

Schedule 1: Chapter 18: Landscapes

[VAR1\18/1]

Insert new Chapter 18 - Landscapes as follows:

18 Landscapes

18.1 Introduction

Kaipara District includes a diverse range of landscapes ranging from exposed coasts, sheltered estuaries, rivers, steep bush clad hills, riverside flats and rolling farmland. Collectively these varied landscapes contribute to the character and identity of the Kaipara District and some of them qualify as 'outstanding' or 'visual amenity' landscapes.

By its nature landscape is an integrated resource representing the amalgamation of natural and physical resources together. Landscapes encompass individual landscape features and the environment as a whole. People's perception of landscape is influenced by social, economic aesthetic and cultural conditions. Landscapes include areas of high natural character along the coast, lakes, wetlands, rivers and their margins.

An assessment of natural character in so far as it relates to the identification of Outstanding Landscape Areas and Visual Amenity Landscapes is contained in the Kaipara District Landscape Technical Report (2010). Specifically, worksheets used to identify Outstanding Landscape Areas and Visual Amenity Landscapes include consideration of natural elements and patterns as a component of the values influenced by natural character.

Those values in turn were then related to a number of other values to determine whether an area is deemed to be an Outstanding Landscape Area or Visual Amenity Landscape. 'Natural character' areas within Outstanding Landscape Areas and Visual Amenity Landscapes have not been specifically identified and mapped. Other elements of natural character value are considered and provided for in the Objectives and Policies of the Plan (e.g. Chapters 4, 5, 6 and 7).

There are four key landscape 'categories' present within the Kaipara District:-

- Lowland / Wetland;
- Hill Country / Ranges;
- Estuarine / Harbour; and
- Coastal.

The key physical characteristics and character that are required in order for a landscape to be considered 'outstanding' are detailed in Appendix 18A to this chapter.

Each Landscape presents its own set of unique physical characteristics, character and values. Landscape values include but are not limited to the following criteria¹:-

- (a) *The natural science factors: - the geological, topographical, ecological and dynamic components of landscape;*
- (b) *Its aesthetic values including memorability and naturalness;*
- (c) *Its expressiveness (legibility) how obviously the landscape demonstrates the formative processes leading to it;*
- (d) *Transient values: occasional presence of wildlife, or its values at certain times of the day or of the year;*
- (e) *Whether values are shared or recognised;*
- (f) *Its value to tangata whenua; and*
- (g) *Its historical association.*

A list of the key physical characteristics and character attributed to each of the four categories of landscapes is included in Appendix 18A to this Chapter. Appendix 18B and the Kaipara District Landscape Technical Report (2010) provide a list of all Outstanding Landscape Areas and Visual Amenity Landscapes within the Kaipara District and details the values associated with each. These are provided to help understand what aspects of the landscape are of value in order to provide for appropriate and integrated land use management.

The word 'outstanding' in terms of section 6(b) of the RMA means "conspicuous, eminent, especially because of excellence" and "remarkable". It is noted that the assessment of 'outstanding landscape' is

relative to the district (the scale at which it is being considered). At a regional level, the regional council may also consider the significance of the landscape. Given the scale / grain of these assessments a landscape may be considered "outstanding" within the Kaipara District but not within the Northland Region.

Outstanding Landscape Areas Any landscape area or landscape feature identified as 'Outstanding' as listed in Appendix 18B of Chapter 18 of the Plan and shown on Series 1 of the District Plan Maps

Outstanding Landscape Areas are deemed to be those landscape areas and landscape features which strongly display all of the key physical characteristics and character associated with a particular landscape type, including how the landscape is experienced (as identified in Appendix 18A) and are prominent in the landscape, lending it a sense of spectacle and area with a minimum level of built development or modification. For the purposes of the provisions of this Plan, areas of Outstanding Landscape and Outstanding Landscape Features are defined collectively as Outstanding Landscape Areas.

There are a total of 23 Outstanding Landscape Areas within the Kaipara District. These landscapes have been identified in the Series 1 – District Plan Maps, and a description of each Outstanding Landscape Area is provided in Appendix 18B. There are Issues, Objectives, Policies, Methods, Outcomes and Rules that clearly outline how Outstanding Landscape Areas will be *protected and preserved* within the Kaipara District. The District Plan provides for limited development within Outstanding Landscape Areas due to their significance within the district and their limited capacity to absorb change.

Visual Amenity Landscapes Any landscape area or landscape feature identified as 'Visual Amenity' as listed in Appendix 18B of Chapter 18 of the Plan and shown on Appendix G.

Visual Amenity Landscapes are those landscapes that display the key physical characteristics and character of the landscape type to a moderate level. They possess a sense of physical coherence which may include a level of modification or development. This is usually integrated successfully within the existing landscape patterns and structure. In the District Plan Outstanding Landscape Areas are given the highest level of protection and are identified on the planning maps. Visual Amenity Landscapes are not mapped and there are no specific rules associated with them, however their location is indicated within Appendix G for information purposes.

A total of 46 Visual Amenity Landscapes have been identified in Appendix G of Planning Maps for reference purposes. There are Issues, Objectives, Policies, Methods, Outcomes that outline how Visual Amenity Landscapes will be maintained and enhanced. Appendix 18B provides a description of each Visual Amenity Landscape. There are no specific rules associated with Visual Amenity Landscapes, however, consideration is to be given to their values when a resource consent is required through assessment criteria in the Zone Chapters and in Appendices 18D of this Chapter.

Visual Amenity Landscapes usually have a greater capacity to accommodate development than Outstanding Landscape Areas. The Plan's objective is to encourage development that will result in the maintenance and enhancement of the visual amenity values of these landscapes.



Kai iwi Lakes



West Coast Ocean Beach



Mangawhai Barrier Spit

18.2 Resource Management Act Requirements

Under the Resource Management Act 1991 the Kaipara District Council has a responsibility to manage landscapes as defined below:

Section 6 of the Resource Management Act provides for "Matters of National Importance" which outlines that all persons exercising functions and powers under the Resource Management Act shall recognise and provide for matters of national importance. Of relevance to this Chapter are:

- a. *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes, and rivers and their margins, and the protection of them from inappropriate subdivision, use and development.*
- b. *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- e. *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- f. *The protection of historic heritage from inappropriate subdivision, use, and development;*

¹ Criteria is based on case law developed in 'Pigeon Bay Aquaculture Ltd and Ors v Canterbury Regional Council' C32/999

Section 7 of the Resource Management Act relates to 'Other Matters' requiring that those exercising functions and powers under the Resource Management Act shall have particular regard to. Of relevance to this Chapter, are:

c. The maintenance and enhancement of amenity values

f. Maintenance and enhancement of the quality of the environment

It is noted that some of the above matters of section 6 and 7 of the Resource Management Act (as well as other matters identified in these sections) are addressed more specifically in the objectives, policies and methods of other Chapters of this District Plan. In particular the following Chapters are relevant: Chapter 4 (Overlays), Chapter 5 (Tangata Whenua Strategy), Chapter 6 (Ecology) and Chapter 17 (Heritage).

Accordingly, and so as to recognise and provide for the section 6 matters listed above and to have particular regard to those matters outlined in section 7, it is appropriate for the Kaipara District Council to identify among others, Outstanding Landscape Areas (which comprise Outstanding Natural Features and areas of high natural character) and those landscapes which contribute to the amenity values of the District.

In addition to this the identification of landscapes in the Plan and the inclusion of specific Issues, Objectives, Policies and Rules is necessary to give effect to relevant Policies 1.1.1, 1.1.3 and 3.1.2 of the New Zealand Coastal Policy Statement 2004 and Objectives 19.3.1-3 and Policies 19.4.1-19.4.6 of the Regional Policy Statement for Northland 2002.

18.4 How to Use This Chapter of the District Plan

This Chapter contains specific Issues, Objectives and Policies to recognise and protect landscape values.

While this Chapter does contain Methods, it does not contain 'Rules'. The Outcomes sought for Outstanding Landscape Areas and Visual Amenity Landscapes (how the objectives and policies are implemented) are to be achieved through land use and subdivision rules including assessment criteria for resource consent and performance standards in the Zone Chapters.

As long as a proposed activity meets the performance standards of the relevant Zone Chapter, landowners have flexibility on what they do on their property and do not need to consider this Chapter. However, if a proposed development, new land use or subdivision requires resource consent under the relevant Zone Chapter (Part B) of the District Plan, you may need to give consideration to this Chapter, particularly on how your development contributes to achieving the objectives and policies for Landscape Values.

Before you use this Chapter of the Plan, please check:

- That the proposed activity meets the performance standards for the relevant zone (if it does you don't need to refer to this Chapter);
- If you do require a resource consent, review the assessment criteria to confirm if they include consideration of impacts on landscape values (if they don't and your activity is a 'restricted discretionary activity, you don't need to refer to this Chapter);

Otherwise you do need to consider this Chapter, and will need to consider how your proposal contributes to achieving the objectives and policies of this Chapter.

It is also important to remember you may want to use this Chapter if you are proposing to seek one of the following types of subdivision as it will assist you in determining whether areas on your land have landscape value for an 'environmental benefit':-

- 'Preservation of natural or cultural heritage';
- 'Environmental benefit'; or
- 'Integrated development'.

In summary, if your proposal is for an activity (development) that meets the Performance Standards for the relevant Zone Chapter, you don't need to consider this Chapter.

18.5 Significant Issues for Landscapes

18.5.1 Inappropriate subdivision, use and development has the potential to threaten the values of Outstanding Landscape Areas and Visual Amenity Landscapes.

The spiritual, cultural, amenity, ecological and scientific values that make individual landscapes outstanding and/or contribute to amenity values, have the potential to be adversely affected or in some cases permanently lost or degraded by incompatible development or as a result of over intensive use. Outstanding Landscape Areas have little capacity to absorb change.

Development can be incompatible due to the design, scale and form of buildings and structures; the design and location of building platforms and driveways; or the location and extent of earthworks and vegetation clearance, and inappropriate single species planting.

Buildings and other structures have the capacity to change Outstanding Landscape Areas character in a negative way, primarily through the disruption of existing landscape, or by their siting on ridgelines.

18.5.2 The need to identify and protect Outstanding Landscape Areas and maintain and enhance Visual Amenity Landscapes whilst also providing for social and economic well-being.

There is a commonly held perception that landscapes have a negative effect on the value and development potential of a property. In reality landscapes make a significant contribution to the value of land and contribute to economic development, e.g. through increased opportunities for recreation and tourism activities or encouraging people to live and work within or view of distinctive or iconic landscapes.

18.5.3 Outstanding Landscape Areas have a relatively low capacity to accommodate change without compromising their essential characteristics, and therefore must be protected.

The District Plan needs to manage Outstanding Landscape Areas in a way that identifies and protects the values associated with these areas from the adverse effects of inappropriate subdivision, use and development within or adjacent to these areas. Given the limited ability of these landscapes to absorb change, the District Plan has specific methods to manage the effects of activities in the Outstanding Landscape Areas.

18.5.4 Visual Amenity Landscapes can be compromised by the effects of subdivision, use and development through vegetation clearance, poor siting and appearance of buildings and structures, driveways, and inappropriate planting.

Visual Amenity Landscapes contribute to the quality of the environment and amenity. These landscapes have the potential to be adversely affected by subdivision, use and development, particularly those activities that involve modification to landform, vegetation clearance or introduction of significant structure or built form. This potential issue is managed through the District Plan by considering the potential of effects on visual amenity landscapes through the processing of resource consents.

18.5.5 The need to recognise and maintain a diversity of landscape types.

The Kaipara District contains a number of distinctive, 'iconic' and cultural landscapes. Retaining the District's distinctive landscape character relies on maintaining strong representation of each of the main landscape types. It also involves protecting the key characteristics that define some of the less 'valuable landscapes' that contribute more broadly to the District's identity.

The District Plan needs to manage the effects of activities in a way that recognises and protects the range and variety of distinctive landscapes (including cultural landscapes) that distinguish Kaipara, recognising that some types are less well-represented than others.

Some elements of the physical environment that contribute to landscape values overlap with other resource values and are more specifically addressed in other Chapters of the District Plan (particularly Chapters 4, 5, 6, and 17).

18.5.6 Adjoining District Councils are at different stages of identifying Outstanding Landscape Areas and Visual Amenity Landscapes, and have different approaches to protecting and managing those areas. Those differences have the potential to diminish the coherence and value of the broader landscape entity.

Adjoining Councils have not identified Outstanding Landscape Areas and Visual Amenity landscapes in a consistent way, which may result in the degradation or destruction of Outstanding Landscape Areas and Visual Amenity Landscapes over time and cross boundary management issues. i.e. The recognition of landscape values of the Brynderwyns is different between Council's that this feature crosses.

18.6 Landscape Objectives

18.6.1 To protect Outstanding Landscape Areas from inappropriate subdivision, use and development, including built structures, earthworks and vegetation clearance.

[Issue 18.5.1](#)
[Issue 18.5.2](#)
[Issue 18.5.3](#)

18.6.2 To ensure that subdivision, use and development is undertaken in the District in a manner that avoids adverse effects on Outstanding Landscape Areas (and where this is not practicable remedies or mitigates such effects) and avoids, remedies or mitigates adverse effects on Visual Amenity Landscapes.

[Issue 18.5.1](#)
[Issue 18.5.2](#)
[Issue 18.5.4](#)
[Issue 18.5.5](#)

18.6.3 To encourage the active management and voluntary protection of landscapes by private land owners.

[Issue 18.5.1](#)
[Issue 18.5.2](#)
[Issue 18.5.3](#)
[Issue 18.5.4](#)

18.6.4 To recognise and provide for the distinctiveness, diversity and complexity of landscapes across the District.

[Issue 18.5.5](#)
[Issue 18.5.6](#)

18.7 Landscape Policies

18.7.1 To recognise and protect the Outstanding Landscape Areas of the District by:

- a) **Identifying and confirming the extent and characteristics of Outstanding Landscape Areas;**
- b) **Protecting natural and physical features and natural systems (such as landforms, vegetation and watercourses) that contribute to the character and values of Outstanding Landscape Areas;**
- c) **Avoiding inappropriate subdivision, use and development within Outstanding Landscape Areas and, in particular, from the effects of vegetation clearance and land modification, building location, earthworks and accessways, built form and building appearance;**
- d) **Encouraging and recognising the wider benefit of sensitive development that protects Outstanding Landscape Areas;**
- e) **Carefully managing existing land uses and development within Outstanding Landscape Areas to protect those characteristics that contribute to landscape values;**
- f) **Avoiding subdivision, use and development that has the potential to compromise Outstanding Landscape Area values, particularly when viewed from public places, public roads and the coast.**

[Objective 18.6.1](#)
[Objective 18.6.2](#)
[Objective 18.6.3](#)
[Objective 18.6.4](#)

Explanation – The following explanation is provided to give a clear direction on matters to be considered in determining whether proposals are consistent with this policy.

The Council has targeted those landscapes in the District considered to be most significant being Outstanding Landscape Areas, as identified in Map Series 1. Their key characteristics and landscape elements that contribute to their significance are identified in Appendix 18B.

Council acknowledges that there is the need to provide more certainty to the public and developers as to the extent and values associated with the Outstanding Landscape Areas. The extent of the Outstanding Landscape Areas will be subject to further refinement through the review of current data, further public consultation and ground-truthing.

Subdivision, use and development in Outstanding Landscape Areas will be managed so that the key physical characteristics and character that make up each individual landscape will be protected and preserved. The impact of different activities on the Outstanding Landscape Areas will vary depending on the sensitivity of the landscape to a proposed activity. Where there is little or no capacity to absorb change subdivision, use and development should be avoided. Reference should be made to Map

Series 1 and Appendix 18B which provides more detail on these values.

It is particularly important to consider in the design and assessment of applications for resource consent within Outstanding Landscape Areas that important views and view shafts are protected from the adverse effects of development. Consideration will be given to whether the applicant can demonstrate that the values of the landscape will be protected and enhanced from key viewpoints.

Enhancing existing environmental systems will be encouraged. For example, this may include extending areas of existing indigenous vegetation to provide ecological linkages, and integrating elements such as waterways with subdivision, use and development. Activities which pose the greatest threat will be subject to management through the Plan. For example, where earthworks and vegetation clearance are proposed they should avoid changing the natural landforms and patterns.

Subdivision, use and development resource consents will be required to demonstrate how the specific values of Outstanding Landscape Areas (as identified in Appendix 18B) will be protected and preserved. Consideration will be given to the benefits of the proposal in terms of the protection and enhancement of landscape values being offered. This could be by way of voluntary protection measures, covenants or financial contributions. For example covenants could be used to control the location of dwellings, building character, colour schemes, exterior material use and the scale, location, design, colour, materials and height of signage, lighting and fencing.

18.7.2 To maintain and enhance Visual Amenity Landscapes of the district by:

- a) **Considering and recognising the values of Visual Amenity Landscapes in the assessment of resource consents;**
- b) **Providing for subdivision, use and development that is visually integrated with the landscape, maintains and enhances landscape values and provides for the remediation of adverse effects on amenity landscape values;**
- c) **Avoiding, remedying or mitigating the effects of subdivision, use and development which detracts from the character of Visual Amenity Landscapes including vegetation clearance, building location, earthworks and access ways, built form and building appearance;**
- d) **Encouraging visual and ecological enhancement and innovative design responses to subdivision, use and development such that the landscape values of Visual Amenity Landscapes are maintained and enhanced;**
- e) **Encouraging naturalistic planting patterns to reflect existing patterns in the landscape**

[Objective 18.6.2](#)
[Objective 18.6.3](#)
[Objective 18.6.4](#)

Explanation – The following explanation is provided to give a clear direction on matters to be considered in determining whether proposals are consistent with this policy.

Visual Amenity Landscapes are attractive places for people to want to live, work and play, enabling people to provide for their social, economic and cultural well being in these areas, whilst recognising and enhancing the landscape values for the community.

In implementing the Kaipara District Plan, the Council recognises those Visual Amenity Landscapes identified in the Kaipara District Landscape Technical Report (2010) commissioned by Council (Appendix G), as well as listing the key characteristics and landscape elements that contribute to their significance in Appendix 18B.

Through resource consents for land use and subdivision resource consents, those undertaking development will be required to demonstrate how the specific values of Visual Amenity Landscapes (as identified in Appendix 18B) will be maintained and enhanced. The context of the environment and values associated with it are important to determine an appropriate design. For example: straight roads and uniformed size rectangular lot layouts on flat sites may be compatible, while on hill sites, roads and subdivision boundaries should be designed to follow the landform and lots sizes should be varied.

In the design and assessment of applications for resource consent within Visual Amenity Landscapes, consideration will be given to protection of important views and view shafts from the adverse effects of development. Consideration will be given to whether the applicant can demonstrate that the values of the Visual Amenity Landscape will be maintained and enhanced from key viewpoints.

Through management of subdivision, use and development, the District Plan will conserve the values of Visual Amenity Landscapes. For example by:

- *The use of complementary colours and materials to integrate buildings and structures with the surrounding landscape;*
- *Clustering of buildings and structures within the contours of the land, avoidance of ridge tops, exposed slopes and other visually sensitive landforms;*
- *Encouraging ecological enhancement of valley heads, riparian areas and other key catchment areas;*

- Minimising change to natural landforms and patterns.

Consideration will be given to the benefits of the proposal in terms of the protection and enhancement of landscape values being offered. This could be by way of voluntary protection measures, covenants, restoration efforts or financial contributions. For example, the use of covenants to control the location of dwellings, building character, colour schemes, exterior material use and the scale, location, design, colour, materials and height of signage, lighting and fencing.

18.7.3 Working with neighbouring local authorities to provide a consistent approach to the identification, protection and management of Outstanding Landscape Areas and Visual Amenity Landscapes.

[Objective 18.6.1](#)
[Objective 18.6.2](#)
[Objective 18.6.4](#)

Explanation – The following explanation is provided to give a clear direction on matters to be considered in determining whether proposals are consistent with this policy.

Several of Kaipara District's Outstanding Landscape Areas traverse boundaries with Far North, Whangarei and Rodney District Council's boundaries. In order to address cross boundary issues an integrated management approach is necessary to facilitate the identification, protection and management of Outstanding Landscape Areas and Visual Amenity Landscapes through District Plan Methods and Other Methods.

18.7.4 Encouraging subdivision boundaries and the alignment and location of utilities (including roading networks) to reflect the existing patterns of the landscape and thus avoiding potential adverse effects on landscape values. This may include aligning boundaries or utilities along the edges of landforms or areas of vegetation, or where practicable, burying utilities below ground).

[Objective 18.6.1](#)
[Objective 18.6.2](#)

Explanation - The following explanation is provided to give a clear direction on matters to be considered in determining whether proposals are consistent with this policy.

If it is not possible to place some utilities below ground i.e. the adverse effects on landscape values would outweigh the benefits e.g. through the loss of significant ecological areas then it is important to consider what other measures are proposed to mitigate any adverse visual effects.

18.7.5 To encourage the rehabilitation of landscapes and recognise the benefits of this protection for the wider community.

[Objective 18.6.3](#)

Explanation –The following explanation is provided to give a clear direction on matters to be considered in determining whether proposals are consistent with this policy.

Several Outstanding Landscape Areas and Visual Amenity Landscape areas are located within or include private property. The support of land owners and their appreciation of the values and sensitivities of Outstanding Landscape Areas and Visual Amenity Landscapes is therefore an important facet of sustainable management of the District's landscape resource.

Kaipara District Council will encourage opportunities for private landowner benefits in recognition of the wider public benefit of scheduling Outstanding Landscape Areas in private property. For example, Council will provide financial incentives through the Biodiversity Fund and through provisions of environmental benefit subdivision for protection of Outstanding Landscape Areas and Visual Amenity Landscapes.

18.8 Methods

18.8.1 District Plan Methods

- The Outstanding Landscape Areas are identified in Series 1 - District Plan Maps and a schedule outlining the values associated with them is included in Appendix 18B. New subdivision, use and development rules are included in the Plan outlining how Outstanding Landscape Areas will be protected.
- The Visual Amenity Landscapes are indicated in Appendix G and a schedule outlining the values associated with them is included in Appendix 18B. The values of the Visual Amenity Landscapes are a matter for assessment on resource consents within or adjacent to these features to provide guidance on how these Landscapes will be maintained and enhanced.
- Investigating additional development rights if areas of Outstanding Landscape Areas on private property are permanently protected or degraded landscapes are enhanced and protected.
- Investigating the development of Transferrable Development Rights to provide additional development rights where the subject land is not able to absorb further development.
- Restricting the density of subdivision within Outstanding Landscape Areas.

- Additional assessment criteria (in the Zone Chapters) for subdivision in Outstanding Landscape Areas and Visual Amenity Landscapes, for example managing the shape of lots and building locations within new lots to encourage land use patterns that avoid or minimise impacts on Outstanding Landscape Areas and Visual Amenity Landscapes.

- Additional assessment criteria (in the Zone Chapters) for selected activities (subdivision, excavation and fill, indigenous vegetation clearance). If a resource consent is required for that activity, the location of identified amenity landscapes will be a matter Council will consider in assessing the consent.

- Additional assessment of cultural landscapes in areas of significance to Maori.

- Consideration of Outstanding Landscape Areas and Visual Amenity Landscapes in the definition of and structure planning for identified Growth Areas.

- Investigating the use of ground truthing to further define the values associated with, and extent of, Outstanding Landscape Areas.

- Investigating the incorporation of sites included in the Geopreservation Inventory in Outstanding Landscape Areas.

18.8.2 Other Methods

The Council will provide the following methods to assist land owners:-

- Financial support - Council will investigate opportunities for discounts for resource consent fees and specific detailed assessment of landscape areas associated with the protection of landscapes;
- Landscape Assistance Fund – Council will establish a fund to assist in the costs of protective fencing, pest control and costs associated with establishing covenants; and
- Design guidelines – Council will investigate providing guidelines on how to protect landscapes and their values (e.g. information on preferred building locations and advice on revegetation);
- Maintain a register of professional consultants to provide advice on landscapes and their values;

The Council will provide the following methods to assist the community:-

- Community liaison – Council will assist in the establishment of community care groups and will provide technical advice and will assist them in gaining funding for community projects; and
- Council will provide support for Landcare and Coastcare Programmes.
- Active involvement with the Northland Regional Council, Far North District Council, Rodney District Council Department of Conservation and Whangarei District Council to develop a consistent approach to the protection and management of Outstanding Landscape Areas and Visual Amenity Landscapes within the Northland Region – in particular as a statutory consultee in the development of the Northland Regional Policy Statement Review.
- Develop monitoring indicators for Outstanding Landscape Areas and Visual Amenity Landscapes.

18.9 Outcomes

19.1.1 Outstanding Landscape Areas are mapped and protected from inappropriate subdivision, use and development.

19.1.2 The maintenance and enhancement of those values that contribute to Visual Amenity Landscapes.

Appendix 18A - Key Physical Characteristics and Character of Outstanding Landscape Areas

The following table lists the key physical characteristics and describes the character for four Outstanding Landscape Areas types. These are the features which predominate in order for a landscape to be considered Outstanding:

<u>Landscape Types</u>	<u>Key Physical Characteristics</u>	<u>Character</u>	<u>Landscape Types</u>	<u>Key Physical Characteristics</u>	<u>Character</u>
<u>Lowland/Wetland</u>	<ul style="list-style-type: none"> - <u>Contained areas of water</u> - <u>Predominance of native vegetation cover, particularly if mature</u> - <u>Minimal numbers of people</u> - <u>Lack of development</u> - <u>Pristine appearance – clear and clean water, no visible weeds</u> - <u>Interplay of water, and/or pasture and vegetation</u> - <u>Rolling pastoral landform</u> - <u>Colour and textural contrasts</u> 	<ul style="list-style-type: none"> - <u>Sense of enclosure and containment</u> - <u>Distinctive NZ character</u> - <u>Undisturbed/unmodified</u> - <u>Naturalness</u> - <u>Quiet/tranquil</u> - <u>Uninhabited</u> - <u>Distinctive colours and textures</u> - <u>Cohesion</u> - <u>Sense of structure and pattern in landscape</u> 	<u>Coastal</u>	<ul style="list-style-type: none"> - <u>High levels of naturalness</u> - <u>Predominance of native vegetation cover</u> - <u>Lack of development evidence of natural processes</u> - <u>Pristine appearance – white sand, clear and clean water, no visible weeds</u> - <u>Minimal numbers of people</u> - <u>Rock shoals</u> - <u>Cliffs, headlands, enclosed bays</u> - <u>Beaches backed with elevated landform</u> 	<ul style="list-style-type: none"> - <u>Undisturbed/unmodified</u> - <u>Quiet/tranquil</u> - <u>Distinctive NZ character</u> - <u>Uninhabited</u> - <u>Naturalness</u> - <u>Distinctive colours and textures</u> - <u>Remote</u> - <u>Cohesion</u> - <u>Sense of enclosure and containment</u> - <u>Rugged/steep, high relief</u>
<u>Hill Country/ranges</u>	<ul style="list-style-type: none"> - <u>Elevated landform relief</u> - <u>Predominance of native vegetation cover</u> - <u>Minimal numbers of people lack of development</u> - <u>Pristine appearance – clear and clean water, no visible weeds</u> - <u>Interplay of remnant native vegetation and pasture</u> - <u>Treed backdrop to bush and water</u> 	<ul style="list-style-type: none"> - <u>Rugged/steep, high relief</u> - <u>Distinctive NZ character</u> - <u>Uninhabited</u> - <u>Quiet/tranquil</u> - <u>Remote</u> - <u>Distinctive colours and textures</u> - <u>Naturalness</u> - <u>Cohesion</u> - <u>Sense of structure and pattern in landscape</u> 			
<u>Estuarine/harbour</u>	<ul style="list-style-type: none"> - <u>Contained areas of water</u> - <u>Headlands and peninsulas</u> - <u>Predominance of native vegetation cover and indigenous vegetation (including wetlands)</u> - <u>Minimal numbers of people</u> - <u>Lack of development</u> - <u>Clean water</u> - <u>Pristine appearance – clear and clean water, no visible weeds</u> - <u>Interplay of water, land and vegetation (including pasture)</u> 	<ul style="list-style-type: none"> - <u>Sense of enclosure and containment</u> - <u>Distinctive NZ character</u> - <u>Undisturbed/unmodified</u> - <u>Naturalness</u> - <u>Quiet/tranquil</u> - <u>Uninhabited</u> - <u>Distinctive colours and textures</u> - <u>Cohesion</u> - <u>Sense of structure and pattern in landscape</u> 			

Appendix 18B: Outstanding Landscape Areas and Visual Amenity Landscapes within the Kaipara District

Outstanding Landscape Area (OLA) Name	Description of Outstanding Landscape Areas	Outstanding Landscape Area (OLA) Name	Description of Outstanding Landscape Areas
<u>OLA1: Waipoua Forest</u>	<p>Waipoua Forest is an extensive area of pristine forest. It is moderately elevated and broadly rolling with a very simple horizon and a generally undramatic landform. The edge of upland is, however dissected with deep gullies.</p> <p>This area is part of a wider area of Outstanding Landscape Area which extends northwards into the adjoining District, including the Waima Forest. The vegetation types range from areas of regenerating vegetation to groves of mature kauri. This forest is highly visible both due to elevation, scale and its 'bisection' by SH12. This road access is promoted as visitor experience in itself.</p>	<u>OLA8: Maungaru Range</u>	<p>This feature comprises a long narrow range of hills located to the north east of Dargaville. The range rises steeply from the surrounding rolling farmland.</p> <p>The range is aligned on a north west – south east axis, and is partially vegetated with native forest and scrub vegetation, with its northern end the Houto Forest. The high point; Maungaru is located at the southern end of the range and rises to 418m.</p>
<u>OLA2: West Coast Ocean Beach</u>	<p>This area extends along the majority of the Tasman coastline, and the western edge of the District. It is approximately 78km in length starting about 13km above the apex of North Head and running up to the District's northern boundary at the Waipoua River. Mangonui Bluff (which is defined as a separate area) forms the only short break in this area.</p> <p>The character of this area is very exposed and remote, with limited opportunities for access and few isolated settlements. The beach stretches in a simple virtually straight line and has a consistent cross section with the intertidal expanse of the beach running in to the elevated bank of the historic dune. Erosion of the exposed rocky headlands, and deposition of sand in the embayment's, has resulted in this relatively straight shoreline on this coast.</p> <p>Vegetation cover is sparse. Dunefield grasses are found on the least mobile areas of sand and either pasture or a mixed coastal scrub of exotic and indigenous species cover most of the backshore bank. More established vegetation including flax and pohutukawa is found in the gullies which occasionally open out onto the beach.</p> <p>Built development occurs in isolated pockets at Glinks Gully, Baylys Beach, Omamari and Aranga. These tend to be restricted in area and have a limited impact on the character of the beach.</p>	<u>OLA9: Tangihua Range</u>	<p>The Tangihua Range straddles both the Whangarei and Kaipara District and combines with the Mangaru Range to form a 'gateway' landform feature. The high point of the range (at 627m) is located at the western end and gives the range its name. The landform is steep and rugged, with a jagged ridge forming the skyline. The height of the feature in conjunction with the contrasting relatively low lying land around means that the range forms a prominent backdrop to much of the surrounding area. Second growth regenerating native vegetation clothes the upper slopes of the feature.</p>
<u>OLA3: Tutamoe / Kaihu / Marborough Forest</u>	<p>This forest contains extensive areas of elevated pristine native forest, with broadly rolling upland. Some portions, such as the Kaihu Forest /Tutamoe are notable for the precipitous vegetated slopes and largely flat and extensive summit.</p> <p>Whilst the upper portion of the elevated areas retain their vegetation cover, the lower slopes have been cleared for pasture or are planted in forestry.</p>	<u>OLA10: Maungaraho</u>	<p>Maungaraho is a very prominent and recognisable feature in the landscape, jutting from the riverine plain with an immediately recognizable form. The feature is a symmetrical cone, clad with indigenous vegetation and capped with a projection of exposed rock.</p>
<u>OLA4: Maunganui Bluff</u>	<p>Maunganui Bluff is a prominent and highly visible feature rising above the surrounding landscape. To the seaward side the land falls precipitously from a narrow ridge to the sea. On the landward side the landform shelves more slowly. Indigenous vegetation, sculpted by the wind clings to the slopes. The gently curved valley of the Waitapu Stream hangs between the northern and main 'summits'.</p> <p>Two small settlements cluster, one at the northern end and the other southern end of the bluff.</p>	<u>OLA11: Tokatoka</u>	<p>Tokatoka is a very prominent and recognisable feature in the landscape, jutting from the riverine plain with an immediately recognisable form. The feature is a symmetrical cone, clad with indigenous vegetation and capped with a projective of exposed rock.</p>
<u>OLA5: Trounson Kauri Park</u>	<p>This park covers an area of 272ha and is just under 300m at its highest point. It forms a discrete area of native bush set within rural landscape, and the scale of the vegetation, most notably the kauri accentuates this feature.</p> <p>The area includes the catchments of several first order streams of a tributary of the Waima Stream. The bush comprises significant stands of large kauri and provides as a notable mainland island with good kiwi population.</p>	<u>OLA12: Pukekohe Hill Reserve</u>	<p>Located 8km north of Paparoa, this feature has a height of 201m and includes the headwaters of the Waiotira Stream. It comprises an extensive area of indigenous native forest and is protected as a scenic reserve.</p>
<u>OLA6: Kai-Iwi Lakes</u>	<p>The Kai-Iwi lakes are a series of 3 extensive dune lakes (Waikere, Taharoa and Kai iwi) set within rural landscape. Contextual vegetation is largely exotic – primarily mature pine, although a management plan seeks to remove these and re-vegetate the catchment over time.</p> <p>The lakes are notable for the clarity of water and are popular for recreation, including boating and swimming. A campground is located to the south of Lake Taharoa.</p>	<u>OLA13: Marerehu Forest</u>	<p>This area straddles the District boundary and is located 9km north of Maungatoroto. The Mareretu State forest extends along a steep ridge which rises to a maximum height of 361m. It is bound on its southern side by Finlayson Brook Road. The portion within Kaipara District comprises the western end of the ridge, 500m to the east of golden Stairs Road and rises sharply from the valley floor. The area is characterised by its prominence due to its elevation and continuity of indigenous vegetation.</p>
<u>OLA7: Mangatipa</u>	<p>Mangatipa is located 12km to the north west of Tangiteroria. It covers an area of approximately 660ha and is a broad dissected peak, with deep valleys and prominent spurs. It rises to almost 500m and is a locally prominent landform. The vegetation comprises a mix of young podocarp- hardwood forest and shrubland and covers most of the feature although on the north western face an area of pasture detracts from its 'naturalness'.</p>	<u>OLA14: Bream Tail / Brynderwyn Ranges</u>	<p>This area includes the Brynderwyn Ranges where it is covered with a contiguous swathe of indigenous vegetation between State Highway 1 and the east coast. The ranges rise sharply from the surrounding rolling landform and the contrast in topography and vegetation serves to accentuate and increase the prominence and influence of the area.</p> <p>The ranges also form a perceptual barrier between the Kaipara and Whangarei Districts. The vegetation within the area is largely unmodified, however there is some evidence of clearance and the cutting of tracks is visible. Where development has occurred on the elevated land it is sometimes very visible due to the use of inappropriate colouring and materials.</p>
		<u>OLA15: Bald Rock</u>	<p>Prominent feature located to the north of Kaiwaka at the western end of the Brynderwyn ranges. The rock comprises a localised high point rising to 238m with exposed rock faces protruding from the surrounding bush. Despite quarrying on its southern face and the encroachment of production activities, the area remains linked by indigenous vegetation with the adjoining areas. Bald rock is a feature on the journey north along State Highway 1.</p>
		<u>OLA16: Pukearenga</u>	<p>Pukearenga comprises a localised highpoint, rising to a maximum height of 274m. It is located 4 to 5km to the south east of Maungaturoto and is encircled on its west and south sides by the Wairau and Kaiwaka Rivers respectively.</p> <p>The edge of the feature is defined by the edge of the indigenous vegetation which extends to the foot of its steep slopes.</p>
		<u>OLA17: Pukekaroro</u>	<p>The Pukekaroro Dome is noted in the New Zealand Geopreservational Inventory as a feature of importance. It is located 2km to the north of Kaiwaka and is a prominent feature visible to vehicles on the State Highway.</p> <p>The area includes the vegetated portion of the dome which extends from the foot of the steep slope at its margins. The dome rises to a height of 301m. The feature has a dense covering of native forest, mainly Kauri which is relatively young and growing in dense thickets. The area is a Scenic Reserve.</p>

<u>Outstanding Landscape Area (OLA) Name</u>	<u>Description of Outstanding Landscape Areas</u>
<u>OLA18: Bream Tail Coast</u>	<p>This area lies at the north eastern apex of the District and extends about 3km south along the coastal edge towards the Mangawhai harbour. The area also includes an area of contiguous indigenous vegetation which, although largely separated from the coast, does link to the coast at its south eastern corner. The coastal portion of the area includes a steep coastal escarpment of some 100-150m in height. In places the escarpment is more precipitous. The shore is lined by a narrow sandy beach and this is echoed by rocky reef platforms extending out into the sea.</p> <p>The northern parts of the area are largely clad with indigenous coastal shrubland/forest. The coastal walkway traces the coast margin of this area and this forms a link in Te Araroa – ‘The long Pathway’. Recent subdivision of Bream Tail Farms will result in a reduction in the ‘remote character’ of the area.</p>
<u>OLA19: Sentinal Rock Coast</u>	<p>This area extends to the south of the Bream Tail OLA and stretches the remaining 2km to Sentinal Rock at the mouth of the Mangawhai Harbour. The area is confined to a narrow coastal belt typically extending to the upper edge of the coastal ridge.</p> <p>Within this area the beach tends to be wider with dunes banking up along the coastal flank whilst the rocky reefs are absent. The steep coastal flanks that feature around the Tail are present here, although lower and more undulating. Pohutukawa remains the prevalent coastal tree and dominates with large groves at the southern end of the area.</p> <p>Recent subdivision of the elevated land at the mouth of the harbour detracts significantly from this vegetated feature.</p>
<u>OLA20: Mangawhai Barrier Spit</u>	<p>This area comprises a 4km long spit of sand dunes, ocean beach and estuarine shore which separates the Mangawhai Harbour from the open sea. The area ranges from 200m in width at its narrowest, to over 1km wide at its base.</p> <p>While predominantly natural and unmodified, small areas of exotic tree species, such as Pines, detract from the naturalness of this area.</p>
<u>OLA21: Te Kopua Point headland & harbour edge</u>	<p>Also known as Pakaurangi Forest, this area comprises a vegetated headland which extends out into the Kaipara harbour at the mouth of the Arapaoa River and a length of coast 2 to 3km in length. The area is understood to be the most extensive area of indigenous forest and shrubland within the Otamatea Ecological District.</p>
<u>OLA22: North Head Dune Lakes</u>	<p>This area is located near the apex of North Head and 2.5km from Pouto. The area comprises a number of waterbodies that includes Lake Humuhumu, Rotootuaru, Rotokawau, Waingata, Kanono and Kahuparere. The western edge of the area is defined by the Pine plantations associated with North Head.</p>
<u>OLA23: North Head Coast & western dune lakes</u>	<p>This area contains the coastal duneland landscape at the apex of North Head. Near the harbour mouth the area is between half a kilometre and two kilometres in width whilst on the western edge of the area it widens to an average of some three kilometres including lakes Whakanene, Mokeno and Karaka.</p> <p>The area is remote and, on its western edge is very exposed with a spacious character. This spaciousness is due to most of the area lacking the coastal bank of the beach to the north. Instead the predominant character is formed by the extensive duneland and low shrubland vegetation. Behind this dunefield lies the largest three dune lakes and a number of smaller freshwater lakes. Surrounding these features is an extensive area of wetland supporting indigenous swampland vegetation.</p>

<u>Visual Amenity Landscape (VAL) Name</u>	<u>Description of Visual Amenity Landscape</u>	<u>Visual Amenity Landscape (VAL) Name</u>	<u>Description of Visual Amenity Landscape</u>
<u>VAL01: Waipoua Forest fringes</u>	<p>This area is located on the eastern fringes of the Waipoua Outstanding Landscape Area (OLA1) and encompasses an area of elevated land which extends east between Kaikohe and Marlborough Roads.</p> <p>The area comprises a mosaic of remnant bush and pasture which bridges larger areas of remnant bush and forms a zone of transition between the Waipoua Forest and the open rural area. It includes a number of scattered buildings some of which form a ribbon along roads within the area.</p>	<u>VAL08: Ngakiriparauri Stream bush & wetlands</u>	<p>This area is located to the north and west of the Kai Iwi Lakes Outstanding Landscape Area (OLA 6) and occupies the valley of the Ngakiriparauri Stream which drain to the north west and flows into the Waihaupai Stream south of Maunganui Bluff.</p> <p>The area includes much of the shallow valley area, the wetlands, associated shrubland vegetation and contextual pasture. The area forms a backdrop for the Kai Iwi Lakes.</p>
<u>VAL02: Tutamoe / Kaihu/ Marlborough Forest fringes</u>	<p>This area comprises a broad finger of dissected and elevated land which extends north east from the Tutamoe, Kaihu Marlborough Forest area (OLA3) towards the District boundary. The land rises to a maximum height of some 600 metres and is drained by a number of short tributaries streams which feed the Waiokumurau Stream, which eventually flows into the Mangakahia River.</p> <p>Vegetation within the area includes a mosaic of remnant bush and pasture which bridge larger areas of remnant bush and forms a zone of transition between the Forest and the open rural area.</p> <p>Built development is limited in the area, with only the small Waimatenui settlement being located to the north.</p>	<u>VAL09: Ahikiwi bush</u>	<p>This area is located approximately 1km to the north east of Ahikiwi, a small settlement on State Highway 12 south of Kaihu.</p> <p>The area comprises an extension of the Kaihu Forest where young indigenous vegetation extends down the west facing slope of the forest uplands. It is bounded to the north and south by extensive areas of pine plantation, but is linked to the extensive forest by a narrow finger of vegetation.</p> <p>The vegetation in the northern half of the area is largely contiguous. Within the southern half, however the ridge tops have been cleared for grazing.</p> <p>The area is bisected by Maropiu Road which climbs up toward the south face of Tutamoe.</p>
<u>VAL03: Muriwai Stream wetlands</u>	<p>This area is located on the coast some 3km to the south of Waipoua Settlement. It comprises a wetland ponded by Holocene coastal foredunes backed by low coastal cliffs cut into weakly consolidated Pleistocene dune sand, including swamp deposits extending up the Muriwai Stream valley.</p> <p>It extends from a dune lake on the coast, east for approximately 3km along the valley of the Muriwai Stream, and is the biggest freshwater wetland remaining in this Ecological District. The PNAP survey described the feature and its associated tidal lagoon/dune complex is the best representative example of its type.</p> <p>The contiguous riparian forest in the upper catchment performs an important buffer between the effects of adjacent exotic forestry.</p>	<u>VAL10: Pukewharaiki & adjacent hill bush fringes</u>	<p>The area includes two locally prominent hills of steep form which contrasts with the surrounding rolling pastoral hills. Pukewharaiki is the larger, rising to 299m, whilst the un-named hill to the south east is 181m in height. Both hills are largely vegetated with indigenous vegetation. This area is surrounded by a buffer of more fragmented vegetation, separating the contiguous bush and landform feature from the more open rural landscape. The area encompasses the rolling landscape to the south and west, and an isolated pocket of bush which occupies a high point to the north east.</p> <p>The vegetation within the portion of the area to the south tends to strengthen the landscape patterns, occupying the valleys and riparian margins of watercourses.</p>
<u>VAL04: Maunganui Bluff bush fringes</u>	<p>Including vegetation associated with Maunganui Bluff and its context, the area occupies much of the valley of the Waikura Stream. This short watercourse which drains out into the Tasman to the north of the Bluff and a vegetated ridge and valley system associated with the Muriwai Stream.</p> <p>Whilst the areas of bush are relatively contiguous, the area of vegetation nearer Maunganui Bluff comprises a number of areas of more fragmented remnant bush with pasture and scattered areas of remnant vegetation between. This pattern demonstrates good cohesion and an attractive balance between pasture and vegetation.</p> <p>The area is visible from SH12 and is adjoined by plantation forestry adjoins the area on its south western side.</p>	<u>VAL11: Maungaru Range bush fringes</u>	<p>The Maungaru Range (OLA8) is located some 5 km to the north east of Tangowahine forms a prominent landscape feature. The summit ridge of the range is predominantly vegetated, and this strip of contiguous vegetation is included within the Outstanding Landscape Area.</p> <p>Along its western edge the vegetation is more fragmented, cleared from the shallow slopes and retained on the steep slopes and within the gullies. In places, vegetation extends down the slopes nearly to Tangowahine Valley Road.</p>
<u>VAL05: Marlborough Road bush</u>	<p>This area extends along the southern margins of Waipoua Forest Outstanding Landscape Area (OLA1) and forms a buffer between the contiguous vegetation of the forest and the more open productive pastoral landscape. At the south end of the area the vegetation is primarily associated with riparian margins of the watercourses. To the north, more extensive areas of indigenous vegetation are in evidence. The areas of vegetation are broken by pasture. This pattern demonstrates good cohesion and an attractive balance between pasture and vegetation.</p> <p>The area is bounded on its western side by State Highway 12. The small settlement of Katui is located adjacent to its western edge. To the south the edge of the area is defined by Katui Road.</p>	<u>VAL 12: Valley system inland</u>	<p>This powerful lowland valley formation runs inland from Omamari settlement. The steep-sided Omamari slopes of the landform are composed of sand, as evidenced in various areas of slipping and slumping. As such the area is representative of formative coastal processes in depositing the sand and the subsequent freshwater influences that have eroded the terrain to its current form. The upper valley floor supports wetland associations with areas of raupo evident.</p>
<u>VAL06: Donnellys Crossing bush south</u>	<p>Located to the south of Donnellys Crossing, this area adjoins Trounson Kauri Park Outstanding Landscape Area (OLA 5). It occupies an area of rolling land which is characterized by remnant bush and scattered trees separated by pasture. The resulting pattern demonstrates good cohesion and an attractive balance between the pasture and vegetation.</p> <p>The area is bounded to the north by Trounson Park Road and a number of dwellings are located along this margin. A small number of scattered buildings are located within the area and a disused rail line bisects the area on its eastern side.</p>	<u>VAL13: Houto</u>	<p>This prominent area includes the remnant volcanic cone and associated vegetation. Due to the distinctive cone form of Houto it is visible from a wide visual catchment, and is a recognisable feature despite being surrounded on its western and eastern sides by pine plantation.</p> <p>The feature rises to a height of 377 metres.</p>
<u>VAL07: Donnellys Crossing bush north</u>	<p>This area is located to the north east of Donnellys Crossing. It is generally defined on its northern side by Jones Road.</p> <p>The area comprises a number of areas of remnant bush with pasture and scattered areas of remnant vegetation between, as well as riparian vegetation and vegetation within gullies in main body of area. More extensive vegetation remnants along southern edge. This pattern demonstrates good cohesion and an attractive balance between pasture and vegetation.</p>	<u>VAL14: Tangihua bush fringes</u>	<p>Comprising the lower slopes of the Tangihua Range, the south west of this area is starkly defined by the change in the topographical character from steep slopes to the valley floor of the Omana Stream. On its upper, north eastern side the area edge is demarcated by the forest edge. The area climbs steeply from some 80 metres to a height of 200 metres and is characterized by a complex of steep sided, bush filled gullies, which lend a legible structure to the landscape and separate the intervening pasture. Primarily, however, the area provides a context for the forested range and a buffer between the surrounding rolling pastured landscape.</p>
		<u>VAL15: Hoanga Road bush</u>	<p>On the east side of the Wairoa River, some 5 km from Dargaville, the area occupies a rolling landscape between the Wairoa and Manqanui Rivers, and is bounded on its east side by the latter of the two rivers.</p> <p>The northern half of the area is predominantly vegetated with native shrubland and regenerating forest vegetation, whilst vegetation in the southern half is more fragmented. Here the landscape is characterized by fragments of remnant bush separated by pasture.</p>

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<u>VAL16: Manganui wetlands and bush</u>	<p>The Manganui Wetlands are located to the east of Dargaville along a 10-15km stretch of the Manganui River. The river, meandering west and later north, flows into the Wairoa River. This lower course of the river is characterized by a broad flat valley which has been drained and reclaimed for grazing. To the east, where the valley floor is narrower the wetlands have been retained.</p> <p>The area also includes vegetation along the south side of the Manganui valley and includes wetlands and vegetation mainly associated with the Okahu Stream catchment. The eastern end of the area is more open and comprises a mix of pasture and remnant vegetation.</p> <p>Road access to the area is available via Wallace and Wainui Roads. Wallace Road bisects a portion of the area.</p>	<u>VAL23: Bentley Road bush</u>	<p>This area is located near the edge of the Wairoa plains some 10 km to the north of Ruawai. It occupies the headwaters of an un-named stream.</p> <p>Much of the area comprises a rolling landscape dissected by a complexity of watercourses, including. The landscape is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>The area is skirted on its western side by Bentley Road.</p>
<u>VAL17: Te Whiro bush</u>	<p>This area occupies an area of rolling landscape which is bisected by Hoyle Road. The landscape is characterized by a balance of indigenous vegetation which occupies the steeper slopes, and valleys.</p> <p>Te Whiro is a local high point, rising to 740 metres.</p>	<u>VAL24: Rehia</u>	<p>This area is located near the edge of the Wairoa plain some 10 km to the north of Ruawai</p> <p>This area includes a low hill feature, which rises to 162 metres, an area of bush and more fragmented bush on the margins. The bush and fragmented bush are important elements which contribute to the character of the hill feature.</p>
<u>VAL18: Tokatoka bush / Montgomery Scenic Reserve</u>	<p>This area includes two areas of remnant bush near Tokatoka. These are, the Montgomery Scenic Reserve; located approximately 1km to the north of Tokatoka, and the slightly fragmented bush enclosing Tokatoka.</p> <p>The former area occupies the south and east faces of a steep ridge. The southern portion of the feature comprises contiguous bush, whilst the balance is more fragmented with open areas of pasture.</p> <p>The latter wraps around the north western, western and south western sides of Tokatoka and is an area of primarily native vegetation with limited open pasture areas. This vegetation provides an important context for Tokatoka. It also includes a number of buildings.</p>	<u>VAL25: Pahi River bush</u>	<p>This area is located some 2 km to the south east of Paparoa and occupies the upper reaches of the Pahi River estuary. It includes the mangrove / salt marsh area as well as the contextual bush which clothes the steep enclosing escarpments surrounding the river.</p> <p>The area also extends west to include the bush associated with the headwaters of the Paparoa Creek.</p> <p>Much of the area comprises a rolling landscape containing numerous short watercourses. The landscape is characterized by a mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>This area is located some 2 km to the south east of Paparoa and occupies the upper reaches of the Pahi River estuary.</p> <p>The image below illustrates the bush when viewed from State Highway 12.</p> <p>The majority of the bush comprises totara-kanuka forest with scattered radiata pine. Other species included within the stand are kahikatea, kowhai, taraire, and kauri. The area is notable for containing tawa and mangeao.</p>
<u>VAL19: Omaru Valley bush</u>	<p>This area is located approximately 5 km to the north of Paparoa and comprises a rolling landscape dissected by a complexity of watercourses, including the Omaru River. The landscape is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>The area is bisected by Porter Road and adjoins Arcadia Road along a portion of its eastern edge.</p>	<u>VAL26: Te Mateotetawa Creek bush</u>	<p>This area is situated approximately 2 km to the south of Matakoho. Te Mateotetawa Creek is a short estuarine watercourse of some 400 metres in width. The area includes the bush clad headland to the north of the creek and the margins of the creek itself.</p> <p>The bush comprises kanuka forest on the gentle hill slope, with totara, kowhai, kahikatea on the steep coastal margin. The area is notable for containing a regionally significant plant species (<i>Olearia solandri</i>).</p> <p>It is understood that a pa with well-defined terraces is located at the highest point.</p>
<u>VAL20: Smoky Hill bush</u>	<p>This area is located approximately 5 km to the north west of Matakoho comprises a rolling landscape dissected by a complexity of watercourses and the local high point of Smoky Hill which rises to 141 metres. The landscape is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>The area adjoins Oparakau Road at its southern tip.</p>	<u>VAL27: Golden Stairs Road bush</u>	<p>This small area is located approximately 2 km to the south east of Mareretu.</p> <p>Much of the area comprises a rolling landscape dissected by a number of watercourses. The landscape is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>A portion of the eastern edge of the area is defined by Golden Stairs Road.</p>
<u>VAL21: Parahi Scenic Reserve bush</u>	<p>This area is located approximately 12-15 km to the north of Matakoho and comprises an extensive rolling landscape focused around a central ridge on which is located the Parahi Scenic Reserve. The ridge is traced by Birch Road. The steep ridge sides are largely vegetated.</p> <p>The landscape is dissected by a complexity of watercourses, which flow into the Omaru River and is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>The area is bisected north – south by Page Road, and east – west across its western half by Lusk Road.</p>	<u>VAL27: Golf Course Road bush</u>	<p>This small area is located approximately 6 km to the south east of Mareretu.</p> <p>The area traces the edge of the more elevated land associated with Mareretu ranges and the western end of Brynderwyn. Much of the area comprises a rolling landscape dissected by a number of watercourses. The landscape is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns. To the east, plantation forestry occupies the steeper slopes.</p>
<u>VAL22: Ararua Road bush & wetlands</u>	<p>This area is located on the edge of the District some 15 km to the north of Matakoho. It forms an extensive area of rolling country and low lying valley floor, the latter being occupied by wetlands associated with the Manganui River.</p> <p>Much of the area comprises a rolling landscape dissected by a complexity of watercourses, including. The landscape is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>The area is bisected by Ararua Road.</p> <p>The PNAP Reconnaissance Report (DoC 2006) notes that this site contains the best representative example of a successional kanuka forest in a stream gully system.</p>	<u>VAL29: Waipu Scenic Reserve / Snapper Knoll bush</u>	<p>Occupies a position on the edge of the District the area is at the western end of the Brynderwyn Ranges. The landform is more elevated than that to the west, rising to a height of 258 metres on Snapper Knoll.</p> <p>Much of the area comprises a rolling landscape dissected by a number of watercourses. The landscape is characterized by a complex mosaic of indigenous vegetation and pasture, whereby the vegetation generally occupies the steeper slopes and gullies, thereby reinforcing the topographical landscape patterns.</p> <p>The elevation of this area, and the predominance of indigenous vegetation increases its visibility and its influence on the character of the surrounding landscape.</p>

<u>Visual Amenity Landscape (VAL) Name</u>	<u>Description of Visual Amenity Landscape</u>	<u>Visual Amenity Landscape (VAL) Name</u>	<u>Description of Visual Amenity Landscape</u>
<u>VAL30: Wairau River / Pukekaroro bush</u>	<p>Pukearenga (OLA.16) comprises a localised highpoint, rising to a maximum height of 274 metres. This area bridges the western edge of the outstanding area and the Wairau River and includes the river margins and associated vegetation.</p> <p>The landform within the area undulates gently, falling towards the river, whilst Mountain Road skirts the foot of Pukearenga, bisecting the area.</p>	<u>VAL38: Whakapirau Creek bush</u>	<p>This area comprises two discrete areas of indigenous vegetation located on adjoining headlands on the north bank of the Whakapirau Creek. The two areas of bush are separated by the Opu Creek. Both areas of bush provide amenity to the Harbour and its margins due to the prominence of the features.</p> <p>This area was identified in the previous landscape assessment as a Significant Landscape Feature. The boundaries of the area have been amended since that time since it appears that a portion of the bush on the western headland may have been cleared. This headland has been subdivided relatively recently. The increase in the density of built development, and associated infrastructure has resulted in a degradation of rural amenity and, to a lesser extent natural character locally. This situation has been exacerbated by the open-ness of the headland and the lack of vegetation (to date) to assist with the integration of built structures.</p> <p>The PNAP Reconnaissance study (DoC 2006) indicates that the area includes one of the best representative examples of totara-kowhai- karaka forest on steep coastal margin in the Otamatea Ecological District.</p>
<u>VAL31: Pukearenga bush</u>	<p>Pukearenga bush extends for a distance of some 4 km between the Outstanding Landscape Areas of Pukearenga, Bald Rock and the Brynderwyn range. It is bounded on its eastern side by State Highway 1 and comprises an extensive area of indigenous vegetation and pasture which occupies a ridge and series of low hills. From this ridge numerous streams flow to the north and south, forming the headwaters of the Wairau and Kaiwaka Rivers respectively.</p> <p>The area forms an important framing landform for the more significant Outstanding Landscape Areas.</p>	<u>VAL39: Tinopai Peninsula harbour edge</u>	<p>Incorporating Kumete Bluff which is a 1km long near-vertical coastal cliff of approximately 80 metres in height, the area also includes the small forested gully at the western end of the bluff.</p> <p>The Otamatea Ecological District PNAP (DoC 2006) notes that the top of the bluff and the western gully are vegetated with kanuka forest with frequent <i>Coprosma macrocarpa</i>, houpara, and mapou but that wilding pine are encroaching from neighbouring pine plantations. Vegetation, including pohutukawa, kowhai and houpara also cascades down the cliffs although many of the pohutukawa appear dead.</p>
<u>VAL32: Otamatea River bush</u>	<p>This area comprises a cluster of bush remnants located along the riparian margins of the Otamatea River. The largest occupies the end of a spur of land which separates the Otamatea River from the Raepare Creek and is protected under a QEII Trust covenant.</p> <p>To the north smaller fragments of indigenous vegetation fringe Wahiwaka Creek and extend up to the crest of a low hill adjacent to the railway bridge.</p>	<u>VAL40: Punahaere Creek & harbour edge</u>	<p>This area forms one of a number of broad estuarine creeks which are limited in length. These features are notable for their containment by the elevated and vegetated surrounding landform. The area comprises an indented estuarine coast with contextual indigenous vegetation on coastal margins and low cliffs. The Okaro Creek is a broad estuarine inlet which extends some 3 km inland from the coast. The upper reaches of the creek includes extensive wetland areas. Tributary wetlands extend to the north within a steep sided, vegetated gully. The low cliffs to the north and Te Waro Point to the south of the creek entrance form elevated and vegetated context to the main portion of the area. The area is notable for the succession from open water through mangrove vegetation to saltmarsh and coastal terrestrial vegetation.</p> <p>Kellys Bay settlement is located immediately to the north and Kellys Bay Road defines a portion of the northern edge of the area.</p>
<u>VAL33: Puketotara bush</u>	<p>This area encompasses a large portion of the Puketotara peninsula, at the end of Oneriri Road to the south of Kaiwaka. It covers an area of some 15km² and includes both areas of pasture and bush remnants extending over several catchments. The bush forms a strong context for the undulating landform and pasture and is confined, for the most part to the numerous dissected gullies and on the steeper slopes, as well as along the low coastal scarp slope.</p> <p>The largest remnant, Timber Bay Forest extends from the north coast of the peninsula, along the Waikani Stream for a distance of some 4km. Pohutukawa occurs in this remnant from the coast up to ridges approximately 2km inland. This remnant is noted to be one of the largest and most diverse forest tracts within the Ecological District and displays a typical coastal vegetation sequence from coastal gully bottoms to ridge tops.</p> <p>Other remnants are more limited in diversity and size, but a number include the entire catchments of smaller streams.</p>	<u>VAL41: Okaro Creek & harbour edge</u>	<p>This extensive area comprises an indented estuarine coast with contextual indigenous vegetation on coastal margins and low cliffs. The Okaro Creek is a broad estuarine inlet which extends some 3 km inland from the coast. The upper reaches of the creek include extensive wetland areas. Tributary wetlands extend to the north within a steep sided, vegetated gully. Toetoe Point, to the north and Pareotaunga Point to the south of the creek entrance form elevated and vegetated context to the main portion of the area. The area is notable for the succession from open water through mangrove vegetation to saltmarsh and coastal terrestrial vegetation.</p> <p>Some development within the shrubland area, visible from the air, but largely hidden from the harbour.</p> <p>Limited number of buildings amongst vegetation on headland.</p>
<u>VAL34: Tara Road bush</u>	<p>This area extends along the southern margins of the OLA14 area – the Brynderwyn Ranges. Whilst the ranges tend to comprise a continuous area of indigenous vegetation on elevated relief, this area is characterised by more broken areas of indigenous vegetation, predominantly confined to the stream valleys of Tara Creek, Hakaru River and their tributaries. These riparian strips and associated remnants form an important buffer to the ranges.</p> <p>The area also includes a distinctive bush covered knoll, located near the junction of Tara and Brown Roads.</p>	<u>VAL42: Tinopai Bluff</u>	<p>This area is located immediately to the south of Tinopai at the mouth of the Otamatea River and occupies the coastal bluffs which extend along the coast to the west. The bluff, named Kumete Bluff rises to a height of 81 metres and is vegetated with native forest and shrubland. The coastal margin is characterized by a steep, low escarpment, which is, for the majority of its length within the area, vegetated.</p>
<u>VAL35: Bream Tail</u>	<p>This area lies at the north eastern apex of the District and includes the rolling hills between the coastal outstanding area (OLA18), and the Brynderwyn Range outstanding area (OLA14). Towards the southern margin of the ranges the area between these two outstanding areas narrows to a thin sliver of pasture with patches of remnant vegetation which 'bridge' the gap.</p> <p>The southern portion of this area includes the broad valley which separates the ranges from Bream Tail and, at this point extends to the coast.</p> <p>The area is of importance due to the context it provides to the two adjoining outstanding areas, its elevation and remnant indigenous vegetation.</p> <p>The coastal walkway traces the coast margin of this area and this forms a link in Te Araroa – 'The Long Pathway'.</p> <p>Recent subdivision of Bream Tail Farms will result in a reduction in the 'remote character' of the area.</p>	<u>VAL43: Oruawharo River headland</u>	<p>Forming an elevated headland which protrudes into the Oruawharo River between Schnapper Point and Hargreaves Point, the coastal edge of this area is steeply sloping and drops quickly to the river.</p> <p>The NZMS260 map indicates a pa site at the tip, on the southern end of the headland.</p> <p>The area includes two discrete areas of vegetation, described in the Otamatea Ecological District PNAP (DoC 2006) as:</p> <p><i>"...two compact groves of indigenous forest joined by a narrow strip of kanuka trees, both groves on very steep hillslopes sloping south west towards sandy beaches of the Oruawharo River north coast."</i></p>
<u>VAL36: Otioro Road bush</u>	<p>This area is located some 2 km to the south of Kaiwaka and abuts the east side of the State Highway. It comprises a mix of indigenous bush, shrubland and pasture on the west and east flanks of a low hill and within a shallow valley to the west of this hill.</p>		
<u>VAL37: Massey Road bush</u>	<p>This area occupies a broad headland flanked by Whakapirau Creek to the north and Hokorako Creek to the south. The margins of the headland slope steeply to the harbour and much of this edge is vegetated with indigenous vegetation. Fingers of vegetation also extend up incised valleys and these help to strengthen the landscape pattern of linear strips of vegetation separating more extensive areas of pasture.</p>		

Visual Amenity Landscape (VAL) Name	Description of Visual Amenity Landscape
<u>VAL44: Bush Knoll on Hargreaves Point</u>	<p>This area comprises an isolated knoll rising from the river flats adjacent to Hargreaves Basin on the southern edge of the Puketotara Peninsula. The boundaries of the area are defined by the extent of vegetation.</p> <p>The area drops steeply to the harbour on its eastern, southern and south western edges.</p>
<u>VAL45: Gittos Point</u>	<p>The area comprises regenerating forest and shrubland extending over the tip of Gittos Point on the Oruawhero River. Much of the vegetation contains a significant proportion of exotic vegetation. The area is dissected by an incised gully.</p> <p>The vegetation includes dense young kanuka forest which covers the higher western portions of the remnant, with pine emerging above the canopy. Much of the lower western portion of the remnant bordering the river comprises tobacco weed-mapou shrubland with occasional totara and cabbage trees. Kanuka and puriri dominate within the gully. With the exception of the weed species, the area represents a good example of successional coastal forest.</p> <p>The area is marked on the NZMS 260 map as containing the site of a mission station, and it is understood that the point is named after a Wesleyan missionary; William Gittos.</p>
<u>VAL 46: Backshore strip of grazed Dune north of Pouto</u>	<p>As a narrow, linear strip running several km along the coast, this area is somewhat distinct from the Outstanding Landscape Area that surrounds it and takes in the foredune sequence and the inland coastal flank. This area of VAL retains the subtle rolling contour of the underlying dune formations, but typically has a cover of pasture. In parts that vegetation is of moderate quality pasture, but in other areas an intermingling of marram grass and pohuehue gives it a coarser texture. Whilst an integral part of the coastal landform sequence, the is backdune area is distinct due not only to its grazed cover, but also because it lies within the shelter created by the foredune and by being in the upwind lee of the coastal escarpment that rises sharply and immediately to the east.</p>

Note: Worksheets developed as part of the Kaipara District Landscape Technical Report (2010) provide more detail on the values identified for each of these features and will be considered in addition to the summaries of the physical characteristics and values identified in this Appendix.

Appendix 18C: Additional Assessment Criteria when considering the effects of activities within Outstanding and Visual Amenity Landscapes within the Kaipara District

The matters set out in s104 and s105, and in Part 2 of the Act, apply to the consideration of all resource consents for land use, development and subdivision, use and development activities. In addition to these matters and the general assessment criteria provided within the relevant chapter of the Plan, the following additional criteria shall also be considered. These criteria have been cross-referenced in the Zone Chapters in this Plan and will be triggered where a resource consent is required.

- (a) Whether the proposal is consistent with and no contrary to the objectives and policies and outcomes contained in Chapter 18 Landscapes;
- (b) The extent to which the proposal is consistent with any Council adopted Design Guidelines;
- (c) The rarity of the landscape;
- (d) The visibility of the landscape;
- (e) The aesthetic, heritage, cultural and natural values of the landscape;
- (f) The elements which make up the distinctive character of the landscape;
- (g) The extent of visible change to the landscape which may result from an activity;
- (h) The extent to which adverse effects may be mitigated through screening or other means;
- (i) The degree of visual intrusion in the landscape;
- (j) The siting of the activity in relation to ridgelines or natural landscape features;
- (k) The design of any building, structure, utility, landform or any development;
- (l) The location and design of vehicle access, manoeuvring and parking spaces;
- (m) The potential for more than minor adverse effects on the landscape;
- (n) The extent to which the activity may adversely affect ecological values of indigenous flora and fauna;
- (o) Provisions for the permanent legal protection of the landscape;
- (p) The environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of a landscape;
- (q) The extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape Area, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long term sustainability of the revegetation and/or enhancement;
- (r) The characteristics of the application site, including its size, shape and topography;
- (s) The effectiveness of any proposed pest control programme;
- (t) The relationship of people and communities with Outstanding Landscape Areas, outstanding landscape features and outstanding natural features;

Where excavation and / or filling is proposed within a landscape the following specific criteria will also be considered:-

- (u) The location, scale and alignment of excavation and/or filling in relation to any existing indigenous vegetation, site features, and underlying landform including ridgelines; and
- (v) The nature of any avoidance, remedying or mitigation measures proposed, including consideration of alternatives, the profile of cut and fill batters, provisions for revegetation and the likely long term stability of the works proposed; and
- (w) The degree to which the landscape will retain the qualities that make it outstanding, including naturalness and visual value.