> <p>a) Is equivalent to 50% of the gross floor area of the dwelling;</p> <p>b) Is of a usable shape of no less than 3m dimension, capable of accommodating one circle of no less than 5m in diameter;</p> <p>c) Is located on the east, north or west side of the dwelling;</p> <p>d) Has direct access from the main living area of the dwelling;</p> <p>e) Is unobstructed by vehicle access or parking areas; and</p> <p>f) Is adequately screened from adjoining dwellings and adjacent sites, except in the case of reserves.</p> <p>(2) <u>The Cove Road North Precinct</u></p> <p>A dwelling is a Permitted Activity if the main private open space meets the following:</p> <p>a) <u>Is at least 20m² or equivalent to 25% of the gross floor area of the dwelling;</u></p> <p>b) <u>Has a minimum dimension of 4m;</u></p> <p>c) <u>Is located on the east, north or west side of the dwelling;</u></p> <p>d) <u>Has direct access from the main living area of the dwelling;</u></p> <p>e) <u>Is unobstructed by vehicle access or parking areas; and</u></p> <p>f) <u>Shall not be located between the dwelling and a road boundary.</u></p>	Restricted Discretionary Activity	<p>Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:</p> <p>i) The on-site privacy and amenity of the occupants;</p> <p>ii) The open space nature of the surrounding neighbourhood; and</p> <p>iii) The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B.</p> <p>Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).</p>

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13.10.12	Permeable Surfaces	<p>(1) <u>Residential Zone</u> Any activity is a Permitted Activity if:</p> <p>a) The area of any <i>site</i> covered by <i>buildings</i> and other <i>impermeable surfaces</i> is less than 40% of the <i>net site area</i>.</p> <p>(2) <u>The Cove Road North Precinct</u> Any activity is a Permitted Activity if:</p> <p>a) <u>The area of any site covered by buildings and other impermeable surfaces is less than 60% of the net site area, and</u></p> <p>Note 1: For the purposes of this Rule, any area regularly used by vehicles whether metalled, sealed or concreted shall be considered an impermeable surface.</p>	Restricted Discretionary Activity	<p>Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:</p> <p>i) Control of stormwater run-off;</p> <p>ii) The effects of increased stormwater flows downstream;</p> <p>iii) Methods of attenuating stormwater flows to pre-development rates;</p> <p>iv) Whether and the extent to which the activity meets the relevant Performance Standards or the Kaipara District Council Engineering Standards 2011;</p> <p>v) Effects on 'water quality; and</p> <p>vi) The extent to which low impact design principles are utilised.</p> <p>vii) <u>Within the Cove Road North Precinct, whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate concentrated flows and detail of any obligations for lot owners to construct and maintain such devices.</u></p> <p>viii) <u>Within the Cove Road North Precinct, the extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity including whether the proposal includes appropriate stormwater quality monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations.</u></p>
13.10.13	Building Coverage	<p>(1) <u>Residential Zone</u> Any activity is a Permitted Activity if:</p> <p>a) Building coverage on a <i>site</i> is less than 35% of the <i>net site area</i>.</p> <p>(2) <u>The Cove Road North Precinct</u> Any activity is a Permitted Activity if:</p> <p>a) <u>Building coverage on a site is less than 45% of the net site area.</u></p> <p>Note 1: For clarity, for sites within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply</p>	Restricted Discretionary Activity	<p>Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:</p> <p>i) The scale and bulk of the building in relation to the site;</p> <p>ii) The existing built character of the surrounding neighbourhood;</p> <p>iii) Effect on the open space nature of the surrounding neighbourhood;</p> <p>iv) The availability of useable on-site outdoor living space; and</p> <p>v) The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B.</p> <p>Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).</p>
13.10.14	Retirement Facility	<p>(1) <u>The Cove Road North Precinct</u> Any retirement facility is a Restricted Discretionary Activity.</p>	Restricted Discretionary Activity	<p><u>Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:</u></p> <p>i) <u>The siting, scale, design and layout of buildings ensures compatibility between buildings and their integration with other sensitive development on the site, adjacent sites and surrounding public spaces.</u></p> <p>ii) <u>The design, size and location of the private and/or communal open space, parking, loading spaces and driveways on the site achieves a high standard of on-site amenity, noise and visual privacy for residents, and ensures that effects from dust, fumes and light glare are minimised</u></p> <p>iii) <u>Outdoor living areas or balconies are contiguous with the internal living areas.</u></p> <p>iv) <u>The location of buildings, window and door placement, parking areas and outside amenity areas avoid reverse sensitivity effects on any adjoining industrial activities.</u></p>

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Amendments to Chapter 13 – 13.13 Performance Standards for All Residential Subdivision

Rule	Parameter	Terms for Subdivision	Matters for Discretion
13.13X	The Cove Road North Precinct Subdivision	<p>General Rules:</p> <ol style="list-style-type: none"> 1. Subdivision within the Cove Road North Precinct: <ol style="list-style-type: none"> a. Is a restricted discretionary activity. b. Is not subject to Residential Zone rules 13.11.1 – 3, 13.12.1, 13.13.1 and 2. c. Is subject to rules 13.13X. d. Complies with the relevant Performance Standards in Section 13.10 and 13.14 of this Chapter. <p>Subdivision Design Rules:</p> <ol style="list-style-type: none"> 2. Any subdivision within the Cove Road North Precinct shall ensure: <ol style="list-style-type: none"> a. Every allotment has a minimum net site area of 400m² where a connection here a connection to public reticulated wastewater infrastructure is available, or a private wastewater system is proposed to be established to serve all proposed allotments, except where the proposed allotment is located within the Northern Area as shown on Precinct Map 1; or b. Every allotment has a minimum net site area of 850m² where a connection to reticulated wastewater infrastructure is not available; and c. Every proposed allotment within the Northern Area as shown on Precinct Map 1 has a minimum net site area of 1000m²; and d. Proposed allotments have an average size of at least 600m². <p>Ecological Enhancement Rules:</p> <ol style="list-style-type: none"> 3. Any subdivision within the Cove Road North Precinct where the site contains an ecological feature including indigenous terrestrial or aquatic habitats shall legally protect any indigenous habitats on site in perpetuity and manage the ecological feature on an on-going basis in accordance with an approved Ecological Enhancement and Management Plan. 4. Any subdivision in accordance with rule 13.13X.4 shall provide: <ol style="list-style-type: none"> a. A detailed Ecological Assessment prepared by a suitable qualified ecologist identifying and delineating all natural features contained within the site boundaries and assesses the effects of the proposed site development on these features, and provide recommendations how these may be avoided, remedied or mitigated; and b. An Ecological Enhancement and Management Plan designed to ensure that all ecological features are appropriately enhanced as part of site development works. c. A Wetland Assessment prepared by a suitably qualified ecologist identifying any potential effects associated with the development proposal on wetland features and how these will be avoided, remedied or mitigated, where 'natural wetland' areas as defined under NPSM (2020) are located within a 100m setback from the proposed site development works. 	<p>Council will restrict its discretion over the following matters when considering and determining an application for Resource Consent:</p> <p>Rule 13.13X.1 – 4:</p> <ol style="list-style-type: none"> i. The extent to which the proposal is consistent with the Cove Road North Precinct policies. ii. The extent to which the proposal is generally in accordance with the Cove Road North Precinct Map 1. <p>Rule 13.13X.2 – Subdivision Design</p> <ol style="list-style-type: none"> i. The design, size, shape, gradient and location of any allotment, access or public road. ii. Whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate concentrated flows and detail of any obligations for lot owners to construct and maintain such devices. iii. The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity including whether the proposal includes appropriate stormwater quality monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations. iv. Where staged subdivision is proposed, whether all necessary infrastructure, roading, utilities, public spaces and connections to service the proposed development will be established. v. Where common lots are proposed, the extent to which appropriate mechanisms are provided to ensure that all infrastructure management and maintenance requirements are sustainable. vi. Where there are any communally owned or managed services, infrastructure or other such assets or joint responsibilities arising from any proposal, that the nature of arrangements which are proposed ensure the on-going implementation of such arrangements whether through body corporate or similar mechanisms. vii. Location of existing buildings, access and manoeuvring, and private open space. viii. The location of proposed allotment boundaries and building areas so as to avoid potential conflicts between incompatible land use activities, including reverse sensitivity effects. ix. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure, and how any adverse effects on existing infrastructure are managed. x. The protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future infrastructure. <p>Rule 13.13X.4 - Ecological Enhancement</p> <ol style="list-style-type: none"> i. Measures to ensure the protection, restoration or enhancement of any natural features, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, the protection of natural wetlands and streams or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects. ii. Where any subdivision involves a natural wetland or stream, whether the details of ecological protection and enhancement have been provided, including a minimum 10m riparian planting to streams and wetlands, weed and pest management controls and indigenous revegetation (where appropriate), are provided and any required mechanisms for ownership and maintenance of the area. For the avoidance of doubt these areas may form parts of private lots and be held in private ownership. iii. Whether the subdivision creates lots adjoining public open space (including recreation reserves and riparian/green corridors) that are designed to encourage passive surveillance of reserve areas having regard to finished contours, retaining, fencing and landscaping.

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13.14.2	Road, Private Way Formation and Property Access	<p>The design and layout of the subdivision provides for, and takes into account:</p> <ol style="list-style-type: none"> 1. Property Access <ol style="list-style-type: none"> a. Every allotment within the subdivision is capable of having vehicular access to a road; b. Property access is formed where it is shared by two or more allotments; c. Vehicle access and driveways comply with Rule 13.10.25; d. No more than seven allotments are served by a private shared access; e. Driveways onto the road or private ways are located in a manner that will allow for the safe entry and exit from the site based on expected vehicle operating speeds and methods for controlling vehicle speeds; f. Driveways onto the road or private ways are located to provide adequate sight distances for the safe functioning of the vehicle crossing and access; g. The property access is of a suitable width to contain required services; and h. For new vehicle crossings on to State Highways, all NZ Transport Agency engineering requirements have been satisfied. <p>Note 1: Any changes in land use, development or subdivision on sites that have access over a railway line require approval from the New Zealand Railways Corporation under the New Zealand Railways Corporation Act 1981.</p> 2. Road, Private Way, Cycle Way and Property Access Formation <ol style="list-style-type: none"> a. Road vesting in accordance with the following requirements: <ul style="list-style-type: none"> • Driveways serving eight or more allotments shall be by public road vested with Council; • Design and construction shall be to the satisfaction of Council's Asset Manager (in accordance with the Standards in Kaipara District Council Engineering Standards 2011); and • A cul-de-sac shall be provided at the end of any no-exit public road. b. Use and construction of unformed legal roads is to the satisfaction of Council's Asset Manager (in accordance with the Standards in Kaipara District Council Engineering Standards 2011). 	Discretionary Activity	<ol style="list-style-type: none"> 1. Council will have regard to the following matters when considering an application for Resource Consent under this Rule <ol style="list-style-type: none"> i. Whether and the extent to which the road or private way follows the alignment of indicative roads; ii. Whether and the extent to which there is a need for forming or upgrading roads in the vicinity, due to increased traffic from the subdivision; iii. Whether and the extent to which there is a need for traffic control measures on the roads due to increased traffic from the subdivision; iv. Whether and the extent to which there is a need for footpaths; v. Whether and the extent to which there is a need for stormwater management associated with the provision of the new road or private way; vi. Whether an adequate alternative access is able to be provided for the anticipated use; vii. Whether the access can contain required services; viii. The expected vehicle operating speeds and methods for controlling vehicle speeds; ix. Adequacy of sight distances available at the vehicle crossing and along the access; x. Possible measures or restrictions on vehicle movements in and out of the access; xi. Possible adverse effects on Council infrastructure on adjoining properties; xii. Any foreseeable future changes in traffic patterns in the area (including future congestion); xiii. The provision made to mitigate the effects of stormwater runoff and any impact on roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties; xiv. Whether and the extent to which the road, private way or property access complies with the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer; and xv. Where a new access is being provided or an existing access onto a State Highway modified, or on sites that have access over a railway line, whether the consent of the NZ Transport Agency and/or New Zealand Railways Corporation is obtained; <p>Note 1: General assessment of the Kaipara District Council Engineering Standards 2011 is undertaken as part of the assessment of the Subdivision Resource Consent application and conditions relating to compliance with any of these Standards may be applied to the consent as part of the engineering approval.</p> <p>The Cove Road North Precinct Road, Cycleway and Pedestrian Connection</p> <ol style="list-style-type: none"> 2. Council will have regard to the following additional matters when considering an application for resource consent under this rule within the Cove Road North Precinct: <ol style="list-style-type: none"> i. The extent to which any road, cycling and pedestrian connections are established in accordance with the Cove Road North Precinct Map 1 and Cove Road North Precinct Concept Plan 1.
13.14.3	Provision for the Extension of Services	<p>The design and layout of the subdivision provides for, and takes into account:</p> <ol style="list-style-type: none"> a. The efficient and effective future extension of water and electricity supply, stormwater, wastewater, public access, walking trails, bridal ways and roads to any adjoining land 	Discretionary Activity	<ol style="list-style-type: none"> (1) Council will have regard to the following matters when considering an application for Resource Consent under this Rule: <ol style="list-style-type: none"> i. Whether and the extent to which the subdivision is located close to existing residential settlements and avoids the need for provision of new or requirement for increased capacity of Council owned infrastructure and services to meet the needs of the development; ii. Whether and the extent to which the subdivision and development avoids cumulative effects on the environment and on the provision of infrastructure and services to the land being subdivided, and to nearby land that might be subdivided in the future; iii. Whether bonds or covenants, or both, are required to ensure performance or compliance with any conditions imposed; iv. Whether there is the need for land to be set aside and vested in the Council as a site for any public utility required to be provided; v. Whether and the extent to which public access for walking, cycling and bridleways can be provided as part of the development; vi. The need for and amount of any financial contributions in accordance with Chapter 22: Financial Contributions to achieve the above matters; and vii. Whether and the extent to which the extension of services meet the relevant Performance Standards or the Kaipara District Council Engineering Standards 2011 <p>Note 1: General assessment of the Kaipara District Council Engineering Standards 2011 is undertaken as part of the assessment of the Subdivision Resource Consent application and conditions relating to compliance with any of these Standards may be applied to the consent as part of the Engineering Approval.</p> <p>The Cove Road North Precinct Road, Cycleway and Pedestrian Connection</p> <ol style="list-style-type: none"> (2) Council will have regard to the following additional matters when considering an application for resource consent under this rule within the Cove Road North Precinct:

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				ii. The extent to which any road, cycling and pedestrian connections, create connectivity throughout the precinct and residential land beyond the precinct and are established in accordance with the Cove Road North Precinct Map 1 and Cove Road North Precinct Concept Plan 1.
13.14.5	Stormwater Disposal	<p>(1) Where available all allotments are provided, within their net site area, with:</p> <p>a) A connection to a Council-maintained stormwater system, excluding sites within the Cove Road North Precinct, or</p> <p>(2) Where no Council system is available:</p> <p>a) All allotments are provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way as to avoid any adverse effects of stormwater runoff on the receiving environment in accordance with the Kaipara District Council Engineering Standards 2011, excluding sites within the Cove Road North Precinct.</p> <p>(3) The Cove Road North Precinct Stormwater Management</p> <p>a) All allotments are provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surface, in such a way as to mitigate any adverse effects of stormwater runoff on the receiving environment by providing.</p> <p>Note 1: Stormwater discharges may require Resource Consent under the Regional Water and Soil Plan for Northland. Applicants should contact the Northland Regional Council to determine whether or not a Resource Consent is required.</p> <p>Note 2: Where parallel Resource Consent for stormwater discharge is required from the Northland Regional Council, Kaipara District Council will seek to undertake joint processing of both applications, via delegated authority from the Northland Regional Council.</p> <p>Note 3: The discharge of stormwater into the rail corridor is an offence under the Railways Act 2005 unless the written consent of the New Zealand Railways Corporation has been provided.</p> <p>Note 4: Good management practice for stormwater management is equivalent to those set out in the guideline document, Stormwater Management Devices in the Auckland Region (GDD1).</p>	Discretionary Activity	<p>Council will have regard to the following matters when considering an application for Resource Consent under this Rule:</p> <ul style="list-style-type: none"> i) Whether there is sufficient control of water-borne contaminants, litter and sediment; ii) Whether there is sufficient land available for disposal of stormwater; iii) Whether and the extent to which the capacity of the downstream stormwater system is able to cater for increased runoff from the proposed allotments; iv) Whether and the extent to which measures are necessary in order to give effect to any drainage or v) Catchment Integrated Development that has been prepared for the area; vi) Whether and the extent to which measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles are effective; vii) Whether and the extent to which the stormwater infrastructure within the subdivision, is able to link with existing disposal systems outside the subdivision; viii) Whether and the extent to which the development meets the relevant performance standards or the Kaipara District Council Engineering Standards 2011; ix) Whether there is a need for land to be set aside and vested in the Council as a site for any public utility required to be provided; x) Within the Cove Road North Precinct: <ul style="list-style-type: none"> - The extent to which run-off from a developed catchment is discharged back into its natural catchment. - The applicability of retention to be provided within a 72-hour period. - The extent to which inert building materials are to be utilised (e.g., inert roof material). <p>(3) The Cove Road North Precinct Information Requirement:</p> <p>Any application shall be supported by a detailed stormwater assessment report and stormwater management plan prepared by a suitably qualified engineer to confirm that the proposal will achieve the following:</p>

Appendix 4: 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 1 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