

Mangawhai East Private Plan Change 85
Black Swamp Road – Mangawhai, Northland

Assessment of Landscape and Visual Effects



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**Landscape and Visual Effects Assessment
Quality Assurance Statement**

Prepared by:



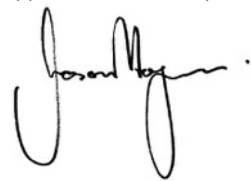
Director

Reviewed by:



Director

Approved for issue by:



Director

Status: **Final**
Date: 26 June 2025

File Number/Name	24-318 Mangawhai East Private Plan Change 85
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Assessment of Landscape and Visual Effects

1. Introduction

- 1.1 LA4 Landscape Architects ('**LA4**') have been engaged by Cabra Mangawhai Limited Partnership and Pro Land Matters Company Limited ('**applicant**') to undertake a Landscape and Visual Effects Assessment ('**LVA**') for a proposed Private Plan Change ('**PPC**') for the urbanisation of approximately 93.3ha of land on the northern and southern sides of Black Swamp Road, Mangawhai, Northland ('the **Site**').
- 1.2 This assessment investigates the existing character of the Site and surrounding environment, identifies the key landscape character, natural character and visual amenity features of the Site and describes the visual and landscape implications of the PPC on the Site and surrounding area. Investigations of the Site and surrounding Mangawhai environment were undertaken in October 2024.

2. The Proposed Plan Change

- 2.1 The Site covers an area of approximately 93.3 hectares and zoned 'Rural' under the Operative Kaipara District Plan ('**KDP**'). The proposal seeks to rezone the Site to a combination of Neighbourhood Centre ('**NC**'), Business Mixed Use ('**B-MU**'), Medium Density Residential ('**MDR**'), Low Density Residential ('**LDR**'), Rural Lifestyle ('**RL**') and Large Lot Residential ('**LLR**') zones, to allow the development of a master planned community comprising approximately 750 to 800 residential units, a neighbourhood centre, commercial centre, estuary reserve, connected walkways and cycleways.
- 2.2 The Site is illustrated in **Annexures 1 and 2**, and a Structure Plan has been prepared and is included in **Annexure 3**. The proposed Zone Map is included in **Annexure 4** and the Concept Plan illustrated in **Annexure 5**.
- 2.3 The 'southern' Site encompasses the following:
- a) Large lot, low density and medium density living opportunities with north and easterly aspects;
 - b) A mixed use zone on the southern side of Black Swamp Road;
 - c) Protection, management, and enhancement of the existing natural features and drainage patterns on the Site; and
 - d) Enhancement of the estuarine wetland and saltmarsh areas covering approximately 1.75ha of the Site.
- 2.4 The 'northern' Site comprises:
- a) Rural lifestyle, low density and medium density living opportunities.;
 - b) A neighbourhood centre at the Black Swamp Road/Raymond Bull Road intersection;
 - c) Protection, management, and enhancement of the existing natural features on the Site where possible; and
 - d) Enhancement of the estuarine wetland and saltmarsh areas.
- 2.5 Development controls are proposed to ensure the long-term protection and management of the Site's natural features, an appropriate rural/urban interface, and to ensure the key environment/landscape character and natural landscape values of the wider area beyond the Site are retained and enhanced.

- 2.6 The key principles and strategies are as follows:
- To create a healthy and sustainable community for people of all ages;
 - Provide a zoning pattern and arrangement that responds to the Site's natural patterns, opportunities, and constraints, and importantly the established surrounding development pattern;
 - Promote efficient use of land, mix of housing, and other public and local commercial service amenities;
 - Create quality and interlinked public realms including open space, accessible to all residents and visitor;
 - Provide for a legible pattern of roads, local streets, lanes, and walking and cycling routes to connect with the existing roading and transport patterns of the Mangawhai settlement; and
 - Celebrate and complement the unique identity of the broader catchment of the Mangawhai settlement and create a 'sense of place' in this eastern portion of that wider settlement.
- 2.7 The urban zoning for the PPC Site will facilitate approximately 750 – 800 lots comprising the following size ranges:
- Medium Density Residential zone (600m² minimum or 400m² per dwelling minimum as part of an integrated development);
 - Low Density Residential zone (750m² minimum);
 - Large Lot Residential zone (1000m² (reticulated wastewater) – 3000m² (onsite wastewater);
 - Neighbourhood Centre zone;
 - Mixed Use zone; and
 - Rural Lifestyle zone.

3. Assessment Methodology

- 3.1 The key to assessing the landscape character, natural character and visual amenity effects of the PPC on this landscape is first to establish the existing characteristics and values of the landscape and then to assess the effects of this proposal on them. In accordance with the Resource Management Act (1991) ('RMA') this includes an assessment of the cumulative effects of the PPC combined with existing and known proposed developments.
- 3.2 The methodology used in this assessment is in accordance with Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2022 ('TTatM') and designed to assess whether or not the proposal will have adverse natural character, landscape character and visual amenity effects on the Site and surrounding area. The following methodology has been used in this assessment.

Background review

- 3.3 A review of the background plans, reports and information was undertaken in relation to the landscape character and visual amenity aspects of the proposal. Key landscape and environmental factors which could potentially be affected by the PPC were identified and reviewed.

Statutory context

- 3.4 A review of the relevant RMA and KDP statutory provisions was undertaken to identify the key landscape character and visual amenity related objectives and policies. The purpose of reviewing the statutory provisions was to help frame the landscape assessment.

Site and landscape evaluation – landscape and visual environment

- 3.5 Detailed site investigations and an analysis of the Site and surrounding Mangawhai environment were undertaken. The landscape character, natural character, visual and amenity values were identified and outlined, and a photographic record of the Site and surrounding environment compiled. Key landscape features and elements were identified, and an analysis of the landscape values and the landscape's ability to accommodate future development enabled by the PPC was undertaken.
- 3.6 An analysis of the existing landscape, rural, and coastal character of the Site and surrounding environment was undertaken. The analysis identified how vulnerable the Site and surrounding environment will be to change. This included:
- i) aesthetic value (vividness, complexity, cohesion, legibility, and other less tangible values);
 - ii) landscape character values;
 - iii) natural character values;
 - iv) natural processes, patterns and elements;
 - v) rarity;
 - vi) visual absorption capability including land uses, vegetation cover and type and topographic diversity and type; and
 - vii) exposure and visibility.

Visual catchment and viewing audience

- 3.7 The physical area that will be visually affected by development enabled by the PPC was determined (visual catchment). In turn, this indicated the range, type and size of the viewing audiences that will potentially be impacted upon.

Viewpoint selection

- 3.8 The next step was to establish a platform from which detailed analysis could be carried out. The most practical platform for carrying out such analysis is a series of viewpoints, strategically located within the visual catchment in order to assess the impact of the proposal for most of the potential viewing audiences.

Landscape character and visual effects assessment

- 3.9 A specific analysis and assessment were undertaken, and key questions that were derived from the very nature of anticipated effects on landscape character, natural character and visual amenity on the Site and surrounding area were addressed. This process assessed the effects of the proposal and identified the aspects which were likely to have high or adverse landscape character or visual amenity impacts.

Conclusions

- 3.10 An evaluation of the proposal as a whole, considering all the preceding analysis, was undertaken in relation to potential effects on the landscape character and visual amenity values. Conclusions were made in relation to the potential landscape character, natural character and visual amenity effects of the proposal including recommendations for avoiding, remedying, or mitigating these effects.

4. The Site and Wider Landscape Context

The Site

- 4.1 The Site comprises 93.3 hectares of land split into two areas to the north (northern Site) and south (southern Site) of Black Swamp Road and bordered by Raymond Bull Road along the northern and part of the eastern boundary. The western boundary is demarcated by the Mangawhai Harbour upper estuarine environment extending through to Insley Street / Tomarata Road.

Landform

- 4.2 To the north of Black Swamp Road, the Site is largely in two parts. An elevated plateau covers most of the northern Site at approximately RL 4m and above with the highest elevation in the north-eastern corner falling to a low point towards in the north-west. An extensive low-lying area extends to the north-west of this, typically at RL 2m and below continuing towards the coastal edge. These two distinct areas are separated by a north-east oriented, relatively steep bank. A raised bund is located along the coastal edge at the northern extent of the Site, approximately 1.5-1.8m high. Armouring is present along the coastal edge south of the bund.
- 4.3 The southern Site is primarily sloping hill country extending to approximately RL 50m at the crest of the southern ridgeline. The slope falls to the north where it meets a tributary of the Mangawhai Estuary which extends east, inland from the causeway at Black Swamp Road.



Figure 1: Site aerial

Land use

- 4.4 The southern Site is currently being grazed and contains an existing dwelling (now converted to an office), with three additional sheds/barns on the Site. A farm track links through the Site connecting to Black Swamp Road at the western and eastern ends of the Site.
- 4.5 The northern Site is currently in rural land uses, with grazed pasture in the eastern side of the Site. More intensive land use activities are located in the western part of the Site including

smaller lifestyle blocks, horticultural activities, olive groves, cropping, garden centre and brewery. The Riverside Holiday Park occupies the south-western part of the Site with a large number of camping sites, studios, cabins and chalets. The Kaipara District Council esplanade strip abuts the western side of the PPC Site, next to the estuary.

Vegetation

- 4.6 Vegetation values within the Site are limited due to the restricted number of trees present on the Site and the dominance of exotic vegetation and pasture. The southern Site is predominantly in pasture, with several water bodies and wetland systems throughout the Site. Exotic vegetation on the Site includes stands of poplar (*Populus spp.*) largely concentrated alongside some of the permanent and intermittent streams. Willows (*Salix spp.*) are clustered towards the northern boundary, with areas of pine (*Pinus radiata*) and eucalypt (*Eucalyptus spp.*) scattered throughout the Site.
- 4.7 The eastern part of the northern Site is largely in pasture with mature exotic trees present across the Site, mainly planted as shelterbelts along paddock edges, or along waterways. Species included pines (*Pinus radiata*), poplar (*Populus sp.*), she-oaks (*Casuarina cunninghamiana*), Japanese red cedar (*Cryptomeria japonica*), white cedar (*Thuja occidentalis*), wattle (*Acacia sp.*), gums (*Eucalyptus sp.*), macrocarpa (*Hesperocyparis macrocarpa*), blackwoods (*Acacia melanoxylon*) and willows (*Salix spp.*). An olive orchard and vineyard are located to in the west of the northern Site.
- 4.8 Native vegetation throughout the Site is sparse. Along the north-eastern boundary of the camping ground is a strip of planted natives, including karo (*Pittosporum crassifolium*), cabbage tree (*Cordyline australis*), akeake (*Dodonaea viscosa*) and mānuka. Along the coastal stop bank on the north-western edge of the Site there are scattered pōhutukawa trees (*Metrosideros excelsa*). Further south along the coast is a mix of pōhutukawa, houpara (*Pseudopanax lessonii*), ngaio (*Myoporum laetum*), karo, mingimingi and flax (*Phormium tenax*).
- 4.9 There are a number of areas dominated by rank grass and weedy exotic species including pampas, woolly nightshade, and golden wattle primarily around the northern and north-western edges of the northern Site, adjacent to the coast.

Streams and wetlands

- 4.10 There are no intermittent or permanent streams within the northern Site, only artificial drainage channels associated with agricultural practices. Salt marsh - natural inland wetlands have been identified in the north-west of the Site and one in proximity to the southern boundary of the northern Site as identified in the Viridis ecological assessment. There is an extensive area of salt marsh in the north-western part of the Site behind a man-made stopbank which is legally protected. Several constructed ponds are located within the Site.
- 4.11 A tributary of the Mangawhai Estuary is located within the southern Site which extends east, inland from the causeway at Black Swamp Road. This is feed by a number of artificial drainage channels, intermittent and ephemeral streams. A number of farm ponds are located within the Site.

Coastal edge

- 4.12 The coastal edge extends around the western part of the Site and is identified as an area of High Natural Character in the Northland Regional Council Proposed Regional Plan ('NRCPRP'). The harbour contains a wide variety and representative succession of habitats spanning

dunes, tidal flats, channels, mangroves, saltmarsh and freshwater wetlands and adjacent shrubland.

- 4.13 A thin strip of salt marsh vegetation extends around much of the coastal edge, with mangroves beyond, except along the campground site where the channel is closer. In some areas there is evidence that mangroves have been removed. Most of the coastal edge has been modified by construction of retaining walls, seawalls and a stop bank.

The Existing Environment

- 4.14 Mangawhai has a unique rural, residential and bach settlement character which is rapidly changing. Over the last 20 years, emerging residential infill and commercial development has seen significant changes to the character of the Mangawhai settlement and wider Mangawhai catchment environment and landscape. The wider Mangawhai catchment area is seeing rapidly increasing density in residential and urban development reflective of the demand for this location.
- 4.15 The Site and surrounding area to the east of the Mangawhai Harbour is characterised by a number of diverse activities including intensive land use activities in the western part of the Site including the Riverside Holiday Park, smaller lifestyle blocks, horticultural activities, olive groves, cropping, garden centre and brewery. Further to the east are rural lifestyle properties, rural landholdings, horticultural activities and other mixed uses. Light industrial activities extend further to the east, with marine engineering, electrical supplies and crane and truck transportation services. The southern Site has subdivision consent for 19 lots between 0.30ha and 1.1ha with a balance lot of 18.1ha. These lots are considerably smaller than the Spatial Plan's indicative 2ha-4ha. Attached as **Annexure 6** is an 'Existing Environment Plan' which illustrates the development and dispersal pattern within the localised area. Attached as **Annexure 7** is an 'Existing Land Use Plan' which provides an illustration of land use within the same area.
- 4.16 The landscape character of the Site and surrounding area has therefore changed over the years, being highly modified, with the PPC Site essentially ringed by existing rural residential growth. The PPC area is largely free from natural constraints and the majority of the land is owned and controlled by the PPC Applicants, making it suitable for integrated master planning and sustainable urban growth. Through the proposed Development Area, the PPC promotes extensive and comprehensive physical, ecological, and aesthetic landscape enhancement treatment as an inherent outcome of the future urban landscape.
- 4.17 The wider surrounding area to the west is characterised by the Mangawhai settlement pattern surrounding the Mangawhai Harbour and estuarine inlet with Mangawhai Village, the rapidly developing Mangawhai Central commercial and residential area, the proposed PPC84 Mangawhai Hills to the west, and beyond to Mangawhai Heads in the north.
- 4.18 The wider landscape context to the east of the Mangawhai Harbour is characterised by rural lifestyle properties, rural landholdings, horticultural activities and other mixed uses. An area of light industrial activities extends to the east, with marine engineering, electrical supplies and crane and truck transportation services. Further to the east is the Mangawhai Spit Sand Dune and the extensive Tara Iti Golf Club and Te Arai Links Golf Course set within the sand dunes along the coastal edge. Te Arai Beach, beyond which Tara Iti sits, is significant to the local Māori as 'the lifting off point between earth and heaven'. Large areas of production forestry, a sand mining operation and a closed quarry are also located to the east. Three natural lakes include Tomarata, Slipper and Spectacle Lakes.

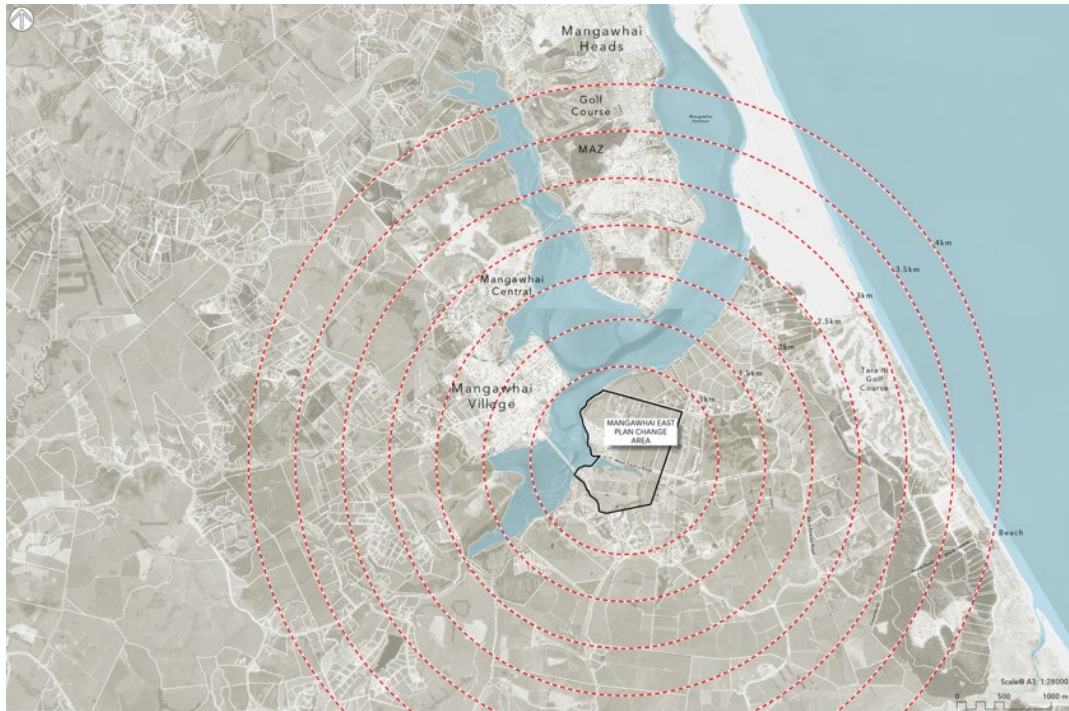


Figure 2: Wider landscape context

- 4.19 Although there are some localised areas within the wider environs that retain a relatively high level of rural, and, or general landscape amenity, apart from sections of the coastline, the landscape values and sensitivity is generally relatively low. This is a consequence of the level of modification to the rural environment, which has in many instances been degraded by land use practices, a wide dispersal of rural residential sites, retains limited significant indigenous vegetation, and generally exhibits few particularly distinctive rural characteristics, or significant landscape features.

5. Statutory Context

- 5.1 A comprehensive outline of the proposal relating to the statutory and non-statutory provisions is provided within the AEE documentation prepared by The Planning Collective. The relevant key landscape character and visual amenity provisions have been reviewed for this assessment. The purpose of reviewing the statutory provisions is to help frame the landscape assessment. It is not to undertake a planning assessment of the proposal against the provisions, which is outlined fully in the AEE. This section of the assessment outlines, by way of background, the provisions most relevant to landscape character and visual amenity matters.
- 5.2 The following statutory documents are of particular relevance to this assessment:
- Resource Management Act 1991 ('RMA')
 - New Zealand Coastal Policy Statement 2010 ('NZCPS')
 - National Policy Statement: Urban Development (2020) ('NPS-UD')
 - Northland Regional Policy Statement 2018 ('NRPS')
 - Operative Kaipara District Plan 2013 ('KDP')
 - Mangawhai Spatial Plan 2020 ('MSP') – non-statutory

Resource Management Act 1991

- 5.3 Part 2 of the Resource Management Act 1991 sets out the purpose and principles of the Act. Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 of the RMA sets out matters of national importance that must be recognised and provided for specifically the preservation of the natural character or the coastal environment, wetlands and lakes and rivers and their margins and the protection of them from inappropriate subdivision, use and development (a); the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (c); the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers (d); and the management of significant risks from natural hazards (h).
- 5.4 Section 7 identifies a range of matters that shall be given particular regard to in achieving the purpose of the RMA, including the following that are relevant to this assessment - Section 7(c) the maintenance and enhancement of amenity values and Section 7(f) the maintenance and enhancement of the quality of the environment. Effects relevant to Sections 7(c) and 7(f) of the RMA are addressed in this assessment.

New Zealand Coastal Policy Statement 2010

- 5.5 The purpose of the New Zealand Coastal Policy Statement is to state policies in order to achieve the purpose of the RMA, in relation to the coastal environment of New Zealand. The proposal is considered to be consistent with the relevant NZCPS objectives listed below:

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values.

Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development.

Policy 1: *Extent and characteristics of the coastal environment*

Policy 6: *Activities in the coastal environment*

Policy 13: *Preservation of natural character*

Policy 15: *Natural features and natural landscapes*

- 5.6 Having regard to the nature of the existing environment and characteristics of the locality, it is considered that the proposal will be in keeping with the relevant provisions of the NZCPS for the following reasons:
- i) The characteristics and qualities that contribute to natural character, natural features and landscape values along the coastal edge in the vicinity of the Site are not high. The coastal edge is characterised by the upper inlet of the estuarine Mangawhai Harbour, characterised by its tidal nature and mangroved vegetated edge. There are no Outstanding Natural Features ('ONF'), Outstanding Natural Landscapes ('ONL'), Outstanding Natural Character ('ONC') areas in the coastal area in the vicinity of the Site.
 - ii) The Site and surrounding area is a modified coastal environment with a greater level of landscape sensitivity towards the coastal edge and consequently, the Site an appropriate location for the form and hierarchy of development proposed by the PPC.

- iii) The coastal environment in the vicinity will be restored and enhanced through the estuary reserve, riparian plantings, wetlands protection and defined public access along the coastal edge and associated signage to restrict dogs to an on lead only and also to advise the public of the restrictions for access along the coastal edge to the Sandspit.
- iv) The proposal will enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development of the PPC land.
- v) The elements and features that contribute to the natural character, landscape, visual qualities or amenity values will not be adversely affected by the proposal. The Site is not located on a headland or prominent ridgeline and is located adjacent to land in the coastal environment that is already developed for residential and other urban land uses.
- vi) The proposal will provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment.
- vii) A hierarchy of built development will protect the natural character, open space, public access and amenity values of the coastal environment through the provision of the larger Rural Lifestyle zone in the more sensitive north-western part of the Site.

National Policy Statement: Urban Development (2020)

- 5.7 The NPS-UD directs councils to provide for sufficient development capacity and plan for growth, both up and out. Councils also have to respond to changes in demand by allowing denser housing in areas where people want to live, that are well-connected to jobs, transport and community facilities. The policies are focused on requiring Council plans to enable greater height and density, particularly in areas of high demand and access.
- 5.8 Development enabled by the PPC is appropriate in that the Site is a 15-20 minute walk from Mangawhai Village and the primary school, being well connected.

Northland Regional Policy Statement (Updated May 2018)

- 5.9 The main relevant sections of the NRPS relating to the natural character, landscape character and visual amenity are:

Policy 3.11 – Regional form

Policy 3.14 – Natural character, outstanding natural features, outstanding natural landscapes and historic heritage

Policy 4.6 – Managing effects on natural character, features / landscapes and heritage

Policy 5.1.2 – Development in the coastal environment

- 5.10 With respect to the matters addressed in these objectives, policies and assessment criteria, I comment as follows:
 - i) The proposal will enable people and communities to provide for their wellbeing through appropriate subdivision, use and development.
 - ii) Urban development will be consolidated within or adjacent to existing the Mangawhai coastal settlement and will avoid sprawling or sporadic patterns of development.
 - iii) The proposal will result in a sustainable built environment that effectively integrates infrastructure with subdivision, use and development, and has a sense of place, identity and a range of lifestyle, employment and transport choices.

- viii) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins will be protected from inappropriate subdivision, use and development. The Mangawhai Sandspit identified as an ONL in the NRPS, will not be adversely affected by the development enabled by the PPC.
- iv) The location, intensity, scale and form of subdivision and built development will be appropriate having regard to natural elements, landforms and processes. The proposal will be consolidated within and around the existing Mangawhai settlement, in an area where natural character and landscape values have already been compromised to a degree.

Kaipara District Plan (Operative) 2013

- 5.11 The main relevant sections of the KDP relating to the natural character, landscape character and visual amenity are:

Chapter 3 – Land use and development strategy

Chapter 3A – Mangawhai Growth Area

Chapter 18 – Landscapes and Natural Features

- 5.12 With respect to the matters addressed in these objectives, policies and assessment criteria, I comment as follows:

- v) There are no Outstanding Natural Features ('ONF'), Outstanding Natural Landscapes ('ONL'), Outstanding Natural Character ('ONC') areas in the coastal area in the vicinity of the Site.
- i) The proposal will preserve the characteristics and qualities that contribute to the natural character of the coastal environment. The provision of the estuary reserve and riparian and wetland plantings will restore and rehabilitate the natural character values of the coastal environment.
- ii) The PPC Site is within an area already characterised by development and where the natural character values are already compromised. The proposal has been set back from the CMA through the provision of the estuary reserve which will protect the natural character values of the coastal environment.
- iii) The location, scale and design of development enabled by the PPC will mitigate adverse effects on the characteristics and qualities that contribute to the natural character values.
- iv) Development within the PPC area will achieve a comprehensive residential and environment and allow for a range of housing densities and typologies with lower density along the coastal edge within the Rural Lifestyle zone, increasing behind to the Low Density Residential zone. Potential adverse effects of urban activities on the environment will be avoided, remedied or mitigated in accordance with the KDP provisions and Mangawhai East Development Area objectives and policies.
- v) The large size of the Site means greater co-ordination can be achieved both internally and to the wider surrounds through the comprehensively designed Master Plan. Development enabled by the PPC will result in a quality compact urban form with a range of residential densities. Development enabled by the PPC will provide for a range of quality housing choices to meet the needs of a growing and diverse community and enable a variety of housing types.

- vi) The provision of the estuary reserve with indigenous coastal planting and shared pedestrian and cycle path will enhance the natural character, landscape character and visual amenity values of the coastal edge.
- vii) Natural features including intermittent streams, saltmarsh 'natural inland wetlands,' and indigenous vegetation on the Site are to be protected and enhanced as part of the proposal.
- viii) Public access to and along the coastal edge will be maintained and enhanced.
- ix) The PPC will encourage and establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Kaipara District and enable the community to provide for their social and economic well-being.
- x) The proposal will minimise the ad hoc expansion of residential and business activities in the rural heartland and avoid adverse environmental effects and issues of reverse sensitivity and will provide for a diverse range of residential and business opportunities in appropriate locations that enable their effects to be effectively managed.

Mangawhai East Development Area Provisions

- 5.13 The Planning Collective has prepared the 'Mangawhai East Development Area Provisions', which outline the proposed objectives, policies and rules relating to development within the plan change area. There are a number of provisions within the Mangawhai East Development Area to ensure a suitable level of landscape amenity will be achieved. While there will be a loss in semi-rural landscape character, the key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development. Although development enabled by the PPC will result in the loss of semi-rural characteristics there are number of positive landscape outcomes associated with the PPC.
- 5.14 The main relevant objectives relating to the natural character, landscape character and visual amenity are:
 - DEV X-01** – *Quality Urban Environment*
 - DEV X-02** – *Connectivity and Access*
 - DEV X-04** – *Indigenous Biodiversity and Ecological Values*
 - DEV X-05** – *Freshwater Management*
 - DEV X-07** – *Landscape Character and Amenity*
- 5.15 The objectives and policies require a quality urban environment and the protection and enhancement of the ecological and habitat values of the Development Area including adjacent land estuarine environments and the coastal marine area. They also require the provision of walking and cycling connections to Mangawhai Village; defined connections around the coastal edge and new walking and cycling connections through the development and along new reserves to be provided adjacent to wetland areas.
- 5.16 In terms of landscape character and amenity, the provisions require to urban development to be delivered with necessary controls to ensure development appropriately responds to the urban / rural interface and the coastal environment. This will be achieved through appropriate yard setbacks to respond to the rural edge areas; edge planting to provide appropriate landscape responses to the rural / urban edge; lesser density zoning along the coastal edge; retaining existing covenanted wetland areas and esplanade reserves. The provisions also require implementing appropriate Design Controls at the time of land development for land

in the Rural Lifestyle, Residential Large Lot and Low Density Residential zones to ensure development responds to the rural urban interface and coastal environment.

- 5.17 In my opinion this suite of provisions will mitigate potential adverse landscape effects and ensure a suitable level of landscape amenity will be achieved.

Mangawhai Spatial Plan (2022)

- 5.18 The aim of the Spatial Plan is to provide a high-level 'spatial picture' of how Mangawhai could grow over the next 20-25 years, address the community's social, economic and environmental needs, and respond to its local context. The Spatial Plan will provide the KDC with an effective and legible tool to move from vision to strategy, and from strategy to action by setting out specific, prioritised initiatives at the district and local level. The Spatial Plan process identified a number of potential residential growth areas and the practical suitability of these areas for residential development was assessed.
- 5.19 The Mangawhai estuary is a clear existing physical boundary, however, the Mangawhai Spatial Plan identified a number (7 in total) of potential residential growth areas. The practical suitability of these areas for residential development was assessed as detailed in Appendix C of the Spatial Plan 2020. Appendix C contains the Provisional Residential Growth Area Assessment. The subject land is identified as Area G and scored most suitable in terms of landform, fragmentation, protected features, wastewater, geohazards and flooding. There were no scores of 'least suitable', but the area was identified as *'Moderate, subject to technical improvement'* in terms of the following matters:
- Planning
 - Tsunami risk
 - Coastal flooding
 - Landscape
 - Soils
 - Transport.
- 5.20 Appendix C stated that *"Whilst Area A and Area D were identified as preferred growth areas, the findings from this assessment will require further comprehensive and formal studies to provide evidence and support"*. In terms of the practical suitability of these areas (A-G) for residential development, this was assessed during the inquiry-by-design workshop against the criteria outlined in the table in Appendix C. While Areas A and D scored highest in terms of *'most suitable'*, Area G (PPC 85) scored a close third equal.
- 5.21 Ultimately and as part of the Exposure Draft District Plan, the PPC Site was identified as Lifestyle Lot (2ha-4ha). Pro Land Matters Co provided feedback on the Exposure Draft District Plan, with assessment and analysis relating to Area G being suitable for residential growth
- 5.22 The PPC proposes a land use outcome that is efficient and more in keeping with National Policy Statements that were not in play at the time the Spatial Plan was prepared. Given the introduction of these Policy Statements, the PPC 85 area, as one of seven identified Residential Growth Areas for Mangawhai, needs to be carefully considered in relation to Mangawhai's future strategic long-term planning. If the area is to ever be considered for residential growth and development, this needs to be secured now. The risk is allowing lifestyle type development to occur in the interim, precluding the opportunity for good urban design and master planned development outcomes.
- 5.23 Development enabled by the PPC proposes a hierarchy of lot sizes according to the sensitivity of the Site with large lot, low density and medium density living on the southern Site in

cognisance of the adjacent rural lifestyle properties and the direction of the Mangawhai Community Plan and the Spatial Plan to offer a diverse and affordable living and working choices. The northern Site comprises low density, medium density and rural lifestyle living opportunities in cognisance of the proximity to the estuary. The southern Site includes Large Lot Residential transitioning down the slope to Low Density Residential.

- 5.24 A Development Area is proposed with development controls that will ensure the long-term protection and management of the Site's natural features, an appropriate rural/urban interface, and to ensure the key environment/landscape character and natural landscape values of the wider area beyond the Site are retained and enhanced.
- 5.25 Although the PPC seeks to 'jump the estuary', this is already how Mangawhai is spatially arranged and the location provides a significant opportunity to achieve the outcomes identified by the Community Plan and the Spatial Plan in terms of:
- The Natural Environment – protecting and enhancing biodiversity links, waterways and the coastal area.
 - Iwi and Cultural – celebrating Māori culture and making local history visible – e.g. gum digger history and the Cultural Impact Assessment submitted with the PPC acknowledges the ability for the proposed urban development to integrate with protection and enhancement of ecological features, management of provision of infrastructure and mitigation of landscape effects¹.
 - Three Waters – close to wastewater connections, stormwater can be provided as can water supply.
 - Living Environment – the PPC provides housing choice and responds to community needs by providing alternative recreational opportunities on the eastern side of the harbour whilst protecting and enhancing ecological and landscape values.
 - Community – provides opportunity to strengthen the community by providing living opportunities around established business and residential living activities e.g. the brewery, garden centre and the Riverside accommodation. The area also links to the identified existing industrial activity identified in the Spatial Plan on Black Swamp Road.
 - Employment – the proposed Business zonings will enable support for the local economy and diversified employment uses given the land is located on a main route to destinations such as Tara Iti and beaches.
 - Transport – the PPC Site provides opportunity to make the planned connections over the causeway, link the Te Araroa Trail and provide additional amenity links around the coastal edges.
- 5.26 For the above reasons the PPC Site is seen as a logical development extension to Mangawhai and offers a large undeveloped area of varied topographic character, north facing and with estuary and ocean views. It presents a unique opportunity for a cohesive and contained approach for urban development in a key strategic location that offers the amenity identified by the community through the Community Plan and Spatial Plan and addresses the matters that the Spatial Plan identified as requiring technical improvement.

¹ Environs Cultural Impact Assessment, September 2024, page 33

Statutory Context Summary

- 5.27 I therefore consider that the proposed PPC will be generally consistent with the intent of the landscape character, natural character and visual amenity objectives and policies of the relevant statutory documents and when considered in totality will be entirely acceptable in landscape character, natural character and visual amenity terms.

6. Evaluation of the Proposal

- 6.1 The key to assessing the landscape character and visual amenity effects of development enabled by the PPC is first to establish the existing characteristics and values of the landscape and then to assess the effects of the proposal on them. In accordance with the RMA this includes an assessment of the cumulative effects of the proposal combined with existing development within Mangawhai.
- 6.2 The purpose of this section is to provide an assessment of the nature and degree of potential landscape effects and the appropriateness of the proposal. The assessment responds to matters related to landscape character and visual amenity.
- 6.3 The zoning sought under the PPC will enable development opportunities pertaining to the provisions associated with the anticipated KDP zoning and Mangawhai East Development Area provisions.
- 6.4 An assessment of landscape effects takes into consideration physical changes to the landscape as a resource which may give rise to changes to its character and quality and perceived landscape values. Visual effects are a consequence of landscape effects as this is how we mainly perceive effects on landscape values. Landscape and visual effects are therefore inextricably linked and are influenced by the sensitivity of the receiving environment combined with the type and magnitude of change associated with the proposal.
- 6.5 The objective of Landscape and Visual Effects assessments is not to assess change or visibility but the nature and magnitude of effect of change on the existing landscape values. With all assessments the objective is not to determine the proposal's extent of visibility, it is to determine how the proposal will impact on existing landscape values, including landscape character and visual amenity. Visibility of itself is not an adverse effect².
- 6.6 Matters to be addressed in this landscape assessment in relation to the landscape character and visual amenity include the following:
- i) Natural character effects
 - ii) Landscape character effects
 - iii) Visual amenity effects
 - iv) Construction effects
 - v) Cumulative effects

Natural Character Effects

- 6.7 Natural character relates to the degree of 'naturalness' of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns and elements in the landscape. Natural character relates to the degree of 'naturalness' or modification of a landscape. Assessments of natural character therefore broadly assess:

² Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 146]

- i) Natural processes – the underlying formative processes that have shaped and given expression to the landscape (geological, volcanic, ecological, fluvial etc.)
 - ii) Natural elements – features within the landscape that are products of natural processes (landform, vegetation, waterbodies etc.)
 - iii) Natural patterns – the natural expression or distribution of un-manufactured elements and features within the landscape; and
 - iv) Development / land use – the presence or absence of development such as structures and buildings and the level of modification as a result of land use and management.
- 6.8 The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which a proposal alters the biophysical and/or perceived naturalness of a landscape.

Natural Character Effects Analysis

- 6.9 The PPC Site is not high in natural character values (other than the coastal edge) and has been extensively modified through previous and current pastoral, residential, horticultural and lifestyle activities. The area is highly modified by vegetation clearance, modified streams, roading, dwellings, holiday park accommodation units, garden centre, brewery, vineyard, and other buildings, accessways and associated structures. The Site is a component of the highly modified Mangawhai urban and peripheral rural environment.
- 6.10 I consider that the adverse effects of development enabled by the PPC on the natural character values of the Site and surrounding area will be low given that:
- i) The proposal will preserve the characteristics and qualities that contribute to the natural character of the coastal environment. The provision of the estuary reserve on the land south of Black Swamp Road, 10m wide indigenous planting along the western coastal edge of the existing esplanade reserve, and 10m wide indigenous planting from the edge of natural wetlands, intermittent and permanent streams will restore and rehabilitate the natural character values of the coastal environment to a high degree.
 - ii) The PPC Site is within an area already characterised by development and where the natural character values have been reduced. The proposal is set back from the CMA through the provision of the estuary reserve and the existing KDC esplanade reserve, which will protect the natural character values of the coastal environment.
 - iii) The 10m wide planting along the coastal edge, and defined walking track and signage will enhance the natural character values of the Site and surrounding coastal area.
 - iv) The location, scale and design of development enabled by the PPC will mitigate adverse effects on the characteristics and qualities that contribute to the natural character values by ensuring appropriate built form setbacks, riparian planting where appropriate, and the protection of existing wetlands not already protected.
 - v) The natural features within the Site, including intermittent streams, saltmarsh 'natural inland wetlands,' and to the greatest extent possible all indigenous vegetation are to be protected and enhanced as part of the proposal which will enhance the natural character values of the Site and surrounding area.

Landscape Effects

- 6.11 A landscape effect is a consequence of change in a landscape's physical attributes on that landscape's values. Change is not an effect – landscapes change constantly. It is the implications of change for a landscape's values that is the effect³. Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.
- 6.12 Landscape assessments are based on the links between landscape character and values. Character is an expression of the landscape's collective attributes. Values are the reasons a landscape is valued but are embodied in attributes. Effects are consequences for a landscape's values of changes to the attributes on which the values depend. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability and rarity.
- 6.13 Effects on landscape values are assessed against the existing environment, and the outcomes sought in the relevant statutory provisions. Whether effects on landscape values are appropriate will therefore depend both on the nature and magnitude of effect on the existing landscape values and what is anticipated by the provisions.
- 6.14 Landscape effects take into consideration the physical effects on the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a site and its surrounds to accommodate change and development. Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change.
- 6.15 'Landscape characterisation' is the term used to encapsulate the process of identifying and describing landscape character areas. Each character area has a distinguishing combination of biophysical and cultural factors that make it distinctive. Characterisation provides a basis for the understanding of landscape diversity and change.
- 6.16 Landscape character is derived from a combination of landscape components that make up the landscape of a site that distinguishes one area from another including:
- i) The elements that make up the landscape including:
 - physical influences – geology, soils, landform, drainage and waterbodies;
 - land cover, including different types of vegetation and patterns and types of tree cover; and
 - the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.
 - ii) The aesthetic and perceptual aspects of the landscape including its scale, complexity, openness, tranquillity or wilderness; and

³ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 135]

- iii) The overall character of the landscape in the area including any distinctive landscape character types or areas that can be identified, and the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.
- 6.17 Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct. The wider Mangawhai landscape to the west has and is undergoing rapid change and development with the urbanisation of the Mangawhai Central (and future PPC84 Mangawhai Hills) area transforming the previously semi-rural landscape to one of highly modified characteristics through earthworks, ground shaping, roading construction, associated infrastructure for residential and commercial development and the construction of dwellings and commercial activities.
- 6.18 The existing attributes that contribute to the existing 'rural' character of the area will become progressively less pervasive as the Site is developed with the future urbanisation of the area. Development enabled by the PPC will inevitably transform the local semi-rural character to that of more intensive and mixed urban development which will have an influence on the surrounding area. It is important to note however that this type of development is not entirely unanticipated, and the Mangawhai Spatial Plan identifies the Site as one area to accommodate future urban growth requirements in this part of the region, as did the previous structure plan with the area mapped within the Indicative Growth Area – Greater Growth Area Catchment on the Operative Kaipara District Plan maps.
- 6.19 It is also important to note that although the Site and local area currently exhibit semi-rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, existing infrastructure, the holiday park, residential and lifestyle development, garden centre, brewery, vineyards and horticultural activities, light industrial activities, in close proximity to the urbanised Mangawhai Village on the western side of the estuary. Consequently, distinctly urban influences are highly evident in the surrounding area, which further reduce the sensitivity of the Site and surrounding environment to change as anticipated by the PPC.

Landscape Effects Analysis

- 6.20 Based on the preceding description and analysis of the Site and surrounds it is clear that there are relatively low landscape values and sensitivity associated with the Site other than around the coastal edge. The Site is a relatively degraded, highly modified landscape lacking significant landscape values, in close proximity to Mangawhai's existing residential area on the western side of Mangawhai Harbour. Therefore, the only negative outcomes in landscape terms will be the loss of the remaining semi-rural character. Development enabled by the PPC will result in a change in landscape character, but will ensure a suitable level of amenity, albeit an urban, rather than a semi-rural character is achieved.
- 6.21 Overall, development enabled by the PPC will have low adverse landscape effects, particularly in relation to the character and quality of the Site and surrounding area given that:
 - i) The Site does not contain, and development enabled by the PPC will not adversely affect, any significant landscapes or features. The Site and surrounding area are a distinctly modified environment.
 - ii) The landscape values associated with the Site itself are not high due to the modified nature of the Site and the activities and land uses within the Site and surrounding area. The landscape character of the Site is not high due to these characteristics. As such the landscape sensitivity of the Site to change as enabled by the PPC is low.

- iii) The landscape character, amenity values and biodiversity values of the Site and surrounding area will not be adversely affected by development enabled by the PPC. The form, scale and nature of the proposal will be similar to the pattern of residential development occurring within the surrounding environment to the west and will therefore not appear out of character. The character, intensity and scale of the proposal will be in keeping with the local characteristics.
 - iv) Development enabled by the PPC will not introduce new elements or features that will adversely affect the landscape values and character of the Site and surrounding area with residential settlement being prevalent in the area.
 - v) All natural features including intermittent streams, saltmarsh 'natural inland wetlands,' and to the greatest extent all indigenous vegetation on the Site are to be protected and enhanced as part of the proposal which will enhance the landscape values of the Site and surrounding area.
 - vi) The proposal will preserve the characteristics and qualities that contribute to the landscape values of the coastal environment. The provision of the estuary reserve and riparian and wetland plantings will restore and rehabilitate the landscape values of the Site and coastal environment.
 - vii) Any potential landscape effects will be localised due to the type and scale of change and the existing settlement, landform, and vegetation patterns.
- 6.22 The proposal will not adversely affect the landscape character and will ensure a suitable level of amenity is achieved. Overall, the adverse effects of development enabled by the PPC on the Site and surrounding area will be low. The landscape character values of the Site will be significantly enhanced through the ecological and riparian planting of the coastal edge, wetlands and stream banks. The Mangawhai East Development Area provisions will maintain and enhance the landscape character of the Site's natural features and mitigate potential adverse landscape effects from development enabled by the PPC.

Visual Amenity Effects

- 6.23 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate subsequent changes within the landscape setting, where applicable. As with landscape effects, visual effects relate to landscape values. Visibility and change are not effects in and of themselves⁴.
- 6.24 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity. The methodology used in this assessment is designed to assess whether or not the proposal will have adverse visual effects on the nature and quality of the Site and surrounding urban, coastal and semi-rural environment.

The process of analysing such effects involves:

- i) Identification of the physical area or catchment from which development enabled by the PPC will be visible;

⁴ Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, [p. 245]

- ii) Identification of the different viewing audiences that will be affected by future development enabled by the PPC; and
- iii) Evaluation of the visual amenity effects taking into account the preceding analysis.

Visual Catchment and Viewing Audience

- 6.25 The visual catchment is the area from which noticeable visual effects of development enabled by the PPC are likely to be evident to any significant degree. Black Swamp Road extending through the Site results in close views being gained into the Site, albeit the western end being screened by roadside vegetation. Raymond Bull Road extending along the eastern and northern boundaries of the Site similarly results in open views being gained.
- 6.26 Elevated views will be gained from the properties on the north facing slopes to the south of the Site accessed off Tomarata Road, Coal Hill Road, Ocean Sands Place, Coastview Lane and Sandhill Heights. The adjoining properties to the east and north accessed off Raymond Bull Road and Tern Point will be exposed to close views. Motorists travelling in an easterly direction along Insley Street will be exposed to views towards elevated parts of the southern Site. The northern Site will be largely screened by vegetation within the Site.
- 6.27 Close views will be gained from parts of Mangawhai Village to the west across the foreground of the estuary, particular from locations along the coastal edge. Views will be gained towards parts of the Site from Mangawhai Beach School. More distant views will be gained from the wider Mangawhai area and the residential area accessed off Estuary Drive. Elevated views will be gained from parts of the residential area accessed off Old Waipu Road. Distant views will be gained from the Molesworth Drive bridge and boardwalk. Views towards elevated parts of the southern Site will be gained from parts of the Mangawhai Domain. Recreational users of the Mangawhai Harbour and coastal foreshore will gain views.
- 6.28 The viewing audience will therefore encompass the following groups:
- i) Residents in the adjoining landholdings to the south of the Site accessed off Tomarata Road, Coal Hill Road, Ocean Sands Place, Coastview Lane and Sandhill Heights;
 - ii) Residents in the adjoining landholdings to the north and east accessed off Black Swamp Road and Tern Point;
 - iii) Residents within Mangawhai Village immediately to the west of the Site;
 - iv) Pupils, teachers and visitors to Mangawhai Beach School;
 - v) Residents in the elevated landholdings in Old Waipu Road, Estuary Road and surrounding environs;
 - vi) Motorists and pedestrians travelling along Black Swamp Road, Raymond Bull Road, Insley Street, and parts of Molesworth Drive;
 - vii) Recreational users of the estuary, harbour and coastal foreshore;
 - viii) Recreational users of Mangawhai Domain; and
 - ix) Distant viewers within the wider Mangawhai environs.

Visual Amenity Effects Analysis

- 6.29 The visual effects of development enabled by the PPC have been assessed from representative viewpoints within the visual catchment area that have potential for visual effects. Eight viewpoints have been identified in order to assess the potential visual effects. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Site.

- 6.30 The assessment has been undertaken by reference to the following:

Adjoining Properties
Surrounding Roads
Wider Surrounding Area

*Refer to: **Annexure 8** – Viewpoint Location Map and Viewpoint Photographs*

- 6.31 Photographs have been taken with an SLR camera with a fixed 50mm lens from the viewpoints, and a detailed assessment and analysis of potential effects have been carried out. The visual effects of the proposal have been assessed from locations within the visual catchment area which have potential for visual effects. This is achieved by using both descriptive and analytical means. The analysis from the surrounding area is representative of the potential views from the most affected surrounding properties and public areas.
- 6.32 The total score given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA Te Tangi a te Manu 'Aotearoa New Zealand Landscape Assessment Guidelines 2022':

Very Low | Low | Low-Moderate | Moderate | Moderate-High | High | Very High

Very Low Effect

No appreciable change to the visual character of the landscape, its landscape values and/or amenity values.

Low Effect

Limited change to the visual character of the landscape, with a low level of effect in relation to landscape values and/or amenity values.

Low-Moderate Effect

Evident visual change to the visual character of the landscape with a low to moderate level of effect in relation to landscape values and/or amenity values.

Moderate Effect

Appreciable change to the visual character of the landscape with a moderate level of effect in relation to landscape values and/or amenity values.

Moderate-High Effect

Marked change to the visual character of the landscape with a moderate to high level of effect in relation to landscape values and/or amenity values.

High Effect

Significant change to the visual character of the landscape with a high level of effect in relation to landscape values and/or amenity values.

Very High Effect

Fundamental change to the visual character of the landscape with a very high level of effect in relation to landscape values and/or amenity values. The proposal causes significant adverse effects that cannot be avoided, remedied or mitigated.



Figure 3: Te Tangi a te Manu Effects Rating Scale

- 6.33 In assessing the significance of effects, the 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 result where the visual change is considered to be benign in the context of where it occurs.
- 6.34 The assessment has been undertaken in terms of the following criteria:
- i) **Quality of the view** – the relative quality and sensitivity of views into the site, including landscape character and visual amenity values.
 - ii) **Viewpoint | perceptual factors** – the type and size of population exposed to views into the Site, the viewing distance to the Site, and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the view towards the Site due to its physical character.
 - iii) **Coastal | rural amenity** – the impact of future development on the wider surrounding coastal and rural amenity.
 - iv) **Coastal | rural form** – the degree to which future development will fit into the coastal and rural context of the surrounding environs.
 - v) **Visual intrusion | contrast** – the intrusion into, or obstruction of views to landscape features in the locality and beyond and the impact upon key landscape elements and patterns.
 - vi) **Mitigation potential** – the extent to which any potential adverse effects of the development could be mitigated through integration into its surrounds by specific measures.

Adjoining Properties

- 6.35 The adjacent properties to the Site will be most affected by future urban development enabled by the PPC. This will include the adjoining properties to the south, north and east accessed off Black Swamp Road, Tern Point, Tomarata Road, Coal Hill Road, Ocean Sands Place, Coastview Lane and Sandhill Heights. Views towards parts of the Site however will be moderated, filtered or partially screened by the proposed landscape edge enhancement planting along Raymond Bull Road, rural edge enhancement planting to the south and east, existing vegetation patterns within the surrounding properties, buildings and structures, and orientation of the view. **Viewpoint 1** is taken from the intersection of Tern Point and Raymond Bull Road, **Viewpoint 2** from the intersection of Raymond Bull Road and Black Swamp Road, **Viewpoint 3** from Sandhill Heights, and **Viewpoint 4** from beside Coal Hill Road.
- 6.36 For the immediately adjoining properties, the existing outlook will change considerably from a relatively open semi-rural scene characterised by ‘pastoral’, lifestyle, horticultural and mixed use activities, into a comprehensive urban view. Although this will constitute a distinctive change to the existing character and a loss of the spaciousness, the quality nature of the future

urban development and the proposed landscape initiatives will ensure that a suitable level of amenity is achieved.

- 6.37 The protection and enhancement of the natural features within the Site, including intermittent streams, saltmarsh natural inland wetlands, will provide a good visual break between the northern and southern Sites and provide a vegetated framework within which future development will be viewed.
- 6.38 Once the Site is developed, the existing views will be replaced with a mixed residential and business development with planted streetscapes and other planting, including the riparian planting of the stream and wetland, coastal edge and planting associated with the residential dwellings. Views will also be softened by the proposed 'rural edge enhancement' and 'landscape edge enhancement' plantings illustrated on the structure plan.
- 6.39 The Large Lot Residential zoning within the southern portion of the Site will be similar in character and provide an appropriate buffer to the landholdings along Coal Hill Road, Ocean Sounds Place, and Sandhill Heights. Development enabled by the proposal will not be out of context due to the residential settlement pattern within Mangawhai Village on the western side of the estuary, the existing residential land uses within the Site, the built development within the holiday park, and the rural lifestyle properties to the south. In addition, the Mangawhai Spatial Plan process identified the Site as a potential residential growth area suitable for residential development.
- 6.40 From these close viewing locations, the full effects of change brought about by the PPC will be gradual as the land is retired from current use, modified, and staged built development extends across the landform. It is anticipated that the full progression from semi-rural to urban will logically take a number of years, in line with similar urban development occurring locally (including Mangawhai Central). This will reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as urban development progresses.
- 6.41 Development enabled by the PPC will inevitably change the visual amenity currently experienced for the surrounding properties. Potential adverse visual effects will be mitigated by the landscape and open space outcomes that will be delivered by the Mangawhai East Development Area provisions and proposed caveats.
- 6.42 Overall, the adverse visual effects from the adjoining properties will be moderate initially reducing to low-moderate following establishment of the landscape initiatives.

Surrounding Roads

- 6.43 The Site's location adjoining two roads, results in a high level of exposure towards the PPC Site. For road users, in particular those who live locally, the future development of the Site is likely to result in visual effects of some significance. **Viewpoint 1** is taken from the intersection of Tern Point and Raymond Bull Road, **Viewpoint 2** from the intersection of Raymond Bull Road and Black Swamp Road, and **Viewpoint 5** from beside Insley Street. For general road users, the effects are likely to be of much less significance as development enabled by the PPC will be seen as part of the wider pattern of land use change occurring locally within the surrounding Mangawhai environs, particularly that occurring within Mangawhai Central. The proposed riparian planting along the stream corridor on the southern side of Black Swamp Road will provide a good visual break when viewed from both Black Swamp Road and Raymond Bull Road.

- 6.44 Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they will have fleeting views of only portions of the Site whilst moving through a landscape, which already exhibits diverse characteristics in close proximity to Mangawhai's residential environs and the mixed activities within the Site itself. The sensitivity and the effects of development enabled by the PPC will also be reduced further by the fact that development will be gradual and staged over a number of years, will be buffered by the landscape edge enhancement planting along Raymond Bull Road, and will be viewed in the context of the rapidly changing and developing Mangawhai environs.
- 6.45 Overall, the adverse visual effects from the surrounding road network will be low.

Wider Surrounding Area

- 6.46 Distant views towards parts of the Site will potentially be gained from parts of the wider surrounding area. **Viewpoint 6** is taken from the Moir Street boat ramp adjacent to the Mangawhai Tavern, **Viewpoint 7** from the Molesworth Drive boardwalk, and **Viewpoint 8** from the coastal reserve at the southern end of Estuary Drive. Where visible from the surrounding area, views of development enabled by the PPC will be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landform, shelterbelts, and prevailing vegetation patterns). While a noticeable level of built form will be introduced into the landscape, it will be viewed in the context of the surrounding residential settlement pattern within Mangawhai Village and therefore not appear incongruous.
- 6.47 For the properties on the western side of the Mangawhai Harbour, views will be moderated by the lower density Rural Lifestyle zone in the northern part of the Site, the buffer of vegetation along the coastal edge and the proposed estuary reserve and riparian planting. The Large Lot Residential zoning within the southern portion of the Site will be similar in character to the development along Coal Hill Road, Ocean Sounds Place, and Sandhill Heights existing along the ridgeline, which is the most visual portion of the plan change area seen from the wider context.
- 6.48 Development enabled by the PPC will integrate sensitively into the semi-rural and coastal landscape due to the scale of the proposal relative to the Site context and appearance and visual compatibility with existing built development within the surrounding Mangawhai environs. Any potential adverse visual effects of the proposal will be localised and will have minor implications on the quality, character, and aesthetic values of the surrounding area.
- 6.49 While development enabled by the PPC will be visible from parts of the wider surrounding area, I consider that the adverse visual effects will be low to very low and entirely acceptable within the context of the existing Mangawhai environment and identification of the Site as a potential residential growth area within the Mangawhai Spatial Plan.

Construction Effects

- 6.50 Construction effects are temporary in duration with the most noticeable changes and resultant effects on visual amenity arising from earthworks associated with roading and associated infrastructure. The construction stage includes impacts on the physical landscape, including vegetation removal and landform modification, and visual amenity from public and private locations. Due to the nature and scale of development, and the level of change it will bring to the existing landscape, the visual effects will generally be high during and immediately following construction. These visual effects will however be viewed in the context of the existing residential intensification occurring locally within Mangawhai.

- 6.51 Overall, there will be low adverse construction effects given:
- i) The temporary nature of the construction works; and
 - ii) The context of the existing and emerging Mangawhai urban landscape.

Cumulative effects

- 6.52 The cumulative effects of the PPC, in combination with the existing settlement pattern, will not detract from the landscape values of the surrounding area. Overall, I consider that in the context of the established coastal, semi-rural and urban environment, development enabled by the PPC could be implemented without adversely affecting the landscape values, visual amenity, and character of the surrounding area.

7. Conclusions

- 7.1 The proposed urbanisation of the Site resulting from development enabled by the PPC will significantly change its current open and semi-rural and coastal landscape character. The development will however be suitable due to its proximity to Mangawhai Village, will provide a choice of living opportunities, provide access to the eastern side of the harbour and represents an efficient compact and comprehensive urban outcome.
- 7.2 Although parts of the subject Site are largely in pasture interspersed with shelterbelts, its semi-rural character is lessened to a degree by the existing land uses including the residential dwellings, holiday park accommodation units, the brewery, garden centre, horticulture and viticultural activities, ancillary farm buildings and structures, accessways and drives, in close proximity to Mangawhai Village to the west. The Site has limited productive land and is a highly modified Site with relatively low landscape values away from the coastal edge. In light of these considerations the Site is well suited to the type of urban development proposed.
- 7.3 The proposed urbanisation of the land will inevitably result in the transformation of the Site from a fringe rural area to one with urban residential and commercial characteristics. This will have implications on the surrounding semi-rural land, with the urban development impacting on the 'rural' quality of this area. Nevertheless, this is a landscape in transition and the proposal will result in a comprehensively planned urban development.
- 7.4 While there will be a loss in 'rural' landscape character, the key methods of mitigating for this loss are to retain and enhance where possible existing landscape features and create a quality urban development. Although development enabled by the PPC will result in the loss of semi-rural characteristics there are number of positive landscape outcomes associated with the PPC including:
- i) Enhancement of the stream and salt marsh wetlands, including stream protection, riparian planting and ecological and walkway connections;
 - ii) Enhancement of the coastal edge through indigenous riparian planting, ecological connections and a clearly defined public walkway;
 - iii) The provision of public access to and along the edge of the coastal environment within the estuary reserve and KDC esplanade reserve;
 - iv) Visual and physical connections to the coastal edge providing access to the coastal estuary reserve. These outcomes will enhance visual and physical connectivity with the coast and riparian environments providing a sense of place and an appropriate interface with the natural environment; and

- v) Lower density development along the sensitive coastal edge, through the Rural Lifestyle zone.
- 7.5 Because of the nature of development enabled by the PPC, rather than trying to screen the development or create significant buffers, the approach has been to accept the change and develop the Site in accordance with accepted urban design principles to create a quality residential and commercial development with a high level of amenity, albeit an urban amenity.
- 7.6 Development enabled by the PPC will initially generate landscape and visual effects of some significance. These however are inevitable with urban development at the start of a process of urbanisation. In addition, the landscape character and visual effects of the development of the Site apparent from the early stages will decrease over time as the riparian and coastal plantings, street tree plantings and landscape plantings typically associated with the urbanisation of an area become established.
- 7.7 The proposed zone pattern and outcomes that will be delivered by the Development Area provisions respond appropriately to the transition between the Site and adjoining coastal edge and rural residential areas.
- 7.8 In my opinion, development enabled by the PPC represents a positive and efficient transformation of environmental management and enhancement, landscape character, natural character, and physical/visual amenity of the existing environment, including the Site and its contextual rural/rural-residential and coastal setting. The sensitive environmental areas of the Site including the existing estuarine and coastal wetlands, natural and introduced vegetation patterns, and the coastal environment interface are proposed to be enhanced and protected as part of the proposal.
- 7.9 I consider that the PPC Site is more suitable for an integrated residential development with superior landscape outcomes than 'sprawling' large lot subdivision, or other ad hoc development proposals that would be likely to occur over time. The aim of the PPC is to ensure that this area is well planned and integrated into the settlement of Mangawhai rather than becoming a series of small subdivisions, undertaken over time, that lack connectivity to each other or to existing infrastructure and amenities.
- 7.10 In my opinion the PPC area represents an appropriate and logical extension to the future development of the Mangawhai community and has the potential from a landscape character and visual amenity perspective to deliver a form of residential growth sensitive the location.
- 7.11 In conclusion, development enabled by the PPC will fulfil the need for residential and urban intensification and provide an opportunity for an innovative and environmentally sustainable urban development. The PPC will be largely consistent with the regional growth strategies for the area and will result in a high-quality urban development consistent with the outcomes sought by the NPS UD.
- 7.12 Overall, I consider that in the context of the established environment the proposal can be visually accommodated without adversely affecting the landscape values, landscape character, natural character and visual amenity values of the surrounding Mangawhai environment in the medium to long term.

Rob Pryor
Director | Registered Tuia Pito Ora NZILA Landscape Architect
LA4 Landscape Architects
June 2025



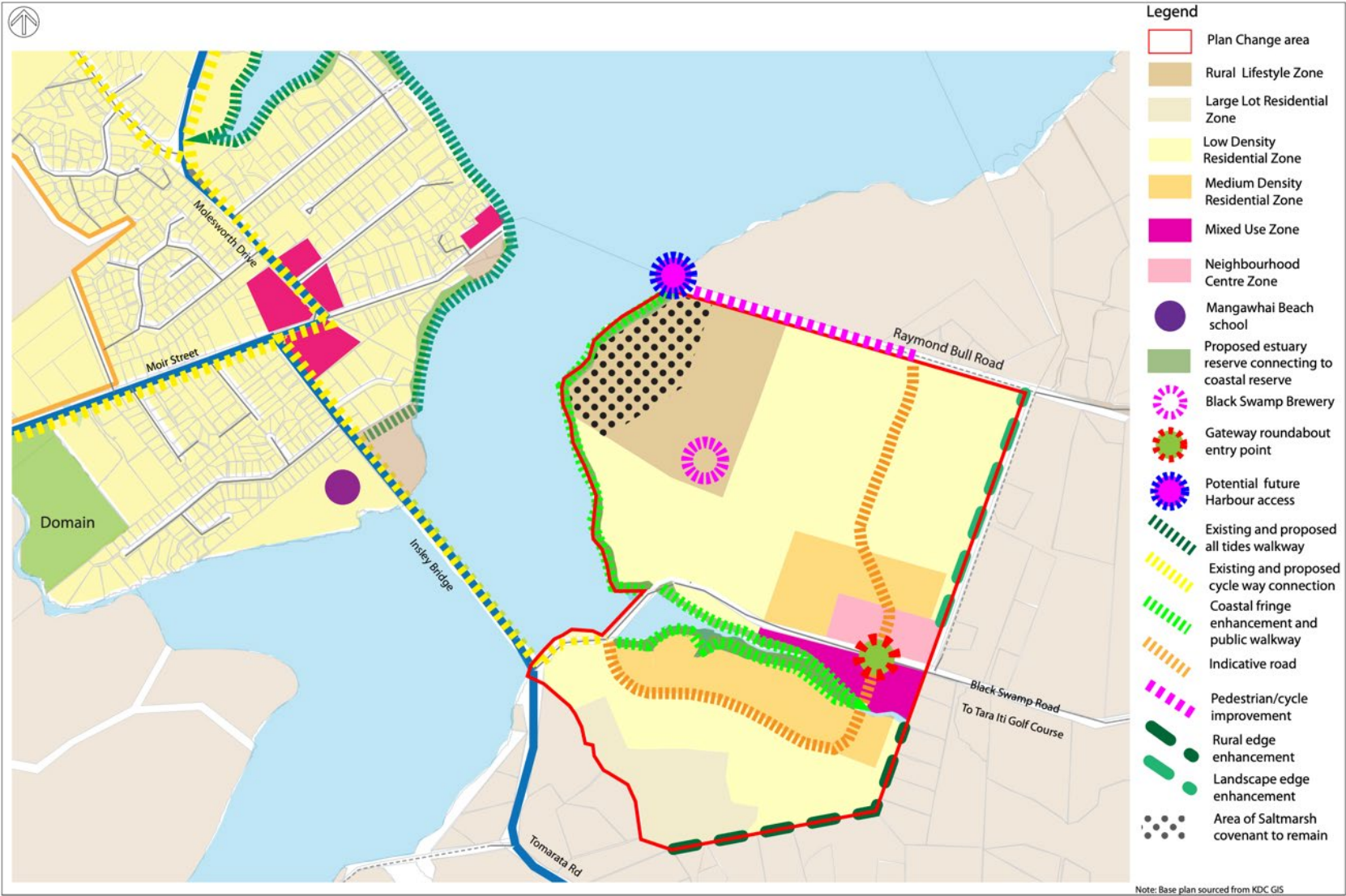
Annexure 1: Site Location Map



Annexure 2: Site Aerial

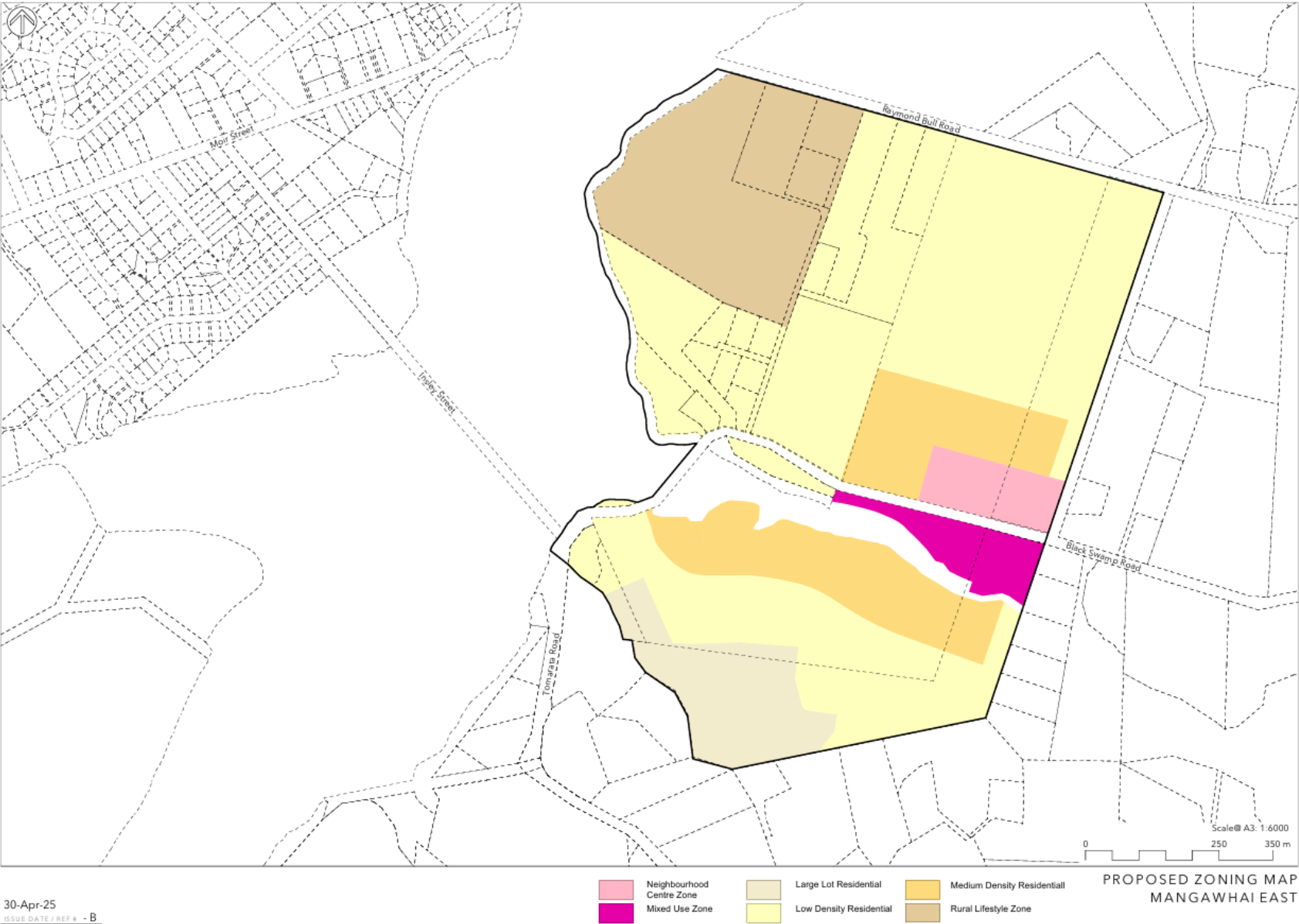


Annexure 3: Mangawhai East Structure Plan



STRUCTURE PLAN

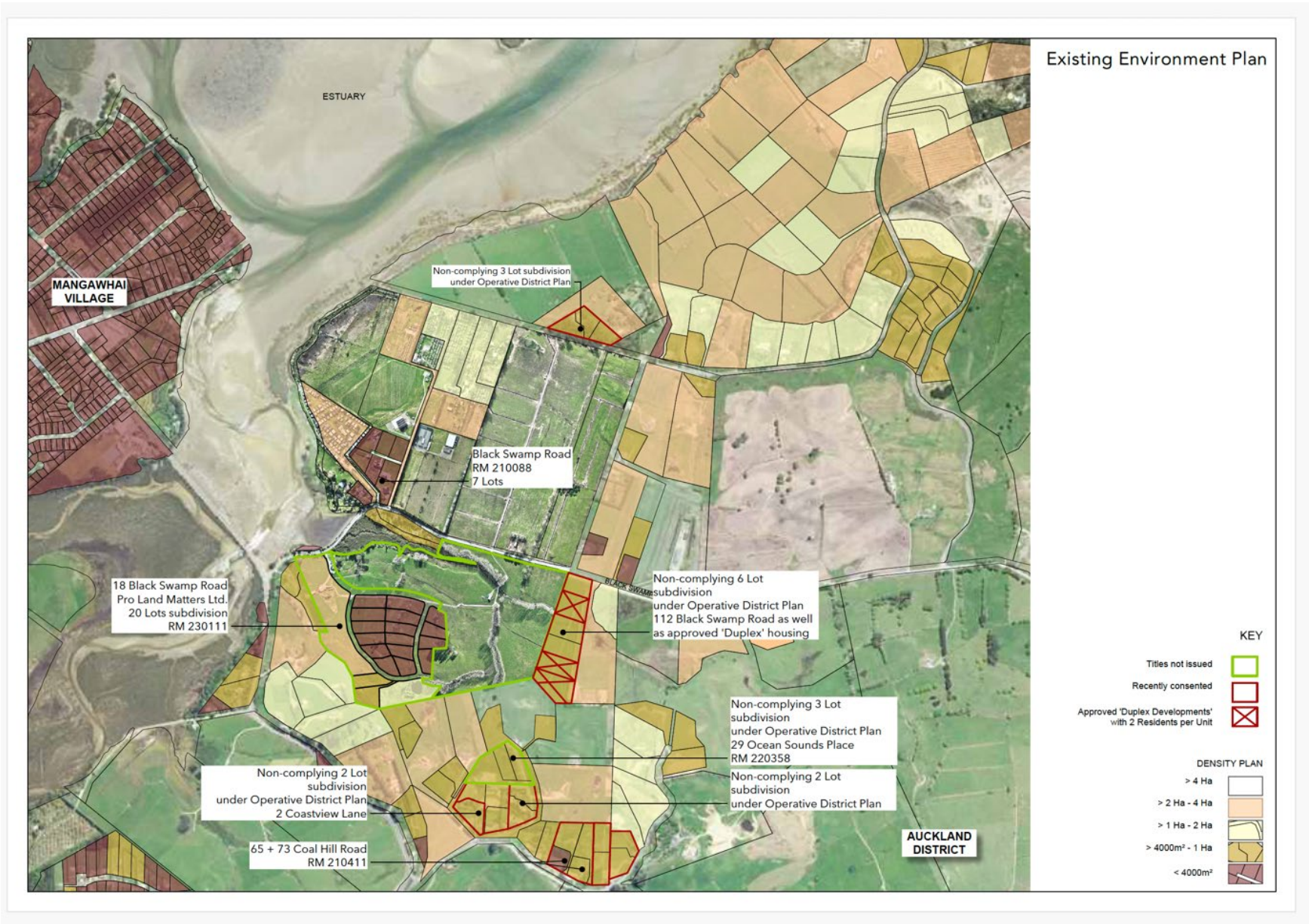
Annexure 4: Proposed Zoning Map



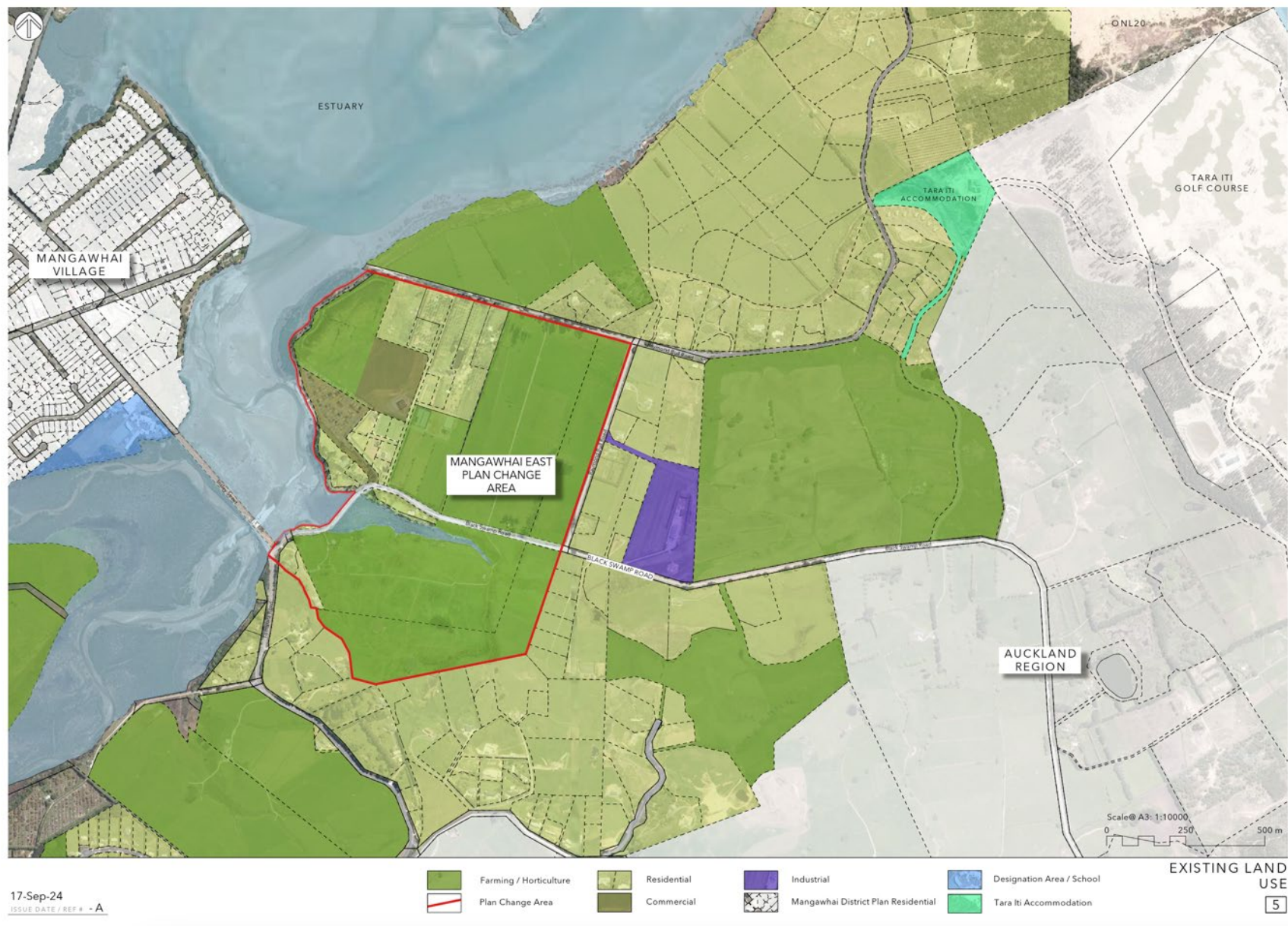
Annexure 5: Concept Master Plan



Annexure 6: Existing Environment Plan



Annexure 7: Existing Land Use Plan



Annexure 8: Viewpoint Location Map and Viewpoint Photographs





Viewpoint 1: Raymond Bull Road | Tern Point



Viewpoint 2: Black Swamp Road | Raymond Bull Road



Viewpoint 3: Sandhill Heights



Viewpoint 4: Coal Hill Road



Viewpoint 5: Insley Street



Viewpoint 6: Moir Street Boat Ramp



Viewpoint 7: Molesworth Drive Boardwalk



Viewpoint 8: Estuary Drive Foreshore