Marina Proposal, Waipiro Bay.

Landscape Statement

13 February 2025
25006_01

final

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Landscape Architecture

Document Quality Assurance

Bibliographic reference for citation:

Simon Cocker Landscape Architecture Limited. 2025. *Marina Proposal, Waipiro Bay. Landscape Statement.*

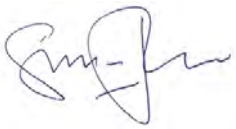
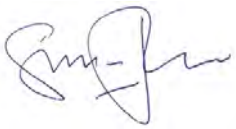
Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
Ref.	25006_01	
Status: FINAL	Revision / version -	Issue Date: 13 February 2025

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TABLE OF CONTENTS

1.0 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant to prepare a landscape statement to accompany a Fast Track Application for a proposed marina at Waipiro Bay (refer to Figure 1 and photos 1, 2 and 3 in Appendix 1).

This statement provides a high-level assessment of the landscape character and an evaluation of the values of the proposed Site and its context. The assessment is informed by a desktop review of the area, and detailed investigations of the smaller projects nearby. This initial report is intended to inform a request to include Waipiro Bay Marina as a Fast Track referral project. If successful, then a more comprehensive landscape assessment would be undertaken as part of a substantive application.

As background, the terrestrial portion of the property is zoned General Coastal and is overlain by an Outstanding Landscape in the Operative District Plan. Under the Proposed District Plan, the terrestrial portion property is zoned Rural Production and is not overlain by an Outstanding Landscape (ONL), (although the forested and elevated land to the north is overlain by the Parekura Headland and Orokawa Peninsula ONL).

The Fast Track Approvals Act requires the following information to be supplied in support of applications:

"a description of the anticipated *and known adverse effects of the project on the environment" (*S13(4) FTA)
And
"an assessment of the project against:
(i) any relevant national policy statement;
(ii) any relevant national environmental standard; and
(iii) if relevant, the New Zealand Coastal Policy Statement" (clause 2(1) of Schedule 5, FTA)

2.0 ASSESSMENT METHODOLOGY

The statement has been prepared by a Registered Landscape Architect with reference to the Te Tangi a te Manu[1] (Aotearoa New Zealand Landscape Guidelines). The assessment methodology is detailed in Appendix 2. In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct[2].

Desktop study

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

- Document titled 'New Bay of Islands Marine: Consultant Briefing Document', prepared by Hoppers and Azuma Property;
- Bioresearches. *Preliminary Ecological Assessment of Proposed Waipiro Bay Marina. 29 January 2025;*
- Article from Heritage New Zealand (Autumn 2023), Footprints across the landscape;[3]
- Northern Archaeological Research. Preliminary archaeological survey and assessment of the Bentzen subdivision, Waipiro Bay, Bay of Islands. October 2003;[4]

[1] *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tuia Pito Ora. New Zealand Institute of Landscape Architects, July 2022
[2] Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf
[3] https://issuu.com/heritagenz/docs/heritagenz_168/s/19827101
[4] https://heritage.nzdl.org/greenstone3/library/collection/pdf-reports/document/Bruce8?p.s=TextQuery

- GNS Science. Geology Web Map Client[5];
- New Zealand Geopreservation Inventory[6];
- LA4 Landscape Architects. Far North District Landscape Assessment. 1995;
- Worksheet for Parekura Headland and Orokawa Peninsula ONL[7]
- Aerial photography, Whangarei District Council GIS mapping, and Google Earth.

3.0 EXECUTIVE SUMMARY

The proposed marina is located at Waipiro Bay in the Bay of Islands and is accessed via Manawaroa Road. It will occupy some 9ha of coastal marine area.

The proposed marina site will be situated within a small, estuarine embayment being contained by headlands to the north and south. The Site is exposed to view from the Waipiro Bay settlement – situated on the hillside on the south eastern edge of Waipiro Bay – but its visibility from Parekura Bay, to the north east is limited by the narrow entrance to Waipiro Bay.

Waipiro Bay has a long and narrow form, with its entrance from Parekura Bay defined by a rocky headland on its southern side, and the Bay is one of a number that open onto Parekura Bay. The Site is both spatially and visually separated from Te Rāwhiti Inlet by the headland that defines the western side of the Parekura Bay entrance.

For the most part, the wider landward backdrop of Parekura and Waipiro Bays retains a natural and vegetated appearance. Principally, this comprises native forest, or shrubland which is in places – particularly on the low rolling hills at the south western end of Waipiro Bay and the northern side of Parekura Bay – fragmented by pasture, pockets of production forestry or cut over areas of forestry. The backdrop to the subject Site forms part of the Ōmarino Estate subdivision. Previously, this property functioned as a pastoral farm (Bentzen farms), and was largely under pasture. As an element of the subdivision, and over a number of years the property has been revegetated to native shrubland which has supplemented existing pockets of native forest that had been retained within gullys and along the shoreline.

Although Waipiro Bay retains a high degree of naturalness – imparted by the contiguous and partially contiguous native shrubland cover on its north western and south eastern edges, clusters of settlement, scattered isolated dwellings, jetties and vessels on swing moorings diminish any sense of remoteness and wildness. Further, the sense of naturalness within the Bay is eroded to some degree by the fragmented vegetation and pockets of exotic forestry on the backdrop hills to the south west and south of the Bay.

The proposed marina will result in a marked change to the biophysical and perceptual character of the Parekura Bay catchment. The scale of the development will necessitate dredging and reclamation over an area of approximately 9ha.

Whilst visually separated from the wider visual catchment by landform and the contained character of the Bay, locally he proposed development will result in a perceptible change to its immediate environs which will be glimpsed from Manawarora Road, and will be visible from residential properties to the east and south east.

With respect to natural character effects, the existing character of the Bay is influenced by built form, modifications to natural vegetation patterns, and the presence of albeit to a low density in the immediate vicinity of the subject Site. The development will result in a change to the natural elements, processes and patterns, biophysical, ecological and perceptual character of the Parekura Bay catchment.

[5] https://data.gns.cri.nz/geology/
[6] https://naturemaps.nz/maps/#/viewer/openlayers/484
[7] https://www.nrc.govt.nz/media/s3nhpykf/parekuraheadlandandorokawapeninsula.pdf

A number of mitigation recommendations are proposed, and in the opinion of the author, these will have the potential to moderate the potential adverse landscape and natural character effect of the proposed.

4.0 THE PROPOSAL

The concept proposal is illustrated on Figures 2a and 2b)

The proposed marina will occupy some 9ha of coastal marine area and will be situated within a small, estuarine embayment. It will adjoin the existing Ōmarino entrance road on its western side and be contained by headlands to the north and south.

The marina will be accessed off the Ōmarino access road some 60m to the north of its junction with Manawarora Road. It will accommodate some 200-250 berths and these will occupy the northern and central part of the embayment. The concept includes a large reclamation to the south of the marina which will be used for car / car and trailer parking, with a slipway located at its eastern end.

The service and retail buildings will be accommodated on a 'breakwater' reclamation which 'wraps' around the eastern side of the marina. This eastern reclamation will shelter the main area of proposed finger wharves from wave action

Car parking will serve some 290 cars and 114 cars and trailers and will encapsulate the south western corner of the marina, its southern edge, and south eastern corner. The reclamation to the south of the marina will be some 300m in length, and approximately 120m wide. A narrow estuarine creek formed by the southern reclamation edge and the edge and the terrestrial edge of the bay to the south will be retained and enhanced with appropriate estuarine planting.

The concept proposes the planting of locally appropriate native tree and shrub species along the western edge of the reclamation (thereby screening the development from the Ōmarino access road). The width of this planting will be some 10 – 15m.

Bisecting the proposed southern reclamation, and aligned west – east, a belt of native planting (15m in width). The 15m strip will 'dogleg' to the north at its eastern end thereby affording some screening from the Bay to the east and north east of the area of proposed car parking at the southern end of the eastern reclamation.

A number of potential mitigation measures are set out in Section 11, and the ecological memo[8] recommends the following planting mitigation measures:

- *Dense buffer planting of all newly created vegetation edges.*
- *Remediating areas with native replanting around the marina development to restore the natural ecosystem as far as practicable.*

The author supports these recommendations.

[8] Bioresearches. *Preliminary Ecological Assessment of Proposed Waipiro Bay Marina. 29 January 2025. P11-12*

5.0 EXISTING ENVIRONMENT

5.1 The site and its context

The coast is lined with a scattering of islands and reefs with a sequence of headlands related to Parekura Bay further to the east. Many of these headlands – as strategic points – were occupied by an equally regular sequence of pa sites.

The characteristics that define the area's coastal character include steep, rocky coastal flanks, fringing and offshore reefs, small islets, minor beaches and pronounced coastal ridges and spurs. Vegetation patterns are characterised by a well-developed fringe of pōhutukawa, extensive areas of coastal shrubland and pockets of broadleaf and hardwood forest, and remnant areas of coarse kikuyu that signal past grazing.

Waipiro Bay has a long and narrow form, with its entrance from Parekura Bay defined by a rocky headland on its southern side, and the Bay is one of a number that open onto Parekura Bay. The Site is both spatially and visually separated from Te Rāwhiti Inlet by the headland that defines the western side of the Parekura Bay entrance (refer to Figures 1 and 3, and photo 1). The eastern side of the entrance is expressed by the Wairiki Point headland (refer to photo 2). On the outer side of the Parekura Bay entrance, the sequence of rocky headland, separating small embayments extends to the north and west. To the west the Orokawa Peninsula contains the northern edge of Manawora Bay.

As previously described, and as is noted in the Outstand Natural Landscape (ONL) worksheet for the Parekura Headland and Orokawa Peninsula unit, it is both the headlands and the regular sequence of small beaches that lie between those projections that establish the coastal pattern. A fringe of pohutukawa runs along much of the coastal flank, emerging from a more consistent cover of indigenous shrubland that is a strong unifying theme.

Built development is a component of this coastline. Most of that housing tends to be focused in embayments or on the margins of these embayments (refer to photo 3), leaving the majority of headlands and peninsulas almost entirely free of development, although isolated scattered dwellings – often set amongst native shrubland – area also a feature. An extensive and relatively recent subdivision (Ōmarino) on the headland has continued that unifying pattern, and linked the coastal sequence with an extensive restorative planting programme.

The area displays signs of a rich cultural history. It is understood that Māori occupied the Bay of Islands from as early as the 10th century although the first visitors stayed for only relatively short periods. Garden sites have been documented by archaeologists at Urimatao, on Moturua Island, and are evidence of their occupation.

The ONL worksheet for the unit identifies five pa sites at, Huirangi inlet, Pareanui Bay, Te Hua Pa, Tanikuira pa, Tokatokahau Point, Tangitu Point and Motukauri Island, Opunga Cove and Jack's Bay southern headland. Figure 1 also indicates that pa sites are also located on Wairiki Point at the entrance to the Bay (Kokinga Pa), and at the end of the Hikuwai Road peninsula (Parahi Pa). For the most part, the pa sites are situated in prominent locations, principally on headlands.

The area is also rich in European history, with documented contact beginning with the visit of Captain James Cook and the Endeavour in 1769. The Endeavour anchored **in** Te Rawhiti Inlet, between the Orokawa Peninsula and Motuarohia Island. Cook landed on Motuarohia Island and after another brief exchange with the local Māori population collected wild celery. Cook, normally accompanied by Banks and Solander, also made visits to Motorua and Urupukapuka Islands, Manawaora Bay and the Orokawa Peninsula. Meanwhile, members of the crew were punished for leaving the ship and stealing kumara from the Māori gardens.

Cook's contact with the Māori of the Bay of Islands was soon followed by the visit of Marion Du Fresne and the *Mascarin* accompanied by the supply ship the *Marquis de Castries* in 1772. The French ships spent 33 days anchored in Te

Rawhiti Inlet before Marion and two parties of his men were killed. The assassination of Du Fresne took place on the beach at Te Hue Bay, situated immediately southwest of Waipohutukawa Bay.

Whilst the Te Rawhiti Inlet and Albert Channel coastline to the north displays a character that is typified by small to moderate sized beaches defined by stretches of rocky coastline and reefs, both Parekura and Waipiro Bays have a sheltered and estuarine character. They are characterised by a sense of detachment from the open coastline and a greater degree of shelter and enclosure and sometimes impart a serene quality. Whilst rocky headlands are a feature of the Parekura Bay entrance, and on the landward edge of the Waipiro Bay settlement, mangroves are a feature of the more inland portions of the bays, particularly Parekura Bay which – at its inland extent is some 3.0km from the open coast.

As identified previously in photo 3, on the south eastern edge of Waipiro Bay, a cluster of dwellings have established on vegetated slope both above and below the road. This settlement is identified as 'Waipiro Bay', and set amongst native and exotic garden vegetation these buildings, tend to be oriented to the north to benefit from the sun and views to the outer bay.

For the most part, the wider landward backdrop of Parekura and Waipiro Bays retains a natural and vegetated appearance. Principally, this comprises native forest, or shrubland which is in places – particularly on the low rolling hills at the south western end of Waipiro Bay and the northern side of Parekura Bay – fragmented by pasture, pockets of production forestry or cut over areas of forestry. The backdrop to the subject Site forms part of the Ōmarino Estate subdivision and, over a number of years has been revegetated with native shrubland. This planting supplemented existing pockets of native forest that had been retained within gullys and along the shoreline, and replaced the pastured ridge crests and flanks.

As can be seen from photos 1 and 2, the northern landward margin of the outer portion of Waipiro Bay is afforded a settled appearance with a cluster of dwellings visible within the subject property, and a second cluster to the east which is associated with an existing jetty. This second cluster comprises a long and low building was once used as shearer's quarters for the farm and has now been converted to accommodation.

Adjacent to the west, the old woolshed – a simple building, painted white to match the shearer's quarters – has been repurposed to function as a community building, and to the south west, across a sealed area, two boat sheds are tucked into the hillside. These two clusters are linked by a road, visible as a white painted retaining wall and fence, are located on the low-lying land on the edge of the Bay and – backdropped by the rising landform and native shrubland – are set within established and well-tended gardens.

Although Waipiro Bay retains a high degree of naturalness – imparted by the contiguous and partially contiguous native shrubland cover on its north western and south eastern edges, the clusters of settlement, scattered isolated dwellings, jetties and vessels on swing moorings diminish any sense of remoteness and wildness. Further, the sense of naturalness within the Bay is eroded to some degree by the fragmented vegetation and pockets of exotic forestry on the backdrop hills to the south west and south of the Bay.

Beyond the visual and physical manifestations of the coastal landscape, the sequence of bays between Tapeka Point and Parekura Bay has long been regarded as a stretch of coast that Northlanders, Aucklanders and their families can escape to on weekends and at holidays.

The beaches associated with these bays are places of many moods. They can be bright and suffused with colours that are deeply saturated on a hot summer's day, glass like, surf crashing onto bleached sand that is both crisp and uncomfortably hot. At other times, they can be bleak, rain lashed and turbulent – with surf that is grey and wind-whipped amid a wider landscape that is largely bleached of its colour. They are not places that are imbued with feelings of remoteness, given the easy access and nearby areas of settlement.

5.2 Statutory Matters

A number of planning provisions have been considered both in the development of the proposal and the formation of this assessment of effects. Those planning provisions which are most relevant to the potential natural character, landscape and visual effects as well as the effects on ONLs and ONFs are identified and summarised below. Plate 1 on page 12 below reproduces the Northland Regional Policy Statement map for the area showing the extent of areas of High Natural Character (HNCA) and Outstanding Natural Landscapes (ONL).

5.2.1 The Resource Management Act 1991

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

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

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

5.2.2 The New Zealand Coastal Policy Statement (2010)

The NZCPS includes a number of policies which are relevant to this proposal, given the 2012 Mapping Project mapping identifies a coastal environment line overlapping the Site. Policies 13, 14 and 15 are most relevant, these state:

Policy 13 Preservation of natural character;

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

1. *avoid adverse effects of activities on natural character of the coastal environment with outstanding natural character; and*

2. *avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; and*

3. *……*

4. *…..*

Policy 14 Restoration of natural character;

Promote restoration or rehabilitation of the natural character of the coastal environment, including by:

(1) identifying areas and opportunities for restoration or rehabilitation;

(2) *providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;*

(3) *where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:*

1. *restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or*
2. *encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or*
3. *creating or enhancing habitat for indigenous species; or*
4. *rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or*
5. *restoring and protecting riparian and intertidal margins; or*
6. *reducing or eliminating discharges of contaminants; or*
7. *removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or*
8. *restoring cultural landscape features; or*
9. *redesign of structures that interfere with ecosystem processes; or*
10. *decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.*

Policy 15 Natural features and natural landscapes.

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

(1) *avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*

(2) *avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment……*

5.3 Visual catchment

Waipiro Bay is set within a relatively discrete visual catchment which is defined by landform to the north, north west, west, south west, south, south east , and east. The Bay is open to views from Parakura Bay to the north east.

The primary public view opportunity is from Manawaroa Road. Travelling along Manawarora Road, which snakes along the coastal edge, the observer is aware of an incised and indented coastline where the terrain, and enclosing headlands create defined and discrete visual catchments. Although the sheltered waters of Parekura Bay are often glimpsed when traveling along Manawarora Road to the west, south, east and north of the Bay, opportunities to gain views into that part of Waipro Bay that forms the Site area more restricted.

Approaching from the south west, the road climbs from Te Huruhi Bay, winding through, and visually enclosed by the native shrubland until on cresting the ridge, glimpse views are afforded down to Parekura Bay and the entrance to Waipiro Bay (refer to photo 4). These momentary glimpses of the (on sunny days) blue water framed by the vegetated shoreline and headlands are a sought after feature for the road user when negotiating this road.

Waipiro Bay forms one of the aforementioned visual catchments and is contained by its surrounding landform. As

described, it is glimpsed when traveling east along Manawarora from the south west, but views to the Bay are filtered by vegetation when traveling along Manawaroa Road to the south (refer to photo 5).

To the west of the Parekura Bay and Te Uenga Bay settlement, Manawaora Road traces the estuarine edge of the Bay.

Views to Waipiro Bay and the Site are screened by landform from this portion of the road. Similarly, where the road crosses the valley of the Wairoa Stream, close to where it outfalls into Parekura Bay, views to the main body of Waipiro Bay are screened (refer to photo 6).

Glimpse views to the entrance of Waipiro Bay are possible from Manawarora Road when – traveling south west – the road descends the headland from the Parekura Bay settlement. The road snakes down the hill and permits fragmented views through vegetation into Waipiro Bay and the Site (refer to photo 7). This view is representative of views from dwellings located above and below the road within the Waipiro Bay settlement, and as identified in photo 3. These properties are between 300 – 600m from the Site.

Aside from the Ōmarino 'gate house', the two most proximate dwellings to the subject Site are located to the north (Lot 17 DP 391213), accessed from the internal Ōmarino Road and screened from the Bay by landform, and Lot 1 DP 69179, a dwelling located on a headland on the southern side of the Bay. This dwelling offers commanding views across the Bay and Site to the north west, and north, and to the Huirangi Inlet to the north east.

Public views are also possible of the outer (eastern) portion of Waipiro Bay from the shoreline below the Waipiro settlement, some 500m to the south east of the subject Site where a public road provides access.

Direct views into the Bay are possible from the waters of Parekura Bay to the north east of the Site (refer to photo 8).

6.0 IDENTIFIED NATURAL CHARACTER VALUES

In terms of the abiotic and biotic attributes of the wider landscape, the landform and its vegetation cover does retain moderate to high values and naturalness, with limited modification and native vegetation cover – much of it relatively recently established on the Site's backdrop hillslopes.

The ecological memo notes that:

"*Two fresh water wetlands are located within 100 m of the proposed works area. Both wetland areas are highly likely to meet the definition of a ' natural inland wetland' under the National Policy Statement for Freshwater Management (NPS FM*).[9]

The experiential attributes of the site comprise the interpretation of human experience of the coastal environment. Despite the modification described above, the context of the site does maintain a moderate to high level of naturalness, and a moderate sense of remoteness and wildness, although this is eroded somewhat by the presence of pasture and built development on the headland occupied by the subject property. In addition, the vegetation cover on the coastal margins 'knits' the subject site into its landscape context contributes to the legibility, expressiveness and naturalness of the landscape.

[9] Ibid. P1.

This conclusion is reflected by the Northland Regional Policy Statement which does not identify the site as a High Natural Character Area, or an Outstanding Natural Character Area (refer to Plate 1 below). It does identify two areas of HNCA in relatively close proximity to the Site.

The vegetated hillslope to the west is identified as 12/49 (Waipiro Bay), and is described thus:

"Kanuka-totara -mixed broadleaved forest on hill slopes

Largely indigenous vegetation with relatively few pest plants. Minimal human-mediated hydrological or geomorphological changes and no obvious human structures. Part of a community pest control area"

Further to the west, a HNCA identified as 11/38 (Ōmarino) is described thus:

"Gullies with kanuka-manuka-mixed broadleaved shrubland & low forest

Largely indigenous vegetation with relatively few pest plants. Minimal human-mediated hydrological or landform changes and few obvious human structures. Part of a community pest control area"

As is illustrated in Plate 1a below, the margins of the Bay where they adjoin the proposed marina are not identified as High or Outstanding Natural Character Areas. In addition, as can be seen from Plate 1b, the marine portion of Waipiro Bay itself is not identified as an Outstanding nor High Natural Character Area. As context, this latter plate shows how Parekura Bay, Whiorau Bay to the north east, and the bays opening onto Te Rawhiti Inlet (to the north west), are all overlain by a High Natural Character Area.

In this respect, Waipiro Bay diverges in its natural character values from the majority of the inshore marine areas of the Bay of Islands. Overall it is assessed that the natural character values of the Bay where its relates directly to the marina site are between moderate and moderate to high. The areas considered to have a moderate to high value area identified in the Ecology memo and are principally areas of wetland.

Plate 1a. Excerpt from FNDC Proposed District Plan maps (ONL shown as green stipple, HNCA shown as green cross hatch)

Plate 1b. Excerpt from NRC RPS showing wider landscape context. (ONL shown as horizontal line, HNCA shown as green wash)

7.0 IDENTIFIED ECOLOGICAL VALUES

The ecological memo notes that the Northland marine habitats maps show the head of Waipiro Bay in which the marina is proposed is boarded to the north by a rocky shore which grades to mangroves in the northwestern corner of the bay. It states that approximately 2.5 ha of mangrove habitat are present within the marina embayment. In addition, the habitat maps show small areas of salt marsh may also be present between the shore and the mangroves.

8.0 IDENTIFIED LANDSCAPE VALUES

The Far North District Landscape Assessment[10] (FNDLA) identifies the Waipiro Bay as being within the ''Rawhiti Point to Tapeka Point' (Unit C3) unit, a landscape unit which forms part of the 'Rocky coast interspersed with beaches' landscape category.

A number of characteristic components of the units are listed in the above document. Those of relevance are as follows:

- *A varied and interesting coastal alignment, bring a strong sense of mystery and anticipation;*
- *Strong vegetation patterns, dominated by pohutukawa and frequently reinforced by coastal shrubland associations*
- *The variety provided by the rocky coast and sandy bays which characterizes the category;*
- *The extreme sensitivity of most of the headlands, cliff lines and coastal ridgelines found in the units;*
- *A largely successful integration of existing buildings in the more modestly developed portions of the units.*

The assessment determined that unit C3 had a sensitivity of 6, (out of a total of 7). In the FNDLA, a ranking of 6 equates to 'outstanding'. The Operative District Plan identifies the terrestrial landscape of the entirety of Waipiro Bay and Parekura Bay as being Outstanding.

The Outstanding Natural Landscape Areas identified in the Proposed District Plan and Regional Policy Statement have been based on a more recent assessment of the landscape values and exclude the majority of Waipiro Bay and its landscape context (refer to Plates 1a and 1b), and only include the elevated and vegetated landform on the northern edge of the Bay within the Parekura Headland and Orokawa Peninsula.

The worksheet for this Outstanding Natural Landscape (refer to Appendix 3) notes that the defining feature of the unit is the repeated pattern of headlands of this unit, together with the fringing reefs at their apex, are a defining feature. It explains that built development is a component of the coastline and that most of that development tends to be focused in embayments, leaving the headlands and peninsulas almost entirely free of development. Referencing the Ōmarino subdivision, it states that built development within the subdivision has continued that pattern, and linked the coastal sequence with an extensive restorative planting programme.

Overall it is assessed that the terrestrial landscape values of the Ōmarino peninsula – including the vegetated slopes to the north west and west of the Site are high, but that the modification associated with the coastal edge and waters of Waipiro Bay detracts from these values. This is reflected in Plate 1a above where, with the exception of the ONL overlay on the vegetated landform to the north of Waipiro Bay, the margins of the Bay directly affected by the proposed marina are not identified as ONL.

9.0 LANDSCAPE EFFECTS

9.1 Background

Preceding sections describe the characteristics of the property and site, its setting and the proposal (including mitigation). The purpose of this section is to define the effects of the application upon the site and setting, to consider how the proposal would impact upon the experience of people viewing the development from outside of the site, and to comment upon the level of landscape effects.

[10] LA4 Landscape Architects. *Far North Landscape Assessment*. 1995

Landscape change can, but does not necessarily result in adverse visual effects. Natural and human induced change is a constant within the landscape. The key is to manage this in such a way that any adverse visual effects are avoided, remedied or mitigated.

9.2 Assessment of Effects

Landscape effects are described in the methodology, contained in Appendix 2. In summary, landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape and includes visual amenity effects under the ambit of 'experiential attributes'.

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

Given the conceptual nature of the proposal at present, the assessment is necessarily ambiguous in its determination of the potential adverse effects and seeks to provide a broad understanding of the changes anticipated rather than defining a level of adverse effect.

9.2.1 Biophysical – Abiotic Effects

It is understood that the proposal will require the dredging, or reclamation of an area of some 9ha within the footprint of the Site and this will result in the modification of the existing landscape and seascape within the north western portion of the Bay. The proposed reclamations will replace the areas of open water with an artificial terrestrial landform, whilst the dredging will create a new subtidal habitat.

9.2.2 Biophysical – Biotic Effects

The Ecological memo provides an overview of the potential ecological effects of the proposed marina, identifying potential changes to the terrestrial and marine value.

Effects on freshwater values are identified as a result of construction of the southern reclamation, and potential for changes to the marine environment which may result in adverse effects on marine ecology.

The Ecological Memo states that it is possible some adverse biotic effects may occur as a result of the proposal. In that instance, it speculates that an offsetting and / or compensation package will be required[11].

9.2.3 Experiential attributes

Experiential attributes comprise the interpretation of human experience of the coastal environment. As outlined earlier in this report, the subject Site is located within a coastal and estuarine setting with a relatively contained visual catchment. The existing character of this coastal is imbued with a high degree of vividness and moderate to high degree of coherence.

[11] Ibid P11.

However, the bay's naturalness and sense of remoteness and wildness is influenced by built elements on the margins of the Bay, vessels on swing moorings within the bay and fragmented vegetation patterns and pockets of exotic forestry .

These detracting elements serve to reduce, to some degree, the sensitivity of the Bay to change. Having said this, the proposed marina will result in a marked change in the character of Waipiro Bay and its context, with the north western portion assuming a built character, albeit a built character that 'speaks' of marine activities.

The scale of the proposed marina and its associated reclamations and car parking will result in the introduction of an urban character and a shift from a character where built form is subservient to the natural landscape and seascape, to one where built form and human activities have a greater prominence, and the level of change that will result from the proposal (within the relatively contained visual catchment of the marine), will be high.

The potential changes resulting from the proposed marina will be informed by glimpses from public terrestrial locations, this being Manawarora Road. The portion of Waipiro Bay that is exposed to view from the road is restricted by the serpentine alignment of the road, intervening landform and screening vegetation. Notwithstanding this, users of the road to the south west and south east will gain glimpses of parts of the marina from a number of locations on the road. Road users passing the Site to the south, and those road users on the road to the east will experience direct but filtered views into the Bay and of the marina development.

The views from the road (and nearby dwellings) to the east of the Site will have the ability to notice that the eastern reclamation and service / retain buildings associated with the former concept will create a dominant visual focus in the outlook to the west and impart a strongly built character to the part of the bay occupied by the Site. The remainder of the bay will be occupied by finger wharves and vessels with a balance of open water.

Visitors or residents accessing the Ōmarino subdivision will recognise a marked change in the character of the access road where it passes the Site on its western edge. At present, this road offers views to the east across the Bay. The views will be subsumed by the marina. The concept seeks to buffer views from the road with planting, but will result in glimpses to the marina berthing area, and to the southern reclamation car park.

As noted above, occupants of elevated dwellings located on the slopes above and below Manawarora Road to the east of the Site will experience direct views to the marina development. At separation distances of between 300 – 600m, these individuals will recognise a marked change within their outlook. Their view encompasses the entirety of Waipiro and Huirangi Bays, and – to the north – the more expansive waters of Parekura Bay and the distant Te Rāwhiti Inlet.

The outlook to the west will change from the open waters of the bay, punctuated with vessels on swing moorings, to that portion of the bay occupied by the Site being substantially built and visually active.

Lot 1 DP 69179, contains a dwelling located on a headland on the southern edge of the Site. This dwelling offers commanding views across the Bay and Site to the north west, and north, and to the Huirangi Inlet to the north east. With a separation distance of some 50 - 100m from the proposed southern reclamation, the proposal will result in a marked change in the northern and north western outlook from this dwelling.

9.2.4 Social, cultural and associative attributes

The author is not aware of any specific cultural nor archaeological sites associated with the subject Site, and is not qualified to discuss cultural values and impacts. These matters will be the subject of consultation and detailed investigation as part of a substantive application.

Social and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship.

The Bay of Islands is imbued with deep social and associative values, and is valued as a resource by the Northland community.

The proposed development will result in a perceptible change to its immediate environs, but it is possible that – amongst some portions of the community – it is likely to be regarded in a positive light given its maritime function. For others, who value the low density of built development, the paucity of amenities and the prevalence of natural values, the development has the potential to be regarded in a less favourable light.

9.2.5 Summary of landscape Effects

The development will result in a marked change to the biophysical and perceptual character of the Waipiro Bay catchment. Whilst the wider area is imbued with significant cultural significance, no cultural nor historical sites are known to existing within the proposed development footprint.

Whilst visually separated from the wider visual catchment by landform and the contained character of the Bay, the proposed development will result in a perceptible change to its immediate environs which will be glimpsed from Manawarora Road, and will be visible from residential properties to the east and south east.

A number of mitigation recommendations are included below, and in the opinion of the author, these will have the potential to moderate the potential adverse landscape effect of the proposal to some degree.

10.0 NATURAL CHARACTER EFFECTS

Policy 13(2) of the New Zealand Coastal Policy Statement lists natural character attributes as follows:

1. Natural elements, processes and patterns;
2. Biophysical, ecological and geomorphological aspects;
3. Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
4. The natural movement of water and sediment;
5. The natural darkness of the night sky;
6. Places or areas that are wild or scenic;
7. A range of natural character from pristine to modified, and;
8. Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Of the above, natural elements, processes and patterns, biophysical, ecological and geomorphological aspects, natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks and the natural movement of water and sediment fall into the previously discussed biophysical (biotic and abiotic) categories.

The natural darkness of the night sky, places or areas that are wild or scenic and experiential attributes, including the sounds and smell of the sea; and their context or setting have been previously addressed under experiential attributes.

The existing character of the Bay is influenced by built form, modifications to natural vegetation patterns, and the presence of albeit to a low density in the immediate vicinity of the subject Site. The development will result in a change to the natural elements, processes and patterns, biophysical, ecological and perceptual character of the Parekura Bay catchment.

The anticipated offset / compensation proposed within the ecological memo has the potential to enhance the natural character of the coastal environment.

A number of mitigation recommendations are included below, and in the opinion of the author, these will have the potential to further moderate the potential adverse natural effect of the proposal.

11.0 ASSESSMENT AGAINST NZCPS

Without a detailed project design it is difficult to determine the level of the potential adverse effects of the proposal. The level of effect will be assessed as part of a substantive application. The assessment below against the policies of the NZCPS therefore, reflect the preliminary nature of the proposal and this assessment.

Policies 13 and 14 of the NZCPS address the natural character of the coastal environment.

13(1) seeks the preservation of natural character and its protection from inappropriate subdivision, use, and development. This is qualified by the following two requirements which seek the avoidance of adverse effects on areas of the coast with outstanding natural character, and the avoidance of significant effects on all other areas.

As discussed previously, the subject Site is not overlain by any areas of High or Outstanding Natural Character and – in contrast to the majority of the inshore marine areas of the Bay of Islands – Waipiro Bay is not identified as having a High or Outstanding Natural Character. Based on the information available, it is the opinion of the author that the natural character values of the marine portion of Waipiro Bay are moderate, and the natural character values of the terrestrial margins of the Bay are moderate, or moderate to high. The higher values are principally assigned to areas of wetland.

The lower values attributed to Waipiro Bay are in part an outcome of the level of modification that has occurred. This includes built development on the terrestrial margins of the Bay and within the catchment of the Bay, and the activity within the Bay (jetties and vessels on swing moorings).

Within the footprint of the proposed areas of reclamation, where fill will result in the 'covering' of existing vegetation or seabed, the potential adverse natural character effect of the proposal have the potential to be high due to the change in the biotic and abiotic attributes. Similarly, within those areas identified for dredging the potential adverse natural character effect of the proposal have the potential to be high. Determining the precise level of effect will be dependent on the values identified in detailed surveys yet to be conducted.

As noted above, existing settlement within the Bay has reduced the sensitivity of the landscape to change, notwithstanding this, the scale of the proposed development will, perceptually result in a marked change in the character of the south western (inner) portion of Waipiro Bay which will be experienced within a defined and relatively contained visual catchment.

As is stated in the Ecological memo[12], there is potential for an offsetting and / or compensation package to address any potential adverse effects identified in the assessment undertaken as part of a substantive application. Enhancement undertaken as part of an offsetting / compensation package will be consistent with Policy 14 (which seeks to promote restoration or rehabilitation of the natural character of the coastal environment).

Policy 15 seek that natural features and natural landscapes (including seascapes) are protected from inappropriate subdivision, use, and development. Specifically, the policy seeks that adverse effects of activities on outstanding natural

[12] Ibid. P.11

features and outstanding natural landscapes are avoided, and significant adverse effects are avoided, remedied, or mitigated.

As previously discussed, it is assessed that the terrestrial landscape values of the Ōmarino peninsula – including the vegetated slopes to the north west and west of the Site are high, but that the modification associated with the coastal edge and waters of Waipiro Bay detracts from these values. The portion of the Bay that will be affected by the proposed marina is not overlain by an Outstanding Natural Landscape, nor Outstanding Natural Feature.

The development will result in a marked change to the biophysical and perceptual character of the Waipiro Bay catchment. Whilst the wider area is imbued with significant cultural significance, no cultural nor historical sites are known to existing within the proposed development footprint.

The proposed development will result in a perceptible change to its immediate environs which will be glimpsed from Manawarora Road, and will be visible from residential properties to the east and south east. The proposal will however, be visually separated from the wider visual catchment by landform and the contained character of the Bay.

A number of mitigation recommendations are included below, and in the opinion of the author, these will have the potential to moderate the potential adverse landscape effect of the proposal to some degree

12.0 MITIGATION RECOMMENDATIONS

- Maintain buildings to a (predominantly) single level, and utilise measures that will moderate their prominence in the landscape such as the use of natural materials, and recessive and natural external finishes.

- Building design and landscape design should be of a quality and character that reflects and references its maritime functionality and character;

- The area of reclamation areas should, where possible be minimised, with parking provided appropriate to the berth numbers, services provided, and the level of public access and usage required;

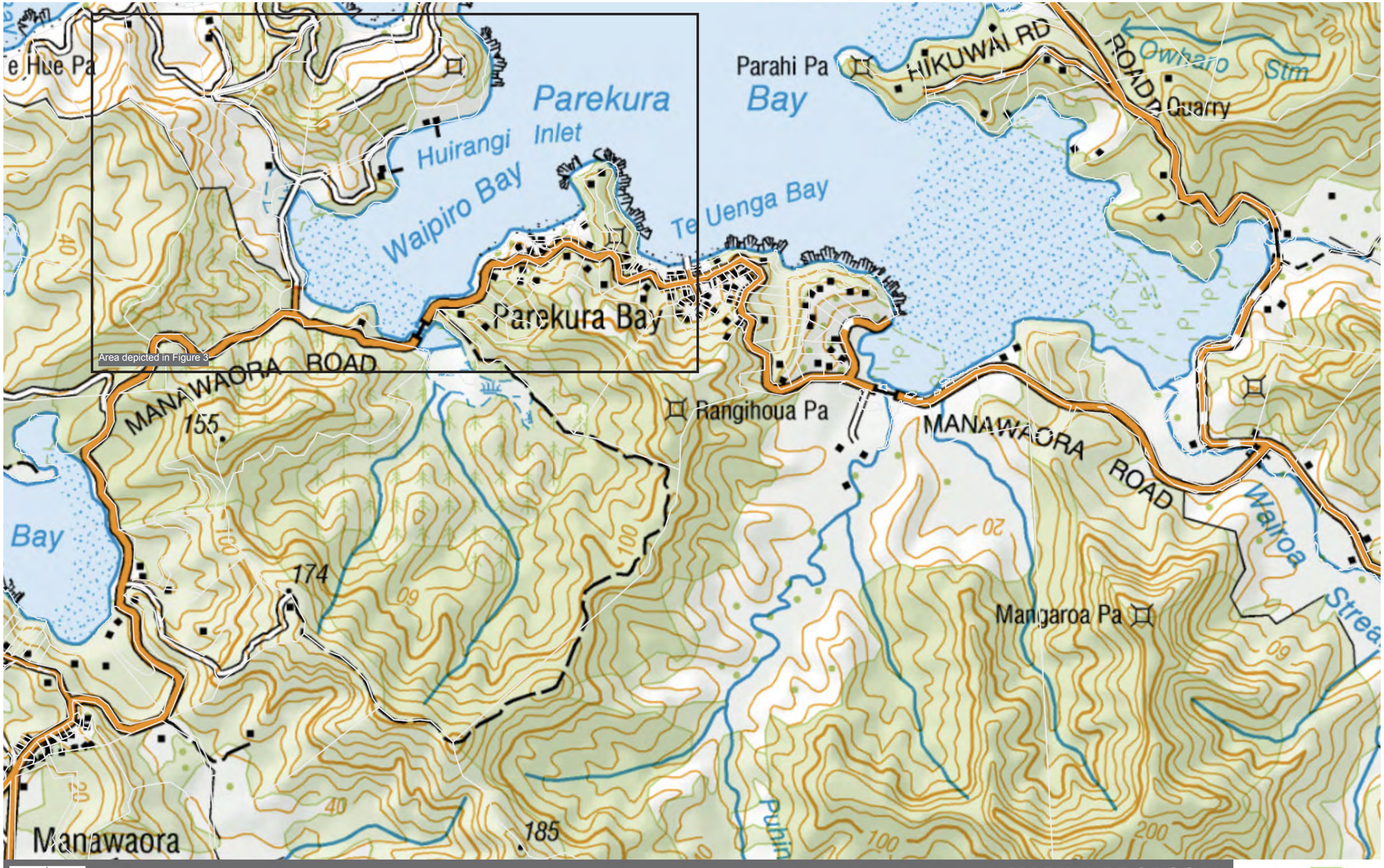
- Use of soft engineering (Liudd[13]) methods are encouraged and opportunities to soften / integrate the edges of the Site including reclamation into the adjoining natural areas should be sought.

- The use of areas of tree and shrub planting on the reclamation is encouraged. The scale of these should be commensurate with the scale of the reclamation, and should also include specimen trees throughout the car park areas so that the scale of these areas is softened / fragmented, and shade is afforded to vehicles.

- As proposed in the Ecological memorandum, remediation of areas with native replanting around the marina development to restore the natural ecosystem as far as practicable is encouraged.

[13] https://www.landcareresearch.co.nz/assets/researchpubs/Science_Rep_LIUDD_optimised.pdf

APPENDIX 1: Figures



MARINA PROPOSAL
WAIPIRO BAY

FIGURE 1: The site and its landscape context

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Landscape Architecture

MARINA PROPOSAL
WAIPIRO BAY

FIGURE 2a: The marina concept in its landscape context

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Landscape Architecture

MARINA PROPOSAL
WAIPIRO BAY

FIGURE 2b: The marina concept

Photo 2
Photo 3
Photo 8
Lot 17 DP 391213
Gate house
Photo 7
Lot 1 DP 69179
Photo 1
Photo 6
Photo 5
Photo 4
Parekura Bay
Hairongi Inlet
Waipiro Bay
Accessway
Manawaora Rd
100m
0m 50m 100m 150m 200m

MARINA PROPOSAL
WAIPIRO BAY

FIGURE 3: The site, its landscape context and photo locations

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Photo 3: View south east to Waipiro Bay settlement. The Site is situated out of frame to the right.

Photo date: 1 July 2021

MARINA PROPOSAL
WAIPIRO BAY

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

Photo 4: View east from Manawaora Road. Entrance to Waipiro Bay visible

Photo date: May 2023

MARINA PROPOSAL
WAIPIRO BAY

Simon Cocker
Landscape Architecture

Photo 5: View to Waipiro Bay from Manawaora Road to south of Site

Photo date: May 2023

MARINA PROPOSAL
WAIPIRO BAY

Simon Cocker
Landscape Architecture

Photo 6: View north west from Manawaora Road at Wairua Stream

Photo date: May 2023

MARINA PROPOSAL
WAIPIRO BAY

Simon Cocker
Landscape Architecture

Photo 7: View east from Manawaroa Road to Waipiro Bay

Photo date: May 2023

MARINA PROPOSAL
WAIPIRO BAY

Simon Cocker
Landscape Architecture

Photo 8: View from Parekura Bay looking south west to Huirangi Bay, and the Site (at left of frame).

Photo date: 1 July 2021

MARINA PROPOSAL
WAIPIRO BAY

Photos taken with digital equivalent of 50mm focal length unless otherwise specified.
Photos represent a 124° horizontal and 55° vertical field of view, and should be read at a distant of 400mm

Simon Cocker
Landscape Architecture

APPENDIX 2: Assessment Methodology

Landscape and Visual Effects Assessment Methodology

Introduction

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

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

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

> **Landscape effects:**
> *Change in the physical landscape, which may change its characteristics or qualities.*
>
> **Visual effects:**
> *Change to views which may change the visual amenity experienced by people.*

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

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the Quality Planning Landscape Guidance Note1[1] and its signposts to examples of best practice which include the UK guidelines for landscape and visual impact assessment[2] and Te Tangi a te Manu[3].

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

Nature of the landscape resource

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

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;

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

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

[3] Te Tangi a te Manu (Aotearoa New Zealand Landscape Guidelines), NZILA July 2022.

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

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

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Landscape (RMA s.6(b)) based on important biophysical, sensory/ aesthetic and associative landscape attributes, which have potential to be affected by a proposed development.

Magnitude of Landscape Change

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

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

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

Table 1: Determining the level of landscape effects

Visual Effects

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

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of visual influence' of the site and proposal. Where

possible, computer modelling can assist to determine the theoretical extent of visibility together with field work undertaken to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

Nature of the viewing audience

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

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

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

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA[4].

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

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

Nature of Effects

[4] Best Practice Guide: Visual Simulations BPG 10.2, NZILA

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

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

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

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

Table 3: Determining the Nature of Effects

Cumulative Effects

During the scoping of an assessment, where appropriate, agreement should be reached with the relevant local authority as to the nature of cumulative effects to be assessed. This can include effects of the same type of development (e.g. wind farms) or the combined effect of all past, present and approved future development[5] of varying types, taking account of both the permitted baseline and receiving environment. Cumulative effects can also be positive, negative or benign.

Cumulative Landscape Effects

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

Cumulative Visual Effects

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

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

Determining the Overall Level of Effects

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

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

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in Table 4 below. This table which can be used to guide the level of landscape and visual effects uses an adapted seven-point scale derived from Te Tangi a te Manu (Aotearoa New Zealand Landscape Guidelines)

	Effect rating	Use and definition
More than minor	**Very high**	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character
	High	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains. Concise Oxford English Dictionary Definition High: adjective- Great in amount, value, size, or intensity
	Moderate to high	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed.
	Moderate	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. Concise Oxford English Dictionary Definition Moderate: adjective- average in amount, intensity, quality or degree
Minor	**Moderate to low**	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape.
	Low	No material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and absorbed within the receiving landscape. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity
Less than minor	**Very low**	Little or no loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation.

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

Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor6[6] or an adverse effect on the environment is no more than minor[7]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.

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

[6] RMA, Section 95E
[7] RMA Section 95D

APPENDIX 3: ONL Worksheet

Northland Regional Landscape Assessment Worksheet

	Unit name – **PAREKURA HEADLAND & OROKAWA PENINSULA**

DESCRIPTION AND CHARACTERISATION

Component	Comment
Land Types (refer to list overleaf) Coastal cliffs / escarpment Bays and headlands Beach Reefs and islands	The repeated pattern of headlands of this unit, together with the fringing reefs at their apex, are a defining feature.
Geology (including geopreservation sites)	Paleozoic – Mesozoic Waipapa Terrane greywacke
Soil Types	Marua clay loam
Ecology (including protected vegetation / features, PNAP Level 1 and 2 sites)	Identified as part of the wider Russell Forest with connecting fingers that reach the coast in this area. Whilst kanuka and manuka dominated shrubland appear to be the prevailing species amongst the vegetation cover, there are areas where evident "pohutukawa coastal forest on hillslope" and pockets of "taraire–kohekohe–puriri forest on hillslope" exist. Other tree species commonly present include towai , tanekaha, totara and kauri. In terms of significance, the wider Russell Forest, and its contiguous areas of private and Crown–owned forest, constitutes one of the largest contiguous forest blocks in the Eastern Northland Ecological Region. The area contains a significant number of threatened animal and plant species and is a representative site for 6 forest types
Archaeological sites	Contains five pa sites at Huirangi inlet, Pareanui Bay, Te Hua Pa, Tanikuira pa, Tokatokahau Point, Tangitu Point and Motukauri Island, Opunga Cove and Jack's Bay southern headland. Recorded sites are numerous and particularly focused on headlands and the brink of the coastal flank.
Heritage Landscapes	

Landscape characterisation
(including the identification of any specific characteristics)

Shares many characteristics with the Wairiki-Rawhiti unit, but in a more contained setting and with a simpler, in detailed terms, coastline.

A defining aspect of this unit is the repeated series of minor peninsulas, all projecting from a broader underlying landform that separates Parekura Bay from Manawaraoa Bay to the west. Most of those strategic points were occupied by an equally regular sequence of pa sites.

This broader landform also acts as a southern shore to the Bay of Islands and echoes the common headland form that is found on the islands themselves. It also has pronounced reef platforms associated with each headland and a more modest rocky shoreline around much of the hard coast.

Just as the headlands establish a coastal pattern, so too do the regular sequence of small beaches that lie between those projections. A fringe of pohutukawa runs along much of the coastal flank, emerging from a more consistent cover of indigenous shrubland that is a strong unifying theme. Built development is a component of this coastline. Most of that housing tends to be focused in embayments, leaving the headlands and peninsulas almost entirely free of development.

An extensive and relatively recently subdivision on the headland has continued that pattern, and linked the coastal sequence with an extensive restorative planting programme.

EVALUATION		
Criteria	**Rank**	**Comment**
Natural Science Factors		
Representativeness Natural landscapes are clearly characteristic of the area, district or region. The key components of the landscape will be present in a way that defines the character of the place and distills its character and essence. Endemic associations.	**4**	Strongly related to this part of the Bay of Islands, but also replicated elsewhere around the eastern coast.
Rarity Natural features are unique or rare in the region or nationally, and few comparable examples exist.	**3**	Relatively common in the adjacent area, but less so on a wider scale
Aesthetic Values		
Coherence The patterns of land cover and land use are largely in harmony with the underlying natural pattern of the landform of the area and there are no significant discordant elements of land cover or land use.	**4**	Repetition of landform, both in terms of topography and in alignment, are reinforced by indigenous vegetation patterns and the prevalent siting of the houses that exist.
Diversity & Complexity The elements contributing to overall landscape character are diverse and complex (particularly in ecological terms) without creating disharmony.	**4**	Topographically diverse, with added layers of complexity created by the interaction with the sea and vegetation associations.
Vividness Natural features and landscape are widely recognized across the community and beyond the local area and remain clearly in the memory; striking landscapes are symbolic of an area due to their recognisable and memorable qualities.	**4**	Distinctive and very memorable as a result of its clear structure. Experienced as part of the containing landform that defines this coast of the Bay of Islands.
Naturalness How affected by human activity is the landscape? Does human activity intrude on the landscape? Eg. • Presence of buildings and associated built development. • Presence of infrastructure services. • Extent of indigenous forest cover. • Homogeneity of exotic vegetation. • Presence / extent of modified agricultural land use. • Strength of natural processes / ecological patterns. • Unmodified and legible physical relief and landform. • Presence of water.	**4**	A settled landscape, albeit sporadically, in which the over-riding landscape form and patterns prevail and unify over that level of development. Landform largely intact, with only minor modification associated with dwellings and access. More substantial landform changes in the recent subdivision have been comprehensively addressed through detailing and planting. Connections with the sea are integral to this ONL and bring a strong component of natural character.
Intactness Natural systems are intact and aesthetically coherent and do not display significant visual signs of human modification, intervention or manipulation, visually intact and highly aesthetic natural landscapes.	**4**	Some compromise by residential settlement, but the natural patterns are dominant.

Experiential Values		
Expressiveness The 'legibility' of the landscape. Natural features clearly demonstrate the natural processes that formed them.	**4**	Very legible as a result of its bold underlying structure. Natural weathering and erosion of the reefs at the apexes of the peninsulas is clearly demonstrated and vegetation patterns are also influential.
Sensory qualities (These are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore).	**3**	Has a strong sense of local character and relatedness to the wider Bay of Islands.
Transient Values The consistent and repeated occurrence of transient features that contributes to the character, qualities and values of the landscape; landscapes are widely recognised for their transient features and the contribution that these make to the landscape.	**3**	Influenced primarily by the water conditions that prevail across the Te Rawhiti Inlet, which are not particularly dramatic due to the sheltered nature of that waterbody. Flowering pohutukawa herald summer proper.
Remoteness / Wildness Does the landscape display a wilderness character, remote from and untouched by human presence? Eg. • Sense of remoteness • Accessibility • Distance from built development	**3**	Moderately settled, but set some distance off of mainland public access and primary boating corridors.
Shared and recognised values Natural features and landscape are widely known and valued by the immediate and wider community for their contribution to a sense of place leading to a strong community association with, or high public esteem for the place.	**3**	Whilst likely not to be extensively known for its own qualities, this area is closely related to the wider identity and character of the Bay of Islands. The popularity of protected anchorages to either side mean that many cruising boaties retreat to this area in bad weather.
Spiritual, cultural and historical associations Natural features and landscapes can be clearly and widely known and influenced by their connection to the spiritual, cultural and historical valued in the place and includes associative meanings and associative activities valued by the community. Associative meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, whilst associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots.	***	Consultation was initiated during the mapping process, but has not led to any feedback within the required period Connections with the Bay of Islands and its cultural, recreational, scientific and tourism related aspects.

Rank scale between 1 (low) and 5 (high)

Land Types
Coastal cliffs / escarpment
Low escarpment
Bays and headlands
Beach
Dune complex
Reefs and islands
Estuarine / inlet
Open harbour
Coastal plain
Rolling hills
Steep hills; moderate to high relief
Ranges; high relief
Strongly rolling land
Low rolling land
Valley floors and flats
Plains
Volcanic cones
River mouth
Wetland
Watercourses
Lakes and water bodies

Photographs of unit