

**BEFORE THE HEARING COMMISSIONERS
AWANUI**

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

AND

IN THE MATTER of Proposed Far North District Plan 2022

**SUMMARY OF EVIDENCE OF JOHN GOODWIN (LANDSCAPE) ON
BEHALF OF WAIAUA BAY FARM LIMITED**

25 AUGUST 2025



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SUMMARY OF EVIDENCE

1. On 5 May 2025 I submitted landscape evidence in support of proposed zoning amendments at Kauri Cliffs. Following my review of the Landscape Review by Ms Absolum and the section 42A Report by Jerome Wyeth I submitted rebuttal evidence in support of amendments to four matters outlined in these documents.
2. My Evidence in Chief concluded that the proposed zone reconfiguration and provisions, building height and footprint restrictions, external colour and design controls, building platform requirements and mitigation measures would enable future subdivision and development at Kauri Cliffs that will result in no more than minor adverse landscape and visual amenity effects.
3. These requirements include:
 - A maximum permitted height within the proposed Golf Living sub-zone of 5m within the Coastal Environment, and 7.5m beyond this.
 - The use of natural building materials and recessive colours consistent with the requirements within the CE chapter of the Proposed District Plan.
 - A maximum permitted building footprint of 300m² throughout the Golf Living sub-zone.
 - A 5m permitted height limit associated with the extension of the Lodge sub-zone over the consented subdivision located north of the existing lodge.
 - A 9m permitted height limit within and for extensions to the south and west of the existing Lodge sub-zone, which is consistent with the current permitted height.
4. Where these requirements may be exceeded a restricted discretionary activity status will apply with a range of landscape matters to be considered as outlined in the amended zone provisions and evidence of Mr Tuck.
5. As part of any subdivision and development within the Golf Living sub-zone a landscape assessment is required to identify a defined building platform as part of any consent application. In addition to the lot layout, building placement and controls within the Golf Living sub-zone a Landscape Planting and Management Plan is required to be prepared to

integrate development into the surrounding property and landscape context.

6. My rebuttal evidence addressed and recommended the following:
 - Changes to the wording of an additional matter of discretion for Rule SUB-R3 recommended by Mr Wyeth in the section 42A report. These changes to the additional matter of discretion should in my opinion refer to “**landscape**” as well as “visual” effects, and to “**minimising**” rather than “reducing” adverse visual effects.
 - Changes to the wording of the performance standard in Rule SUB-R3 RDIS-2(1) (e) to emphasise that **the main purpose** of the landscape planting and management plan is to integrate development into the landscape of the property and wider landscape context.
 - Reference to **the landscape** within the special purpose zone in relation to mitigation measures managing potential adverse effects on the characteristics, qualities and values.
 - Deletion of the KCZ-R2 CON-1 (d) matter of control which in relation to the Lodge sub-zone states, **the degree to which the landscape will retain its open character**; but support for a replacement matter which states, **any adverse visual effects and the extent to which mitigation measures ensure that such effects are no more than minor**.
7. These changes have been incorporated into the mark up version of the zone provisions attached to Mr Tuck's evidence and the reasons for my recommended amendments are outlined in my rebuttal evidence. I am happy to explain the rationale for these recommendations.
8. With above changes I support the amended provisions to the Kauri Cliffs special zone provisions and consider that they provide a robust set of controls to ensure future subdivision and development will result in appropriate landscape and amenity outcomes.

John Goodwin

25 August 2025