

**PROPOSED KAIPARA DISTRICT PLAN – LANDSCAPE  
VARIATION 1: LANDSCAPES  
LANDOWNER CONSULTATION REPORT**

Prepared by  
**Littoralis Landscape Architecture**  
October 2011

# **PROPOSED KAIPARA DISTRICT PLAN – LANDSCAPE VARIATION 1: LANDSCAPES**

## **LANDOWNER CONSULTATION REPORT**

### **Background**

Kaipara District Council's (Council) notified Variation 1: Landscapes on 2 November 2011. Council identified in the preamble to Variation 1 that further work was still to be progressed. This included ground truthing (site visits to confirm the aerial extent of landscapes) of Outstanding Landscape Areas (OLA) and landowner consultation.

On 25 November 2011 (refer Appendix 1) Council sent a letter to each landowner whose property contained an area of proposed OLA, advising them of the existence of the proposed OLA and attaching a map showing the potential extent of that OLA. An offer to meet with a landscape architect to ground-truth and review the accuracy of the indicated OLA boundary as it applied to their property was made.

Approximately 85 landowners or their representatives responded and were subsequently visited by either Mike Farrow or Simon Cocker of Littoralis Landscape Architecture, both registered consultant landscape architects and each with over 20 years of experience in the field of landscape assessment. Mr Cocker undertook all site visits to the east of Maungaru Range and the Wairoa River, whilst Mr Farrow addressed those in the Waipoua, Tutamoe, west coast and Poutu areas.

### **Process**

Council's letter of invitation was followed by a 4 week period when Council received and coordinated requests so that site visits could be efficiently grouped into geographic areas, thereby minimising the time and cost involved in more scattered site visits. The majority of site visits occurred during early to mid-February 2011 and resulted in many landowners then had a limited period in which to make a submission to Variation 1 by the closing date 28 February 2011.

In recognition of that circumstance, each owner was provided with a partially completed submission form at the commencement of the site visit, allowing them to easily lodge a submission that preserved their position in the public process and give them an opportunity to speak at the Variation Hearings if they so choose. In cases where a site visit was unable to occur immediately due to the owner's unavailability, a copy of that form was emailed to the owner. The landscape architects verbally reinforced the importance of making a submission and addressed questions about references sought by the form, such as the OLA number.

In most instances site visits commenced with the opportunity for the landowner to outline any concerns or questions for a response by the landscape architect. Often that owner feedback included some history of their involvement with the land, their approach to its management and sharing perceptions of its landscape values (or otherwise). Many landowners produced their own aerial photographs or land-based shots that helped to communicate their position and often provided a valuable historic commentary on the way that land characteristics can change over time.

The landscape architect would then offer some broad context, describing the statutory obligations being addressed by Variation 1, the process that was followed during the preparation of the Kaipara District Landscape Technical Report, and the

scope to critically review the placement of OLA boundaries that was implicit in these site visits that were occurring as part of the submission process

After this initial discussion, a trip around the parts of the property involved in the OLA mapping would generally occur. Photographs were taken by the landscape architect to assist with identifying key landmarks and landscape patterns that would be helpful in redefining the OLA boundary where that was justified. In a very small number of cases people who initially asked for a site inspection had a change of heart and the visit did not occur.

A proforma recording sheet was prepared to describe the owner's comments, the landscape architect's observations and to offer a recommendation to the reporting planner to take forward into the Variation Hearing. Those recording sheets form Appendix 2 to this report. Revised OLA boundary alignments have also been mapped where recommended by the recording sheets. In most instances a single map sheet will cover a number of properties. The maps, based on an aerial image, form Appendix 3.

## **Mapping considerations**

The mapping of OLAs (as identified in the Kaipara District Plan Review Landscape Technical Report undertaken in 2006) was undertaken using aerial photographs provided by Council at that time. It was based on views obtained from publicly-owned areas during field investigations. The opportunity to visit private properties early in 2011 has provided an opportunity to enhance the accuracy of the mapping. In the majority of cases that closer scrutiny resulted in a recommendation that the extent of previously mapped OLA be reduced, frequently by a matter of tens of metres, but occasionally over a wider area.

There are several factors which had a bearing upon the ability to accurately map the OLA boundaries in 2006.

The first of these relates to the survey base that forms the foundation of the District Plan maps generally. The digital cadastre is a national digital spatial (map) model representing parcel land boundaries. As explained in a technical memorandum (attached to the Hearing Report) from Mr Archbold (Council's Geospatial consultant) there are 'national' inaccuracies with the Digital Cadastre. The computerisation of paper cadastral record maps often leads to small inaccuracies in the paper copy being magnified (e.g. a 1mm error on a 1:50,000 scale map corresponds to a 50m error in the plotted positions of the digital cadastre). In rural areas across New Zealand the accuracy of approximately 30% of the cadastre is largely unchanged from the original cadastral record maps.

In 2010, Land Information New Zealand (LINZ), who produce and maintain the Government's land information systems, began a two year pilot to improve the accuracy of the digital cadastre in rural areas.

In light of submissions concerning the inaccuracy of the mapping, Council has worked with LINZ to correct the accuracy of the digital cadastre at Baylys. Baylys was selected as the accuracy of the digital cadastre in this area was particularly poor. This work has now been completed and accuracy of the digital cadastre at Baylys has been improved.

A second limitation that has affected the accuracy of defining OLAs, has been 2003 aerial photography that Council provided as a base for the 2006 landscape assessment of the District, at a scale of 1:50,000. The constraints of this

photography as a mapping base include its age, with many identified features being substantially changed between 2002 and 2011, and distortions to the aerial photography.

The steep and rolling nature of the terrain, the camera angle, and difference in flying heights causes distortion when transferred to the flat format of an aerial photograph. These distortions can be removed in a process call ortho-retification. The resultant aerial photos, known as orthophotos, are accurately positioned and much truer to scale. It has become clear that some portions of the 2003 aerial photographs were compromised due to limited ortho-rectification.

Council now has access to newer aerial imagery (Kiwi satellite) captured in 2007/8. This is considerably superior to the aerial photographs used for the 2006 technical report in terms of both resolution and its spatial accuracy relative to the cadastre previously described. As a result of this data becoming available, a general review of the OLA boundaries and digital cadastre data against the new aerial imagery has been carried out across most of the District, including those instances where consultation has resulted in a recommendation to amend an OLA boundary. Particular attention has been focused upon the coastal settlements of Aranga Beach, Baylys, Glinks Gully and Mangawhai. Unfortunately the satellite image cover is not consistently available across the District and the following OLAs are based on the earlier aerial photographs:

- Pukekohe Hill Reserve (12);
- Mareretu Forest (13);
- Bream Tail – Brynderwyn Ranges (part of 14);
- Bald Rock (15);
- Pukearinga (16);
- Pukekaroro (17); and
- Te Kopua Point headland and harbour edge (21).

The maps in Appendix 3 are therefore largely but not entirely based upon the new satellite imagery.

A benefit of the satellite imagery's accuracy and clarity is that it has allowed the refined mapping to address minor discrepancies in the earlier mapping, such as mismatches between cadastral boundaries and changes in land cover. By way of example, in a number of instances the new mapping has aligned an OLA to a cadastral boundary that relates to the edge between pasture and native forest. As a result, it is likely that some landowners may notice a subtle reduction of an OLA on their property, or a formerly thin sliver being removed to align the OLA with a property boundary.

### **General observations**

Most landowners were appreciative that Council had provided the opportunity to meet with the landscape architects and the general principle of the review. Whilst many had some deep-seated reservations about the potential impact of OLA areas upon their properties, almost all brought a constructive air to discussions and viewing their land and this assisted the landscape architects in their task.

A substantial number of the site inspections have led to recommendations for changes to the alignment of the OLA. In most cases, these suggested adjustments result in the extent of the OLA being reduced, typically as relatively minor changes, but as larger adjustments involving many hectares in a few locations.

The majority of the proposed amendments are directly related to the matters identified in the preceding section, with most of the smaller sites being most affected by displacement issues and many large farmed properties having seen land cover changes since the aerial photograph mapping base was flown. The opportunity to access these remote areas of privately-owned sites also allowed a greater scrutiny than had been possible within the scope of the original landscape assessment process that was completed in 2006.

**APPENDIX 1: SAMPLE OF LETTER SENT TO LANDOWNERS BY  
KAIPARA DISTRICT COUNCIL**



Kaipara te Orangahiri

**KAIPARA  
DISTRICT**  
Two Oceans Two Harbours

25 November 2010

«Name»

«Address1»

«Address2»

42 Hokianga Road,  
Private Bag 1001,  
Dargaville 0340, Northland,  
New Zealand  
p 09 439 7059  
f 09 439 6756  
e council@kaipara.govt.nz  
www.kaipara.govt.nz

### **Release of the Proposed Kaipara District Plan Variation 1 Landscapes for Notification and Public Submission**

In response to a direction from the Environment Court following proceedings taken against the Council by the Environmental Defence Society, the Council has notified for public submissions, Variation 1 Landscapes. Variation 1 Landscapes identifies and seeks to protect outstanding landscapes and natural features. Protection of these outstanding landscapes means that the generations who follow this one will get to enjoy and hold as special what we here in the Kaipara currently enjoy and hold as special. Examples of this would be Tokatoka, the West Coast and the Brynderwyns.

Council is writing to you because either part or all of your property has been identified as having outstanding landscape values. Variation 1 seeks to manage activities such as extensive vegetation clearance, erection of large or tall structures, significant earthworks and subdivision, among others.

We encourage you to make a submission so you have your say on how you think outstanding landscapes, including those on your property, should be managed, what the effects on your property will be and why you support or oppose Variation 1. You should also provide information that you think Council should consider in making its decision on the matters you are submitting to us on. Your submission is your way of assisting the Council to determine how the Landscapes chapter of the proposed District Plan will eventually look.

**The submission period opens on 2 December 2010 and closes at 5.00 pm on Monday, 28 February 2011.**

We also enclose a submission form and fact sheet with more details about the process. If you have any questions please contact Paula Hansen or Venessa Anich on 0800 727 059.

Yours faithfully

Jack McKerchar  
Chief Executive

**APPENDIX 2: LANDOWNER CONSULTATION REPORTS**  
Prepared by Littoralis Landscape Architecture



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Mill Road / (old) Kaikohe Road
<b>Legal Description</b>	
<b>Owner</b>	<b>John Penman</b>
<b>Landscape unit</b>	<b>OLA1 - Waipoua Forest</b>
<b>Map number</b>	<b>09</b>
<b>Owner's comments</b>	Mr Penman was unsure of the extent of the outstanding landscape area as it applied to his land and the implications of any provisions that might apply to that OLA. He is not opposed to the principles of outstanding landscapes and feels strongly for the natural characteristics of his land but wants to understand the extent of the unit and how District Plan rules might affect his farming activities. After relating the OLA mapping to an aerial photograph that Mr Penman had of his property he was comfortable with the unit boundary as it currently stood but could see some value in redefining the boundary in a ridgeline area where there is grazed pasture.
<b>Comments</b>	The north eastern edge of Mr Penman's property is steep and elevated land, much of which has a strong cover of indigenous forest which has been regenerating over a considerable period. The property adjoins conservation estate and is seen as continuous with the native cover of that Department of Conservation administered land. Having established with Mr Penman that a detailed site inspection on the affected part of his land was not necessary in light of his comfort with the implications of the OLA, some minor refinement of the unit boundary to exclude the ridgeline pastoral area is considered to be justified on the basis of the aerial photograph of the site.
<b>Recommendation</b>	Amend OLA boundary as it applies to the Penman property to exclude pastured ridgeline as illustrated on the attached map that is actually a real photograph.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	4765 SH 12 DARGAVILLE
<b>Legal Description</b>	LOT 1 DP145049 SECS 1 2 SO 64126 SEC 1 SO 64127 PT SEC 13 30 BLK X WAIPOUA SD
<b>Owner</b>	<b>Keith &amp; Velma Savage</b>
<b>Landscape unit</b>	<b>OLA1 - Waipoua Forest</b>
<b>Map Number</b>	<b>09</b>
<b>Owner's comments</b>	Mr & Mrs Savage were represented at the site visit by their son Bevan who was concerned that a minor mapping discrepancy on the property's north western boundary may have some implications for replacing a boundary fence that intrudes a very small distance into native vegetation that has developed on the Savage side of the fence line.
<b>Comments</b>	Inspection of the affected portion of the boundary confirmed that the boundary fence line does run through some small groves of native vegetation and the Outstanding Landscape unit should be shifted nominally (in the order of ten metres) to coincide with the Savage property boundary. This refinement will not impact on the broader pattern or composition of the outstanding landscape and will provide for more practical land management on the Savage property.
<b>Recommendation</b>	Outstanding Landscape boundary realigned nominally to the north west to coincide with the Savage property boundary as shown on the aerial photograph posted on the Kaipara District Council website.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	612 and 614 Aranga Coast Road
<b>Legal Description</b>	LOT 4 DP 35923 BLK XII WAIPOUA SD
<b>Owner</b>	Victor and Glenys Bracey
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>17</b>
<b>Owner's comments</b>	Attended neighbourhood meeting at Alison McMillan's home. Considers that the OLA related to Manganui Bluff reserve extends too far into adjoining residential sections on Aranga Coast Road.
<b>Comments</b>	See comments in relation to Mssrs Hammond and Downey
<b>Recommendation</b>	Modify OLA boundary to more closely reflect reserve boundary (possibly now former reserve).

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	20 Aranga Beach Road
<b>Legal Description</b>	LOT 18 DP 28751
<b>Owner</b>	Noeline Matheson and Arthur Anae
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	17
<b>Owner's comments</b>	See discussion in relation to Alison MacMillan.
<b>Comments</b>	See discussion in relation to Alison MacMillan.
<b>Recommendation</b>	See discussion in relation to Alison MacMillan.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	651 Aranga Coast Road
<b>Legal Description</b>	LOT 8 DP 28751 BLK XII WAIPOUA SD
<b>Owner</b>	Max Leabourne
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>17</b>
<b>Owner's comments</b>	<p>Mr Leabourne was unable to attend a site meeting but was happy to instead outline his concerns via a telephone discussion. He wished to ensure that the Outstanding LA did not intrude upon the relatively small flat envelope that currently contains a building on his property but felt that it was appropriate that it should apply to the steep and fragile flank which drops across the seaward side of his property to the beach. He considered that this area was one which should be protected from future building and development.</p>
<b>Comments</b>	<p>Having inspected the property I concluded that the alignment as shown on the plan that was circulated to property owners in this immediate area has the OLA boundary displaced to the east so that it intruded unduly upon the developed and built portions of these residential properties.</p> <p>In the case of the Leabourne property it should be shifted a small distance seaward in relation to the District Plan map.</p>
<b>Recommendation</b>	<p>Adjust OLA boundary in relation to the District Plan map so it coincides with the seaward edge of the flat and developed portion of the Leabourne site.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	16 Aranga Coast Road, Aranga
<b>Legal Description</b>	LOT 15 DP 28751 BLK XII WAIPOUA SD
<b>Owner</b>	<b>Alison MacMillan Tranquility Retreats Ltd.</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>17</b>
<b>Owner's comments</b>	Ms MacMillan was very concerned that the OLA mapping when overlaid on the cadastral base appears to have taken in the majority of her property including a large part of the location of the house. She arranged a meeting of neighbouring property owners at her home attended by approximately a dozen nearby landowners where there was general consternation about the impact that the OLA (when overlaid on the cadastre) would have on their properties. After some general discussion about displacement and registration and spending some time with the property owners indicating on the land where the OLA should be correctly mapped (typically just over the seaward edge of the sandy flank / foredune that separates the active properties from the active beach), the majority of landowners became much more comfortable with the concept of the OLA as it relates to their properties.
<b>Comments</b>	This is another situation where displacement / registration issues when transferring the OLA boundaries onto a cadastral base have created a misleading impression and unduly concerned landowners. There is a need to correct the alignment of the OLA relative to the cadastral base to ensure that it is correctly positioned in relation to contour and vegetation patterns. That amendment will result in the OLA boundary being typically positioned near the top of the sandy coastal flank and to the west of all buildings (and in accordance with the OLA alignment as originally marked against an aerial photograph base).
<b>Recommendation</b>	Adjust OLA positioning in relation to cadastre registration to ensure that the OLA boundary is correctly located when seen on a District Plan mapping base.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	2 Aranga Beach Road
<b>Legal Description</b>	LOT 11 DP 28751 BLK XII WAIPOUA SD
<b>Owner</b>	<b>Lewis Hogan</b>
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach</b> North Baylys to top of the feature.
<b>Map Number</b>	<b>17</b>
<b>Owner's comments</b>	Met with Mr Hogan and his immediate neighbours to the south west. Both parties were concerned to ensure that the OLA did not intrude upon the flat developed portions of their properties nor the buildings contained on those sites. After general discussion it was confirmed that both property owners consider that it was appropriate that the OLA should take in the very steep sandy flank on their properties and the associated vegetation cover of those sites in recognition of the role of those flanks in the overall structure of the settlement and the physical circumstances of these very steep and fragile slopes.
<b>Comments</b>	When mapped upon the District Plan base the OLA boundary appears to have been displaced. Some minor refinement is needed to ensure that the registration between the OLA as mapped upon the aerial (correctly in relation to these properties) and the District Plan cadastral base needs to be resolved.  See comments in introduction in relation to displacement and registration.
<b>Recommendation</b>	Ensure that OLA mapping is corrected as it relates to Aranga Beach settlement.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Kai Iwi Lakes Rd
<b>Legal Description</b>	
<b>Owner</b>	<b>Mark Pevats Kai Iwi Farms Ltd</b>
<b>Landscape unit</b>	<b>OLA 2 West Coast Ocean Beach and OLA6 Kai Iwi Lakes</b>
<b>Map Number</b>	<b>18 + 22</b>
<b>Owner's comments</b>	Whilst not vehemently opposed to the principles of the OLA, Mr Pevats was interested to review the locations of the boundaries to ensure that they were correctly positioned and to establish what possible impact they may have on his farming property.
<b>Comments</b>	<p>The Pevat farm spans from an escarpment adjacent to Kai Iwi Lakes across to the western coastline. In this regard it has adjacent OLA's on both of its margins, each of which is mapped as coming onto the Pevat farm. When viewing the West Coast OLA boundary it soon became clear that the mapping idiosyncrasies and displacement encountered on a number of other west coast properties applied also to the Pevat land and that there is a resulting need for refinement.</p> <p>On the Kai Iwi Lakes side of the property, a number of pines have been felled from an apex overlooking the lake along with those on the Council reserve adjacent. As presently mapped the OLA boundary creeps marginally into this corner of the Pevat property in an area where the landscape characteristics don't justify that notation.</p> <p>Accordingly there is a need for a minor change and realignment.</p>
<b>Recommendation</b>	Adjust the West Coast & Kai Iwi Lakes OLA boundaries in relation to the Pevat property so that areas of conventional pasture without exceptional qualities are excluded. These are minor modifications.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	792 Omamari Road
<b>Legal Description</b>	LOT 2 DP 206909 & LOTS 2-5 DP 209393
<b>Owner</b>	<b>PB &amp; RJ Coles</b>
<b>Landscape unit</b>	<b>OLA2 – West Coast Ocean Beach North Bayllys to top of the feature</b>
<b>Map Numbers</b>	<b>22 + 23</b>
<b>Owner's comments</b>	<p>Whilst valuing the coastal margin of their farmed property and having sought to contribute to the amenity of the land through their farm plantings and general management of the property, Mr and Mrs Coles were concerned that the OLA boundary appears to take in portions of developed pasture land with no visual connection with the coastline, along with areas of parts of small pockets of pine plantation that they have established to control sand movement. Whilst happy to see an OLA status applied to the coastal margins of the land where there is both a strong visual connection with the western coastline and a well developed cover of indigenous vegetation, they wish to ensure that the boundary is both correctly placed and possible District Plan constraints do not impact on their farming activity in an unjustified way.</p>
<b>Comments</b>	<p>Having travelled the western boundary of the Coles property and examined in particular detail those areas identified in the photographs that Mr &amp; Mrs Coles included in their submission, I concur with their observation that the OLA boundary is incorrectly aligned in a number of locations. This situation is a direct reflection of the displacement and resolution issues outlined in the introduction to this report.</p>
<b>Recommendation</b>	<p>Realign the OLA boundary as sought by Mr and Mrs Coles and as illustrated on the aerial photograph as posted on the Kaipara District Council website.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	353 Basin Road
<b>Legal Description</b>	LOT 9 DP 28101 LOT 1 DP 117124 BLK X KAI HU SD
<b>Owner</b>	Tim Flood
<b>Landscape unit</b>	<b>OLA2 - WEST COAST OCEAN BEACH North Baylys to top of the feature</b>
<b>Map Number</b>	<b>27</b>
<b>Owner's comments</b>	<p>Some uncertainty about the extent of the Outstanding Landscape Unit as it relates to the house recently built by Mr Flood, but generally opposed to Outstanding Landscape mapping as it applies to his property as it might impact upon his farming and land use activity including future development of the property for other land uses.</p> <p>Noted that the aerial photographs which have been used for mapping appear to be significantly out of date relative to landmarks like shelterbelts known to have been removed for many years.</p>
<b>Comments</b>	<p>After initially establishing that the Outstanding Landscape as mapped applied only to the western fringe of the Flood property, a detailed site visit confirmed that there is some displacement of the Outstanding Landscape boundary into pastoral areas of the Flood property that was not intended to be positioned.</p>
<b>Recommendation</b>	<p>Refine Outstanding Landscape boundary to correspond with the western fence line and boundary of the Flood property where the landscape character change actually occurs.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	320 Baylon Coast Road
<b>Legal Description</b>	LOT 2 DP 182187 LOT 1 DP 184895 SECS 1 7 SEC 1 SO 62372 BLK IZ KAIHU SD- AMAL
<b>Owner</b>	<b>Steve &amp; Kath Smith</b>
<b>Landscape unit</b>	<b>OLA2 - WEST COAST OCEAN BEACH</b> North Baylys to top of the feature
<b>Map Number</b>	<b>27</b>
<b>Owner's comments</b>	Met with Mr and Mrs Smith at their home which is separate from the property in question. They were interested to know the background to the assessment and how it came to be applied to their property. They also expressed concerns about possible pressures of bureaucracy and restrictive rules which could impact upon the operation of their farm, or the way in which their children may choose to use the land in the future.
<b>Comments</b>	After spending some time providing a background to the assessment and the rationale behind the process, close study of the portion of the Smith property in question revealed that there is no visible OLA applying to the property. It would appear that a very fine slither of the definition lies over the boundary in digital form and whilst not visible to the naked eye at the scale of aerial maps being referred to was enough to trigger notification of the Smiths.
<b>Recommendation</b>	Modify West Coast OLA to remove very narrow portion of OLA that has inadvertently overstepped the boundary and is unjustifiably affecting the Smith property.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	23 Cynthia Place Bayley's Beach
<b>Legal Description</b>	
<b>Owner</b>	Mr Gordon Pryde Bayley Town Camp (17 common owners)
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>28</b>
<b>Owner's comments</b>	<p>Discussions occurred via phone only, as Mr Pryde is based south of Auckland. The site visit commenced at the property of Mrs B Biddle, who is another of the common owners of the title in question and whose home overlooks the stream mouths near Mr Pryde's house.</p> <p>Mr Pryde considers that his building location is related to the main body of the Bayley's Beach settlement and should not be distinguished in terms of an OLA.</p> <p>He is uneasy about the prospect of his property and those adjacent on the toe of the coastal flank being affected by District Plan rules that make it more complex to rebuild a structure, make additions or undertake other domestic developments.</p>
<b>Comments</b>	<p>The Bayley Town Camp is an unusual and historic arrangement whereby house owners have a common interest in a single title that their buildings lie within. The majority of those dwellings lie near the upper brink of a steep coastal flank, where they are sited amongst established vegetation at the western end of Cynthia Place. In my opinion Cynthia Place is an integral part of the overall settlement.</p> <p>The coastal flank descends from the more easy terrain of Cynthia Place and drops very steeply to the waterside at the mouth of two converging streams. The flank has a very dense and windshorn cover of native coastal plants including pohutukawa, taupata, flax, toi and five finger. Near the mouth of the more southern of the two streams the slope features a sidling bench and eases to a narrow backshore area. It is in this general location that Mr Pryde's dwelling is located along with 3 others on the Bayley Town Camp land. These four buildings are spatially somewhat isolated from those related to Cynthia Place and appear to gain vehicular access from along the beach.</p> <p>In my opinion, these lower lying buildings are more closely associated with the beach than the houses above and the vegetation cover of the flank that they are sited upon is strongly coastal and natural in its character.</p> <p>As such I consider that the OLA is appropriately placed when including the coastal flank and the four buildings on the Bayley Town Camp title.</p>
<b>Recommendation</b>	No change to this part of the West Coast Outstanding Landscape Area.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	467 Mahuta Road
<b>Legal Description</b>	SEC 35 SO 38133 SEC 1 SO 66034 BLK I KOP
<b>Owner</b>	<b>Val Sills</b> Mahuta Community Water Supply
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>29</b>
<b>Owner's comments</b>	<p>(Met onsite with Mr Sills and other members of the supply association). The Mahuta community water supply is a small association of landowners on adjacent farms who rely upon the spring for their farm water. As such the access to the water is therefore critical to their farming operations. The Association members are concerned that any OLA provisions may prevent them from managing or upgrading the water supply structures or access in the future, thereby compromising their farming operations. The Association also has an arrangement to provide for a number of batches or cottages in the valley that contains the water supply intake and there is a wish to allow the occupants and leaseholders of those structures to continue enjoying the area. The Association considers that the modification that has resulted to the valley through the long term development of those dwellings and the access driveway up the valley floor results in the valley being distinct from the broader majority of the OLA.</p>
<b>Comments</b>	<p>The basin-like valley that contains the water supply is steep sided and very contained. Whilst there is a subtle track up from the beach and the forward-most bach has some presence on the beach, the large majority of the valley is very discreet. Once within the valley, I agree with the Association members that it is much modified from its natural state and therefore is distinct enough to stand as a discrete island within the Outstanding Landscape without being outstanding itself.</p>
<b>Recommendation</b>	<p>That the West Coast OLA be modified as shown on the aerial photograph posted on the Kaipara District Council website to exclude the water supply valley and the majority of the small dwellings sitting around the floor of that valley, the only exception being an elderly structure near the south western mouth of the landform that is much more clearly associated with the beach and the broader coastal flank.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Mahuta Road, south of Mahuta Gap Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Colin Hadlow</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>29 / 30</b>
<b>Owner's comments</b>	Concerned about the possible impacts of the Outstanding landscape on farming operations and questions the accuracy of the mapping in the light of land use changes over recent decades.
<b>Comments</b>	Mr Hadlow requested a site visit relatively late in the period after becoming aware of the process through his involvement in the Mahuta Community water supply. An inspection of the Hadlow property confirms that the Outstanding Landscape as mapped by aerial photographs extends inland into pastoral uses and needs to be rationalised to better capture the steepest and most densely vegetated dune formations and bluffs that characterise the West Coast Outstanding Landscape Area.
<b>Recommendation</b>	That the OLA boundary be shifted west to better reflect the steep landforms and vegetated cover that relates to the West Coast OLA as shown on amended mapping posted on the Kaipara District Council website.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Mahuta Road (accessed from small, dead end portion of road) and Rehutai Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Mr Keith Russell Russwich Trading Ltd</b>
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach</b>
<b>Map number</b>	<b>29</b>
<b>Owner's comments</b>	The mapping of the OLA on this property extends too far inland to the east and compromises the farming capacity of the land. The OLA boundary should relate particularly and in detail to the peaked exposed scarps and hillocks at the crest of the coastal flank and should not extend further.
<b>Comments</b>	<p>This property is one in which there is a very subtle transition from the prevailing indigenous cover of the coastal flank and its crest, through a belt of very lightly grazed terrain to more developed pasture further inland.</p> <p>Changes in those vegetation characteristics are very gradual, particularly in the northern part of the property, making the selection of a "hard" boundary to the OLA challenging.</p> <p>In light of those circumstances, and notwithstanding any ecological values that the more eastern of these predominantly native cover patterns bring, it is considered appropriate to relate the OLA boundary to the apex landforms that are most closely associated with the coastal flanks and cliffs.</p>
<b>Recommendation</b>	That the West Coast OLA be modified as shown on more closely follow the scarped and exposed elements of historic sand soils at the apex of the coastal flank.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	476 Rehutai Road
<b>Legal Description</b>	SEC 39 BLK I KOPURU SD
<b>Owner</b>	<b>Mark Stanley and Julie Bracey</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b> Bayleys
<b>Map Number</b>	<b>29</b>
<b>Owner's comments</b>	Concerned about the impacts of the Outstanding Landscape Unit upon farming activities and property values, whilst generally supportive of conserving the special character of the West Coast's landscape and the coastal flank. Concerned that the extent of the OLA extends onto developed pasture land and valuable wintering areas. Seeks to have the boundary rationalised back to fence lines as viewed during the site visit.
<b>Comments</b>	The Stanley property extends out to the West Coast from its position near the end of Rehutai Road. Site inspection confirmed that the slightly aged aerial photographs used before mapping have been misleading and indicate that indigenous vegetation patterns extended to areas that are now clearly developed pasture. The boundary therefore needs to be refined to better reflect the edge of the steep coastal landforms and the extent of predominantly indigenous dune field cover.
<b>Recommendation</b>	Modify position of OLA boundary westwards to more accurately reflect the margin of the more developed pastoral land where it joins the steeper coastal landforms with their predominantly indigenous vegetation cover.



## Kaipara OLA Affected Landowner Consultation

<b>Location</b>	167 Mahuta Road, Dargaville
<b>Legal Description</b>	OTUREI M2 , OTUREI M3 , PT OTUREI M5 , OTUREI M5B
<b>Owner</b>	John Greville
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach</b> North Glinks and south Baylys
<b>Map number</b>	<b>30</b>
<b>Owner's comments</b>	Whilst generally supportive of initiatives to conserve special areas, Mr Greville is uneasy about the extent of the West Coast OLA in relation to his property, considering that it reaches too far inland to include areas that are quite modified by pastoral run-off use and not reflective of the key landform and vegetation cover characteristics of the coastal flank.
<b>Comments</b>	A site visit along the property's western boundary confirmed Mr Greville's opinion that the landscape area as currently mapped extends too far east to include areas that are visually disconnected from the coast and with a cover that consists of a mix of exotic marram and pastoral grasses.
<b>Recommendation</b>	Amend the OLA boundary as it applies to the Greville property to better reflect the landform and vegetation cover characteristics underpinning the OLA. This typically means adjusting the alignment towards the west.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	25 Ocean Close
<b>Legal Description</b>	LOT 34 DP 130573 BLK V KOPURU SD
<b>Owner</b>	<b>Wendy Rae</b>
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach - Glinks Gully</b>
<b>Map number</b>	<b>34</b>
<b>Owner's comments</b>	<p>Interested to understand more about the OLA and its implications.</p> <p>Doesn't want to be prevented from maintaining, updating or replacing the family bach on the property that has been a longstanding place to enjoy.</p> <p>Generally supportive of measures to conserve the coastal flank uphill and inland of current buildings and considers that building on those steep, unstable slopes would be unwise.</p>
<b>Comments</b>	<p>Outlined background to OLA, rationale and role of the flanks as both part of the continuum of the west coast landform and a natural backdrop to the settlement.</p> <p>Consider that the OLA is appropriately placed relative to the dwellings</p>
<b>Recommendation</b>	No changes to mapping relative to this site.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	1398 Red Hill Road
<b>Legal Description</b>	(1) LOT E6 PT W6 DP 965 PT ALLOT 90 KOPURU P (2) SH BLK V KOPURU SD BLK IX, TOKA & D BLK IX TOKATOKA SD
<b>Owner</b>	<b>TM and RA Antonio</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>34</b>
<b>Owner's comments</b>	Whilst not deeply concerned about the implications of the OLA, Mr Antonio was interested to know more about the rationale of provisions applying to mapping and management. He was particularly focused upon an area related to a highly modified dune lake which is positioned in the midst of his pastoral property and considered that the OLA may be too extensive on the coastal margins on the farm (which is not in his ownership but is leased from Kaipara District Council).
<b>Comments</b>	With the benefit of a site visit and detailed drive around the property it confirmed that the modified dune lake is indeed not worthy of being bundled with the Outstanding Landscape Area and should be removed from the OLA distinction as should adjacent areas of conventional albeit steep pasture.
<b>Recommendation</b>	Modify OLA to remove developed pastureland and isolated, modified dune lake.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	13 Ocean Close
<b>Legal Description</b>	LOT 28 DP 130055 BLK V KOPURU SD-HAVING 1/3SH IN LOT 78 DP 130055 BEING 73M2
<b>Owner</b>	<b>Stephen Theobald</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach - Glinks Gully</b>
<b>Map Number</b>	<b>34</b>
<b>Owner's comments</b>	See reporting in relation to Mr GS Nichol.
<b>Comments</b>	
<b>Recommendation</b>	See recommendation in relation to Mr GS Nichol.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	51 Marine Parade
<b>Legal Description</b>	LOT 50 DP 46221 BLK V KOPURU SD
<b>Owner</b>	<b>Robyn and Selwyn Neal</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach - Glinks Gully</b>
<b>Map Number</b>	<b>34</b>
<b>Owner's comments</b>	Observed that the Outstanding Landscape unit boundary as mapped typically follows the very steep coastal flank that relates to this portion of Marine Parade but for their particular property there is a small valley that emerges from inland that coincides with their back boundary and provides some very gently sloping terrain at the back of the property that is distinct from the coastal scarp found nearby. When considering the future family use of this property the owners wish to preserve the potential to discreetly integrate a building within this small valley mouth where it could sit amongst mature trees and to increase the capacity of the property without adversely affecting the qualities of the settlement.
<b>Comments</b>	Having inspected this part of the property and viewed it from the adjacent dune crest and road frontage I concur with Mr and Mrs Neal that the very narrow valley/gut in question is not visible on the aerial photographs and is more closely related to the developed portion of the settlement that is outside of the OLA. As such a small variation to the OLA in removing the small segment of valley that relates to this property is justified.
<b>Recommendation</b>	Modify the OLA mapping as it relates to 51 Marine Parade to exclude the small valley mouth inland of the existing dwelling.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	41 Marine Drive, Glinks Gully
<b>Legal Description</b>	LOT 45 DP 46221
<b>Owner</b>	Lyn Osbaldiston
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>34</b>
<b>Owner's comments</b>	The owners are concerned that the OLA as indicated on the maps circulated by Kaipara District Council appears to have take in part of the house and that the provisions may make it difficult to modify the batch in future They consider that the OLA should not apply to residential portions of the property.
<b>Comments</b>	Scrutiny of the OLA as overlaid on the aerial photograph indicates that it is appropriately positioned in relation to this property taking in the steep coastal scarp and native vegetation, but excluding the residence and small lawn area.
<b>Recommendation</b>	That OLA mapping to remain as originally demarcated in relation to 41 Marine Drive.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	59 Marine Drive, Glinks Gully
<b>Legal Description</b>	LOT 54 DP 46221
<b>Owner</b>	<b>Josephine and Grozny Botica</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach – Glinks Gully</b>
<b>Map Number</b>	<b>34</b>
<b>Owner's comments</b>	Having initially attended the discussion and background offered at the Neal property at 51 Marine Drive, the inspection continued on to the Botica property at 59 Marine Parade. Whilst recognising the differences between the Botica and Neal properties, the owners of 59 Marine Drive were concerned that the provisions would preclude minor pruning of the pohutukawa trees that could ultimately put pressure on their residence or access to the rear part of their property.
<b>Comments</b>	<p>In this instance the OLA boundary appears to be precisely located and a good reflection of the change in terrain and vegetation cover.</p> <p>The owners appear to appreciate the visual importance of this steep flank to the settlement more broadly and the very fragile nature of the slope in physical terms.</p>
<b>Recommendation</b>	OLA boundary in relation to 59 Marine Drive to remain as mapped.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	15 Ocean Close
<b>Legal Description</b>	LOT 31 DP 130055 - HAVING 1/3SH IN LOT 7 8 DP 130055 BEING 73M2
<b>Owner</b>	G S Nicoll
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach - Glinks Gully</b>
<b>Map Number</b>	<b>34</b>
<b>Owner's comments</b>	Mr Nicoll was met in combination with Kennedy Theobald (son of Stephen Theobald) and Cindy Maude. These neighbours own land which in two cases extends a small distance up the flank that forms a steep natural backdrop to Glinks Gully. They are concerned that the OLA unduly and unfairly compromises their future development options and property values, particularly in comparison with other properties where such constraints do not exist. During discussion it was established that landowners appreciate the physical and visual sensitivity of this steep, sandy flank and see themselves as unlikely to attempt to develop that portion of their properties, but still see it as an imposition upon their title and land use rights.
<b>Comments</b>	After broadly canvassing the general provisions and constraints that the terrain and sandy soils of the area are likely to impose on anyone venturing to build on the very steep backdrop to Glinks Gully, I concluded that the mapping of the OLA as it applies to these properties is generally appropriate, although there is some potential for minor refinement at the larger scale of mapping now available.
<b>Recommendation</b>	Very minor refinement of the unit boundary as it relates to Theobald and Nicoll properties but predominantly retaining the OLA as previously mapped.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	21 Ocean Close
<b>Legal Description</b>	
<b>Owner</b>	<b>Cindy Maude</b>
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach - Glinks Gully</b>
<b>Map number</b>	<b>34</b>
<b>Owner's comments</b>	Part of a group discussion Mr Nicholl 15 Ocean Close and Mr Theobold (jnr) 13 Ocean Close  See reporting sheet in relation to Mr Nicholl.
<b>Comments</b>	See reporting sheet in relation to Mr Nicholl.
<b>Recommendation</b>	See reporting sheet in relation to Mr Nicholl

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	55 Marine Drive
<b>Legal Description</b>	OT 52 DP 46221 BLK V KOPURU SD
<b>Owner</b>	<b>Blodwen Fernandez</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b> Glinks Gully
<b>Map Number</b>	<b>34</b>
<b>Owner's comments</b>	Met with Ms Fernandez's daughter who represented her mother's position and gave a history of the family's involvement with Glinks Gully. The family is concerned that the Outstanding Landscape definition could compromise the future expansion or rebuilding of the rather aged bach that exists on the property. Also concerned about questions of equity in terms of the extent of properties defined as outstanding at the northern end of the beach, whereas the Outstanding Landscape boundary steps a little further inland on the few sites at the southern edge of the settlement. There was also concern about how much of the property is influenced by the OLA since the plan circulated for owners was a simple District Plan map with the OLA boundary shown on it, so some difficulty in determining where the OLA boundary was positioned in relation to the property and building.
<b>Comments</b>	After providing some brief background to the assessment and likely provisions arising from the District Plan, I scaled the distance from the front boundary that the OLA is presently mapped at and paced that distance on site. This exercise confirmed for Ms Fernandez's daughter that the OLA boundary is located on the toe of the steep vegetated bluff that lies immediately to the east of the house in an area where the family has no intention of building. This appears to have addressed the main concern of the family and is correctly positioned in relation to landform and indigenous vegetation cover.
<b>Recommendation</b>	No change to OLA mapping as it relates to 55 Marine Drive.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	201 Te Maire Beach Road
<b>Legal Description</b>	205 PSH OF TATARARIKI
<b>Owner</b>	Darwin Linthicum and John Nielson
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>35</b>
<b>Owner's comments</b>	<p>A private residence is currently being constructed near the brink of the coastal scarp on a natural platform and being finished in low impact materials, respecting the natural setting. Farm buildings have been positioned to avoid any impact on the wider coastal landscape.</p> <p>Mr Linthicum considers that the house site and an adjacent area of grassland immediately to the north east of that building location are distinctive and separate from the wider Outstanding Landscape that he acknowledges across the majority of the coastal flank.</p>
<b>Comments</b>	<p>Noted the benefits of siting the building where it is to be and the fact that the related utility buildings don't impact upon the coastal landscape. There is a need to adjust the Outstanding Landscape boundary so it skirts the brink of the coastal scarp to the west of the utility buildings at the upper end of the property, but disagree with Mr Linthicum's observation in terms of modifying the Outstanding Landscape in the area adjacent to the new house and the slight basin to the north east. In my opinion, whilst having a different land cover and use to the broader coastal flank in their position below the escarpment and amidst the broader topography of the flank, I consider these areas to be a subset of the broader Outstanding Landscape area and therefore worthy of definition as such.</p>
<b>Recommendation</b>	<p>Remap the inland edge of the OLA so that it avoids the area where the utility shed has been established. Leave OLA definition on the terrain now occupied by the landowner's house under construction.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	1008 Te Maire Road
<b>Legal Description</b>	LOT 1 DP 64518 ALLOTS 177 183 199 201 21
<b>Owner</b>	<b>David and Bev Guy</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>35</b>
<b>Owner's comments</b>	Mr & Mrs Guy emphasised their strong affinity for the natural character of the West Coast and the high values of the primary scarped landform and native coastal vegetation that covers much of that coastal flank. In acknowledging that care however, they considered that the OLA extends too far inland as it applies to their property and includes areas of more modified pastoral use that aren't worthy of recognition as an OLA.
<b>Comments</b>	A trip along the coastal edge of some of the Guy property confirms that the OLA boundary as currently mapped extends too far east onto highly modified grazing land where sandhill landforms are the remaining natural topographic reflection of the coastal influences of this part of the district. The eastern extent of that landscape is therefore not justified and needs to be amended.
<b>Recommendation</b>	Modify the Outstanding Landscape boundary so that it more accurately reflects the natural plant associations and topography that is most central to the character of the West Coast OLA.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	265 Te Maire Road
<b>Legal Description</b>	ALLOTS 90 104 148-151 206 210 214 215 PT
<b>Owner</b>	<b>Allister and Maree McCahon - Upson Downs Limited</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>35 (and possibly part of 34)</b>
<b>Owner's comments</b>	Places high value on the natural character and landscape values of the area around his farming properties and considers that there is an intergenerational responsibility to care for those landscapes so that their fundamental characteristics are conserved. Mr McCahon is concerned about the impact that forestry plantations and power transmission lines are having on the coastal landscape and considers that these sorts of activities should be managed more stringently. Similarly considers that the Outstanding Landscape and Visual Amenity Landscape influences should extend further inland than currently mapped to ensure conservation of the special character of the area.
<b>Comments</b>	After explaining the rationale and underlying provisions in relation to the OLA in this area I advised Mr McCahon there needs to be very good justification for extending OLA's and the need for appropriate rigour in coming to those conclusions.
<b>Recommendation</b>	OLA's in the area considered with Mr McCahon remain as currently mapped other than where these are to be modified as a result of other recommendations in this report.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Te Maire Beach Road
<b>Legal Description</b>	ALLOT 204 TATARARIKI PSH BLK XIII TOKATO
<b>Owner</b>	<b>Andrew Milich</b>
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach South of Glinks Gully, excluding Glinks</b>
<b>Map Number</b>	<b>35</b>
<b>Owner's comments</b>	<p>The coastal block area affected by the OLA sits on the margin of a run off block used by the Milich farming operation. Whilst acknowledging the sensitivity of coastal areas and an expressed commitment to ensure that their farming operation did not impact unduly on the land in this area, recognising an underlying sand based soil type, Mr Milich was concerned that provisions may have a detrimental affect on their ability to graze this site, and also questioned the difference between the rolling, grassed terrain of the area in question with the steeper coastal flanks with indigenous vegetation cover that make up the majority of the landscape unit.</p>
<b>Comments</b>	<p>This small basin-like paddock lies on the inland edge of the much more distinctive landform and vegetation associations that characterise the West Coast OLA. Whilst somewhat related to the coast in having sea views, the land in question does not share the characteristics that determine the OLA and as such should not be included. It would appear that the aerial mapping was influenced by the former unimproved land cover whose rough texture made it appear more like the nearby indigenous cover.</p>
<b>Recommendation</b>	This portion of the OLA to be remapped to exclude the Milich paddock.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Te Maire Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Mr Keith Russell Russwich Trading Ltd</b>
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>35</b>
<b>Owner's comments</b>	<p>Mr Russell is very strongly opposed to an OLA being applied to the coastal flank of this property. He considers that the less severe landform and limited pattern of indigenous vegetation cover amongst predominant pasture are distinct from the main body of the West Coast OLA and that very limited visibility from the beach itself is an important influence.</p> <p>An area of sloping "backshore flat" is a part of the site that is particularly distinct and modified in terms of its cover and terrain.</p> <p>He has undertaken preliminary development planning for the site and has engaged landscape and ecological specialists who have prepared extensive documentation. There is mapping of some form that has been prepared as part of a national assessment and undertaken – he thought – by DoC. This was not believed to relate to ecological values.</p>
<b>Comments</b>	<p>This is one of two landholdings owned by Mr Russell that are influenced by the proposed OLA, the other being further to the north and covered by a separate reporting sheet. We have been unable to establish what the previous mapping may have related to, despite queries to DoC and KDC.</p> <p>This portion of the land relates to a watercourse opening out onto the coast, as marked by a small dune lake slightly inland of the shoreline. That break in the steep flank of the coastal landform leads to a less severe coastal bank and creation of a small valley running inland.</p> <p>Whilst acknowledging that the landform and vegetation cover of the site are somewhat distinct from the more imposing flanks that characterise the majority of this west coast OLA, the site remains strongly related to that broader landscape and the CMA of the west coast.</p> <p>A reduction in grazing pressure on this coastal margin of the property would, for example, see the remnant pattern of native plant cover on the flank colonise across grazed areas, which would in turn see a strong level of unity established with the steepening terrain to either side of this part of the site.</p> <p>The sloping belt of grassland in the backdune area is very similar to that found further to the south and which has been distinguished from the OLA of the flank and dunefields on those other sites, but is of much more limited extent and scale.</p>
<b>Recommendation</b>	That the West Coast OLA be modified as shown on the aerial as posted on the Kaipara District Council website to exclude the strip of backdune grassland, and to be refined on some margins of the previously mapped area with the benefit of a site visit.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Paniki Road
<b>Legal Description</b>	LOT 1 DP 208210 - SUBJ TO & INT IN EASES
<b>Owner</b>	<b>Keith Day – Poutu Investments</b>
<b>Landscape unit</b>	<b>OLA2 West Coast Ocean Beach</b>
<b>Map Number</b>	<b>42</b>
<b>Owner's comments</b>	Mr Day was supported by Mr Chris Biddles who also has an interest in the area. Both gentlemen sought information on the background to the statutory requirement for identification of outstanding landscapes under Section 6(b), and the specifics of delineation of the West Coast Ocean Beach OLA. They are of the belief that the OLA as delineated incorporates too large an area, including large areas of pasture inland from the coastal escarpment / cliffs. Keith also sought detailed information with regard to how his existing subdivision consent and proposed road access down the escarpment / cliff would be affected by the proposed OLA.
<b>Comments</b>	<p>The property includes an extensive area from Pinaki Road, west to the ocean beach. The western end of Pinaki Road marks the catchment boundary between the east flowing Kaipara catchment and the west flowing Tasman Ocean catchment, and with the exception of a single steep sided and visually spectacular gully, the majority of the property falls within the Tasman catchment.</p> <p>As with much of this coastal landscape, the landform is derived from sand accretion processes, and the undulating dunelike formations bear witness to that. Whilst strongly undulating, the land falls gradually to the west to a point where it reaches the edge of the escarpment / cliff and falls precipitously to the back beach flats and remnant dunefield. The undulating landscape at the top of, and to the east of the cliff top feels separated from the coast, with only long views to the ocean in the distance, although, in places steep sided shallow and sometimes broad gullies cut back from the coastal edge towards the east. This landscape is predominantly devoid of vegetation, with the exception of pasture, although it is understood that the grazing has been improved over some time from rush dominated rough pasture.</p> <p>The West Coast Ocean Beach OLA has included the dominant cliff / escarpment along its length. One of the striking features of the coast is the scale and length of this edge. In places, the landform is such that the boundary of the OLA extends inland, but only where a landform or vegetative feature is strongly associated with the coastal escarpment. The fingers of OLA delineated on the subject property appeared, during mapping to include gullies of some scale and vegetation associated with those gullies, but on inspection the scale and significance of both the landform features and the vegetation was exaggerated by the aerial photography used in the mapping. Viewed on site it was apparent that the boundary of the OLA should trace the crest of the escarpment / cliff. In places the crest is somewhat broken and less distinct, but it is possible to define a natural break between the outstanding escarpment and the area beyond.</p>
<b>Recommendation</b>	It is recommended that the OLA 2 boundary be amended within this property to more accurately reflect the top of the escarpment / cliff.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Schick Road and Pinaki Road
<b>Legal Description</b>	LOT 1 DP 99194 LOT 2 DP 174190 SEC 15 BL
<b>Owner</b>	<b>Chris Biddles</b>
<b>Landscape unit</b>	<b>OLA 2 - West Coast Ocean Beach</b> South of Glinks Gully, excluding Glinks
<b>Map number</b>	<b>42</b>
<b>Owner's comments</b>	Values and has a care for the coastal margin of his property but is concerned that outstanding landscape rules may limit his future options for the development and management of the farm. Also questions whether the boundary is correctly positioned as mapped and suggested that the aerial used for mapping is considerably out of date and doesn't reflect the improved pasture that now extends well out towards the coast.
<b>Comments</b>	The seaward edge of the Biddle property features a convoluted terrain and quite pronounced peaks of sand that suggest an elevated dune formation. The majority of the farmed property is much modified from its natural state and whilst the elevated peaks express some reference to their formative processes, they are distinct from the exposed scarp crests that define the brink of the main body of the West Coast Outstanding Landscape. The overlay of pasture and marram on the farmed terrain further distinguishes it from the native cover of the OLA proper. As such the outstanding landscape boundary should be redefined and shifted seaward to more accurately reflect the OLA.
<b>Recommendation</b>	Remap the OLA boundary so that it more closely approximates the Department of Conservation margin where the natural landform and vegetation cover is far more intact.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	170 Schick Road
<b>Legal Description</b>	LOT 1 DP 193572 LOT 1 DP 188654 LOT 3 DP
<b>Owner</b>	Richard and Viv Biddles
<b>Landscape unit</b>	<b>OLA2 - West Coast Ocean Beach</b>
<b>Map Number</b>	<b>43</b>
<b>Owner's comments</b>	Concerned that the OLA extends too far into their farm operation and that it's not justifiable. Also consider that Outstanding Landscape rules within the Plan may unduly impact upon their current farming activities and the future potential & value of their land.
<b>Comments</b>	A detailed site inspection confirmed that the seaward margin of the property, whilst relatively convoluted and with a cover of coarser vegetation on the higher quality pastures inland, was typically exotic by nature and distinct from the indigenous cover, scarps and bluffed landform that characterises the majority of the West Coast OLA. Terrain captured by the initial OLA mapping is thought to have been in governmental ownership at the time that the aerial photograph used for 2006 assessment was flown. The land had been modified and improved for pastoral farming since and so the OLA delineation is not justified.
<b>Recommendation</b>	There is a need for the OLA boundary as it affects the property to be reconfigured to better follow the exposed bluffs and peaks and the Department of Conservation administered land to the west.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Oputeke Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Lance and Vincent Ellis</b>
<b>Landscape unit</b>	<b>OLA3 – Tutamoe/Kaihu/Marlborough Forest</b>
<b>Map Number</b>	<b>11</b>
<b>Owner's comments</b>	<p>(Owners comments conveyed by Lance Ellis and two sisters during site visit).</p> <p>The family are concerned that the defined OLA area covers the majority of their property and provided an insight into the family's ownership and management of the land and adjacent roadway over many decades. The land is now used much less intensively than it once was, and the area of open pasture seen on the property has been diminishing as a result. Accordingly the owners, uneasy that a landscape notation and related rules will compromise what remains of the farming capability of the land, seek to have the extent of OLA reduced in accordance with draft lines discussed on an aerial photograph when meeting onsite. A further concern is that the demarcation of the OLA appears to unfairly affect their land whilst leaving native forest associated with an adjacent pine plantation unaffected, and noting that some areas now planted in pines formerly had a cover of equally distinctive native vegetation.</p>
<b>Comments</b>	<p>Whilst access was too difficult and time consuming to allow a detailed site walkover of the property, viewing from a number of elevated vantage points on Opoteke Road &amp; Kaihu Road enabled a useful oversight and clarified patterns that are difficult to distinguish on the aerial photographs used for original mapping. Whilst confirming that much of the perimeter of the Ellis property is consistent with the high landscape values of the adjoining Department of Conservation estate, I agree that the more fragmented pastoral areas are not justified as part of the OLA.</p>
<b>Recommendation</b>	<p>Reduce extent of the OLA as indicated on map/aerial as posted on the Kaipara District Council website such that the areas of more scattered indigenous cover and grazed pasture are excluded.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Waikara Road, north of Maunganui Bluff
<b>Legal Description</b>	PT SEC 48 BLK X WAIPOUA SD
<b>Owner</b>	<b>Mr Brett Allen – Alkel Construction Ltd</b>
<b>Landscape unit</b>	<b>OLA4 - Maunganui Bluff</b>
<b>Map Number</b>	<b>12</b>
<b>Owner's comments</b>	Wishes to ensure that OLA area doesn't compromise future land use options for the property or affect the harvest / replanting of a mature pine plantation established on the land.
<b>Comments</b>	<p>Mr Allen was based in Australia during the period when submissions were occurring and site visits being conducted. Despite numerous efforts to make contact – including some of his own – it wasn't possible to meet him on the site to receive his feedback directly.</p> <p>Two site visits were carried out after some initial lack of clarity about which property was in question.</p> <p>Close inspection of mapping suggests that the OLA definition applied to an area of DoC administered land to the south and west may have nominally intruded over the boundary (as a result of displacement) thereby triggering a notification to Mr Allen.</p> <p>This is a minor mapping anomaly that requires correction.</p>
<b>Recommendation</b>	Correct digital mapping to accurately reflect boundary (and landscape cover) between DoC and Allen properties.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	277 Hood Road, Aranga
<b>Legal Description</b>	SEC 1 SO 65488 BLK X WAIPOUA SD
<b>Owner</b>	<b>Donald Fisher – Claredon Limited</b>
<b>Landscape unit</b>	<b>OLA4 - Maunganui Bluff</b>
<b>Map Number</b>	<b>12</b>
<b>Owner's Comments</b>	<p>Some uncertainty around the extent of the proposed OLA as it applies to the Fisher property.</p> <p>Generally opposed to the District Plan rules as it impacts upon farming activities and private property rights, particularly where there is difficulty in seeing any justification for those provisions. Less concerned when it was clarified that the OLA mapping was intended to apply to the rectangle of Department of Conservation estate that intrudes into the Fisher property and that there are some anomalies with the mapping.</p>
<b>Comments</b>	<p>After inspecting the OLA mapped boundary from an adjacent vantage point on the Fishers' property it is evident that this is one of many cases where the mapped boundary has been displaced during reproduction and that it should be repositioned to correlate with the cadastre for the DOC administered reserve on neighbouring land. The mismatch is relatively minor.</p>
<b>Recommendation</b>	<p>OLA to be refined to correspond with the boundary which is determined by the fence line that contains the indigenous forest area in question. Refer to aerial as posted on the Kaipara District Council website.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	636 Aranga Coast Road
<b>Legal Description</b>	LOT 3 DP 28751 BLK XII WAIPOUA SD
<b>Owner</b>	<b>Merilyn Smith</b>
<b>Landscape unit</b>	<b>OLA4 - Maunganui Bluff</b>
<b>Map Number</b>	<b>17</b>
<b>Owner's comments</b>	Despite numerous efforts to contact Ms Smith I was unable to either meet or speak with her.
<b>Comments</b>	Having become aware of the OLA boundary displacement issue that have misplaced the OLA in relation to the nearby Hammond & Downey properties, shifting the OLA boundary to the rear of the Smith property in a consistent manner would be likely to address any concerns that Ms Smith may have.
<b>Recommendation</b>	Adjust OLA boundary for Maunganui Bluff so that it coincides with the reserve (possibly now former reserve) boundary, where site modifications to the private properties cease and the continuous natural cover of vegetation commences.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	618-620 Aranga Coast Road
<b>Legal Description</b>	LOT 1 DP 35923 BLK XII WAIPOUA SD
<b>Owner</b>	<b>Dennis Downey</b>
<b>Landscape unit</b>	<b>OLA4 - Maunganui Bluff</b>
<b>Map Number</b>	<b>17</b>
<b>Owner's comments</b>	Whilst generally supportive of protecting the character of Aranga Beach and Maunganui Bluff, Mr Downey was concerned that an OLA definition applying to his property could compromise future options for extending the existing building, placing a further building on the property or managing the site, without adequate justification.
<b>Comments</b>	I walked to the back of the site with Mr Downey and confirmed that the OLA boundary displacement issue outlined previously in relation to the Hammond / Vitasovich property also affected the Downey property.
<b>Recommendation</b>	Adjust OLA boundary for Maunganui Bluff so that it coincides with the reserve (possibly former reserve) where site modifications to the private properties cease and the continuous natural cover of vegetation commences.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Hooper Road, west of Trounson Kauri Park
<b>Legal Description</b>	
<b>Owner</b>	<b>Peter &amp; Ketch Nelson</b> (neighbours to Julie Burke)
<b>Landscape unit</b>	<b>OLA5 – Trounson Kauri Park</b>
<b>Map Number</b>	<b>13</b>
<b>Owner's comments</b>	Owners share Ms Burke's concerns about intrusion of OLA onto private pastoral land and have difficulty understanding the rationale for placing the OLA boundary where it is shown. Agreed with Ms Burke about impositions and possible constraints on farming practice.
<b>Comments</b>	Site visit was conducted in tandem with viewing the Burke property and was found immediately upstream of the site discussed on that neighbouring farm. Site inspection rapidly confirmed that the OLA boundary has been displaced through the mapping process and therefore needs to be modified so that it aligns to the property boundary.
<b>Recommendation</b>	Shift OLA boundary to follow the river/stream corridor rather than being set out in the Nelson paddock.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	97 Hooper Road – 09 439 0032
<b>Legal Description</b>	PT DP 2665 PT LOT 2 DP 11339 PTS SEC 21 BLOCK X1 WAIPOUA SD-TNA
<b>Owner</b>	<b>Julie Burke</b>
<b>Landscape unit</b>	<b>OLA5 – Trounson Kauri Park</b>
<b>Map Number</b>	<b>13</b>
<b>Owner's comments</b>	<p>Very strongly opposed to imposition of OLA mapping and related rules to the Burke farm.</p> <p>The area in question has been grazed for a considerable period of time and is fringed by indigenous trees that were preserved by the previous generation of farmers and which the current owners do not intend to remove.</p> <p>Offered observations that there are issues to do with appropriate management by the Department of Conservation on the opposite side of the river and Northland Regional Council in terms of riparian management and that these concerns are now far more pressing than any landscape related matters.</p>
<b>Comments</b>	<p>(The site visit was carried out in the company of Peter &amp; Ketch Nelson, who are neighbours).</p> <p>Site visit soon confirmed that the aerial photograph had been misleading and that the shadows from the fringe of trees around the area of pasture in question had given the impression that the entire area was vegetated. The outstanding landscape notation is not appropriately applied to the small pasture promontory and the boundary should be amended accordingly.</p>
<b>Recommendation</b>	OLA boundary to be shifted back to the centre line of the river so that it avoids this portion of the Burke paddock.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	570 Kai Iwi Lakes Road
<b>Legal Description</b>	
<b>Owner</b>	<b>John Greer</b>
<b>Landscape unit</b>	<b>OLA6 - Kai Iwi Lakes</b>
<b>Map Number</b>	<b>18</b>
<b>Owner's comments</b>	Mr Greer considers that the OLA & VAL areas marked as applying to his property are unjustified and represent unreasonable imposition on his private land rights and farming activities. He wishes to see all landscape related notations removed from his property.
<b>Comments</b>	<p>During an initial site visit in the company of Ms V Anich, Council planning consultant and Councillor B McEwing, the background and related provisions of the OLA and VAL notations were explained to Mr Greer and his concerns about the implications and validity of those areas were heard and noted. The four attendees then viewed a flattened paddock at one stage apparently wet but now simply a flat paddock and an adjacent small dune lake.</p> <p>A second site visit to view the area in more detail and to consider the VAL was attempted but Mr Greer was very clear that he did not wish to have that site inspection undertaken.</p> <p>With the benefit of the preliminary site visit and discussion and viewing the paddock at the end of Lake Waikare, it is evident that an OLA definition cannot be justified on that portion of Mr Greer's property.</p>
<b>Recommendation</b>	Modification of the OLA at the western end of Lake Waikare to exclude the paddock that lies below Mr Greer's house and is contained by adjacent hillsides.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	425 Kai Iwi Lakes Road
<b>Legal Description</b>	LOT 1 DP 114484 BLK I KAI IWI SD
<b>Owner</b>	<b>G and P Rowe</b>
<b>Landscape unit</b>	<b>OLA6 - Kai Iwi Lakes</b>
<b>Map Number</b>	<b>22</b>
<b>Owner's comments</b>	Strongly object to Council's impositions on private land and have reservations about the implications of Outstanding Landscape provisions after past difficulties in dealing with Council. Their private land should not be encumbered with the provisions and as responsible landowners Mr Rowe considers that the statutory provisions are unnecessary to ensure long term good outcomes for the land.
<b>Comments</b>	After closely inspecting the OLA mapping in relation to the Rowe property it became clear that Mr Rowe's concerns related more to the Kai Iwi Lakes overlay rather than the Outstanding Landscape mapping. The related and adjacent OLA does not appear to intrude upon the Rowe property, so the trigger for notifying the Rowes about the OLA consultation exercise appears to be a very nominal shaving of the OLA boundary that may almost invisibly touch the Rowe property boundary. Having established this, Mr Rowe became considerably more comfortable about the OLA provisions but remained concerned about the overlay section of the District Plan.
<b>Recommendation</b>	A very minor refinement to the Kai Iwi Lakes OLA boundary so that it does not touch the Rowe property.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	779 Karaka Road, north end of Tangowahine Valley Road
<b>Legal Description</b>	LOT 2 DP 210277 BLK I MAUNGARU SD – SUBJ TO ROW
<b>Owner</b>	<b>John and Monica Sommerville</b>
<b>Landscape unit</b>	<b>OLA8 Maungaru Range</b>
<b>Map Number</b>	<b>21</b>
<b>Owner's comments</b>	<p>The Somemervilles own land at the north western end of the Maungaru Range – their land adjoining the boundary with the Range. The OLA follows the boundary of the Range so their property is not included within the OLA. The Sommerville's state that they are philosophically opposed to the identification of landscape areas on private land but realise that their property is directly not affected. They were interested to learn whether the rules would affect activities adjacent to OLA or VAL.</p>
<b>Comments</b>	<p>Any application would be processed as it relates to the underlying zone and the landscape overlay rules would not apply.</p>
<b>Recommendation</b>	No change required

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	715 Tangowahine Valley Road
<b>Legal Description</b>	LOT 2 DP 210277 BLK I MAUNGARU SD – SUBJ
<b>Owner</b>	Don Harrison
<b>Landscape unit</b>	<b>OLA8 Maungaru Range</b>
<b>Map Number</b>	<b>21</b>
<b>Owner's comments</b>	<p>The meeting was requested by Don Harrison and attended by a number of other interested parties. Various matters were discussed ranging from broad policy and statutory matters such as the justification and need for landscape protection, the importance of compensating affected landowners, to specifics relating to the proposed rules of the landscape section and site specific questions.</p> <p>These latter two matters included the potential difficulty in obtaining consent for earthworks to reinstate, or realign a track that had been washed out, to the justification for identifying VAL on individuals' properties.</p> <p>A question regarding the omission of cultural considerations from the landscape assessment was also raised, with the presence / alignment of bullock tracks being a cited example.</p> <p>Mr Harrison requested that the OLA be removed from the northern corner of his property. His property extends from the foothills to the ridge crest of the Maungaru Range and retains some substantial areas of bush, although the majority of the more gentle slopes and ridgetops are either under pasture or have scattered totara.</p>
<b>Comments</b>	<p>The OLA has adopted the edge of the contiguous area of forest on the elevated parts of the range as its boundary. The forest edge is reasonably easy to identify and review has indicated that the area has been delineated accurately.</p>
<b>Recommendation</b>	Retain extent of OLA as existing.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	233 Sommerville Road, Tangiteroria
<b>Legal Description</b>	
<b>Owner</b>	<b>Graeme and Trudi Martin</b>
<b>Landscape unit</b>	<b>OLA8 Tangihua Range?</b>
<b>Map Number</b>	<b>Unsure</b>
<b>Owner's comments</b>	Meeting cancelled at the request of the Martins.
<b>Comments</b>	
<b>Recommendation</b>	No change required

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Omana Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Martin Pettit</b>
<b>Landscape unit</b>	<b>OLA9 Tangihua Range</b>
<b>Map Number</b>	<b>24</b>
<b>Owner's comments</b>	<p>Mr Pettit was not available for a site visit during the consultation period so a conversation over the phone explored his concerns. Following the conversation, a site visit was undertaken to view the matters discussed.</p> <p>The property borders the forested lower slopes of the Tangihua Range. The edge of the contiguous vegetation defines the boundary of the OLA, but also includes pockets of native vegetation where they adjoin the main area of bush. Within the property a finger of bush, contained within a gully extends to the south west and this has been included within the OLA. The owner does not believe that his property should be included within the OLA and requests that the landscape area be removed from his property.</p>
<b>Comments</b>	<p>The edge of the OLA is clearly defined by the edge of the contiguous vegetation and is fenced. The aerials indicate that a narrow sliver of the landscape overlay extends into Mr Pettit's property where a vegetated gully diverges from the main forested area. This area is a relatively small intrusion onto the property but is considered to be an extension of the landscape feature, albeit separated from that feature by the boundary fence.</p> <p>It is unlikely that the area identified as OLA within the property will affect the existing farming activities whilst the remainder of the property remains free from the landscape area.</p>
<b>Recommendation</b>	Retain the boundary of the OLA as currently delineated.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Tangowahine
<b>Legal Description</b>	
<b>Owner</b>	<b>J &amp; S Simpkin</b> (Jonny & Steve) 133 & 387 Pukehuia Road
<b>Landscape unit</b>	<b>OLA9 Tangihua Range</b>
<b>Map Number</b>	<b>25</b>
<b>Owner's comments</b>	<p>The Simpkins express general opposition to the landscape provisions and the identification of private land for additional restrictions to use. They believe that Council should not impose restrictions on private land without compensation or purchase.</p> <p>Their property is at the western end of the Tangihuas and the OLA has adopted the edge of the vegetation where it is associated with the elevated land as the boundary.</p> <p>The Simpkins request that the OLA be removed from their property and note that part of the OLA does not contain any areas of dense vegetation and is just vegetated with scattered totara and scrub.</p>
<b>Comments</b>	<p>During the meeting there was some discussion about the background to requirement to identify landscape areas and the difference between the landscape provision and a covenant – the OLA being dissimilar to a covenant but more like a 'zone' in the District Plan with provisions attached.</p> <p>A detailed study of the northern boundary using site observation and more detailed aerial photography indicates that topography and vegetation is as stated by the submitter. It is agreed that the scattered trees should not be included in OLA and that this boundary of the OLA requires refinement.</p>
<b>Recommendation</b>	Amend OLA9 to better reflect extent of contiguous vegetation in relation to this property.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	1896 Omana Road
<b>Legal Description</b>	LOT 56 DP 8528 BLK VIII MAUNGARU SD
<b>Owner</b>	<b>Morag Crawford</b>
<b>Landscape unit</b>	<b>OLA9 Tangihua Range</b>
<b>Map Number</b>	<b>25/26</b>
<b>Owner's comments</b>	<p>Ms Crawford noted that two small areas located at the rear of her property were contained within the OLA. These only encompassed a small area and principally comprised of manuka &amp; scattered totara. She requested that they be excluded from the OLA.</p> <p>She also asked whether inclusion of these areas within the OLA would result in any additional restrictions on use of property for agricultural purposes.</p>
<b>Comments</b>	<p>Inspection of the areas in question revealed that they comprised the least elevated margin of the OLA. Whilst the upper slopes of the Tangihua Range are clad in contiguous and dense native vegetation, the lower slopes are generally shrubby, irregular and indistinct, having been subject to grazing. Within the gullies and on steeper slopes fingers of bush extend to lower elevations, but on ridgetops and mild slopes – as occurs on Ms Crawford's property - the edge of the bush, and therefore the OLA, is harder to define accurately. Amending the boundary of the OLA so that it follows the boundary of the property will not diminish the value of the OLA as the fragments of bush currently included as OLA within the property are of limited ecological and visual value.</p>
<b>Recommendation</b>	It is recommended that the extent of OLA be amended as requested and that the OLA follow the boundary of the submitter's property.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	2769 Mititai Road
<b>KDC I.D. / Legal Description</b>	525 524 526 511SECS 1 2 SO 68703 PT SEC 23 ALLOT 11 SE2 & SECS 1 2 SO 68703 ALLOT 11 PT NE12 WHAKA 8 PT ALLOT NE12 ARAPOHUE PSH WHAKAPARA P & PARA PSH BLK VI TOKATOKA SD - WHAKAHARA
<b>Owner</b>	<b>Harold and Raewyn Robinson</b>
<b>Landscape unit</b>	<b>OLA10 Maungaraho</b>
<b>Map Number</b>	<b>31</b>
<b>Owner's comments</b>	The Robinsons own and farm land around Maungaraho. The landscape area has been delineated as an apparently random polygon around the rock feature, cutting across paddocks and the Robinsons would like the boundaries redefined to better reflect the situation on the ground so that their farming practices are not affected. Their preference would be to have the boundaries follow the bush edge.
<b>Comments</b>	<p>The feature has a clear &amp; defined boundary which includes the bush &amp; the rock outcrop landform. The context to the feature comprises gradually rising landform which is crested by the rock. Arguably, this rising landform, which is under pasture, also forms part of the feature and its openness and lack of built development contributes to the landscape values of the feature. It is considered however, that this surrounding pastoral land cannot be considered to be outstanding.</p> <p>The bush margin is a clearly defined edge that is visible on the ground and the bush occupies the steeper topography, thus forming a setting for the rock feature. The landscape area as currently delineated does not include a rectangular area of bush to the west of the feature although this area forms a valuable context for the feature when viewed from this quadrant.</p>
<b>Recommendation</b>	It is recommended that the extent of the OLA be amended to follow the bush margin and be extended to include the rectangular area to the west.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Bull Road
<b>Legal Description</b>	LOT 2 DP 200547 LOT 1 DP 104109 ALLOTS 2 15 221 MAREREKU PSH BLKS III VIIMATAKOHE
<b>Owner</b>	<b>Derek Birt</b>
<b>Landscape unit</b>	<b>OLA12 Pukekohe Hill Reserve</b>
<b>Map Number</b>	<b>32</b>
<b>Owner's comments</b>	Mr Birt's property lies to the east of Pukekohe Hill Reserve and forms part of the undulating contextual landscape to the feature. The majority of his land is clear of vegetation, with the exception of scattered scrub and patches of bush in the gullies. Derek advised that the scrub is intermittently cleared for grazing purposes and requests that the landscape area be deleted from his property. He is of the opinion that the OLA was more accurately delineated in the previous assessment.
<b>Comments</b>	<p>The extent of the OLA is primarily defined by the extent of the contiguous vegetation which occupies the elevated land. The property is generally of a lower elevation than Pukekohe Hill Reserve, but includes two ridges that extend out from the Reserve. These ridges are largely cleared of vegetation. The northern portion of Derek's property is lower lying and vegetated with scrubby regenerating vegetation which Derek states is intermittently cleared. It is this latter area that Derek wishes to be excluded from the OLA.</p> <p>The area of vegetation in question is clearly degraded and does not form an integral part of the landform feature. In addition, since the property has been and is currently managed for grazing purposes, it is appropriate that the OLA be removed from this property and the OLA boundary realigned to the property boundary.</p>
<b>Recommendation</b>	Remove OLA from property and realign boundary with property boundary.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	1154 Golden Stairs Road
<b>Legal Description</b>	LOTS 1 2 DP 173692 LOT 1 DP 31747 ALLOTS NE161 SW161 NW162 SE162 SE163 NW163 SW1
<b>Owner</b>	<b>Paddy and Debbie Thornton</b> Thornton Family Trust
<b>Landscape unit</b>	<b>OLA13 Mareretu Forest</b>
<b>Map number</b>	<b>33</b>
<b>Owner's comments</b>	<p>The Thornton's property extends to the east from Golden Stairs Road to include a portion of the elevated and vegetated Mareretu Forest. The forest covers a substantial part of the eastern edge of the property.</p> <p>The owner is interested to understand how the OLA overlay will affect his current farming practices, these being the ability to re-fence and clear existing fence lines and spray pasture.</p>
<b>Comments</b>	<p>The forest edge is distinct - being defined by the edge of the native vegetation with only a limited number of gullies containing bush extending out from the forest. Whilst the OLA includes the forest, it does not include the fingers of bush, using the main forest edge as its boundary.</p> <p>The OLA is not anticipated to impinge on the ability to continue current farming practices since these primarily focus on the existing pastured areas.</p>
<b>Recommendation</b>	No change required.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	954 Golden Stairs Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Walter Beeler</b> G S Dairy Co Limited
<b>Landscape unit</b>	<b>OLA13 Mareretu Forest</b>
<b>Map Number</b>	<b>33</b>
<b>Owner's comments</b>	Mr Beeler is interested to understand how the OLA overlay will affect his current agricultural activities but is happy so long as the landscape overlay doesn't mean change to existing farming practice.
<b>Comments</b>	The forest edge is distinct - being defined by the edge of the native vegetation with only a limited number of gullies containing bush extending out from the forest. Whilst the OLA includes the forest, it does not include the fingers of bush, instead using the main forest edge as its boundary.
<b>Recommendation</b>	No change required.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Artillery Road
<b>Legal Description</b>	SEC 4 BLK X WAIPU SD
<b>Owner</b>	<b>James and Stephen Pirie</b>
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>36/37</b>
<b>Owner's comments</b>	<p>The meeting with the owner was undertaken at his property on Finlayson Brook Road since the property in question is located within the Brynderwyn Ranges and is relatively inaccessible and had not been visited recently by the owner. The property straddles the crest of the ranges and is entirely vegetated with native forest. The owner stated that he was concerned about additional restrictions being placed on his property.</p> <p>The owner has no plans at present to develop the property or change from the existing limited management.</p>
<b>Comments</b>	The owner was satisfied that no additional restrictions would result from the landscape overlay and associated provisions.
<b>Recommendation</b>	No change required.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	End of King Road, Mangawhai
<b>Legal Description</b>	
<b>Owner</b>	Wayne Jeffs and Barbara Jeffs
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	<p>The Jeffs own a consented but undeveloped subdivision on Spioenkop Road and question how the landscape overlay might affect future development of the property.</p> <p>Mr Jeffs realises that the boundary of the OLA traces the edge of the forest and so does not encroach to any great extent on the subdivision, with the exception of some areas of bush on property numbers 245 and 246. He noted that these areas of bush were covenanted as part of the subdivision process and are therefore protected from modification.</p> <p>Wayne Jeffs stated that he was not concerned about the landscape overlay, on the understanding that the overlay would not affect how the property may be developed.</p>
<b>Comments</b>	<p>The boundary of the OLA traces the edge of the forest. The subdivision is primarily under pasture although some areas of native vegetation occupy a small gully. The OLA reflects these vegetation patterns and only extends onto the property where vegetation exists within the gully. Since these areas of vegetation cannot be developed given their covenanted status, the landscape area will not affect the future development of the subdivision.</p>
<b>Recommendation</b>	No changes requested or recommended

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	203 Wonderview Lane, Kaiwaka
<b>Legal Description</b>	LOT 1 DP 331961
<b>Owner</b>	<b>Tom &amp; Anne Lees</b>
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	<p>The Lees have developed a subdivision on Wonderview Lane, off Brown Road. The subdivision occupies elevated land, part of which has been identified as being within the outstanding landscape area.</p> <p>They had a number of questions which related to how the proposed landscape area provisions will affect existing subdivision. They were interested to know whether, as a result of a consented subdivision being included within a new landscape area, building consent would be required for a dwelling within the previously consented lots.</p> <p>The Lees accepted that the boundary of the OLA should include areas of bush and that the boundary of the landscape area should follow the edges of the bush. They noted that, at present, the delineated boundaries were inaccurate and did not reflect the bush edges.</p> <p>To assist with accurate mapping they stated that they would provide a survey plan prepared for the QEII bush covenants.</p>
<b>Comments</b>	<p>The property is located on the foothills of the Brynderwyn Range and comprises a mosaic of pasture and vegetation. The edge of the native forest has been adopted as a clear delineation for the boundary of the OLA and minor discrepancies in the mapping have led to some areas of pasture or exotic trees being included. Amending the boundary based on more accurate information is considered to be appropriate.</p>
<b>Recommendation</b>	Amend extent of OLA to follow surveyed bush edge.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Kapawiti Road
<b>Legal Description</b>	Lots 1 4 DP 332165
<b>Owner</b>	<b>John and Laura Grieve</b>
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	The Grieves own a lot which is located within the bush lot subdivision at the northern end of Kapawaiti Road. They were interested to discover how the provisions of the landscape section may affect them, and their plans to build a sensitively located dwelling within the bush. They expressed their support for the identification of the OLA and support the intent of provisions within the landscape chapter.
<b>Comments</b>	A general discussion with the Grieves addressed the matters that are of concern to the Grieves and concluded that there were no amendments required in the light of the meeting.
<b>Recommendation</b>	No change required.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Tara Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Richard Henry</b>
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	<p>Mr Henry attended the meeting on the Taylor's property since he is an adjoining neighbour on the north eastern side. He seeks that the landscape area be removed from his property and he states that he may wish to create tracks through bush.</p> <p>He is also of the opinion that there should be compensation if areas of property are "taken" for landscape protection.</p>
<b>Comments</b>	<p>The southern boundary of OLA 14 tends to use the vegetation 'edge' as a distinct and legible edge. In this area the edge of the vegetation is fragmented. The vegetated hill feature mentioned by the Taylors is linked to the OLA by a narrow finger of vegetation and whilst the dividing line between the OLA and VAL is situated within this 'finger', it is agreed that the line is not distinct. The vegetated feature was deliberately excluded from the OLA as it was considered that it represented a separate feature that, whilst proximate to the Ranges, was separated from them by a lower lying pastoral and horticultural landscape, and by recent rural residential subdivision.</p> <p>The boundary of the OLA currently follows the existing bush edge which extends into the Henry property. This is a logical definition of the OLA boundary and there is no justification for excluding this vegetation.</p>
<b>Recommendation</b>	Retain extent of OLA 14 as currently delineated in this area.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	208 King Road / Kapawiti Road
<b>Legal Description</b>	LOT 2 DP 315192 LOT 1 DP 205675
<b>Owner</b>	<b>Margaret Whitaker</b>
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	<p>Ms Whitaker owns a property that extends to the west from Kapawaiti Road along the foot of the bush-clad portion of the Brynderwyn Range which has been identified as OLA14. The northern boundary includes a sliver of the rising range and associated bush, and therefore this sliver is identified as being within the OLA. Ms Whitaker requests that the OLA be deleted from her property and realigned along her northern boundary since she is concerned that the overlay may detract from the future subdivision potential of the property.</p> <p>Ms Whitaker noted that the range above her property has already been subdivided into a number of bush lot properties, accessed off the end of Kapawaiti Road.</p>
<b>Comments</b>	<p>The northern part of Ms Whitaker's property is hidden from external public views to the west, south and east. A valley traces the foot of the Brynderwyn Range and this encloses the area in question. The scattered bush remnants and dramatic landform lend the area a high degree of amenity. The boundary of the Brynderwyn Range OLA is delineated by the edge of the contiguous bush which approximately equates to the 'break of slope' at the foot of the main body of the Range. This line is generally clearly defined on the ground, although the resolution of aeriels used to define the boundary on the maps has led to some mapping errors such that small areas of pasture have been included in places. The use of the lower 'edge' of the bush as the boundary for the OLA is appropriate and easily comprehended when viewed on site.</p> <p>Amending the boundary of the OLA within the property so that it better reflects the edge of the bush is worthwhile, however this will only partially satisfy her submission, since the northern boundary of her property is aligned through the bush.</p>
<b>Recommendation</b>	It is recommended that the boundary of the OLA be amended in relation to this site so that it traces the edge of the bush more accurately.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	88B Jude Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Margaret &amp; Brian Palmer</b>
<b>Landscape unit</b>	<b>OLA14 Tara Road Bush VAL / Bream Tail Brynderwyn Ranges</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	The Palmers requested that a portion of the Tara Road Bush VAL be upgraded to be included within the OLA14 landscape area. The Palmer's property on Jude Road is partially included within the OLA and the area of concern is not included within their property – the area of concern being the prominent vegetated knoll and finger of vegetation that links this feature with vegetation contained within the OLA.
<b>Comments</b>	The boundary between the OLA and VAL in this area is the subject of other submissions seeking to reduce the area of the OLA. The boundary is not clear; however the assessment process determined that the vegetated knoll was neither outstanding in its own right, nor sufficiently closely associated with the Brynderwyn Range landscape area to be included within that landscape. The vegetated knoll was judged to be separated from the Brynderwyn Range by pastoral, horticultural and rural residential activities and could not be assimilated as part of that feature.
<b>Recommendation</b>	No change to currently mapped extent of the OLA in response to this site visit.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Jude Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Ken and Gail Brown</b> / Heather McShane also present
<b>Landscape unit</b>	<b>OLA14 Tara Road Bush VAL / Bream Tail Brynderwyn Range</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	<p>Ms McShane had contacted Council with a view to supporting the comments made by the Palmers and Hislop's and to request that the bush contained within her property be included within OLA 14.</p> <p>Heather's property includes a portion of the vegetated knoll feature located to the north of Tara Road.</p> <p>Heather stated that she may want to submit that Council upgrade part of Tara Road Bush VAL to OLA – this being the vegetated knoll.</p>
<b>Comments</b>	<p>The boundary between the OLA and VAL in this area is the subject of other submissions seeking to reduce the area of the OLA. The boundary is not clear; however the assessment process determined that the vegetated knoll was neither outstanding in its own right, nor sufficiently closely associated with the Brynderwyn Range landscape area to be included within that landscape. The vegetated knoll was judged to be separated from the Brynderwyn Range by pastoral, horticultural and rural residential activities and could not be assimilated as part of that feature.</p>
<b>Recommendation</b>	No change recommended.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	74 Jude Road
<b>Legal Description</b>	LOT 39 DP 152388 BLK XI WAIPU SD
<b>Owner</b>	Jo Hogan
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>37</b>
<b>Owner's comments</b>	Mr Hogan requested that the OLA be removed from his property. He noted that the property had been recently subdivided and that all areas of bush of any significance had been covenanted. In addition, he noted that planting had been undertaken in fulfilment of consent conditions.
<b>Comments</b>	The property is located at the end of Jude Road and the OLA exists on the property as a finger of bush on the slope. This slope separates the lower development area from an upper area of grass and avocado orchard. There is some logic in amending the extent of the OLA to exclude the elements of bush, given the fragmented vegetation pattern and contextual density of subdivision development. These diminish the outstanding values. It is also noted that the bush in question is covenanted and therefore has a level of protection.
<b>Recommendation</b>	Amend the boundary of OLA 14 to exclude 'finger' of bush.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	499 Bald Rock Road
<b>Legal Description</b>	LOT 1 DP 150434 ALLOTS NE82 NEM82 KAIWAK, ALLOT N91 KAIWAKA PSH BLKS X XIV WAIPU S & LOT 1 DP 174141 LOT 1 DP 190774 ALLOT SE A PSH BLK XIV WAIPU SD, D-SUBJ TO WATER EASE-BAL AT 120/7 & 91 PT NW89 NWM89 SW90 KAIWAKA PSH BLK
<b>Owner</b>	<b>Innes &amp; Janice Anderson</b>
<b>Landscape unit</b>	<b>OLA14 Bream Tail – Brynderwyn Ranges</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>The Andersons own land on the north side of Baldrock Road, extending up to the foothills of the Brynderwyn Ranges. The elevated and forested parts of their land are encompassed within the landscape overlay, with the majority of the property identified as outstanding. The owners request that, with respect to the elevated and forested portions, the landscape area be removed from the pastured and grazed ridges.</p> <p>In addition, they ask that the landscape area be set back from the water body contained within property, suggesting a setback of 10 metres to allow for maintenance works on the margins of the water body.</p> <p>They also request that the landscape area be excluded from the water source and areas of pines. The water source is understood to be northwest of the water body and is just encompassed within the landscape area.</p> <p>The Andersons were concerned about the landscape area imposing restrictions on existing activities, such as the multi sport events that are run on their property. In addition, they have concerns about the potential for the provisions associated with the landscape area to restrict the construction of future dwellings.</p>
<b>Comments</b>	<p>The landscape area is currently clearly defined by the margins of the contiguous bush area. The pastured ridge tops are contained within the body of the bush, and thus the landscape area and, being elevated, tend to be highly visible. Being elevated they form integral components of the landscape area which cannot be excluded. There is potential for excluding the OLA from the water source and edge of the lake.</p> <p>It is understood that the area containing the water source is not vegetated and should therefore be excluded from the landscape area. Similarly, the margins of the water body are not vegetated, are low lying and not visible from more distant locations. These requests can therefore be satisfied.</p>
<b>Recommendation</b>	It is recommended that the landscape area be amended to exclude the water source and should be set back a maximum of 10.0 metres from the lake edge.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	302 King Road
<b>Legal Description</b>	LOT 4 DP 373321 LOT 2 DP 138736
<b>Owner</b>	<b>Mark Gash</b>
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	Mr Gash owns a property that extends north from King Road to the foot of the Brynderwyn Range. The northern edge of his property is vegetated with bush that is contiguous with the forested ranges and is identified as being within the OLA. Mark states that he is not concerned about the presence of the OLA on his property so long as it follows a logical line such as the edge of the bush / stream.
<b>Comments</b>	The alignment of the edge of the OLA has been reviewed and it is confirmed that the boundary traces the bush edge.
<b>Recommendation</b>	No amendment to OLA14 in relation to this property.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	742 b Tara Road
<b>Legal Description</b>	
<b>Owner</b>	Sandy Hislop
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b> (nearby)
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>Ms Hislop contacted Council with a view to supporting the comments made by the Palmers and to request that the bush contained within her property be included within OLA 14.</p> <p>The property includes a small portion of the vegetated knoll feature located to the north of Tara Road.</p> <p>She stated that her neighbour at 742A Tara Road may submit similarly on bush.</p>
<b>Comments</b>	<p>The boundary between the OLA and VAL in this area is the subject of other submissions seeking to reduce the area of the OLA. The boundary is not clear; however the assessment process determined that the vegetated knoll was neither outstanding in its own right, nor sufficiently closely associated with the Brynderwyn Range landscape area to be included within that landscape. The vegetated knoll was judged to be separated from the Brynderwyn Range by pastoral, horticultural and rural residential activities and could not be assimilated as part of that feature.</p>
<b>Recommendation</b>	No change recommended in relation to this request.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	2682 SH1
<b>Legal Description</b>	LOTS 12 15 28821 LOTS 1-2 DP 176700 LOT 1 DP 179673 LOT 2 DP 179675 LOT 2 DP 205
<b>Owner</b>	<b>Stephen Cullen</b>
<b>Landscape unit</b>	<b>OLA 14 Bream Tail / Brynderwyn Ranges</b>
<b>Map number</b>	<b>40</b>
<b>Owner's comments</b>	<p>Mr Cullen owns a property located on the east side of State Highway 1 on the approach to the Brynderwyn Range section of that road. The property is contained by the elevated and forested land which surrounds it, although views into the property from the road are limited.</p> <p>The property is principally affected by the OLA at its elevated eastern end, although pockets of vegetation on the northern margin are also included.</p> <p>Mr Cullen was keen to understand how activities within the property would be restricted as a result of the OLA overlay and specifically asked whether he would still be able to continue to undertake track clearance of existing tracks &amp; gorse clearance.</p> <p>He requested that the boundary be modified to exclude pasture &amp; pine.</p>
<b>Comments</b>	<p>It is considered that existing agricultural activities would not be affected and during the conversation the activities requiring consent were outlined.</p> <p>Closer inspection revealed that the boundaries of the OLA do not solely reflect the edges of the native forest, but also include modified areas such as pine and pasture. Adjustment of the alignment of the boundary is considered appropriate.</p>
<b>Recommendation</b>	Amend the boundary of OLA14 to exclude pasture and pine plantations in relation to this property.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	North of Bald Rock
<b>Legal Description</b>	LOT 1 DP 198795 & LOT 1 DP 194337
<b>Owner</b>	Edward Smith
<b>Landscape unit</b>	<b>OLA14 Bream Tail – Brynderwyn Ranges</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>Mr Smith was unable to meet on site, but voiced his concerns during a phone conversation. He stated that he would be making a detailed submission, and it is understood that this submission has been received. He made a general request that the OLA be removed / amended on property so that it would not affect his future development plans.</p> <p>His property occupies elevated land to the north of Bald Rock, extending down to State Highway 1. It comprises a series of prominent ridges which separate steep gullies. The ridges are largely under pasture whilst the gullies are vegetated with diverse and established native vegetation. Mr Smith believes that, as a minimum, the cleared ridges should be excluded from the landscape area.</p>
<b>Comments</b>	<p>The property forms a contiguous area of bush with wider vegetated ranges to the east and with Bald Rock to the south and is therefore viewed as a single landscape feature. It is highly visible from the State Highway and is a recognised and familiar feature because of this.</p> <p>As described by Mr Smith, the ridge tops have been cleared to form narrow strips of pasture of varying width. Whilst the OLA as currently delineated includes these pastured ridge tops and tracks, these do not detract to any great extent from the values which have resulted in this feature being identified as outstanding.</p> <p>The contiguity of the feature with forested ranges to the east &amp; south is a major contributing element in this as is the visibility of the feature in relation to the sequence of forested &amp; elevated features seen from the State Highway</p> <p>Many of the potential and all of the existing activities described by the submitter are understood to be unaffected by the OLA overlay restrictions.</p>
<b>Recommendation</b>	It is recommended that the extent of OLA14 should be retained as delineated in this area.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	576 Tara Road
<b>Legal Description</b>	PT LOT 11 DEEDS PLAN C14 BLK XI WAIPU SD
<b>Owner</b>	Elaine and Jim Taylor
<b>Landscape unit</b>	<b>OLA14 Bream Tail – Brynderwyn Ranges</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>The Taylor's property is located on the south side of the Brynderwyn Ranges OLA and the OLA extends slightly over their north eastern boundary. The north eastern end of the property is vegetated with bush that is continuous with vegetation on the Ranges, but is fragmented to some extent by clearance associated with subdivision at the southern end of Jude Road and by pasture.</p> <p>The Taylors believe that the area identified as OLA within their property is not outstanding and that the overlay should be removed and realigned along their boundary.</p> <p>They state that there should be compensation for property owners if their land is identified for landscape protection. They also note that the localised vegetated hill feature which is partly on their property has been identified as a VAL but believe that the boundary between the OLA and VAL is not clear and could be redrawn. They have also provided information that this hill feature is covenanted and is therefore already protected from modification and clearance.</p>
<b>Comments</b>	<p>The southern boundary of OLA 14 tends to use the vegetation 'edge' as a distinct and legible boundary. In this area the edge of the vegetation is fragmented. The vegetated hill feature mentioned by the Taylors' is linked to the OLA by a narrow finger of vegetation and whilst the dividing line between the OLA and VAL is situated within this 'finger', it is agreed that the line is not distinct. The vegetated feature was deliberately excluded from the OLA as it was considered that it represented a separate feature that, whilst proximate to the Ranges, was separated from them by a lower lying pastoral and horticultural landscape, and by recent rural residential subdivision.</p> <p>The boundary between the OLA and VAL could be logically realigned along the boundary of the Taylor's property without detracting from the integrity of the OLA.</p>
<b>Recommendation</b>	Amend the extent of OLA to follow boundary of property.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	300 King Road, Mangawhai
<b>Legal Description</b>	LOT 2 DP 206962 ALLOTS 541 542 WAIPU PSH, SEC 2 BLK XI WAIPU SD, PT ALLOTS 541 542 WAIPU PSH BLK XI WAIPU & LOT 2 DP 206962 PT ALLOTS 541 542 WAIPU BLK XI WAIPU SD-TNA, SD-SUBJ TO OPEN SPACE COVENANT-377. & PSH BLK XI WAIPU SD - 43.5937HA
<b>Owner</b>	John & Catherine Hawley Marunui Conservation Limited
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>The Hawleys had a number of comments and question that related to the detail of the provisions for the landscape area and noted that these would be recorded as part of their submission. For the most part these were outside of the scope of the consultation meeting which focused on the site based considerations of the extent of landscape areas.</p> <p>Mrs Hawley asked about the purpose of Appendix18A, the composition of the worksheets associated with the OLA areas, including the detail contained within these, the perceived unnecessary reproduction of Waipu PNAP study information and she asked if there was a need / benefit in recording covenants.</p> <p>She also suggested that the end of Kapawiti / Echo Valley Roads should be identified as a VAL and questioned the extent of Sentinel Rock Coast OLA 19.</p> <p>The Hawley's acknowledged that they were happy with the extent of the OLA on own property.</p>
<b>Comments</b>	<p>Appendix 18A - This section lists values that may be displayed by OLA. It is considered that the list reproduces the function of the worksheets and, being a summary of the information continued in the worksheets, is of limited value.</p> <p>With respect to the question regarding inclusion of PNAP information in the worksheets - this information is considered of value since it provides an appreciation of the specific ecological values of individual OLA's. It is acknowledged that information for the Rodney PNAP is unavailable.</p> <p>Providing detailed analysis of covenants within OLA would require considerable additional work &amp; is considered to be of limited value with regard to determining the value of the OLA.</p> <p>No submission has been received from landowners on Kapawiti Road / Echo Valley Road requesting inclusion in a VAL. This area has been subject to considerable modification with respect to subdivision &amp; it is considered that the area does not represent a VAL.</p> <p>Amending the extent of OLA 19 has been dealt with in response to owners of properties affected by that landscape area.</p>
<b>Recommendation</b>	No changes to mapping in relation to this consultation.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	574 Brown Road, Mangawhai
<b>Legal Description</b>	Lot 3 DP 15172
<b>Owner</b>	<b>Cameron Dargaville</b> (director) Browns Road Property Developments Ltd.
<b>Landscape unit</b>	<b>OLA14 Bream Tail – Brynderwyn Ranges</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	Submitter didn't want to meet or discuss submission
<b>Comments</b>	
<b>Recommendation</b>	No change required

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	SH1 / SH12
<b>Legal Description</b>	LOTS 1-3 DP 208322 SEC 2 SO 67448 ALLOTS, LOT 1 DP 208324 LOT 2 DP 27868 LOT 1 DP, PT LOT 1 DP 208324 LOT 2 DP 27868 LOT 1 & PT LOT 1 DP 208322 - SUBJ TO QEII OPEN S 376 152 KAIWAKA PSH BLK X WAIPU SD - PT, 61490 PT LOTS 1 6 7 DP 28821 PT LOTS 1 2, DP 61490 PT LOTS 1 6 7 DP 28821 PT LOTS 7 PACE COVENANT - 27.2000HA
<b>Owner</b>	<b>Bryce Cullen</b> Puriri Downs Limited - 203 Pukenui Road
<b>Landscape unit</b>	<b>OLA14 Bream Tail / Brynderwyn Ranges</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>Mr Cullen owns a property located on the east side of State Highway 1 on the approach to the Brynderwyn Range section of that road. The property forms an elevated and containing edge to the State Highway on its eastern side and is therefore highly visible from the road.</p> <p>He has requested that the OLA area within his property be amended to exclude pine plantations on the slope up to skyline ridge. The meeting on site revealed that the vegetation on the west facing flank included substantial areas of pine within the regenerating native shrubland. The owner noted that identification of the property as being within an OLA would result in problems with harvesting as consent would be required.</p>
<b>Comments</b>	Viewed from the west, the landscape pattern of pine strips & regeneration between these areas of plantation are visible. It is considered that this modified landscape does not warrant identification as outstanding since the limited elevation of the feature and the level of modification reduce the value of the landscape below the level considered to be outstanding.
<b>Recommendation</b>	Amend extent of OLA 14 in relation to this property to exclude areas modified by pine plantations.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	33 Baldrack Road, Kaiwaka
<b>Legal Description</b>	PT LOT 2 DP 31705 BLK XIV WAIPU SD
<b>Owner</b>	<b>Adrian and Elaine Reddy</b>
<b>Landscape unit</b>	<b>OLA14 - Bream Tail / Brynderwyn Ranges</b> <b>OLA15 - Bald Rock</b> <b>OLA17 - Pukekaroro</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>The Reddys own land on both the northern and southern sides of Bald Rock Road. On the northern side OLA14 and OLA15 in conjunction, extend over approximately 50% of their property, with the Bald Rock OLA (OLA15) being the principal OLA affecting this property and the main focus of the request where it affects their dwelling.</p> <p>On the southern side, the southern corner of their property is affected by OLA17.</p> <p>The Reddys have requested that the OLA15 overlay be removed from property number 65. They note that their dwelling is located on the margin of, and within the outstanding landscape but the precise edge, they suggest, is indistinct and includes an area that is modified by built development and exotic vegetation. The Reddys would like to have the overlay removed from the dwelling, its immediate setting and the accessway.</p> <p>With regard to OLA17, the Reddys have requested that this overlay be removed where it encroaches on the southern corner of property number 52 since the vegetation in this area comprises only manuka.</p>
<b>Comments</b>	<p>Beginning with the property on the northern side of Bald Rock Road, the dwelling, manoeuvring areas and various outbuildings accommodated within the Reddys property are located on the edge of OLA15. In close proximity and on the junction of State Highway 1 and Bald Rock Road is the business owned by the Reddys, and this lends the immediate area an industrial character, albeit tempered by the surrounding natural landscape.</p> <p>As noted by the Reddys, the margin of the OLA is indistinct and although the vegetation canopy extends to merge with built development, the modification resulting from this development detracts from the area such that it cannot be described as outstanding. The inclusion of the built development is the result of a drafting error caused by insufficient detail at the mapping stage.</p> <p>On the southern side of Bald Rock Road, the corner of the Reddys property rises in elevation as it nears the Pukekaroro landscape feature and is overlain by vegetation associated with the feature. The boundary of the OLA has been delineated to follow the edge of the contiguous vegetation growing on the feature, and whilst the diversity of the vegetation cover within the Reddy's property is limited – being in the early stages of regeneration – it is contiguous with, and thus regarded as being part of the OLA.</p>
<b>Recommendation</b>	It is recommended that the portion of the OLA within the property on the south side of road is retained. The portion of the OLA within the property on the north side of road is recommended to be amended to exclude the modified area around the dwelling and its access.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	114 Tain Road
<b>Legal Description</b>	LOT 6 DP 2825 BLK XIII WAIPU SD
<b>Owner</b>	<b>Kenneth Underwood</b>
<b>Landscape unit</b>	<b>OLA16 Pukearenga</b>
<b>Map Number</b>	<b>39</b>
<b>Owner's comments</b>	<p>The Underwood's property is located on the north side of Pukearenga. The title in question extends from Tain Road south to the feature and encompasses the lower and mid slopes. These slopes are vegetated with a mix of regenerating shrub land and older more diverse bush and are included in the OLA.</p> <p>The owner would like to see the areas of manuka scrub excluded from the OLA, but that the more diverse areas of bush be retained within the overlay.</p> <p>His reason for wanting the manuka to be excluded is to allow the maintenance of an existing access way and ongoing activities such as grazing and firewood collection. Kenneth has lodged a plan showing these areas.</p>
<b>Comments</b>	<p>The OLA encompasses the areas of native vegetation associated with the slopes of Pukearenga that are contiguous with the main body of vegetation, but excludes a number of fingers of vegetation that extend to the north within gullies on the Underwood's property. The area of vegetation in question comprises predominantly native shrub land as well as more diverse areas of bush and contiguous within the remainder of the vegetation.</p> <p>There is a distinct 'edge' to the feature – being the edge of the bush, although a track is clearly visible cutting through this area of bush. The feature as delineated within this property forms a distinctive &amp; legible unit.</p> <p>It is considered that the exclusion of area will detract from that legibility, whilst general maintenance of the track, assuming that it is relatively minor in scope will not be affected by the proposed rules associated with the overlay.</p>
<b>Recommendation</b>	Maintain the extent of OLA as currently delineated.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	243c Mountain Road
<b>Legal Description</b>	LOT 7 DP 354445
<b>Owner</b>	<b>Bernard and Jenny Templar</b>
<b>Landscape unit</b>	<b>OLA16 Pukearenga</b>
<b>Map Number</b>	<b>39</b>
<b>Owner's comments</b>	Mr and Ms Templar own land which extends up the lower southern slopes of Pukearenga and on the southern edge of the OLA. A small portion of the north western corner of their property is included within the OLA. They were interested to learn about the rationale behind the delineation of the OLA and how / if it will affect their property.
<b>Comments</b>	Following explanation and discussion of the methodology and an outline of the proposed provisions associated with the OLA, the submitter was satisfied that their activities on the property would not be affected.
<b>Recommendation</b>	No changes required.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Mountain Road
<b>Legal Description</b>	
<b>Owner</b>	<b>Leddra LeGallais</b>
<b>Landscape unit</b>	<b>OLA16 Pukearenga</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	<p>Mr LeGallais owns a property which extends from Mountain Road up the south side of Pukearenga – identified as OLA 16. He has identified a location that is suitable for a building site on the lower slopes of the feature, within a small cleared area and requests that this area be excluded from the OLA. He states that his overall intention to protect the existing bush and enhance regeneration on the steep slopes, whilst continuing to farm the previously cleared slopes on the elevated land (not included within the OLA, but instead contained within the adjoining VAL).</p> <p>The owner mentioned that he is particularly concerned about the cost of applying for a resource consent that might be required if the building site was included within the OLA.</p>
<b>Comments</b>	<p>The building site is contained within bush of reasonable quality and is elevated on the hillside. Since the building site is situated some distance into the bush, and not close to its margin – being the identified existing edge of the OLA - it is not defensible for this relatively small cleared area to be excluded from the OLA.</p> <p>It is noted that the contour within the cleared area, and the context of bush which envelops the clearing, provide good opportunity for integrating a dwelling in this location without detracting from the landscape values of the OLA.</p>
<b>Recommendation</b>	It is recommended that the boundary and extent of the OLA be maintained in this area as currently delineated.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	2130 SH1 Kaiwaka
<b>Legal Description</b>	PT LOT 1 DP 14999 SEC 194 PT ALLOTS 67 6 7A 67B 68 68A 75 75A 76A NE76 113 KAIW
<b>Owner</b>	<b>Brian (George) Greenway</b>
<b>Landscape unit</b>	<b>OLA17 Pukekaroro</b>
<b>Map Number</b>	<b>40</b>
<b>Owner's comments</b>	The owners of this property have requested that the extent of the OLA within the property be amended as it extends over areas of pasture / scattered totara. The property is located on the southern edge of the landscape area and comprises undulating pasture with riparian vegetation and scattered trees. In the vicinity of the feature, there is an appreciable increase in the density of vegetation on the slopes of Pukekaroro, until forest clads the feature up to its summit.
<b>Comments</b>	<p>The boundary of the OLA has been delineated to accord with the edge of the contiguous portion of the bush which generally reflects the foot of the slope of the feature. In places, such as within the subject property, the edge is indistinct when viewed on aerials, though clearer when seen on site. It is agreed that, as currently delineated, parts of OLA within property encompass areas of pasture.</p> <p>It is considered that the boundary within the property should be refined and amended to accurately reflect the edge of the outstanding landscape. The areas of modified bush and pasture do not justify being identified as outstanding.</p>
<b>Recommendation</b>	Amend boundary of OLA17 in relation to this property to reflect the edge of contiguous bush.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Wintle Street Mangawhai
<b>Legal Description</b>	
<b>Owner</b>	<b>Natalie Alispahic</b>
<b>Landscape unit</b>	<b>OLA19 Sentinel Rock Sandy Beach</b>
<b>Map Number</b>	<b>38</b>
<b>Owner's comments</b>	<p>Ms Alispahic has an interest in a subdivision at Mangawhai Heads. The subdivision includes house sites that are located on the crest of the escarpment and she was interested to discuss how the identified landscape area would affect the existing house sites and identified sites where, to date dwellings have not been constructed.</p> <p>Ms Alispahic noted that she would prefer that the landscape area is not extended but recognises that the area may not be accurate at present. If the area is to be extended she requests that any extension excludes the house sites.</p>
<b>Comments</b>	<p>Review of the existing landscape area for Sentinel Rock Sandy Coast reveals a discrepancy since the area does not include the escarpment, and includes only the dune at its foot.</p> <p>The escarpment is a highly visible feature which is considered to merit identification as an outstanding landscape and the landscape should, therefore, be extended to include the dune and the escarpment face. The upper edge of the OLA should be aligned along the crest of the escarpment, this being a logical and identifiable edge. Aligned thus, it would not include the existing house sites.</p>
<b>Recommendation</b>	It is recommended that the OLA be amended to include the coastal escarpment.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Bream Tail Farm Mangawhai
<b>Legal Description</b>	Lot 6 DP 348513
<b>Owner</b>	H Hilliam, G Clark, S Clark
<b>Landscape unit</b>	<b>OLA19 Sentinel Rock Sandy Coast</b>
<b>Map Number</b>	<b>38</b>
<b>Owner's comments</b>	<p>Mr Hilliam had concerns about the extent of OLA19 on his and upon adjoining properties. The site visit was undertaken in association with Pat Bomar and a number of properties, affected by the OLA18 were viewed. Mr Hilliam believes that the boundary of the OLA is inaccurate – in some cases including areas that are unwarranted, whilst in others omitting areas that merit inclusion.</p> <p>He was of the opinion that the OLA as currently identified is not accurate as it doesn't reflect the landscape pattern. During the site visit possible amendments to the boundary of the OLA were discussed.</p>
<b>Comments</b>	<p>The OLA as currently defined only includes a narrow strip along the coastal margin. In some places, this accommodates the coastal escarpment, but in others does not reflect the true extent of the outstanding landscape area. It is likely that the discrepancy was a result of limited mapping information.</p> <p>The amended boundaries proposed by the various parties on site are considered to be appropriate. The increased area will more accurately encompass a steep escarpment along the coastal margin and these areas are already covenanted, as well as an increased area where the topography is flatter.</p>
<b>Recommendation</b>	Amend the boundary and extent of OLA19 in relation to this property to more accurately reflect the landscape pattern and form as marked proposed on Map 38.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	1825 Cove Road
<b>Legal Description</b>	Lot 7, 9, 10, 12, 13, 14, 15, 16, 17, 23, 24, 34, 45 DP 348513. Lot 22, 23, 24, 31, 34 & 45 DP 348513. Lot 3, LOT 7 & LOT 10 DP 348513
<b>Owner</b>	<b>Clifton (Pat) Bomar</b>
<b>Landscape unit</b>	<b>OLA19 Sentinel Rock Sandy Coast</b>
<b>Map Number</b>	<b>38</b>
<b>Owner's comments</b>	<p>Mr Bomar had concerns about the extent of OLA19 on his land and adjoining properties. The site visit was undertaken in associated with Harry Hilliam and a number of properties affected by the OLA19 were viewed. Pat believes that the boundary of the OLA is inaccurate – in some cases including areas that are unwarranted, whilst in others omitting areas that merit inclusion.</p> <p>He was of the opinion that the OLA as currently identified is not accurate as it doesn't reflect the landscape pattern. During the site visit amendments to the boundary of the OLA were discussed.</p>
<b>Comments</b>	<p>The OLA as currently defined only includes a narrow strip along the coastal margin. In some places, this accommodates the coastal escarpment, but in others does not reflect the true extent of the landscape area. It is likely that the poor delineation was a result of limited mapping information.</p> <p>The amended boundaries discussed with the various parties on site are considered to be appropriate. The increased area will encompass strips of existing vegetation along the coastal margin and these areas are already covenanted, as well as an increased area where the topography is flatter.</p>
<b>Recommendation</b>	Amend the boundary and extent of OLA19 to more accurately reflect the landscape pattern and form.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	25 Tern Point, Mangawhai Barrier Spit
<b>Legal Description</b>	LOTS 26 38 DP 198639 - EACH HAVE A 1/62S H IN LOT 55 DP 198639 - LOTS 26 38 DP 19
<b>Owner</b>	Robin and Sandra Paine 25 Tern Point, Mangawhai
<b>Landscape unit</b>	<b>OLA20 Mangawhai Barrier Spit</b>
<b>Map Number</b>	<b>41</b>
<b>Owner's comments</b>	<p>The Paines own a property that adjoins the Mangawhai Spit and asked for clarification about where the OLA boundary was located. They also questioned whether the adjoining landscape area would affect the use of this property.</p> <p>Mr Paine explained that he has undertaken clearance of wattles on his property and adjoining property, as well as the conservation area / spit buffer area. He also described how recent planting has been undertaken by the Residents Association on sand dunes near the submitter's property, although some die back of <i>Spinifex</i> had occurred.</p>
<b>Comments</b>	<p>At present the OLA boundary reflects neither the edge of the mobile sand dune nor the boundary of the subdivision and does not recognisably follow any feature on the ground.</p> <p>When viewed on higher resolution aerials on Google Earth, and from site photos, there is defined edge to the dunes and mobile exposed sand that does not match existing OLA boundary.</p> <p>Between the sand dunes and built development within the subdivision there is a buffer of <i>Acacia</i> and other exotic weeds, and some open dune land which have been restored in places by the Resident's Association. This area is contained within the subdivision, but is protected by covenants and subject to a regime specified within a management plan. In some places the mobile dunes associated with the spit have, however, encroached over the subdivision boundary and have enveloped the <i>Acacia</i> buffer.</p> <p>As described above, the precise boundary appears best defined by the edge of the mobile dune, although this is likely to move over time.</p>
<b>Recommendation</b>	No change with specific respect to the Paine property, but, in relation to this site visit. Refer to the consultation form for nearby property number 262 which recommends amending the extent of the OLA boundary to reflect the edge of sand dune using detailed aerials.



## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Tern Point, Mangawhai
<b>Legal Description</b>	LOT 29 DP 198639 - HAVING 2/62SH IN LOT 55 DP 198639 BEING 3.1180HA
<b>Owner</b>	Anne Russell 29 Tern Point, Mangawhai
<b>Landscape unit</b>	<b>OLA20 - Mangawhai Barrier Spit</b>
<b>Map Number</b>	<b>41</b>
<b>Owner's comments</b>	Ms Russell sought advice about the extent to which the OLA extends over her property, which is located on the eastern edge of the Tern Point subdivision and therefore abuts the Mangawhai Spit. She suggested that, since the edge of the OLA is not clearly defined and is subject to movement over time, their property boundary should form the south western edge of OLA.
<b>Comments</b>	<p>At present the OLA boundary neither reflects the edge of the mobile sand dune nor the boundary of the subdivision and does not follow a recognisable feature on the ground.</p> <p>When viewed on higher resolution aerials on Google Earth, and from site photos, there is a defined edge to the dunes and mobile exposed sand that does not match the existing OLA boundary.</p> <p>Between the sand dunes and built development within the subdivision there is a buffer of Acacia and other exotic weeds, and some open dune land which have, in places been restored by the Residents' Association. This area is contained within the subdivision, but is protected by covenants and subject to management specified within a management plan. In some places, the mobile dunes associated with the spit have, however encroached over the subdivision boundary and has enveloped the <i>Acacia</i> buffer.</p> <p>As described above, the precise boundary appears best defined by the edge of the mobile dune although this is likely to move over time.</p>
<b>Recommendation</b>	Amend the extent of OLA to reflect the edge of the current active sand dune in proximity to this site, using detailed aerials.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Sandy Beach Road, Tinopai
<b>Legal Description</b>	LOTS 4 5 26 47 48 50-54 60 62 75 78 90 9 1 PTS 79 81 DP 16979 LOT 1 DP 29490 LOT
<b>Owner</b>	Li Liangren
<b>Landscape unit</b>	<b>OLA21 &amp; Kumete Bluff VALTe Kopua Point Headland &amp; Harbour Edge</b>
<b>Map Number</b>	<b>46</b>
<b>Owner's comments</b>	<p>Mr Liangren owns a property with harbour frontage located to the north of Tinopai. The property is entirely vegetated with pine trees and wattle with limited regeneration beneath.</p> <p>The OLA encompasses a strip along the coast within Li Liangren's property. This strip comprises unmaintained pines / wattle and the coastal edge is unremarkable. The owner requests that the landscape area be removed from his property.</p>
<b>Comments</b>	<p>The site visit indicated that the landscape overlay did comprise an area vegetated entirely with pines and wattle, and that the portion of the property identified as OLA did not differ from the balance of the property. It was considered that there was no justification for its identification as outstanding.</p>
<b>Recommendation</b>	<p>It is recommended that the outstanding landscape area be removed from the property.</p>

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	5911 Pouto Road
<b>Legal Description</b>	POUTO 2E PT 4D BLKS XIII XIV HUKATERE SD
<b>Owner</b>	<b>Viv Green</b>
<b>Landscape unit</b>	<b>OLA21 - North Head Dune lakes</b>
<b>Map Number</b>	<b>51</b>
<b>Owner's comments</b>	Met with Mr Green and a number of other local landowners who were interested in the background to the assessment rationale and general directions arising from OLA provisions. Mr Green explained that he holds a resource consent for residential development on a portion of his property lying between Lake Humuhumu and Lake Rotopouua which included a detailed landscape assessment. He and his neighbours, whilst recognising that the lakes themselves hold special values, questioned whether nearby land should be included within the OLA, and commented that rules and restrictions would unfairly compromise their land use options.
<b>Comments</b>	A detailed inspection of the property in question indicated that the low knoll over which Mr Green holds consent is distinct from the landscape of the two lakes which lie to either side of it. This circumstance raises the distinction between a zone of influence, or "visual catchment", and the area of landscape which holds characteristics which justify identification as an OLA.
<b>Recommendation</b>	Refine the mapping of the OLA in this area to more closely relate to the margins and flanks and to exclude the knoll on Mr Green's property that is in question.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Pukemiro Road
<b>Legal Description</b>	POUTO 2E 1D2 BLK I NTH HEAD SD BLKS IX X TE KURI SD-KAIPARA DEV SCHEME
<b>Owner</b>	<b>Rawson Wright</b> (as Trustee)
<b>Landscape unit</b>	<b>OLA22 - North Head Coast and Western Dune Lakes</b>
<b>Map Number</b>	<b>47/48</b>
<b>Owner's comments</b>	Requests for site visits to Council by Mr Wright indicated a second property in addition to that managed by Mr Foran.
<b>Comments</b>	When questioning Mr Wright about this second property and a potential site visit, he advised that this was no longer necessary.
<b>Recommendation</b>	No change required.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Ari Ari Road
<b>Legal Description</b>	(1) POUTO 2F BLKS IX X XIII TE KURI SD BLK I (2)NORTH HEAD SD-PT WAIPOUA STATE FOREST
<b>Owner representative</b>	<b>Warwick Foran</b> Crown Forestry MAF Poutu 2F Trust
<b>Landscape unit</b>	<b>OLA22 - North Head Coast and Western Dune Lakes</b>
<b>Map Numbers</b>	<b>48 + 50</b>
<b>Owner's comments</b>	<p>Crown Forestry is in partnership with Poutu 2F Trust and Mr Foran was accompanied by Mr Lawson Wright and other representatives of Poutu 2F Trust on the site visit. The area in question is related to Lake Mokeno and primarily involves a rectangular segment of land which is planted in a maturing crop of pines. A similar area of pine planting occurs as a second island a little to the north west of the rectangular block, heading toward Lake Karaka.</p> <p>Messrs Foran and Wright are concerned that the OLA definition that applies to these pockets of pine plantation will compromise the Trust's ability to optimise revenue from the land and undergo future silvacultural and management tasks in relation to those areas. They question whether it is appropriate that an OLA should apply to pockets of pine plantation and on behalf of the Poutu 2F Trust request that the OLA be removed from those portions that are currently planted in pine crop.</p> <p>Some senior members of the contingent accompanying Mr Foran and Mr Wright outlined how they had been involved in the original plantings of pines in this area and at that stage some decades ago the area was a very extensive plain of mobile sand. They commented that the colonisation by native species and the protection of the lakes and wetlands from infilling has come about as a result of the pine plantations having being established.</p>
<b>Comments</b>	<p>Whilst the majority of the pine plantations on the northern head of the Kaipara harbour form large and relatively simple parcels with a linear western margin, the two pockets of plantation in question sit out somewhat isolated from that broader body of trees. As a result it can be debated as to whether these two portions of plantation should be seen as a subset of the much larger Outstanding Landscape with its lakes, wetlands and predominance of indigenous coastal vegetation or whether they are large enough to be identifiable in their own right. Having pondered this question and the fine balance between either approach it is my conclusion that the blocks of pine are of a scale that separates them from the surrounding, more natural landscape, and that they should therefore be treated as being related to broader body of pines a little to the east.</p>
<b>Recommendation</b>	That the OLA boundary in relation to the portions of pine plantation lying isolated to the west of the primary plantation on the Poutu 2F Trust's property be removed from the OLA definition as marked on Maps 48 and 50.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Pouto Lakes area
<b>Legal Description</b>	PT POUTO 2E4C BLKS XIII XIV HUKATERE SD
<b>Owner</b>	Mick Blackwood 5925 Poutu Road
<b>Landscape unit</b>	<b>OLA22 - North Head Dune Lakes</b>
<b>Map Number</b>	<b>49</b>
<b>Owner's comments</b>	<p>Mr Blackwood was represented by a relative / leasee, Ms Sheree Marlow, who was one of a number of local residents who gathered at Mr V Green's property and then joined a brief walk to an adjacent trig station that overlooks the area, followed by a site visit to the adjacent lakes.</p> <p>Ms Marlow considered that the OL in question did not affect Mr Blackwood's property directly.</p>
<b>Comments</b>	An informal presentation of the background the OLA's and related matters was made to all parties present.
<b>Recommendation</b>	No change required.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Poutu Farms, adjacent to Lake Kanono
<b>Legal Description</b>	
<b>Owner</b>	<b>Simon &amp; Doug Woodcock</b>
<b>Landscape unit</b>	<b>OLA22 – North Head Dune Lakes</b>
<b>Map Number</b>	<b>51</b>
<b>Owner's comments</b>	Mr Woodcock considers that the inclusion of a small basin which at one stage contained water but is now perennially dry and the inclusion of a peninsular that projects into Lake Kanono as part of the Woodcock farm are unwarranted. He advised that the main lake level had dropped as the neighbouring pine forest had developed and that the dynamics of the area had changed during his lifetime. He explained that the family had always seen themselves as custodians of the lake and its water qualities and intend to continue taking a close interest in this part of the farm.
<b>Comments</b>	Having inspected the former small wetland lake that was visible on aerial photographs adjacent to the main water body I can confirm that this area is now dry grassland and indistinguishable from adjacent pastoral areas. In terms of the peninsular in question it is my opinion that the narrow form of that land body and its very strong intrinsic relationship with the surrounding lake is such that it is appropriately seen to be part of the Outstanding Landscape area. I explained to Mr Woodcock that the rules as seen in the draft chapter would not affect his current farming activities on that portion of the property and would not necessarily preclude most other activities but that those which had the potential to generate adverse landscape effects would require appropriate assessment and a resource consent application.
<b>Recommendation</b>	Amend the Outstanding Landscape area to exclude the small pond / lake that was formerly associated with the main water body but retain the farmed peninsular as marked on map 51.

## KAIPARA OLA AFFECTED LANDOWNER CONSULTATION

<b>Location</b>	Poutu Point – Lighthouse Lodge
<b>Legal Description</b>	
<b>Owner</b>	<b>Roy Budgen</b>
<b>Landscape unit</b>	<b>OLA22 – North Head Dune Lakes / OLA 23 North Head Coast and Western Dune Lakes</b>
<b>Map Number</b>	<b>51</b>
<b>Owner's comments</b>	<p>Met with Mr Budgen in Whangarei, so no site visit was conducted. An inspection was made of site photos taken from neighbouring Poutu Farms.</p> <p>Mr Budgen outlined how a previously damp area on the western extent of his property had dried over recent years and a former manuka shrubland cover had been cleared. He did not consider that the area still warranted description as an OLA.</p>
<b>Comments</b>	Scrutiny of the photos described above confirms the clearance and drying described by the owner. Adjustment of the OLA boundary is therefore appropriate.
<b>Recommendation</b>	Amend the Outstanding Landscape area to exclude the formerly damp and vegetated area on the western margin of the Budgen property.