



Brown NZ Ltd
PO Box 137 067
Parnell
Auckland 1151

4th July 2025

Andre Galvin
42 Goffe Drive
Haruru Falls
e. andregalvin@yahoo.co.uk

RE: Preliminary Assessment of Development Zoning & High Natural Character Overlay - 42 Goffe Drive, Haruru Falls

Further to my site visit on the 8th of May, this report summarises my views in relation to future Residential and Rural-Residential zoning on the subject property at 42 Goffe Drive, Haruru Road, together with the application of a High Natural Character Overlay to it.

1. Site Analysis:

This work follows on from a previous assessment of the site undertaken by Mike Farrow of Littoralis, and I consider that my evaluation of the site is largely aligned with that assessment. In particular, the 'introductory' comments found in that report (dated June 2022) describe the subject property as follows (p.1):

..... the property has a close relationship with the estuarine portion of Waitangi River, a predominant cover of established indigenous vegetation and prevailing steep terrain as a coastal flank. For this main body of the title, I consider that the overlays mentioned above are well justified and I would not be able to mount a robust argument for a wholesale residential zoning across that part of the property. Furthermore, I observe that the steepness of the terrain would almost certainly create significant challenges for access, serviceability and construction of buildings – making that observation on the basis of longstanding involvement in the planning and design of land development, rather than inferring civil or geotechnical expertise.

The site may well have been covered in pasture in the past, but the regrowth across it, is now extensive and cohesive. It forms an important part of the coastal environment that links the Goffe Drive ridge with the waters and mangrove margins of the Waitangi River. Furthermore, even though much of the subject site's regrowth comprises ferns, manuka, mahoe, and other primary regrowth, secondary regrowth species – especially tanekaha – are now also well established and, in places, prolific. As a result, I agree with Mike Farrow's opinion that it would be extremely difficult to challenge the Natural Character overlay

proposed in the Far North District Council's Proposed District Plan, which is spread across much of the site. I also note that Mike Farrow identified areas as potentially being able to accommodate future development - on:

- 1. The elevated platform occupied by the existing house, drive and lawn.*
- 2. A portion of quite steep, but largely cleared land immediately below the existing house and neighbouring houses to the south-east.*
- 3. A low-lying flat on the southern apex of the title, which is close to the road bridge on the nearby road to Puketona.*

The following assessment of different parts of the subject site at 42 Goffe Drive takes this analysis a step further, prior to presenting a series of updated development recommendations for the site and briefly addressing the anticipated effects of development in line with those recommendations.

The elevated Ridge Near Goffe Drive:

The area immediately below the existing strip of housing on the Goffe Drive ridgeline is already extensively disturbed by past earthworks, a track in front of 44 to 54A Goffe Drive and gardens, together with an assortment of related structures. It is often used as an informal 'dumping ground', so that the bush has been pushed back from the current residential margin, to the point where the terrain starts to get noticeably steeper. This fringe area is often occupied by weed species, including clumps of Kahili ginger.

Development within this area would be visible from a range of locations across the Waitangi Inlet, including Tau Henare Drive, the Waitangi Golf Course and boat ramp, and the mooring area next to it. However, it would largely merge with, and be visually assimilated by, the existing row of dwellings on Goffe Drive. It would not encroach on the much larger body of steep terrain and bush below that falls towards the Inlet, both framing and affording a backdrop to it. Most recontouring and retaining would occur within part of the site that is already appreciably disturbed and partly screened by the rising bushline 'in front of' it.

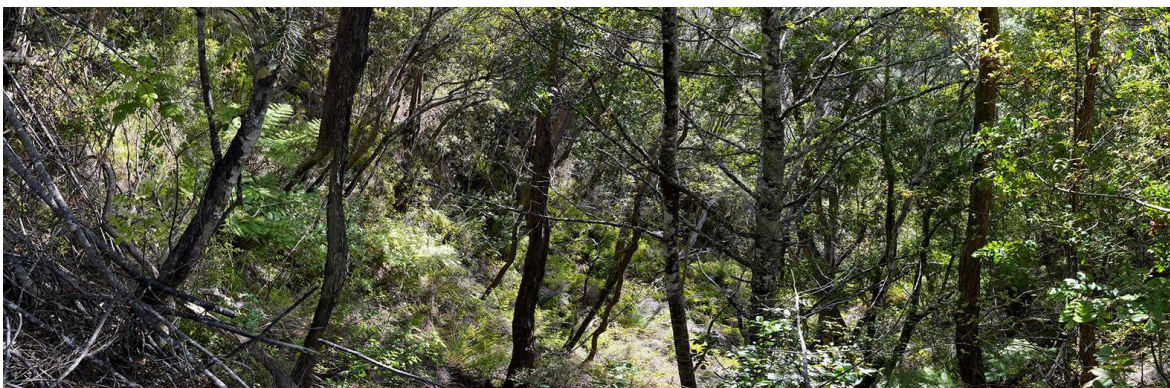




The Area Below The Water Tank Next To Goffe Drive:

Directly below the water tank next to Goffe Drive and west of a rough track that bisects the bush below the residence on 42 Goffe Drive (next to the water tank), the bush climbs much closer to the residential margin just described. At the same time, the topography below the water tank drops away steeply from the existing residential curtilage, with at least one area of significant erosion apparent next to the aforementioned track that falls towards the Waitangi Inlet – as shown overleaf. While manuka, pongas, matipo, tanekaha, and other regrowth species are generally spread across this steep terrain, the more immature state of revegetation within the erosion scarp suggests that it is neither very recent nor historic.

The land within this part of the application site appears to be too steep to develop without extensive vegetation clearance, earthworks and retaining. Inevitably, such development would have a major impact on the landscape and natural character values of the slopes above the Waitangi Inlet.



The Main Slopes Below 42-63 Goffe Drive:

In a similar vein, the slopes east of the track below no.42 also contain a mixture of primary and secondary regeneration species, with manuka and tanekaha prominent. In particular, some large stands of semi-mature tanekaha are now elevating the canopy that is now obvious from a range of vantage points below Goffe Drive, spread out across slopes that remain steep, albeit not as extreme or seemingly as erosion-prone as those found further to the west. Even so, the combination of a coherent mass of (mostly) native vegetation and the site's elevated topography is important, both as a feature in its own right and as a backdrop to the adjoining estuary.

Development of this part of the subject property would also require vegetation clearance, recontouring and engineering that would scar the slopes below Goffe Drive and be visible from locations that include Tau Henare Drive, the Waitangi Golf Course, and (in part) the Waitangi boat ramp and mooring area next to it – near the bridge to and from the Waitangi Treaty Grounds.



The Ridge Extending Towards The Kaipatiki Stream:

East of the existing housing around 54A, 54B, and 63 Goffe Drive, regrowth dominated by a large swathe of manuka traverses moderately steep slopes that descend towards the margins of the Kaipatiki Stream and the Puketona Road bridge. These are interspersed with cleared pockets of mostly bare earth – extending to near Puketona Road – that are located on a series of small terraces, which step down towards the Kaipatiki Stream, together with an old track that zig-zags down the ridge face. Young manuka regrowth and weed species – including pampas, Kahili ginger and some garden plants – line the edge of some of the cleared areas and the track, which, at its western end, merges with the previously described track below 44 to 52 Goffe Drive.

Although exposed to Puketona Road both sides of the Kaipatiki Stream, development in these 'ledge pockets', would be linked to that existing residential area above and, subject to appropriate controls over bush clearance, built form and materiality (including colour) could be integrated into the current, partly modified, environment without having a significant adverse effect on it.



The Coastal Edge Next to The Kaipatiki Stream:

Looking towards the Waitangi Inlet from the western end of the Puketona Road bridge, a cleared area of low-lying ground is briefly visible below the 'ridge end' slopes just described and the edge of the Kaipatiki River. Rank grass occupies most of the cleared space within this pocket of land, while manuka and a large bank of pampas – on spoil at the base of the ridge – frames it on three sides. It opens out to the road corridor, while the aforementioned track, descending from near 54A and 63 Goffe Drive, enters it from the west.

Housing within this pocket would be visible from Puketona Road, firstly as bits of roofing and walling 'poking through' the vegetation near the Kaipatiki Stream, then *en masse* from the western bridge approach. However, the housing cluster would be quite limited in its extent and development within it would only be fleetingly visible from the road corridor. Subject to appropriate controls over stream-side

vegetation clearance, built form, colours and materiality, it would be largely integrated with the bush lining the western side of the stream, together with the manuka-dominated bush above. As a result, it would have little impact on the margins of the Waitangi Inlet nearby.



The Coastal Edge Next to The Waitangi Inlet:

Most of the coastal margins directly abutting the Waitangi River and Inlet lie at the foot of the steep slopes described below 42-63 Goffe Drive, with little transition into a shallower coastal terrace or strip next to the mangroves at the edge of the Inlet. With much of this area still covered by bush, in which tanekaha and manuka regrowth is prevalent, there is little room for development that avoids both that canopy and the adjoining estuary. However, near the foot of the track that descends from the residence at 42 Goffe Drive, the topography is less steep and its gradient reduces near, but still just above, the Inlet. This area is dominated by toitoi, ferns, reeds and primary regrowth to a greater degree (photos overleaf) and is accessed by an existing track that extends westward from the Kaipatiki Stream and Puketona Road.

Consequently, it would appear possible to accommodate a small cluster of development within this area, perhaps just two dwellings, that remain separate from those near Goffe Drive and the Kaipatiki Stream. They would have a low centre of gravity and should remain quite discreet and recessive – again, subject to conditions similar to those described for the ‘ridge end’ below Goffe Drive and the Kaipatiki Stream margins.



Proposed Development Areas & Zones:

On the basis of this analysis, it is therefore recommended that:

- 1) The existing Residential Zone next to 42-63 Goffe Drive could be expanded to encompass the area above the point of 'roll over' into the steep slopes below the existing Goffe Drive houses. This strip of development would merge with the existing line of ridgetop dwellings and extend it eastwards, down the 'ridge end' slightly.
- 2) A smaller Residential Zone could be accommodated next to Kaipatiki Stream, subject to bespoke conditions designed to integrate that development into its stream-side setting. Inevitably, this zone would be hemmed in by the steeper ridge slopes above it, an esplanade strip below it, and an accessway to the ridgeline development above it, so that the number of dwellings within this enclave would be small, perhaps no more than two or three at most.
- 3) A small strip of Rural-Residential Zone between the two Residential Zones just described, to provide an accessway to the development 'in front of' Goffe Drive and maintain screening of it from Puketona Road.
- 4) A strip of Rural-Residential Zone on shallower contours near the Waitangi Inlet – subject to conditions to ensure that it remains low-key and visually recessive. Again, this might only accommodate two dwellings.
- 5) The revised High Natural Character Overlay would extend over both Rural-Residential Zones to ensure that both the residential and accessway development are truly recessive and merge with

their coastal setting. The new HNC Area would, however, avoid those areas of significant disturbance and modification already evident on the subject site.

Figure 1, below, encapsulates these proposals, showing the location of the proposed zones, together with the High Natural Character Overlay, on the subject site.



Figure 1: Zoning And High Natural Character Overlay Proposals

Landscape Effects:

Development on the areas discussed would be visible from a number of locations, including:

- Puketona Road;
- Tau Henare Drive and elevated parts of the Waitangi Golf Course;
- The Waitangi Boat ramp and mooring area; and
- The neighbouring streets of Waterview Place and Causeway Road.

The following photos capture views to 42 Goffe Drive from these vantage points:

Puketona Road:



Approaching the Kaipatiki Stream on Puketona Road from the east: with the proposed Residential Zone on the far side of the Stream



Approaching the Kaipatiki Stream on Puketona Road from the east: with the proposed Residential Zone on the far side of the Stream



Approaching the Kaipatiki Stream bridge on Puketona Road from the west: with the proposed Rural-Residential Zone elevated above the road corridor to the

Tau Henare Drive:



Looking from Tau Henare Drive across the Waitangi Inlet to the Goffe Drive ridge: the proposed Residential Zone near Goffe Drive would merge with the existing housing on the crest of that ridge, while the proposed Rural-Residential Zone would sit at its base

The Waitangi Boat Ramp:



Looking from the Waitangi Inlet Boat Ramp (western end) across the Waitangi Inlet to the Goffe Drive ridge: part of the proposed Residential Zone would be visible merging with the existing housing on the Goffe Drive ridgeline, while the other proposed zones would be screened by intervening landforms and bush east of the Kaipatiki Stream

Waterview Place and Causeway Road:



Looking from Waterview Place towards the Goffe Drive ridge: the proposed zones would be screened by intervening terrain and bush at the western end of the subject site



Looking from Causeway Road towards the Goffe Drive ridge: the proposed zones would be screened by intervening terrain and bush at the western end of the subject site

Of the vantage points employed in this assessment, just those on Puketona Road, Tau Henare Drive and near the Waitangi Inlet boat ramp would be exposed to housing within the areas identified as being appropriate for some form of development. These and the other vantage points assessed indicate that:

- The proposed development would remain subservient to the ridge landform and massed regenerating bush that is spread across the greater bulk of the subject site, including its coastal margins;
- Most of the proposed development would merge with the existing housing on the crest of the Goffe Drive ridgeline – particularly in views from across the Waitangi Inlet;
- Although Puketona Road would be exposed to development on the edge of the Kaipatiki Stream, the housing would remain subservient to the stream and ridge features enclosing it, together with the vegetation lining both sides of the stream corridor and the bush elevated above the proposed zone;

- The proposed pockets of development would be concentrated on parts of the site that are already modified; and
- The proposed accessway near Puketona Road and housing near the Waitangi Inlet would involve limited incursion into the bush at both locations, and would be subject to conditions to ensure that any future housing, in particular, remains both discreet and visually recessive.

In relation to the last of these bullet points, it is considered that the Assessment Criteria applicable to Rural-Residential development and the provisions associated with the High Natural Character Overlay would ensure realisation of the outcome indicated.



Stephen Brown

BTP, Dip LA, Fellow NZILA, Affiliate NZPI

