

memo

To: Hearing 4 – submission 551, 585 – Lucklaw Farm Ltd
From: Sean Thompson / Stuart Ryan
Date: 5 August 2024
Subject: **Overlays affecting Lucklaw Farm**

PDP, RPS, NRP

Identification number	Planning instrument	Schedule	Assessment text
ONL13 (2874)	PDP	Schedule 5	Outer Karikari Beach, Puheke & South Rangiputa Head – refer NRC ONL (attached)
HNC94	PDP	Schedule 7	<p>“Blackney Point headland to the east. On the eastern side there is an area of pohutukawa shrubland & manuka-kanuka shrubland with some gorse & pampas. Unit excludes gorse & pampas nearer tip and pines & eucalypts on crest.</p> <p>Includes a relatively large proportion of natural surface (rock & sand). For the remainder there is largely indigenous vegetation. Minimal human-mediated hydrological or landform change. Few obvious human structures.”</p>
HNC96	PDP	Schedule 7	<p>“Freshwater wetland with a mosaic of open water ponds, rushes (including oioi), sedges, patches of manuka dominant scrub and herbfield & mosses. Includes the saddle between the two lakes. Area of Sydney golden wattle on low face largely excluded</p> <p>Relatively intact freshwater wetland mosaic with relatively mature indigenous vegetation for site conditions (but with some weeds in a small part of the unit). Few obvious human structures.”</p>
HNC99	PDP	Schedule 7	<p>“Freshwater wetland with a mosaic of open water ponds, rushes (including oioi), sedges, patches of manuka dominant scrub and herbfield & mosses. Includes the saddle between the two lakes. Area of Sydney golden wattle on low face largely excluded.</p> <p>Relatively intact freshwater wetland mosaic with relatively mature indigenous vegetation for site conditions (but with some weeds in a small part of the unit). Few obvious human structures.”</p>
ONC44	PDP	Schedule 8	<p>“Summary – Puwheke Beach dune system with a small estuary. Fore-dune face has a spinifex -pingao sandfield. Mobile dunes in the centre of the unit have a spinifex-pingao-native shrubs (sand coprosma, pohuehue) sandfield. There are stable dunes dominated by spinifex with knobbly clubrush-native shrubs with some introduced grasses & herbs. The stable back dunes have manuka dominant shrubland with mixed native shrubs, and some wattles +/- or gorse-pampas in places. The swales have a raupo-flax-oioi cover with cabbage trees. The estuary includes a small area of fringing oioi and emergent Eleocharis with some saltwater paspalum. Vehicle track damage is primarily at eastern end. Those back dunes dominated by weeds (gorse, pampas, wattles) have been excluded from the unit.</p> <p>Contributing values – Relatively mature indigenous vegetation for site conditions and natural disturbance regime/history. Includes a sequence of</p>

Overlays affecting Lucklaw Farm

			ecosystems. Minimal human-mediated hydrological or landform change (except for vehicle damage in the east). Few obvious human structures."
ONC/ONL	RPS (online) ¹	Mapping worksheets – Outer Karikari Beach, Puheke & South Pangiputa Head (attached)	<p>"Ecology – The Rotokawau Lakes and Puheke Beach are more diverse, containing the open water of dune lakes, Pohutukawa on the lake margin, and a range of ecological units related to interdune depressions...This area is considered one of the best examples in the Ecological Region of a wide diversity of habitats that has high wildlife values including many threatened species.</p> <p>Archaeological sites – A high density of recorded sites throughout this unit..."</p>
Vehicles on beaches (VoB)/Vehicle Exclusion Zone (VEZ)	Proposed Regional Plan for Northland – Appeals version	Maps ²	<p>"This map layer defines locations where vehicle use on the foreshore or seabed is not permitted. The mapping is based on areas where significant values are at risk of harm by vehicle use, including:</p> <p>1) Significant Ecological Areas, which include:</p> <p>a) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System;</p> <p>b) areas of indigenous vegetation and habitats of indigenous fauna, that are significant using the assessment criteria in Appendix 5 of the Regional Policy Statement for Northland; and</p> <p>c) areas set aside for full or partial protection of indigenous biodiversity under other legislation.</p> <p>2) Outside of Significant Ecological Areas, areas include:</p> <p>a) significant habitats of indigenous biodiversity under Policy 11 of the NZCPS;</p> <p>b) threatened and at risk indigenous bird species that regularly use coastal areas or are in high numbers; and</p> <p>c) important shellfish beds.</p> <p>Vehicles must not drive on the foreshore or seabed within a mapped Vehicle Exclusion Zone, unless the activity is for one of the exceptions set out in C.1.5.1 Conditional use of vehicles on the foreshore or seabed – permitted activity</p> <p>The map layer applies to the strip from mean high water springs to 50 metres seaward of mean high water springs.</p> <p>The Vehicle Exclusion Zone mapping is based on the following reports:</p> <p>1) Kerr, V: Ecological impacts of vehicles on intertidal habitats within coastal ecological significant areas, April 2023;</p> <p>2) Kerr, V: Hokianga Harbour – ecological considerations of vehicles on beaches, April 2023;</p> <p>3) Boffa Miskell: Pukehe Beach – ecological values, November 2022; and</p> <p>4) Northland Regional Council Vehicle Exclusion Zone – mapping methodology report, September 2022."</p>

¹ Refer Landscape Assessment Worksheets - Mapping worksheets – Outer Karikari Beach, Puheke & South Pangiputa Head (attached).

² At 338.

Northland Regional Landscape Assessment Worksheet

	Unit name – KARIKARI BEACH, PUHEKE & SOUTHERN RANGIPUTA HEAD
DESCRIPTION AND CHARACTERISATION	
Component	Comment
Land Types <small>(refer to list overleaf)</small> Coastal cliffs / escarpment Bays and headlands Dune complex Beach Reefs and islands Wetland	Physically varied, with hard and soft coast, extensive wetlands and fresh-water bodies and a volcanic cone, found within a relatively limited extent.
Geology <small>(including geopreservation sites)</small>	<p>Karikari Plutonics at the inland northern end of the unit, with diorite and quartz monzonite intrusions with overlying Pleistocene consolidated dune sands.</p> <p>Main Karikari beach comprises a Holocene foredune belt with deflation zones at its south western end.</p> <p>Waimango Swamp and Lakes Rotokawau are freshwater wetlands that have been ponded between a Holocene / Pleistocene coastal foredune belt and old foredunes formed in the last interglacial period and consolidated. Some peat swamp and some mineralized sands.</p> <p>NZ Geopreservation sites: Karikari Peninsula tombolo – an extremely large tombolo extending from the foot of the peninsula that is classified as a moderately well defined landform of scientific/educational and scenic value.</p>
Soil Types	Ruakaka loamy peat, Ruakaka peaty sandy loam, and Tangitiki sandy loam and sand, Te Kopuru sand. Puheke: Maungarei clay and Parahaki fine sandy loam and silt loam with pan.
Ecology <small>(including protected vegetation / features, PNAP Level 1 and 2 sites)</small>	<p>Waimango swamp contains 5 ecological units and is primarily characterised by reed and sedge associations. It is defined as a good example of a formerly widespread coastal wetland complex which provides habitat to many threatened plants and animals.</p> <p>The Rotokawau Lakes and Puheke Beach are more diverse, containing the open water of dune lakes, pohutukawa on the lake margin, and a range of ecological units related to interdune depressions. 4 ecological units involving pingao, <i>Spinifex</i>, <i>Coprosma acerosa</i> and pohuehue are to be found in the dunefields backing the beach. This area is considered one of the best examples in the Ecological Region of a wide diversity of habitats that has high wildlife values including many threatened species. Dune lakes noted as being particularly rare on the east coast of Northland.</p> <p>Shrubland backing Karikari Bay and extending over the Taupioroa Range is simplest on its northern margins and contains threatened species.</p> <p><i>Spinifex</i> grassland characterises the Karikari Moana (main beach to north). This is identified as high-quality and representative duneland habitat for a number of threatened species. It is also an important breeding and/or roosting area for a number of indigenous coastal bird species.</p>

Archaeological sites	A high density of recorded sites throughout this unit, with the exception of the patch of hard coast around Koura Point and Raupo Bay.
Heritage Landscapes	
Landscape characterisation (including the identification of any specific characteristics)	
<p>A very distinctive, broad headland landscape that amalgamates a number of component elements: wetlands, open freshwater bodies, dunefields, expansive ocean beach, a small volcanic cone and portions of headland with a fringing reef. Whilst these components are individually identifiable, they come together to compose this outstanding landscape as an inter-related system. The wide and simple sweep of Karikari beach, defined by headlands at either end, broken by Puheke and backed a dunefield – which in part then sequences into wet areas – is highly memorable and a commonly referenced part of Northland. Whilst there is very little built development within the unit itself, there are a number of buildings that overlook the area and which have a subtle influence from outside this particularly landscape. Similarly, a small part of the unit is grazed – primarily in the north western portion – so that agricultural land use compromises the sense of naturalness and intactness in the nearby area.</p>	

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.	5	This landscape is very distinctive and inherently related to the Karikari Peninsula. The assemblage of coastal flanks, dunes, backshore wetlands and containing headlands is evocative and explicitly defines the local identity.
Rarity Natural features are unique or rare in the region or nationally, and few comparable examples exist.	4	Whilst the elements involved are not unique, their character and assemblage is specifically related to this place.
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	Very coherent and inter-related. Adjacent land uses and development have a relatively minor adverse impact.
Diversity & Complexity The elements contributing to overall landscape character are diverse and complex (particularly in ecological terms) without creating disharmony.	5	Highly diverse, incorporating a number of landscape elements/types and overlaid ecologies in a way that is predictable and consistent with formative processes.
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.	5	An extremely memorable landscape and one which is frequently photographed and referred to as one of Northland's most compelling segments of coastline.
Naturalness How affected by human activity is the landscape? Does human activity intrude on the landscape? Eg. <ul style="list-style-type: none"> • Presence of buildings and associated built development. • Presence of infrastructure services. • Extent of indigenous forest cover. • Homogeneity of exotic vegetation. • Presence / extent of 	4	<p>The composition of this ONL is a clear product of natural forces and is predominantly free of buildings, infrastructure and noticeable human intervention.</p> <p>There are a range of indigenous ecological associations which are extensive and well-established, particular in terms of wetland, dunefield and shrubland areas.</p> <p>Buildings and productive uses on related areas exerts only a subtle influence.</p>

<p>modified agricultural land use.</p> <ul style="list-style-type: none"> • Strength of natural processes / ecological patterns. • Unmodified and legible physical relief and landform. • Presence of water. 		
<p>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.</p>	4	
<p>Experiential Values</p>		
<p>Expressiveness The 'legibility' of the landscape. Natural features clearly demonstrate the natural processes that formed them.</p>	5	Highly legible and demonstrative of formative processes, particularly in relation to the Karikari tombolo form that is understood to spill out through this area.
<p>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).</p>	5	A extremely distinctive landscape, with Puheke projecting from the midst of the embayment backshore, extensive wetlands projecting along the rear of the backshore and the dazzling sands of the beach. This outer part of the peninsula has a strong maritime character and the state of the sea, water clarity of shallows over white sand, and salty winds all contribute to the sensory experience.
<p>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.</p>	4	Highly influenced by sea conditions and light.
<p>Remoteness / Wildness Does the landscape display a wilderness character, remote from and untouched by human presence? Eg.</p> <ul style="list-style-type: none"> • Sense of remoteness • Accessibility • Distance from built development 	4	The area has scattered housing outside of this ONL, along with the Carrington Club resort and Whatawhiwi settlement nearby. The Matai Bay campground is heavily used through summer, with many crossing the narrow neck of the peninsula to visit this coast. Despite these various sources of people, there is an individual sense of isolation when on either of the expansive beaches and separated from inland influences by the foredune.
<p>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.</p>	4	A popular and well-known destination. A key threat to marketing the exclusive Carrington Club resort. Likely to be held in high esteem by the local community/ies.
<p>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. These can include both activities and meanings 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.</p>	****	Consultation was initiated during the mapping process, but has not led to any feedback within the required period.

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









