

**BEFORE THE HEARING COMMISSIONERS  
AWANUI**

**IN THE MATTER** of the Resource Management Act 1991  
(**RMA** or **the Act**)

**AND**

**IN THE MATTER** of the Proposed Far North District Plan  
2022

---

**STATEMENT OF EVIDENCE OF JOHN GOODWIN (LANDSCAPE) ON  
BEHALF OF WAIUAU BAY FARM LIMITED**

**5 MAY 2025**

---



**HOLM | MAJUREY**

Mike Holm/Nicole Buxeda  
PO Box 1585  
Shortland Street  
AUCKLAND 1140

Solicitor on the record  
**Contact solicitor**

Mike Holm  
Nicole Buxeda

Mike.Holm@holmmajurey.nz  
Nicole.Buxeda@holmmajurey.nz

(09) 304 0428  
(09) 304 0424

## INTRODUCTION

### Qualifications and experience

1. My full name is John Lewis Goodwin. I am a landscape architect and consulting partner within Boffa Miskell Limited (**Boffa Miskell**), a national firm of consulting planners, ecologists, urban designers and landscape architects.
2. I hold the qualifications of a Bachelor of Social Science from the University of Waikato (1977) and a postgraduate Diploma in Landscape Architecture (1982). I am a Fellow and Registered Member of the New Zealand Institute of Landscape Architects and have practised as a landscape architect for over 40 years.
3. Throughout my career, I have undertaken numerous landscape and visual assessments, primarily working throughout the upper North Island in rural, urban and coastal environments. These have included both territorial landscape assessments for regional and district councils, project master planning, landscape management and landscape assessments.
4. The territorial landscape assessments have typically identified and described landscape types and character areas, natural character attributes, Outstanding Natural Features (ONF) and Outstanding Natural Landscapes (ONL), and the existing attributes and values of the landscape and its sensitivity in relation to a range of potential activities.
5. In relation to project-based assessments, I have been involved in a range of subdivision, land development, infrastructure, utility and restoration projects within rural, coastal and urban areas. My involvement has included:
  - Site and master planning in relation to the particular characteristics and sensitivities of a location and surrounding landscape context.
  - Preparing landscape restoration and rehabilitation proposals to enhance degraded landscapes.
  - Preparing specific mitigation proposals to integrate development into a landscape setting.
  - Preparing natural character, landscape and visual effects assessments for resource consents, plan changes, notices of requirement and designations.

6. Many of these assignments have included giving evidence as an expert witness at Council, Environment Court and/or Board of Inquiry hearings.
7. My relevant project experience in relation to this Proposed District Plan (PDP) review includes sites in the Auckland and Northland regions, including the development, protection and management of landscapes for mixed housing, lodge, visitor accommodation, recreational and conservation land use activities. Specific relevant projects in Northland in addition to Kauri Cliffs include:
  - Ōmarino Subdivision (part of Bentzen Farm) – site planning for 16 residential sites on 141 hectares (ha) of coastal land in the eastern Bay of Islands. This project was approved under the Far North District Plan management plan provisions and, in addition to the siting of houses and other infrastructure, my involvement included the preparation of a management plan for the property with a suite of design control measures and extensive revegetation proposals.
  - Mataka Station, Purerua Peninsula – Stage 2 site planning, development controls on buildings and rehabilitation and land management advice within the 1,150 ha property. I am also a member of the Mataka Design Review Committee who, on behalf of the Residents' Association, review each proposal for new housing and development on the property before an application for resource consent is made to the Far North District Council. I am also preparing landscape evidence on behalf of the Mataka Residents' Association in relation to Hearing 15B New Special Purpose Zone topic.
8. Matauri Bay – site planning, landscape assessment and mitigation proposals for two additional dwellings within the General Coastal zone and an Outstanding Landscape on the 340 ha Matauri Trustee Limited property.
9. My involvement in the PDP review process to date has been to:
  - review the proposed provisions for the Coastal Environment (CE), Natural Character and Outstanding Landscapes chapters including the recommended changes in the Section 42A reports for these chapters;

- review of the relevant sections of the 5 July 2024 Melean Absolum Limited "Coastal Environment, Natural Character & Outstanding Natural Landscapes" report to the Far North District Council (MAL Report) with respect to the submitters I appear on behalf of. This included a review of the mapping and recommended amendments to the CE, Outstanding Natural Character (ONC) and High Natural Character (HNC) areas and Outstanding Natural Landscapes (ONL);
- liaise with Mr Hall on recommended amendments to the CE, Natural Character and ONL provisions in the PDP; and
- prepare evidence in relation to the natural character and landscape related amendments proposed in the Section 42A report and the changes proposed in Mr Hall's evidence.

### **Expert Witness Code of Conduct**

10. I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's Practice Note dated 1 January 2023. I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### **Involvement in project**

11. I have been involved in a range of assignments at Kauri Cliffs from 2021 onwards. This has included:
  - a landscape assessment with mitigation recommendations for a resource consent application associated with a recently approved beach pavilion;
  - a landscape assessment for a new dam and water storage reservoir to supplement the existing water resources for the property;
  - a landscape assessment for additional staff accommodation;
  - providing advice on the Kauri Cliffs Zone sub-zones and their appropriateness in relation to the landscape attributes of the property and the potential for the



land to accommodate further residential development; and

- input into a preliminary Master Plan<sup>1</sup> for a 60 lot residential subdivision within the proposed reconfigured Golf Living sub-zone. This involved locating individual house sites during a site walkover with the consultant team;

12. providing input into the Master Plan document;

- undertaking a landscape assessment of the proposed changes to the zoning configuration on the property and advising on appropriate provisions in response to landscape matters such as height controls, materiality and colour<sup>2</sup>.

### **Purpose and scope of evidence**

13. My current brief has been to prepare landscape evidence in support of the proposed zoning amendments at Kauri Cliffs.

14. My evidence will cover the following matters:

- provide an outline of the landscape considerations, resulting inputs and control measures included in the Master Plan document;
- summarise the technical landscape assessment I prepared to support the proposed rezoning;
- assess the potential landscape effects of the proposed rezoning and the preliminary development concepts; and
- outline recommended mitigation measures to ensure future development will be integrated into the landscape character of Kauri Cliffs and ensure adverse effects are minimised.

15. Appendix A attached to my evidence contains the technical assessment, including maps, that I prepared in March 2025. Landscape and visual effects have been a key consideration in determining the proposed amendments to the various sub-zones of the Kauri Cliffs Zone, including the proposed

---

<sup>1</sup> *Kauri Cliffs Development Concept & Master Plan \_ Final Draft March 2025*

<sup>2</sup> *Kauri Cliffs: Development Concept and Masterplan – Landscape Assessment – March 2025*

development concepts for the Golf Living sub-zone and the Lodge sub-zone.

16. The analysis of the property's landscape characteristics - landform, landcover, and land use – has been a key focus, alongside taking into account the location of the CE, ONC and HNC areas as identified within the PDP.
17. Based on this analysis, the proposed Golf Living sub-zone has been relocated to a smaller area of the property, to the north of the existing lodge and visitor accommodation. This area, within rolling topography, provides opportunities for future subdivision and development to avoid steeper gullies, existing indigenous vegetation and HNC areas that overlay parts of the native forest. This proposed sub-zone, within which a future 60-lot subdivision and associated building platforms would be situated, is currently used for pastoral grazing and the preliminary building locations shown on the Master Plan have been carefully chosen following a walkover of the area.
18. Key landscape considerations for any future lot layout and building selection include:
  - clustering areas of development to minimise buildings being scattered across the property;
  - utilising existing flat and gently sloping areas for building platforms;
  - clustering some buildings to create a sense of place and village character;
  - identifying sites that could accommodate single family dwellings on larger lots;
  - setting the buildings off high points, major ridges and promontories to reduce the potential for adverse visual effects on the coastal environment;
  - placing controls (by way of the zone provisions) on building heights, building footprints and external materials, and colours to minimise the potential for future development to dominate the rural and coastal landscape; and
  - identifying areas where a landscape framework will be prepared alongside the developed design of any subdivision. This framework will be developed to address the location and treatment of accessways,

earthworks design and reinstatement of landform cut and fill batters, planting and revegetation, and ongoing land management.

19. Future planting and revegetation will be designed to further integrate development into the surrounding property and wider landscape context. This planting framework within the Golf Living sub-zone will focus on:
  - retiring low productivity grazing land and revegetating these areas with indigenous vegetation;
  - planting steep and eroding slopes, watercourses and wetlands with indigenous vegetation;
  - connecting existing areas of indigenous vegetation to enhance ecological corridors; and
  - planting woodlots and specimen trees around proposed development areas to provide a vegetated backdrop and context to the built development and enhance the amenity for residents and visitors.
20. These measures will be further detailed in a Landscape Planting and Management Plan at the time the subdivision and development planning for the Golf Living sub-zone is prepared. This may be undertaken in stages as the development is progressively implemented in line with demand.
21. Additionally, and as signalled by the Master Plan, the amended rules of the Golf Living sub-zone recommended by Mr Tuck propose a range of landscape mitigation measures, including:
  - a maximum permitted building height in the proposed Golf Living sub-zone of 5m within the Coastal Environment, and 7.5m beyond the Coastal Environment;
  - the use of natural building materials and recessive colours consistent with the requirements of standard CE-S2 in the CE chapter; and
  - a maximum permitted building footprint of 300m<sup>2</sup> throughout the Golf Living sub-zone.
22. In addition to the above, as set out in the Master Plan, an internal design review process will apply to residential development proposals in the reconfigured Golf Living sub-

zone prior to lodgement of related resource consent applications with the District Council.

23. An extension to the Lodge sub-zone is proposed to the north and south of the existing sub-zone which currently includes the lodge, visitor accommodation and associated carparking and recreation facilities. To the north this extension would include the approved residential subdivision which contains 3 existing dwellings (used as visitor accommodation) and 11 vacant lots. This will create a logical extension to the Lodge sub-zone to provide for additional visitor accommodation and/or private dwellings.
24. To the south the Lodge sub-zone extension includes a preferred location for a future golf facilities building and pro shop. This is located close to the existing lodge building and carpark area, reinforcing the nodal function of this sub-zone and the landscape character of the Kauri Cliffs visitor and golf experience. The amendments to the zone rules recommended by Mr Tuck ensure that the design, materials, footprints and heights of these buildings will complement the existing form and quality of development within the lodge precinct, maintaining the landscape character, quality, and visual amenity of the inner coastal environment area.

## **TECHNICAL ASSESSMENT**

25. Following my input into the Master Plan and preliminary layout of proposed dwellings for the reconfigured Golf Living sub-zone I prepared the landscape assessment (attached in Appendix A) which:
  - outlined the site location and landscape context;
  - described the landscape character of the property and areas within which the rezoning is proposed;
  - reviewed relevant background landscape assessments;
  - assessed the potential landscape effects associated with the proposed changes to the zone and sub-zones; and
  - recommended a range of design and mitigation measures to minimise adverse effects and to ensure future development can be integrated into the Kauri Cliffs landscape setting.

26. A summary of the assessment is provided below.

### **Existing Landscape Context**

27. Kauri Cliffs is a large, (approximately 2,998 ha) predominantly rural property which extends from the Matauri Bay settlement in the north to Takou Bay in the south and from the east coast between Waiaua Bay and Takou Bay inland to beyond Matauri Bay Road and Hikurua Road in the west.
28. The coastal landscape contains a series of bays that extend from Waiaua Bay in the north to the Rangikariri Stream coastal outfall in the south. Between these points, the coastline is characterised by steep cliffs with narrow shingle beaches with rocky outcrops. To the north of Waiaua Bay is a headland which separates this bay from the settlement of Matauri Bay and the Cavalli Islands (separated by Cavalli Passage) to the north.
29. To the south of Kauri Cliffs, beyond Takou Bay lies the northern coast of Purerua Peninsula. Inland to the west the landscape is characterised by rolling to steep landform utilised for a mixture of pastoral farming and forestry.

### **Landscape Character and Values**

30. Most of the property is characterised by a mix of undulating to rolling landform defined by a series of streams which drain towards the coast. These watercourses are often vegetated with remnant or planted indigenous vegetation, the presence of which is also a key visual characteristic of the coastal landscape along the length of the property.
31. Inland the pastoral farming, golf course and associated lodge and visitor accommodation activities are generally elevated above the 100m contour and visually separated from the coastal marine area (CMA) by vegetated coastal landforms.
32. The property is enclosed to the west by more elevated land up to over 300m above sea level (asl) to the west of Matauri Bay Road. This includes Whakarara Maunga, a localised high point rising to approximately 329m asl.
33. The indigenous forested coastal landscape provides a strong backdrop to the coastal edge and a largely vegetated foreground element to the land use activities within the property.

34. Kauri Cliffs is farmed with beef and sheep, and in addition to indigenous forest and shrubland contains areas of plantation pine, ponds and wetlands, and mown grassland associated with the 18 hole golf course. The property is bisected at points by Tepene Tablelands Road and Matauri Bay Road.
35. The more easterly coastal portion of Kauri Cliffs contains the lodge, golf course and associated facilities plus a farm managers house, staff accommodation and infrastructure such as water supply dams and utility buildings. The more westerly inland portion of the property is largely undeveloped and is mainly used for beef and sheep grazing. The lodge, guest accommodation and staff accommodation buildings are all set back beyond 800m from the coastal edge.
36. Overall, in my opinion the property is of a scale and character where the development and activities are well integrated into the coastal and rural landscape setting resulting in a high quality environment, amenity and experience for visitors.

#### **Proposed District Plan Landscape Overlays**

37. The mapped extent of the coastal environment within the property tends to follow the first major ridge west of the coastal edge. In the south it is located close to the coast while further north it extends further inland as it follows the topographical high land up towards Matauri Bay Road and settlement. The eastern holes of the golf course and the existing lodge and visitor accommodation are within the mapped coastal environment. Further north most of the land within the coastal environment is clad in indigenous vegetation, with small pockets used for pastoral farming. The easternmost and southernmost areas of the proposed Golf Living sub-zone and indicative development footprint are within the mapped extent of the coastal environment.

There are no ONL's or ONF's within the Kauri Cliffs property. The nearest is the headland separating Waiaua Bay and Matauri Bay outside the property to the north.

38. There is one small mapped ONC area within the property - an area of inland totara forest immediately north and adjacent to the lodge (referenced as ONC80 in the PDP). The coastal fringe and some of the land backdrop up to the inland extent of the mapped coastal environment are mapped as areas of HNC. No rezoning or development is proposed in any of these areas.

## POTENTIAL EFFECTS OF THE PROPOSED REZONING

39. The elements of the proposed zone reconfiguration with the potential to generate landscape and visual effects are:
- the relocation of the Golf Living sub-zone from the southern and central portions of the site to a smaller area (161 ha less in area) to the north to accommodate the 60 residential sites provided for in the sub-zone;
  - the extension of the Lodge sub-zone to the north and south to encapsulate existing dwellings, a consented subdivision, and an area for a future golf facilities building and pro shop, and
  - provision of a larger Golf Playing sub-zone in areas where the Golf Living sub-zone is removed, to enable future provision of golf playing holes.

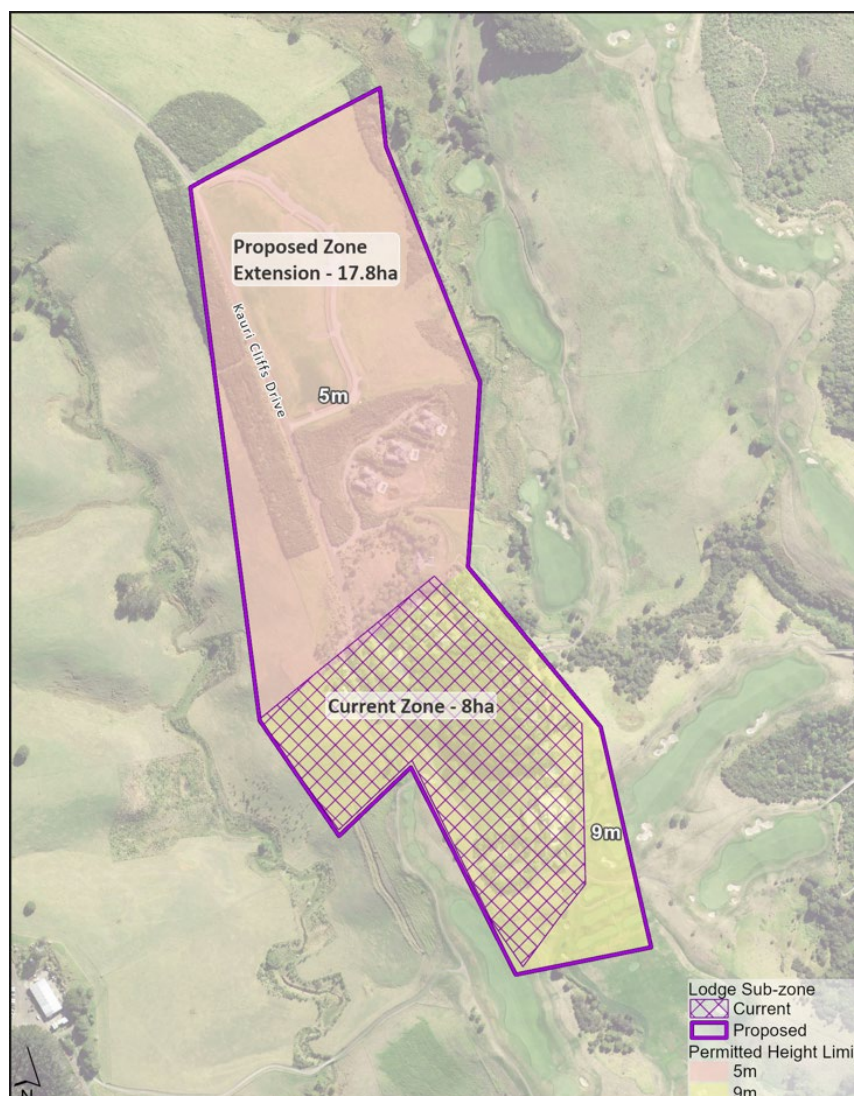
### **Kauri Cliffs Zone - Golf Living sub-zone**

40. The existing sub-zone, which provides for up to 60 residential sites, is located from the southern boundary of the property to beyond Tepene Tablelands Road, covering an area of 282 ha. The sub-zone is largely surrounded by the Golf Playing sub-zone.
41. The proposed sub-zone extent lies largely to the north of the existing sub-zone and includes an area of 122 ha, a 56% reduction in the Golf Living sub-zone. This reduced area provides for a more clustered approach to the location of the 60 residential sites, compared to the current sub-zone which would likely result in a greater separation of individual dwellings across the landscape.
42. In addition, the location of the proposed sub-zone is well setback from the coastal edge on elevated generally flat land, which reduces the visibility of the building sites from the CMA, particularly from within close proximity to the shoreline.
43. With the proposed height and design control measures that Mr Tuck recommends to be incorporated into the zone rules, along with proposed Landscape Planting and Management Plan, which are to be incorporated into future subdivision and development design provided at the resource consent application stage, I consider that the landscape effects of future subdivision and development in the reconfigured Golf Living sub-zone can be appropriately managed.

### **Kauri Cliffs Zone - Lodge sub-zone**

44. The current Lodge sub-zone includes the existing lodge, visitor accommodation villas (including the two-bedroom Owner's Cottage) and associated facilities such as carparking, spa and tennis courts. The expansion of this sub-zone will incorporate the three existing Owner's Residences located to the north of the lodge complex, as well as the 11 vacant lots remaining from a subdivision consented in 2017. To the south, a new golf facilities building and pro shop is proposed adjacent to the lodge, as shown in the Lodge Precinct plan at section 6.0 of the Master Plan.
45. The current permitted height limit within the Lodge sub-zone is 9m, with a mix of 8 and 9m permitted height limits in areas of Golf Living and Golf Playing sub-zones that are to be incorporated into the proposed expansion of the Lodge sub-zone. As outlined in Section 8.0 of the Master Plan "Residential and Visitor Accommodation Activities", the Lodge sub-zone is largely within the coastal environment. It is proposed to apply two different height limits to this sub-zone as follows:
  - A 5m permitted height limit associated with the extension of the Lodge sub-zone over the consented subdivision located to the north of the lodge; and
  - A 9m permitted height limit within, and for the extensions to the south and west of, the existing sub-zone. This is consistent with the current permitted height limit.
46. This approach will encourage a low height limit (consistent with the CE-S1 permitted height limit) for development within the sub-zone extension to the north and enable additional lodge facilities (such as the pro shop) to be designed to a similar scale as the existing lodge and benefit from a more generous height limit, than is typically provided for in the CE. This arrangement is shown on Plate 1 below.





**Plate 1: Recommended Lodge sub-zone height limits.**

47. In addition to this it is proposed to adopt a permitted building footprint standard of up to 300m<sup>2</sup>. For buildings that may exceed these standards, a restricted discretionary activity status will apply. Matters of discretion associated with such an activity would be specified under standard KCZ-S1, covering the following landscape related matters:
- The means of integrating buildings and structures into the landscape, including the use of planting and revegetation;
  - The design and appearance of new buildings and structures to ensure they will be compatible with the overall character and use within the subzone; and
  - Mitigation measures to ensure that any adverse visual effects are no more than minor.

48. Given the nature and context of the landscape setting, the existing and proposed development and the standards and activity status recommended by Mr Tuck's amended zone provisions, this alteration to the Lodge sub-zone, to provide for additional golf and visitor accommodation facilities, is not considered to result in any additional adverse landscape or visual effects.

#### **Kauri Cliffs Zone - Golf Playing sub-zone**

49. The current Golf Living sub-zone extent located adjacent to and surrounding the lodge and existing golf course will be replaced with Golf Playing sub-zone which will enable it to be more contiguous with the existing golf holes. Until such time as golf course expansion is proposed, these areas will continue to be grazed under the current pastoral management regime. Any future golf course expansion will maintain the open space qualities of the landscape and enhance the amenity for future visitors to the lodge and golf course.

#### **MITIGATION MEASURES**

50. As outlined above, key avoidance and mitigation measures recommended to address potential adverse landscape effects associated with the proposed Golf Living sub-zone are:
- At the time of subdivision identify all building platforms and undertake the necessary technical assessments (including a landscape effects assessment) to ensure the subsequent residential development can be successfully integrated and adverse effects minimised (rules SUB-R3 RDIS-2 and KCZ-R3 PER-2);
  - Place a permitted height limit of 5m on all buildings within the CE, and 7.5m within outside the CE, with a permitted floor area of 300m<sup>2</sup> (standard KCZ-S1(1) and (2));
  - Place controls on materials and colours for all buildings to ensure structures are visually recessive with a reflectance value of no more than 30% within the BS5252 standard colour range Groups A, B and C (standard KCZ-S1(3));
  - Where the above standards are not met a controlled, restricted discretionary or discretionary activity status will apply with (for controlled or restricted discretionary

activities) the assessment matters including landscape matters as outlined in the evidence of Mr Tuck (e.g. rules KCZ-R1, KCZ-R2, KCZ-R3 and standard KCZ-S1); and

- Develop a Landscape Planting and Management Plan as part of the subdivision consent application (as per Mr Tuck's recommended amendments to rule SUB-R3 RDIS-2).

51. In relation to the Lodge sub-zone:

- Adopt a 5m permitted height limit for buildings within the proposed extension to the north of the existing sub-zone (consistent with standard CE-S1), external material and colour controls consistent with standard CE-S2 and a permitted building footprint of 300m<sup>2</sup> (standard KCZ-S1).
- For any buildings that do meet the above standards a restricted discretionary activity status will apply under rule KCZ-R1 PER-2 with the matters of discretion including landscape matters as outlined in Mr Tuck's recommended amendments to standard KCZ-S1<sup>3</sup>.

## CONCLUSIONS

52. In summary based on the proposed zone reconfiguration, building height and footprint restrictions, external colour and design controls, requirements for building platforms and mitigation measures as outlined in the Master Plan, I consider that the proposed zone reconfiguration, and resultant future subdivision and development at Kauri Cliffs will result in no more than minor adverse landscape and visual amenity effects. Any future development that does not meet the permitted performance standards will be subject to a controlled, restricted discretionary, or discretionary activity status resource consent requirement with appropriate design and mitigation assessment matters.

53. In my opinion from a landscape perspective the proposed amendments to the maps and provisions of the Kauri Cliffs Zone are appropriate for the Kauri Cliffs. In particular the revised location of the revised Golf Living sub-zone and

---

<sup>3</sup> Refer to the amended zone provisions provided at Appendix 3 to the evidence of Mr Steven Tuck.

associated amended provisions will result in an improved outcome than the current location and provisions.

**John Goodwin**

5 May 2025

## **APPENDIX A – TECHNICAL ASSESSMENT**

# Kauri Cliffs: Development Concept and Masterplan

Landscape Assessment  
Prepared for Waiaua Bay Farm Limited

March 2025





Boffa Miskell is proudly a  
Toitū net carbonzero certified consultancy

## Document Quality Assurance

### Bibliographic reference for citation:

Boffa Miskell Limited March 2025. *Kauri Cliffs: Development Concept and Masterplan: Landscape Assessment*. Report prepared by Boffa Miskell Limited for Waiaua Bay Farm Limited.

Prepared by:

John Goodwin  
Consulting Partner / Landscape  
Architect  
Boffa Miskell Limited

Reviewed by:

Julia Wick  
Landscape Architect  
Boffa Miskell Limited

Status: [FINAL]

Revision / version: [0]

Issue date: March 2025

### Use and Reliance

This report has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Boffa Miskell does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Template revision: 20230505 0000

File ref: BM211133C\_Masterplan\_LVA\_FINAL\_March\_2025.docx

Cover photograph: *Kauri Cliffs*, © Boffa Miskell, 2023

# CONTENTS

1.0	Introduction	1
2.0	Site Location and Landscape Context	1
3.0	Landscape Character	2
4.0	Background Landscape Assessments	3
4.1	Far North District Landscape Assessment (1995)	3
4.2	Northland Regional Mapping Project (2014)	3
4.3	Proposed Master Plan and Landscape Considerations	4
5.0	Effects Assessment	6

# Appendices

Appendix 1: Graphic Supplement



# 1.0 Introduction

The Kauri Cliffs farm property was acquired by the Robertson family in the 1990s and over the last 35 years an internationally renowned tourist facility comprising of a championship 18-hole golf course, lodge, visitor accommodation and associated recreational activities has been developed on part of the farm. During this time there have also been improvements to the sheep and beef farming capability of the property and environmental enhancements through fencing of existing vegetation and waterways and revegetating the margins of these with indigenous plants.

The Kauri Cliffs Development Concept and Masterplan document (Master Plan) outlines a range of future proposals for the property within a reconfiguration of the property zoning identified in the notified Proposed Far North District Plan 2022 (Proposed Plan), particularly:

- the Kauri Cliffs Special Purpose Zone “Lodge” subzone and associated golf facilities;
- the Kauri Cliffs Special Purpose Zone “Golf Living” subzone and associated residential development;
- the Kauri Cliffs Special Purpose Zone “Golf Playing” subzone; and
- the Rural Production Zone.

This report assesses the potential landscape effects associated with the proposed changes to the zone and subzones mentioned above, along with the associated conceptual development proposals. It also recommends a range of design and mitigation measures to minimise any adverse effects and to ensure future development can be integrated into the Kauri Cliffs landscape setting.

# 2.0 Site Location and Landscape Context

*Refer to Figure 1: Landscape Context in Appendix 1: Graphic Supplement*

Kauri Cliffs is a predominantly rural property located approximately 30km to the north of Kerikeri. The property extends from the Matauri Bay settlement in the north to Takou Bay in the south and from the east coast between Waiaua Bay and Takou Bay inland to beyond Matauri Bay Road and Hikurua Road in the west.

The coastal landscape contains a series of bays that extend from Waiaua Bay in the north to the Rangikariri Stream coastal outfall in the south. Between these points, the coastline is characterised by steep cliffs with narrow shingle beaches with rocky outcrops. To the north of Waiaua Bay is a headland which separates this bay from the settlement of Matauri Bay and the Cavalli Islands (separated by Cavalli Passage) to the north.

To the south of Kauri Cliffs, beyond Takou Bay lies the northern coast of Purerua Peninsula. Inland to the west the landscape is characterised by rolling to steep landform utilised for a mixture of pastoral farming and forestry.



## 3.0 Landscape Character

*Refer to Figures 2: Landform and Figure 3: Landcover and Landuse in Appendix 1*

Most of the property has a mix of undulating to rolling landform defined by a series of streams which drain towards the coast. These watercourses are often vegetated with remnant or planted indigenous vegetation, the presence of which is also a key visual characteristic of the coastal landscape along the length of the property. Inland the pastoral farming, golf course and associated lodge and visitor accommodation activities are generally elevated above the 100m contour and visually separated from the coastal marine area (CMA) by vegetated coastal landforms. The property is enclosed to the west by more elevated land up to over 300m above sea level (asl) to the west of Matauri Bay Road. This includes Whakarara Maunga, a localised high point rising to approximately 329m asl.

The majority of the coastal landscape is backdropped by mature and regenerating indigenous forest up to the coastal/inland dividing ridge. These areas provide a strong backdrop to the coastal edge and a large, vegetated foreground element to the landuse activities within the property. Many of the existing watercourses and wetlands at Kauri Cliffs have been fenced off from stock access and replanted with indigenous vegetation species to enhance water quality, biodiversity and the landscape character of the property.

The Kauri Cliffs property has a rich history of Māori occupation and early European settlement and industry. With its long indented coastline, mild climate, and surrounding abundant resources, the area offered attractive settlement opportunities for both Māori and European alike. Māori history is reflected in the concentration of archaeological sites in the area including defensive pā sites on ridges and headlands, sheltered bays which were favourable for undefended kainga sites, and extensive agricultural systems.

Kauri Cliffs is farmed with beef and sheep, and contains areas of plantation pine, indigenous bush, ponds and wetlands, and mown grassland associated with the 18 hole golf course. The property is bisected at points by Tepene Tablelands Road and Matauri Bay Road. Access to the main farm facilities is from Tepene Tablelands Road or Hikurua Road. Access to the lodge and golf course is via Kauri Cliffs Drive (off Tepene Tablelands Road).

The more easterly coastal portion of Kauri Cliffs contains the lodge, golf course and associated facilities plus a farm managers house, staff accommodation and infrastructure such as water supply dams and utility buildings. The more westerly inland portion of the property is largely undeveloped and is mainly used for beef and sheep grazing. The lodge, guest accommodation and staff accommodation buildings are all set back beyond 800m from the coastal edge.

## 4.0 Background Landscape Assessments

### 4.1 Far North District Landscape Assessment (1995)

The 1995 Far North Landscape Assessment<sup>1</sup> was undertaken to assess the landscape values of the district in order to inform objectives, policies and management strategies to enable the District Council to meet its obligations under Part V of the Resource Management Act 1991 (RMA). The assessment delineated the district into 112 landscape units which each display homogeneous and consistent landscape character, derived from topography, vegetation and landscape character and the relationship with the sea. The units were separated into coastal and terrestrial and grouped into 19 landscape categories which display a reasonable consistency of landscape character. The assessment identified two landscape units that apply to the property as follows:

- **Coastal Unit C18** which extends from Haimama Pa (at the southern end of the property beyond the area proposed to be rezoned) to Whangaroa South Head which is identified as “Rocky coast interspersed with beaches”; and
- **Terrestrial Unit T25** which is identified as “Gently Undulating Pasture/Scrub”.

In relation to the rezoning shown by the proposed Master Plan, future subdivision and development would occur within the:

#### **Gently Undulating Pasture / Scrub (Terrestrial Unit T25)**

*This landscape category groups units on the basis of the rolling terrain which underlays them. The topography of the unit extends from subtly undulating terrain through to the more dramatically rolling country that characterises ancient dune fields that have been modified as pasture. Vegetation is also somewhat variable, extending from dense manuka shrubland, through to the open pasture. Broadly spaced shelterbelts, predominantly of pine, are a feature of many units. An over-riding attribute of most of the units in the category is that of simplicity, a characteristic which generally results in a limited degree of interest or complexity being conveyed by the unit. Built development is generally widely distributed, although buildings that are present are too frequently poor (sic) sited or integrated within the landscape.<sup>2</sup>*

It should be noted that this assessment pre-dates the development at Kauri Cliffs, including the construction of the lodge, guest accommodation villas and the golf course which were all created between 1996 and 2001, along with the subsequent fencing and revegetation of numerous gullies and unproductive farmland.

### 4.2 Northland Regional Mapping Project (2014)

*Refer to Figure 4 Statutory Overlays in Appendix 1*

The Northland Regional Council (NRC) commissioned three comprehensive studies to identify and map the landward extent of the coastal environment, areas of high and outstanding natural character within the coastal environment, and outstanding natural features and landscapes.

---

<sup>1</sup> Far North Landscape Assessment 1995, prepared for Far North District Council by LA4 Landscape Architects

<sup>2</sup> Far North District Landscape Assessment 1995 – page 28

The Northland Regional Mapping Project was undertaken to enable NRC to fulfil its responsibilities under the New Zealand Coastal Policy Statement 2010 (NZCPS) and to provide a resource to assist with the development of a new Northland Regional Policy Statement. This study resulted in three separate reports, one identifying the extent of the coastal environment, another identifying the outstanding and high natural character areas in the coastal environment and the third identifying outstanding natural features and outstanding landscapes in the region.

### **Coastal Environment**

The mapped extent of the coastal environment within the property tends to follow the first major ridge west of the coastal edge. In the south it is located close to the coast while further north it extends further inland as it follows the topographical high land up towards Matauri Bay Road and settlement. The eastern holes of the golf course and the existing lodge and visitor accommodation are within the mapped coastal environment. Further north most of the land within the coastal environment is clad in indigenous vegetation, with small pockets used for pastoral farming. The easternmost and southernmost areas of the proposed Golf Living subzone and development footprint are within the mapped extent of the coastal environment.

### **Outstanding Natural Landscapes**

The Northland Regional Policy Statement worksheet states that Outstanding Natural Landscapes (ONL) are:

*“are deemed to be those units of landscape which most strongly display natural science, aesthetic and experiential characteristics, and are prominent in the landscape, lending them a sense of spectacle and unity with a minimum of development or modification”.*

There are no ONL within Kauri Cliffs. The nearest ONL is a headland located to the north, between Waiaua Bay and Matauri Bay, outside the property boundaries.

### **Outstanding and High Natural Character**

There is one small mapped Outstanding Natural Character area within the property - an area of inland totara forest immediately north and adjacent to the lodge. The coastal fringe and some of the land backdrop up to the inland extent of the mapped coastal environment within the property are mapped as areas of High Natural Character (HNC). No development is proposed in these areas.

## **4.3 Proposed Master Plan and Landscape Considerations**

The Proposed Plan (notified in 2022) proposes to apply the mapped Coastal Environment, Outstanding Natural Character and HNC extents identified by the Northland Regional Mapping Project discussed in the section above to Kauri Cliffs.

The owners of Kauri Cliffs have identified a proposed reconfiguration of the property zoning in a submission on the Proposed Plan.

To support the proposed rezoning, a conceptual configuration of future subdivision and development at Kauri Cliffs is outlined in the Master Plan. The key changes to the planning controls that apply to Kauri Cliffs relate to the reconfiguration of the Golf Living sub-zone. This includes reducing the zone extent in the south and central parts of the property and introducing it to an area of the property further north, which is currently zoned for golf course development and rural activities. This reconfiguration of the zoning is to facilitate the development of up to 60 dwellings in an area that more appropriately responds to the topography, hydrology, vegetation and land use patterns of the site. It also provides improved separation between the golf playing,

lodge, visitor accommodation and residential use, compared to the outcome that the current zoning configuration would produce.

Key landscape considerations for the lot and building selection include:

- Clustering buildings together to minimise sporadic development across the property;
- Utilising existing flat areas for buildings;
- Clustering some buildings to create a sense of place and village character;
- Identifying sites that could accommodate single family dwellings on larger lots;
- Setting the buildings off high points and promontories to reduce the potential for adverse visual effects on the coastal environment;
- Placing controls on building heights, materials, and colours to minimise the potential for the development to dominate the rural and coastal landscape;
- Identifying areas where a landscape framework will be developed alongside the developed design of any subdivision, to address access treatment, earthworks design, and reinstatement of landform, along with planting and land management.

The proposed Golf Living sub-zone location will straddle the inland boundary of the coastal environment line, with housing development located on rolling topography to the east and west of this line. This development area avoids locating any development within areas of HNC or existing indigenous vegetation. The conceptual building arrangement shown in the Master Plan will locate buildings within areas of gentler contour, ensuring that they are seen against a natural land or vegetative backdrop when viewed from off-site.

The indicative condominium and northern cluster of future dwelling sites shown on the master plan are in the northern area of the proposed Golf Living subzone. This area generally comprises moderately sloping (15-25°) grassed paddocks situated on narrow ridges that trend west to east, sloping down into gully features.

The southern cluster and stand-alone house sites are located on broad, grassed ridges with gently sloping (less than 1:5) ground, which steepens towards the vegetated gullies. The indicative stand-alone house sites are generally located on the broad ridge which runs south to north with gentle (less than 1:5) slopes. Some of these sites are close to the crest of the broad ridge, where topography becomes moderately steep (up to 1:2.5) as it descends into gullies.

The indicative village area consists of grassed paddocks with clusters of established Totara trees, situated on or just below the crest of an elevated grassed ridge and terrace feature. The land below the ridge slopes gently (less than 1:5) down a northeast facing gully and ridge spur. To further integrate future development into the surrounding property and wider landscape context, the Master Plan proposes that the landowner must provide a vegetative framework to complement future built development. This planting framework within the Golf Living subzone will focus on:

- Retiring low productivity grazing land and revegetating in indigenous vegetation
- Planting steep and eroding slopes, watercourses and wetlands with indigenous vegetation
- Connecting existing areas of indigenous vegetation to enhance ecological corridors
- Planting woodlots and specimen trees around proposed development areas to provide a backdrop and context to the built development and enhance the amenity for residents and visitors.

These measures will be detailed in a Landscape Management Plan at the time the development planning for the Golf Living subzone is prepared. This may be undertaken in stages as the development is progressively implemented in line with demand.

In addition, a range landscape mitigation / integration measures are proposed within the Master Plan document. These include:

- Maximum permitted building heights of 5m within the Coastal Environment and 7.5m beyond the Coastal Environment.
- The use of natural building materials and recessive colours
- An internal design review process for new buildings, prior to lodgement of any necessary resource consent applications with the Far North District Council

These measures are included to ensure that development can occur without any more than minor adverse landscape or visual effects.

An extension is proposed to the north and south of the existing Lodge subzone. This subzone currently includes the lodge, visitor accommodation and associated carparking and recreation facilities. To the north, the proposed subzone extension would include the residential subdivision approved in 2017 which contains 3 existing dwellings and 11 vacant developable lots. This will create a logical extension to the subzone to provide for additional guest accommodation and/or private dwellings.

The southerly extension of the Lodge subzone includes a preferred location for a future golf facilities building and pro shop. This is located in close proximity to the existing lodge building and carpark area, reinforcing the nodal function of this subzone and the landscape character of the Kauri Cliffs visitor and golf experience. The design, materials, and heights of these buildings will complement the existing form and quality of development within the lodge precinct, maintaining the landscape character, quality, and visual amenity of the inner coastal environment area.

## 5.0 Effects Assessment

*Refer to Figure 5 Golf Living Subzone Comparison and Figure 6 Preliminary Landscape Framework in Appendix 1*

The main changes to the proposed zoning of the site with the potential to generate landscape and visual effects is:

1. the relocation of the Golf Living subzone from the southern and central portions of the site to a smaller area (161ha less in area) to the north to accommodate the 60 residential sites provided for in the subzone; and
2. extension of the Lodge subzone to the north and south to encapsulate existing dwellings, a consented subdivision, an area for a future golf facilities building and pro shop.
3. Provision of a larger Golf Playing subzone in areas where the Golf Living subzone is removed, to enable future development of golf playing holes.

### **Kauri Cliffs Special Purpose Zone - Golf Living subzone**

The existing subzone, which provides for up to 60 residential sites, is located from the southern boundary of the property to beyond Tepene Tablelands Road, covering an area of 282ha. The subzone is largely surrounded by the Golf Playing subzone.

The proposed subzone lies to the north of the existing subzone and includes an area of 122ha, a 56% reduction in the Golf Living subzone. This reduced area provides for a more clustered approach to the location of the 60 residential sites, compared to the current subzone which would likely result in a greater separation of individual dwellings across the landscape.

In addition, the location of the proposed subzone is well setback from the coastal edge on elevated generally flat land, which reduces the visibility of the building sites from the CMA, particularly from within close proximity to the shoreline.

With the proposed height and design control measures outlined in the Master Plan, along with proposed landscape framework planting, which are to be incorporated into future subdivision and development design provided at the resource consent application stage, it is considered that the landscape effects of the zone location amendment will be positive.

### **Kauri Cliffs Special Purpose Zone - Lodge subzone**

The current lodge subzone includes the existing lodge, guest accommodation villas, Owners Cottage and associated facilities such as carparking, spa and tennis courts. The expansion of this subzone will encapsulate the three existing Owner's Residences located to the north of the lodge complex, as well as the 11 vacant lots remaining from a subdivision consented in 2017. To the south, a new golf facilities building and pro shop is proposed adjacent to the Lodge, as shown in the Lodge Precinct plan at section 6.0 of the Master Plan.

The current permitted height limit within this zone is 8 to 9m. As outlined in Section 8.0 of the Master Plan "Residential and Visitor Accommodation Activities", the Proposed Plan includes the Lodge subzone in the coastal environment. Therefore, it is proposed to apply the 5 m permitted height limit associated with the coastal environment to the expanded Lodge subzone, as well as a floor area standard to permit buildings of up to 350 m<sup>2</sup> floor area (an increase from the current permitted allowance of 25 m<sup>2</sup>). For buildings that may exceed these standards, a restricted discretionary activity status will apply. Matters of discretion associated with such an activity would be:

- The location, scale and design of buildings or structures, and associated accessways and infrastructure, having regard to their visual prominence;
- The means of integrating the building or structure into the landscape, including through planting;
- The height of retaining walls, their colour and whether planting is necessary to mitigate their visual effects; and
- Any mitigation measures proposed.

Given the nature and context of the landscape setting, the existing and proposed development and the standards and activity status, this alteration to the zone, to provide for these additional golf and visitor accommodation facilities, is not considered to result in any additional adverse landscape or visual effects.

### **Kauri Cliffs Special Purpose Zone - Golf Playing subzone**

The current Golf Living subzone adjacent to and surrounding the lodge and existing golf course will be replaced with Golf Playing subzone which will enable it to be more contiguous with the existing golf holes. Until such time as golf course expansion is proposed, these areas will continue to be grazed under the current pastoral management regime.

### **Summary**

In summary based on the proposed zone reconfiguration, height restrictions, design controls, and mitigation measures as outlined in the Master Plan and which meet the permitted activity performance standards, it is considered that the proposed zoning reconfiguration, and resultant future subdivision and development at Kauri Cliffs will result in no more than minor adverse landscape and visual amenity effects. Any future development that does not meet the activity performance standards will be subject to a restricted discretionary (or discretionary) activity application with appropriate design and mitigation matters of discretion.





# Appendix 1: Graphic Supplement



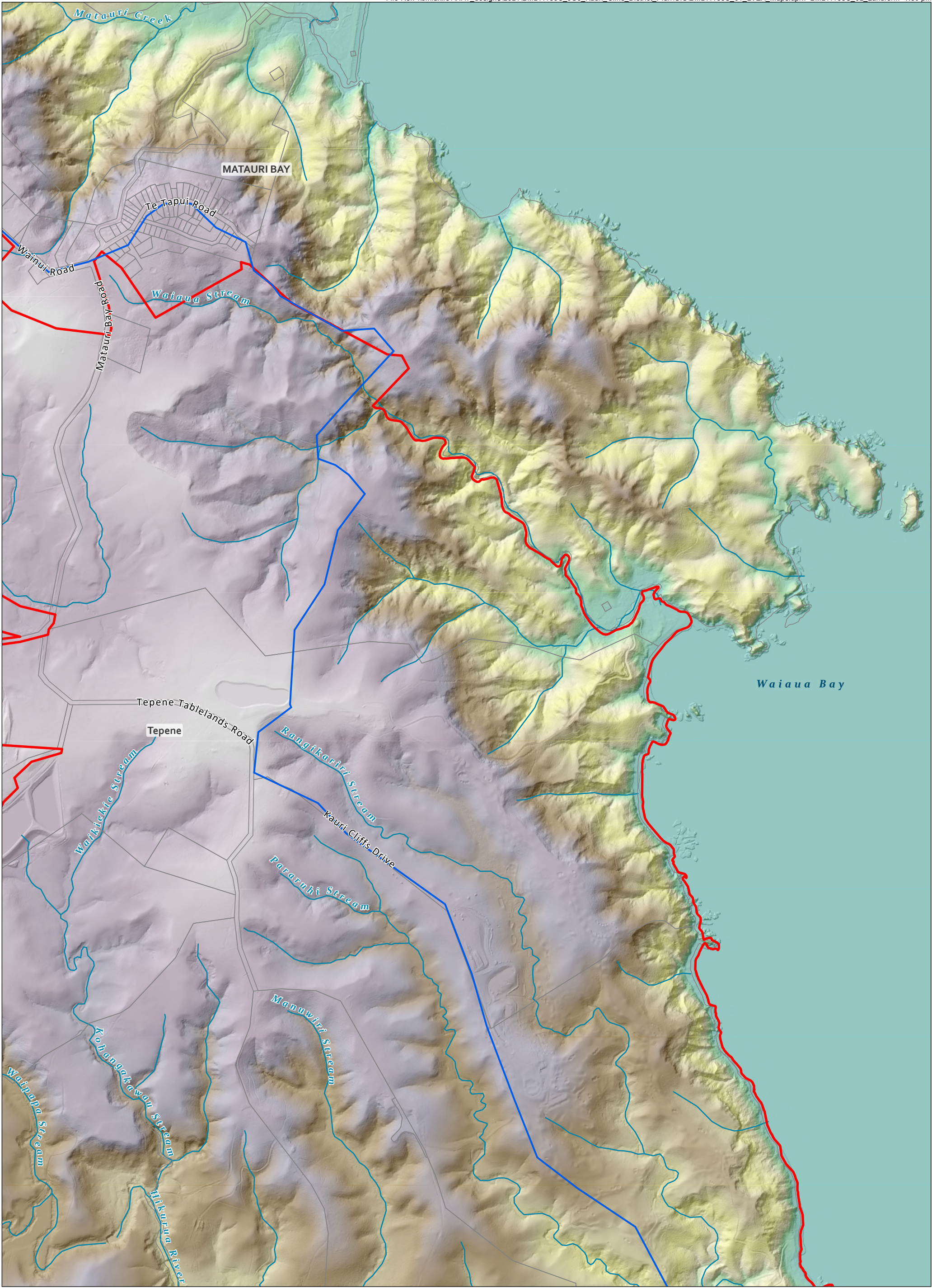


This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



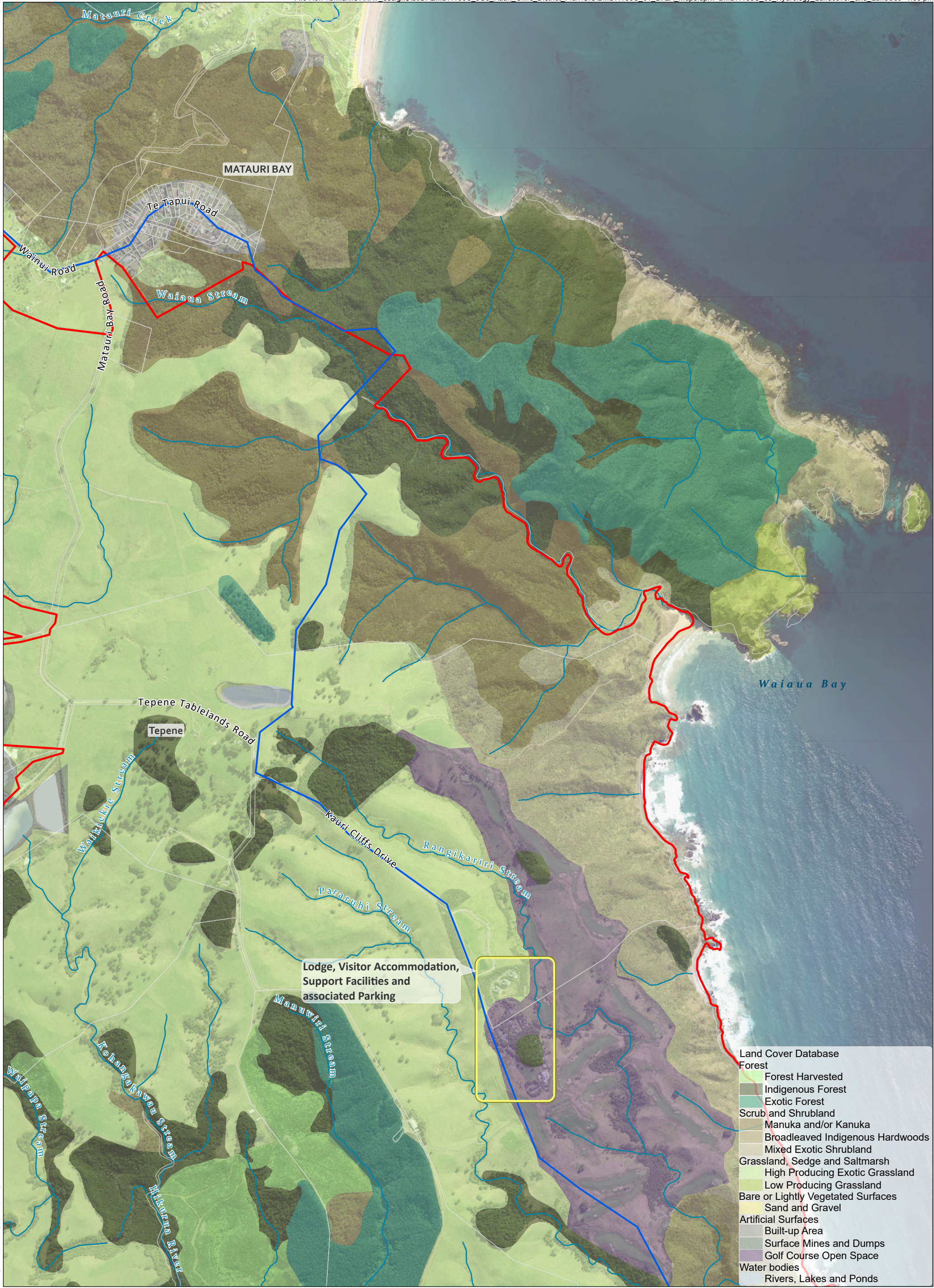


This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.





This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.





This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.





This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

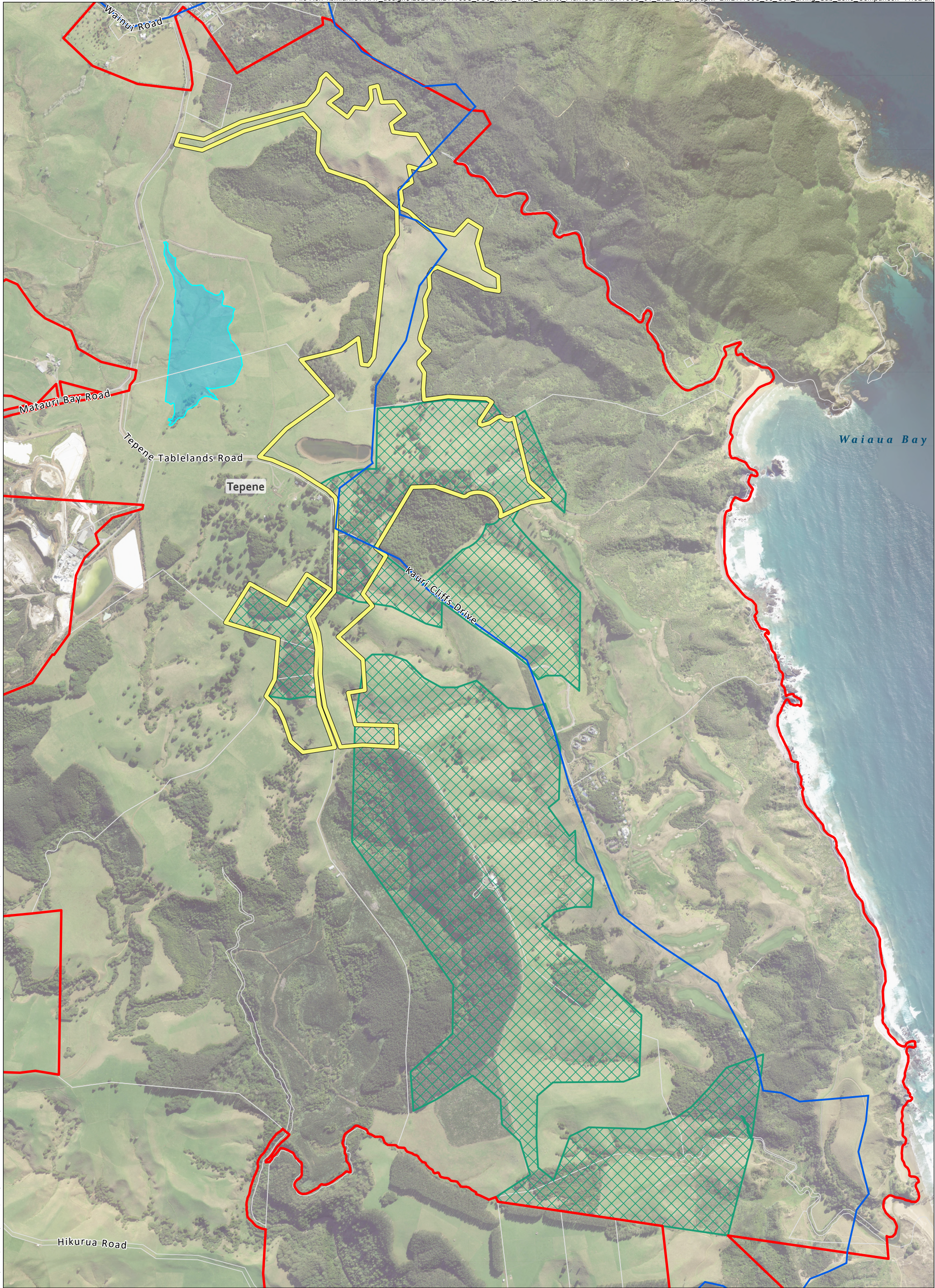
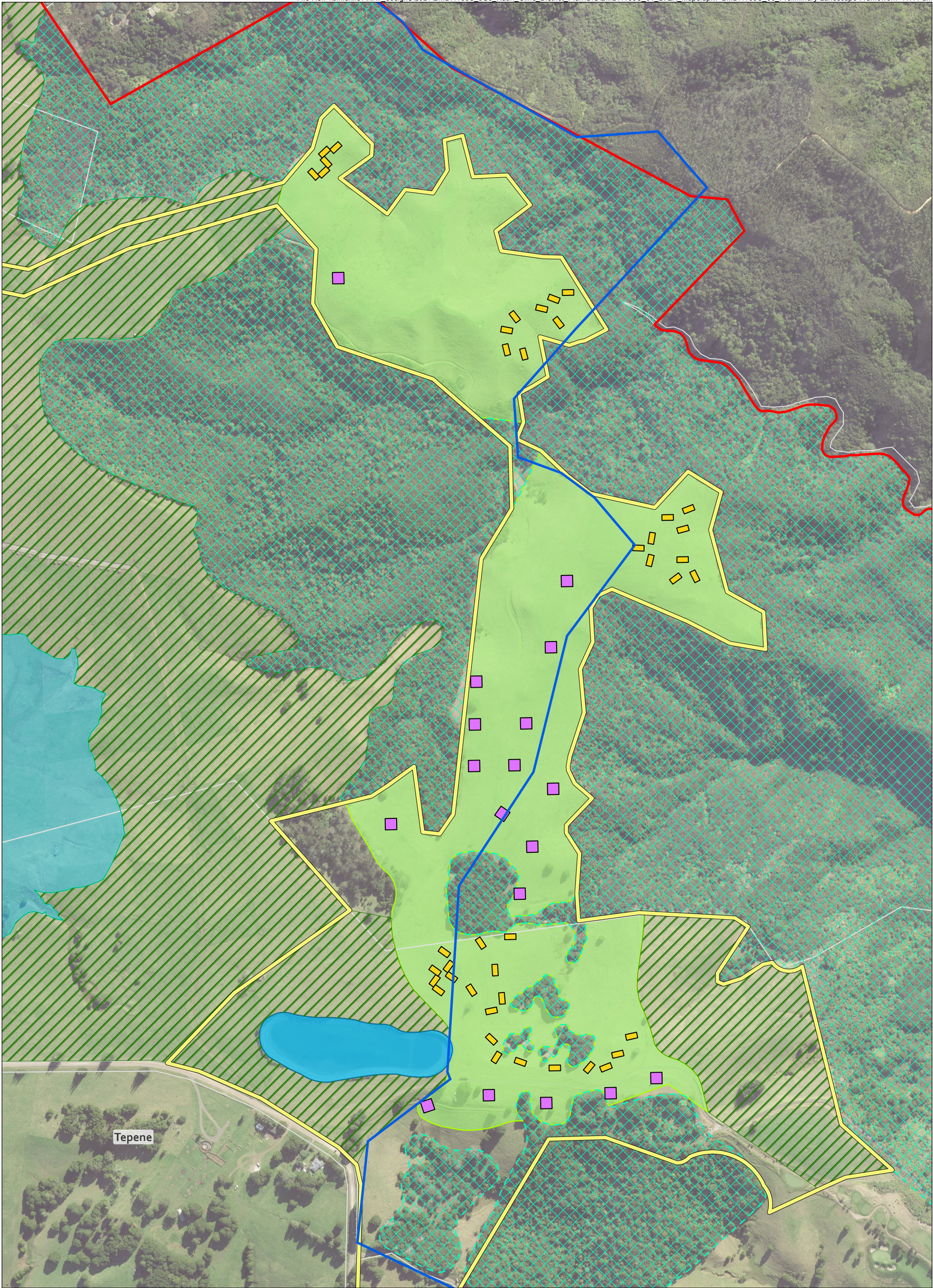


Figure 5



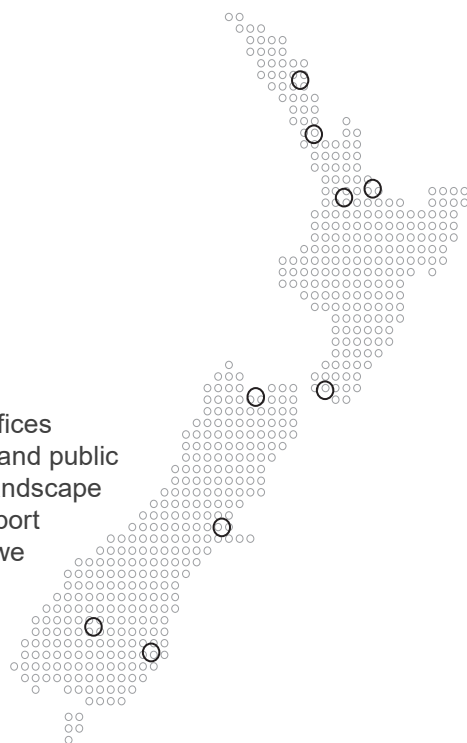
This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.





## Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



[www.boffamiskell.co.nz](http://www.boffamiskell.co.nz)

<b>Whangarei</b>	<b>Auckland</b>	<b>Hamilton</b>	<b>Tauranga</b>	<b>Wellington</b>	<b>Nelson</b>	<b>Christchurch</b>	<b>Queenstown</b>	<b>Dunedin</b>
09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460