

Far North Proposed District Plan, Hearing 4
Evidence Far North Holdings Ltd



Topics:

- Planning
- Landscape Architecture
- Urban Design

Steve Sanson

Catherine Hamilton

John Lonink



An aerial architectural rendering of a waterfront resort development. The scene features a large, curved marina filled with numerous sailboats. To the right of the marina, there are several multi-story buildings, likely hotels or residential units, with modern architectural styles. The resort is situated on a peninsula or a large island, surrounded by dense green forest. In the foreground, several sailboats with white and blue sails are visible on the water. The overall atmosphere is serene and scenic, showcasing a high-quality waterfront living or vacation destination.

PLANNING
Steve Sanson

An aerial architectural rendering of a waterfront resort development. The scene features a large, curved marina filled with numerous sailboats. To the right of the marina, there is a cluster of modern, multi-story buildings with light-colored facades and dark roofs, interspersed with lush green trees. The background shows a residential area with smaller houses and more dense forest. The water is a vibrant greenish-blue, and several sailboats with white and blue sails are visible on the water. The overall atmosphere is serene and scenic.

LANDSCAPE ARCHITECTURE
Catherine Hamilton

Scope of evidence

- Engaged by FNHL to provide a landscape assessment of the natural character of the coastal environment in the settlement of Opuia, as it relates to Far North Holdings landholding.
- Existing natural character of the coastal environment (baseline)
- Proposed District Plan Coastal Environment Overlay
- Ability for the coastal environment to accommodate the development proposed by FNHL as set out in their masterplan
- Section 42a
- Overall landscape effects of the proposal
- Recommendations



Study area



Landscape Architecture



Description of the 4 sites: OMDA

- Opua Marina (OMDA)
- Colenso Triangle (CT)
- Marine Business Park (MBP)
- Opua Commercial Estate (OCE)



Landscape Architecture



Opuia Marina



Opuia Marina



Opuia Marina



Opuia Marina



Colenso Triangle



Marine Business Park



Opuia Commercial Estate



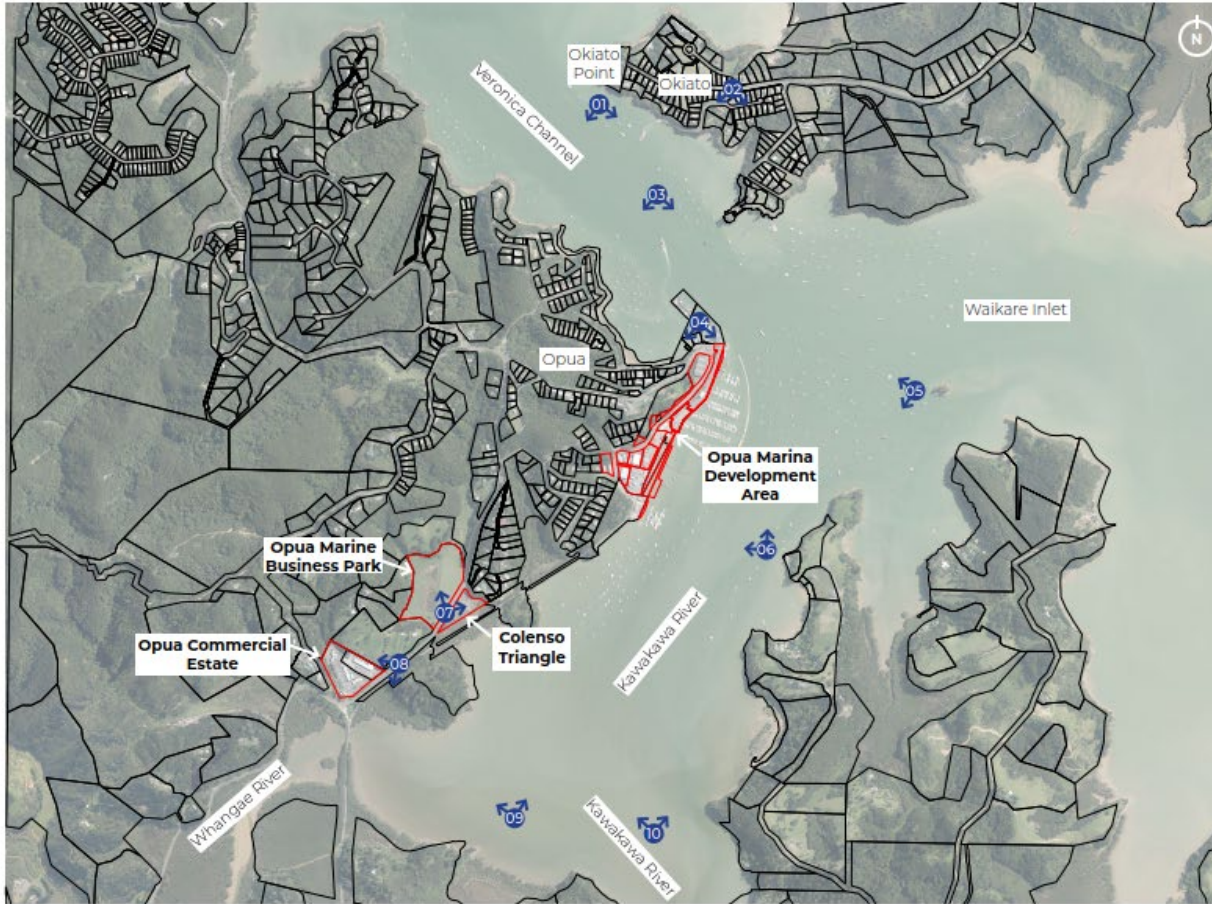
Context photos



Context photos



VIEWPOINT LOCATION MAP



Scale 1:15,000 @ A3

— Far North Holdings Limited property boundaries

📍 Viewpoint location

Landscape Architecture



VIEWPOINT: 02

Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM AUCKS ROAD, LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

— Far North Holdings
Limited property
boundaries

📍 Viewpoint location



Landscape Architecture



VIEWPOINT: 02

Indicative Possible Built Form Extents under the ODP (12m height)



VIEW FROM AUCKS ROAD, LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

— Far North Holdings
Limited property
boundaries

📍 Viewpoint location



Landscape Architecture



Landscape Architecture

VIEWPOINT: 02

Indicative Possible Built Form Extents under the PDP (12m height) | Including FNDC's response to the S42A submissions within the Opua Settlement Area



VIEW FROM AUCKS ROAD, LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

— Far North Holdings Limited property boundaries

📍 Viewpoint location



VIEWPOINT: 02

Indicative Possible Built Form Extents under the FNHL submission to the PDP (16m height)



VIEW FROM AUCKS ROAD, LOOKING SOUTH TOWARDS OPUA MARINA DEVELOPMENT AREA

KEY:

— Far North Holdings Limited property boundaries

📍 Viewpoint location



Landscape Architecture



Assessment

- The natural character of the Coastal Environment sits on a spectrum from high to low. Pristine to highly modified.
- All four OMDA sites are highly modified by human activity. Further contributing to their man- made character is the wider setting which features a marina, car ferry ramp, reclaimed edge and an array of industrial, commercial and residential buildings supported by roads and infrastructure. As such, the sites and their setting are assessed as having very low natural character attributes overall.
- Consequently, the ability for these sites to accommodate the development heights and densities as set out in the FNHL's submission, with minimal adverse effects on the natural character of the Coastal Environment, is assessed as high.
- S42a recognises the existing urban character of Opuia
- Coastal Environment limit too restrictive and doesn't make sense in the context of four FNHL landholdings
- More nuanced approach is relevant
- opportunity to go beyond minimising adverse effects on the natural character of the Coastal Environment of Opuia . Reinstating Natural patterns and processes of the coastal environment as part of mixed use development
- The interplay of concentrated settlement and unmodified coastal landscape is a familiar vernacular around the coastline of Aotearoa New Zealand and indeed within the Bay of Islands itself. Concentrating and containing greater levels of development within Opuia, with the right controls and standards in place, will ensure that both the built environment and the unmodified coastal landscape contribute positively to the natural character of Opuia's Coastal Environment.
- In conclusion, my assessment of the FNHL sites is that the proposed changes as set out in the FNHL submission will have **very low effects** on the natural character of the Coastal Environment and will be **positive in nature**.



Landscape Architecture

Recommendations

- The four OMDA sites are distinct in terms of their respective existing landscape character (baseline) and the proposed development limits set out in the FNHL submission. A nuanced approach to the development of each site is therefore appropriate.
- Precinct Plan recommended
- Development of mixed use - has the potential to improve the site's landscape values, enhancing the overall quality of life for all users.
- NZCPS encourages the consolidation of existing development to avoid sprawling
- Design standards for built form
- Blue green network – enhance the relationship
- Create a ribbon of built form
- Form a memorable gateway entry to the Bay of Islands Marina.
- Develop a community heart and place for people to gather
- Integrate green spaces into the development, connecting them to the broader vegetation patterns and softening the visual envelope of the proposed buildings.



Interplay built and natural landscape -



URBAN DESIGN

John Lonink



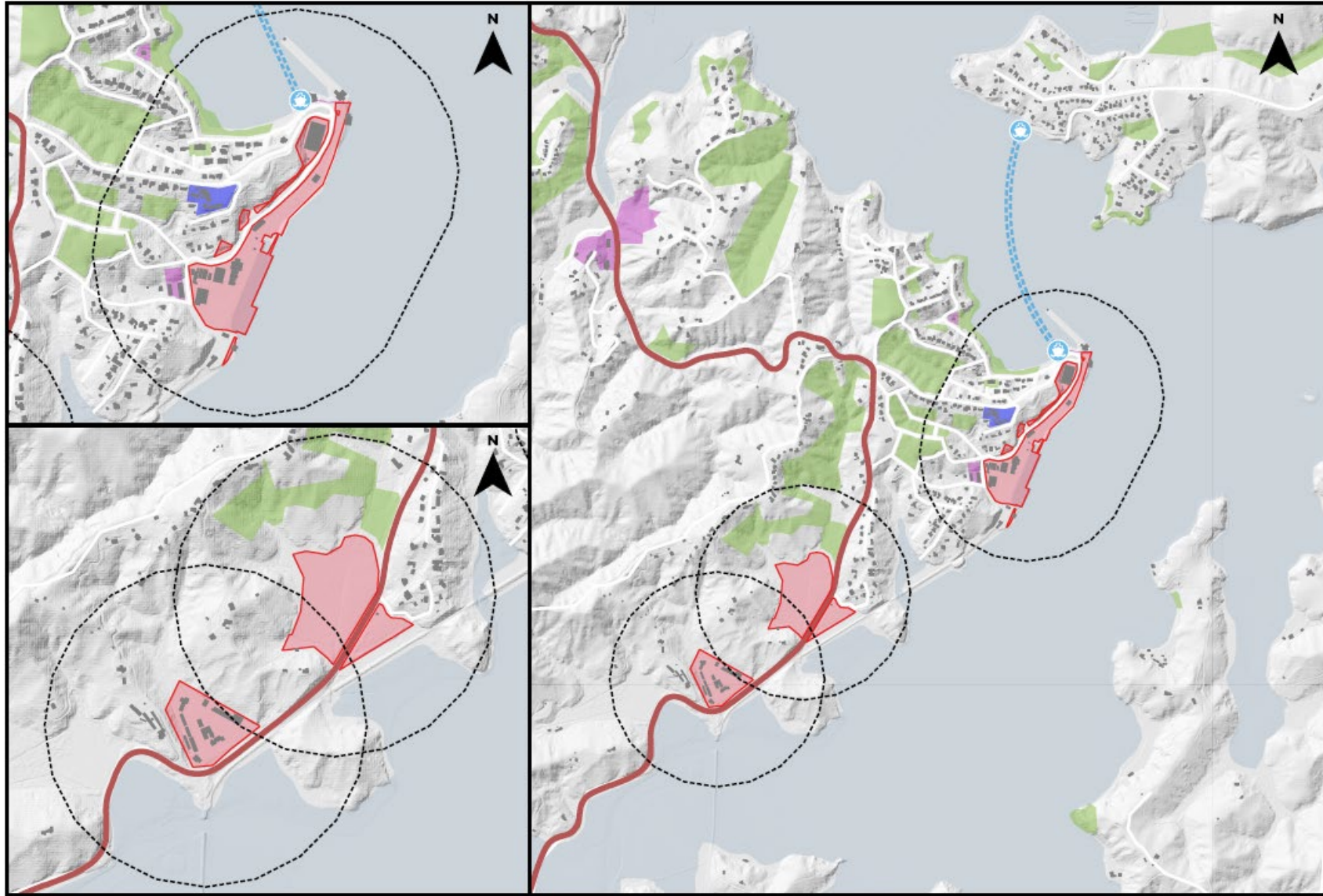
Urban Design Topics

- Brief contextual description.
- FNHL Masterplan
- Extent of the urban environment within the Opuia Settlement
- 4 Scenarios
- Urban Design Assessment and recommendations

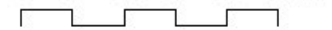
Urban Design



Opua Context



0 0.1 0.2 0.3 0.4 0.5 km



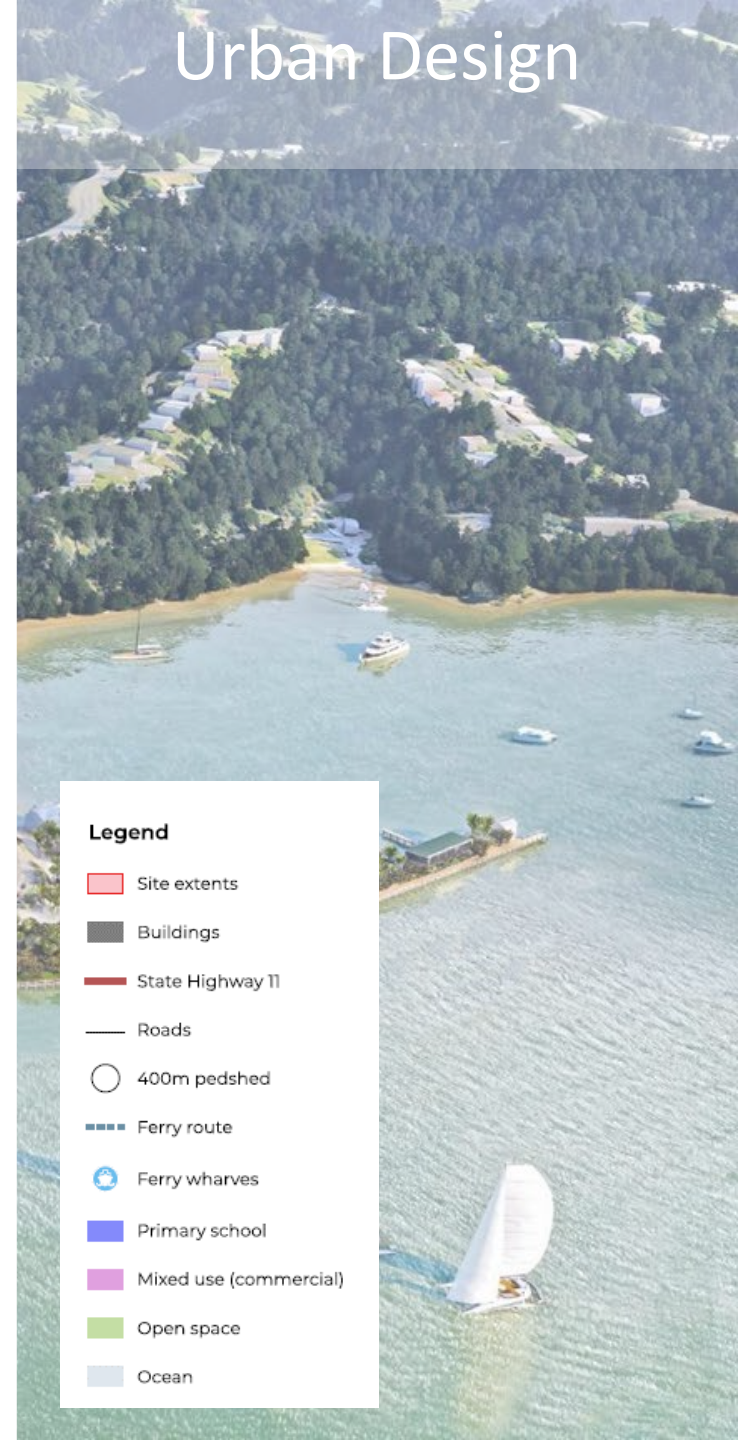
LH maps scale 1: 10000 metres at A3

0 0.25 0.5 0.75 1 km



RH map scale 1: 15000 metres at A3

Urban Design



Legend

- Site extents
- Buildings
- State Highway 11
- Roads
- 400m pedshed
- Ferry route
- Ferry wharves
- Primary school
- Mixed use (commercial)
- Open space
- Ocean

FNHL Masterplan



FNHL Masterplan

URBAN DESIGN RATIONALE

Strategic urban design decisions suggest a series of key character areas, potential uses and design moves that could inform future development and masterplanning.

These consist of;

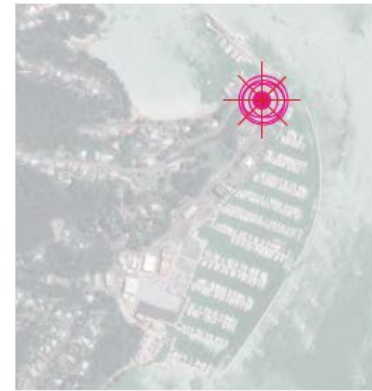
- Enhancing the relationship between nature, bush and landscape (green networks) and water, ocean and marine landscapes (blue networks)
- Creating a ribbon of built form to frame the waters edge and provide built amenity along the waterfront
- Forming a memorable Gateway-Entry to the Bay of Islands Marina, and developing good way finding through signage, built environment and art to direct cars and people arriving to the locality
- Developing a community heart and a place for people to gather together and enjoy food and entertainment
- Linking green-spaces throughout the development
- Making movement across the site a designed experience



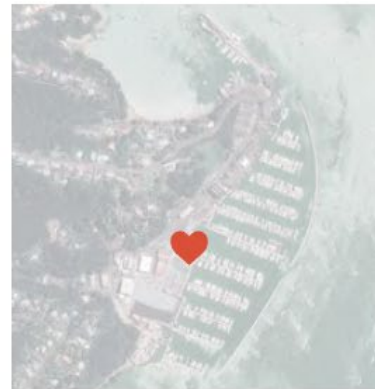
Water + Landscape Interface + Connection



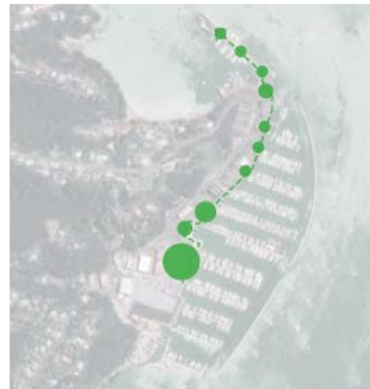
Ribbon of fine-grain built form framing the waterfront



Celebration of Gateway Entry to the Bay of Islands Marina



Community Heart of the Marina



A series of quality green spaces + public realm

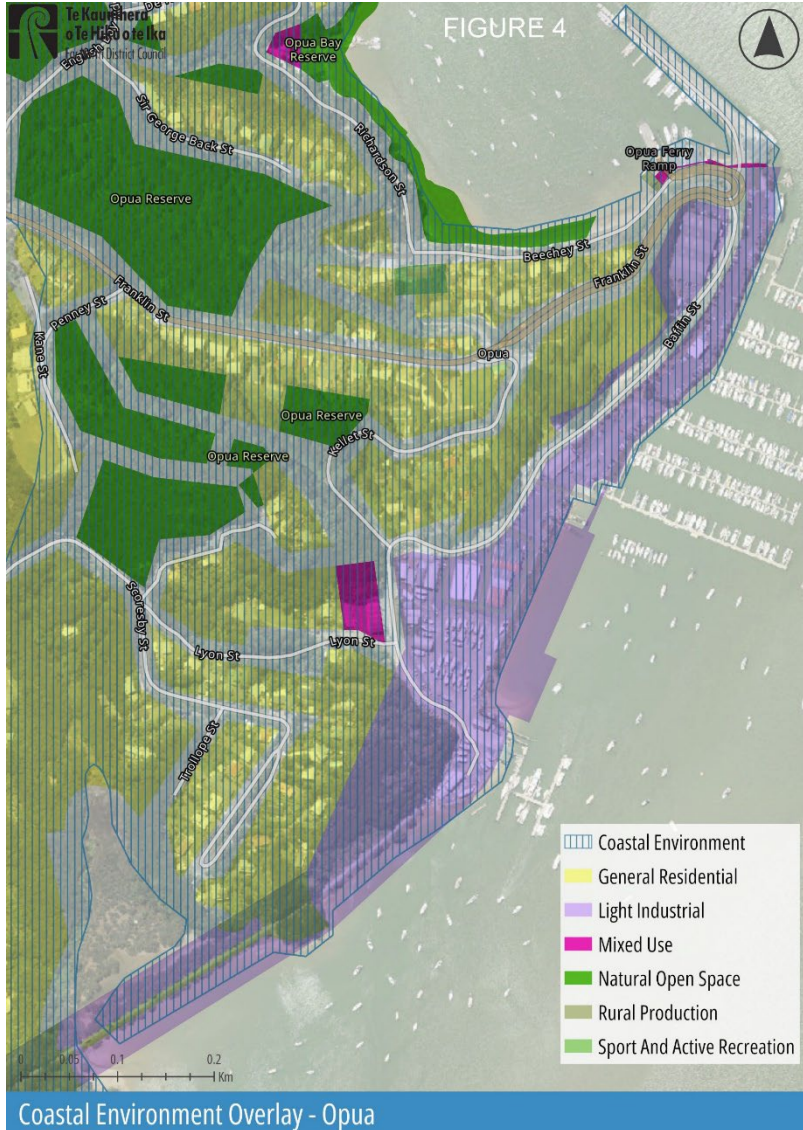


Connected movement networks



Urban Environment Opua Settlement

Appendix 4 Page 3 of the Section 42A report



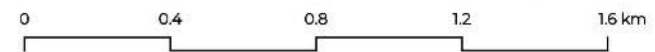
Urban Environment Opua Settlement

Opua settlement extents



Legend

- Site extents
- Building footprints
- Ocean
- Roads
- Opua settlement extents

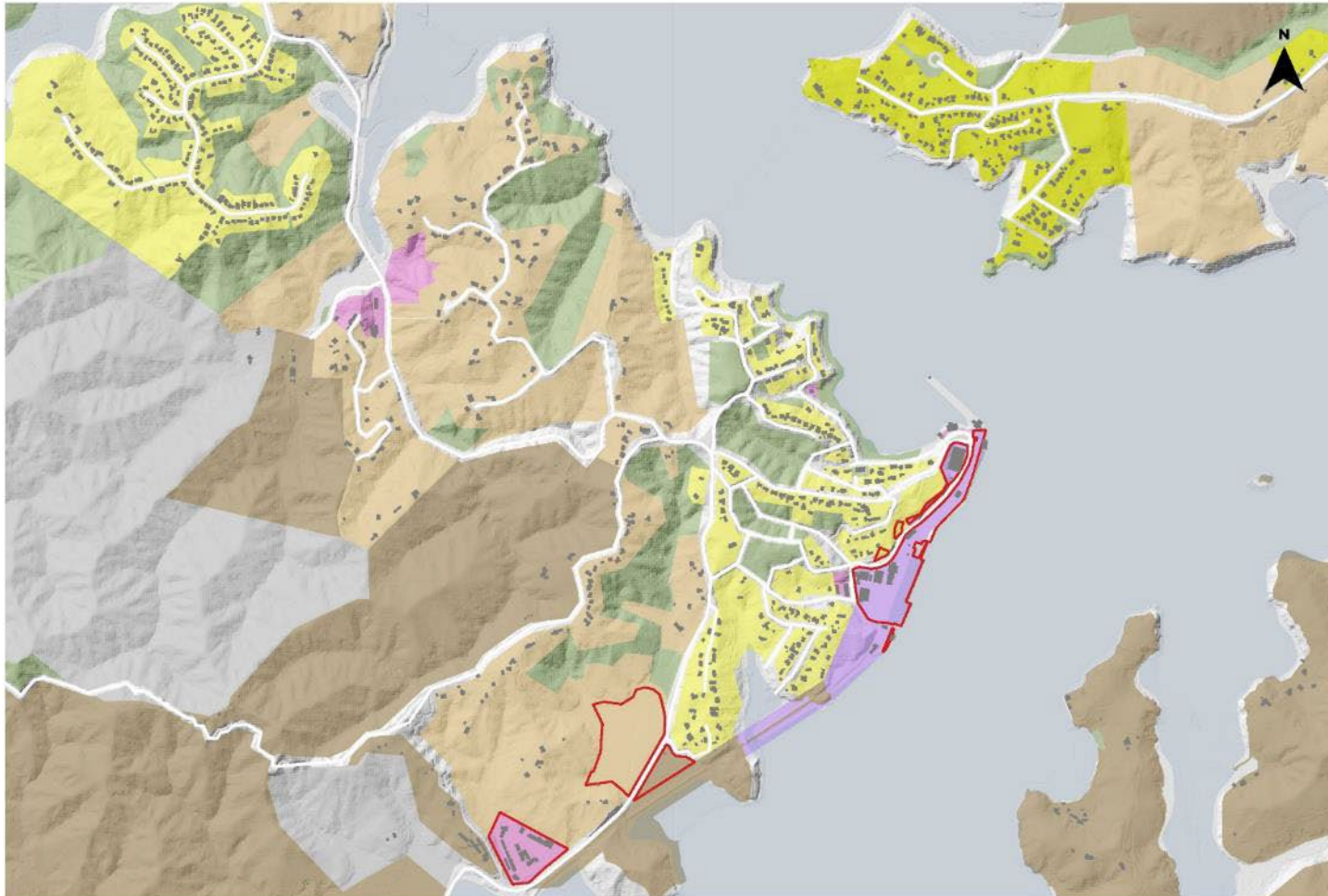


Scale 1:12000 metres at A3



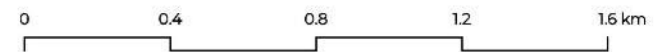
Urban Environment Opua Settlement

Proposed District Plan Zoning



Legend

- Site extents
- Ocean
- Roads
- Zones**
- General Residential
- Light Industrial
- Mixed Use
- Māori Purpose - Rural
- Natural Open Space
- Open Space
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation

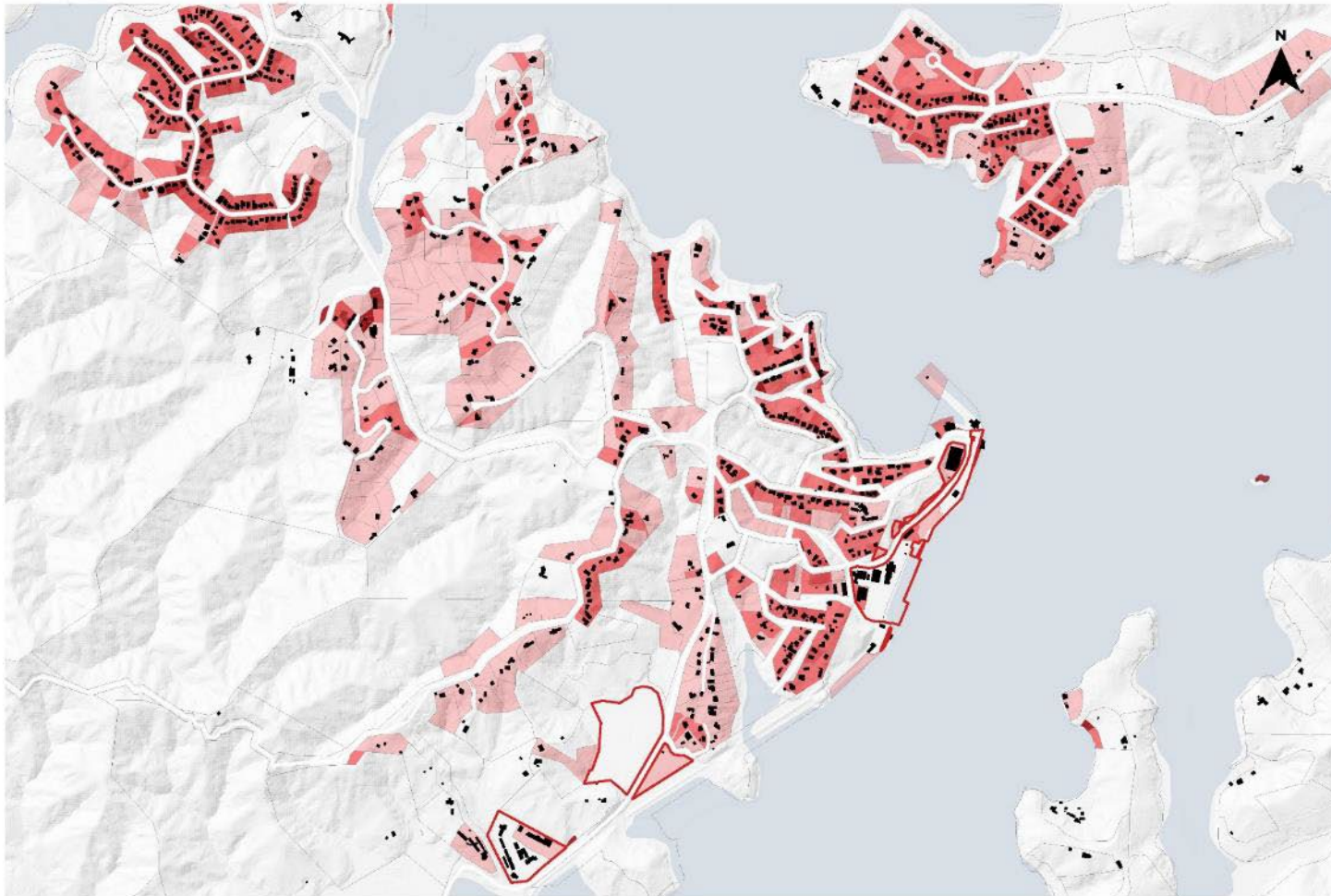


Scale 1: 12000 metres at A3



Urban Environment Opua Settlement

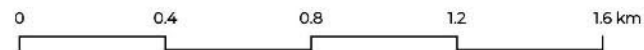
Lot sizes



Legend

- Site extents
- Building footprints
- Ocean
- Roads
- Lot sizes (m)
 - 0 - 750
 - 750 - 1,000
 - 1,000 - 2,500
 - 2,500 - 10,000
 - 10,000+

Scale 1:12000 metres at A3

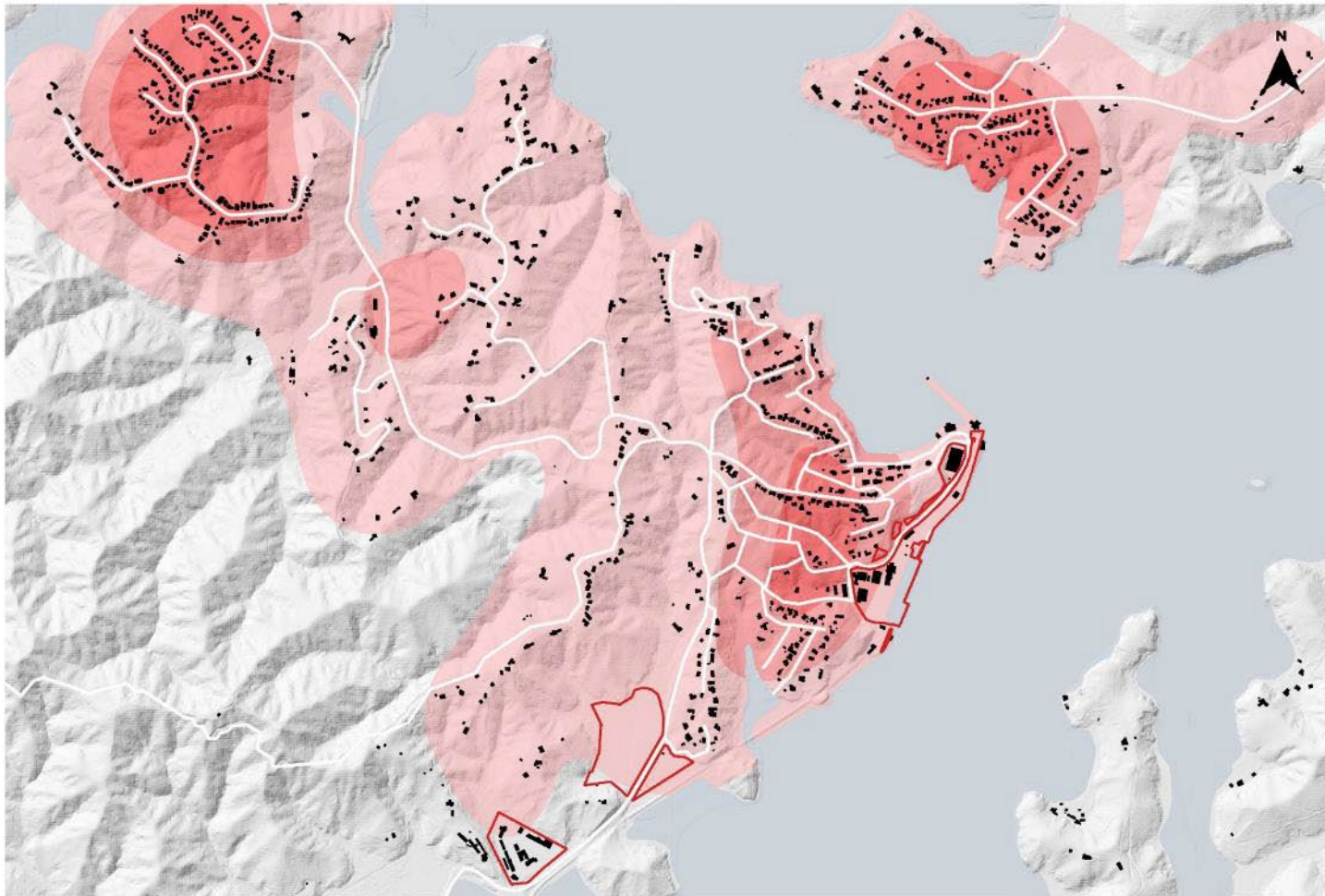


Urban Design



Urban Environment Opua Settlement

Lot density

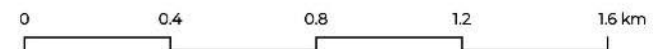


Legend

- Site extents
 - Building footprints
 - Ocean
 - Roads
- Lot density**
- Low
 - Medium
 - High

Methodology

1. Property boundaries data was loaded from the Far North District Council REST Server.
2. A local copy of the lots in the vicinity of the target area was saved.
3. "Delete duplicate geometries" was used to clean the data.
4. "Centroids" tool was used to create points at the centre of each polygon.
5. "Heatmap (Kernel Density Estimation)" was used to create a raster heatmap of the centroid point density using a 400m radius.
6. "Polygonize" converted the raster to polygons.
7. The "Graduated" styling feature was used to create four classifications of density.
8. The lowest classification of density was the hidden.
9. The remaining three classifications were styled for interpretation purposes.

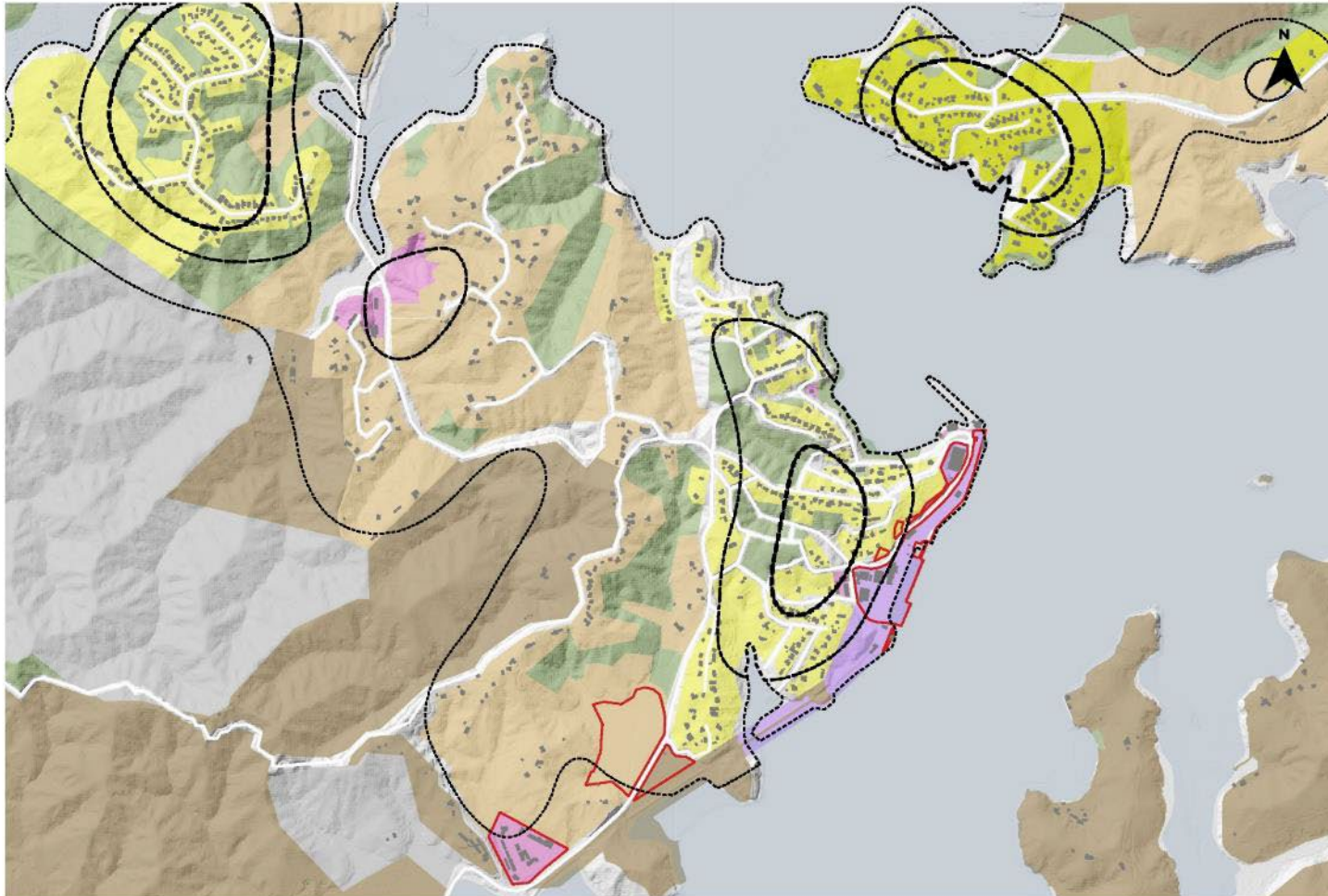


Scale 1: 12000 metres at A3



Urban Environment Opua Settlement

Proposed District Plan Zoning with Lot Density



Legend

- Site extents
- Ocean
- Roads

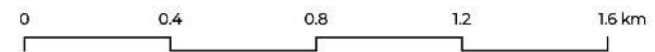
Zones

- General Residential
- Light Industrial
- Mixed Use
- Māori Purpose - Rural
- Natural Open Space
- Open Space
- Rural Lifestyle
- Rural Production
- Rural Residential
- Settlement
- Sport And Active Recreation

Lot Density

- Low
- Medium
- High

Scale 1:12000 metres at A3



4 Scenarios

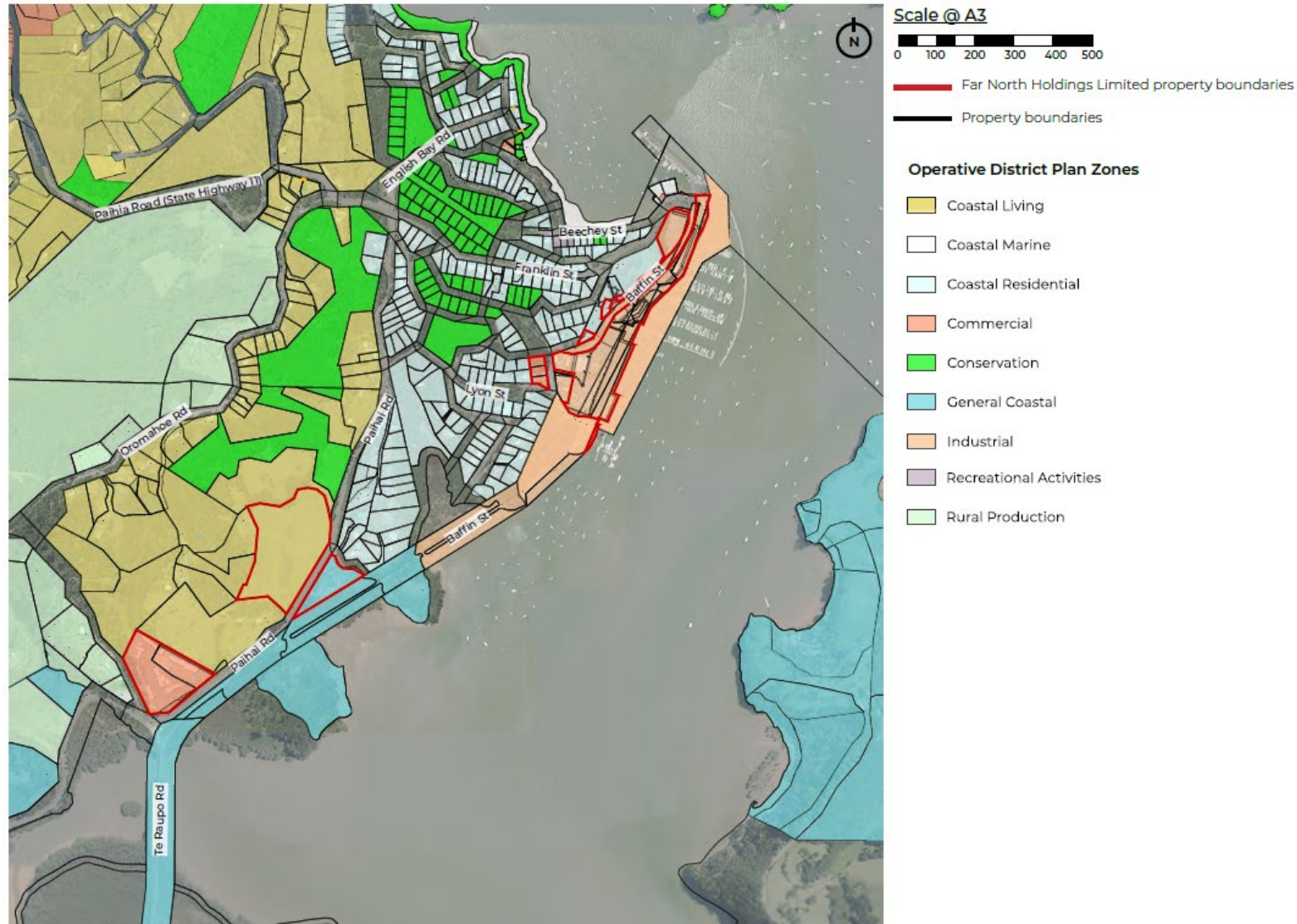
- Operative District Plan
- Proposed District Plan
- FNHL Submission
- Opua Marina Masterplan

Urban Design



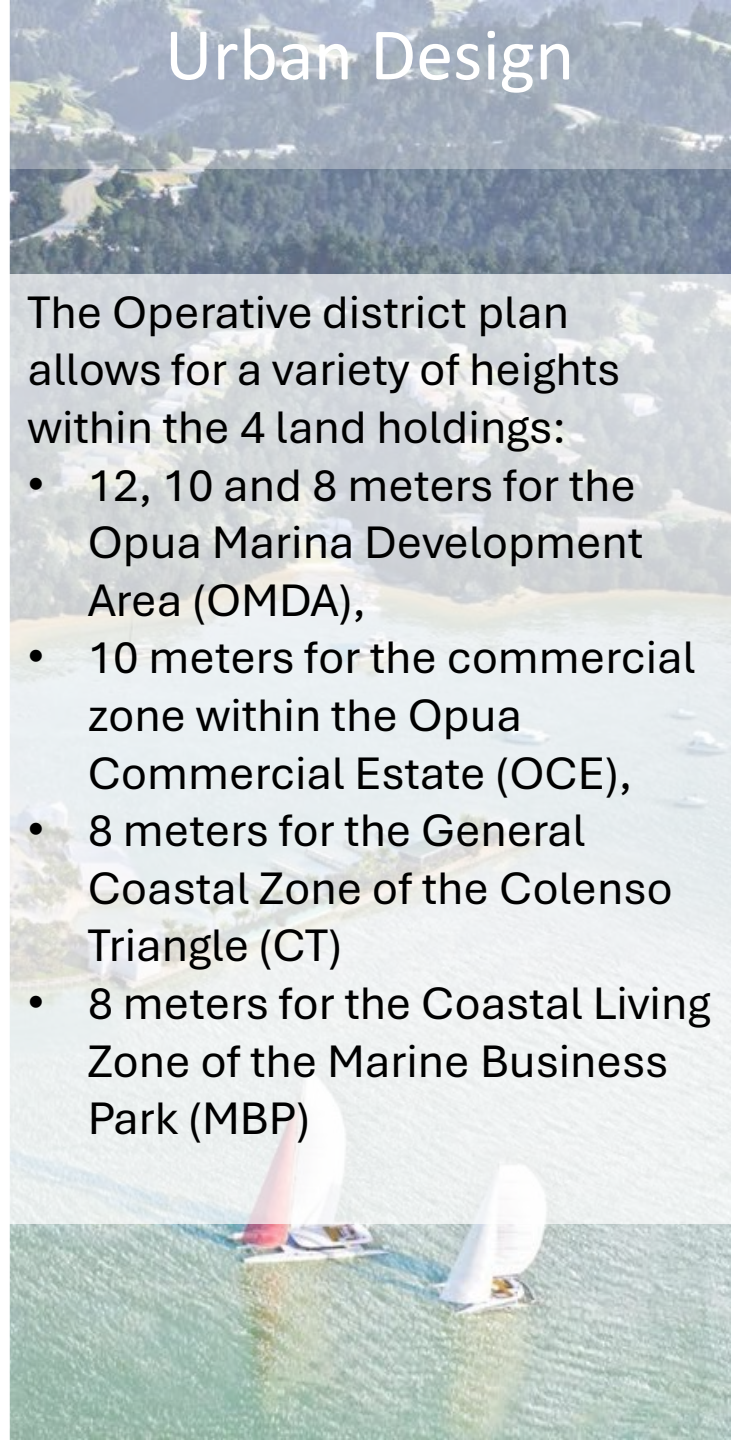
Operative District plan

MAP: 02 OPERATIVE DISTRICT PLAN MAP 2009



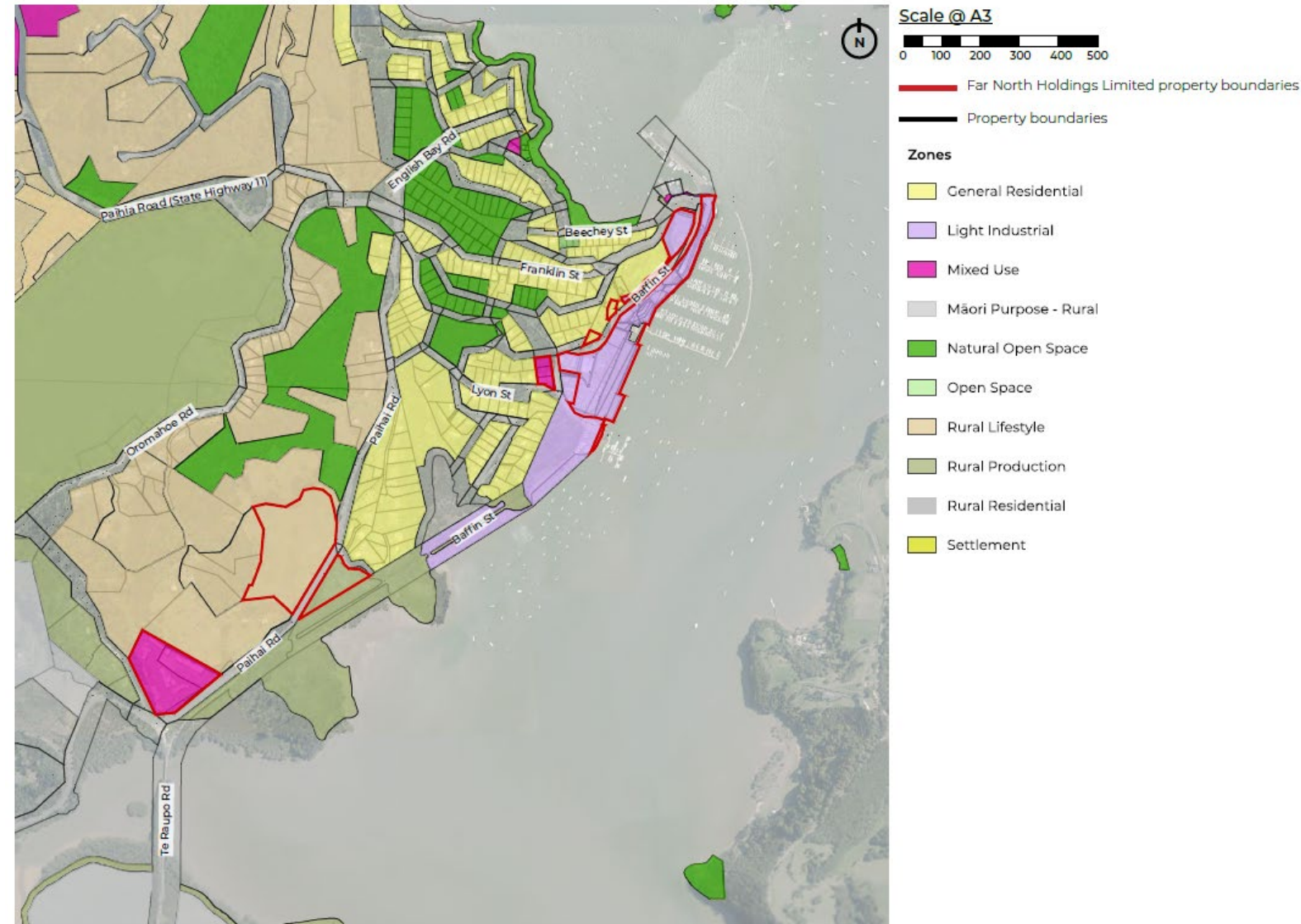
The Operative district plan allows for a variety of heights within the 4 land holdings:

- 12, 10 and 8 meters for the Opuia Marina Development Area (OMDA),
- 10 meters for the commercial zone within the Opuia Commercial Estate (OCE),
- 8 meters for the General Coastal Zone of the Colenso Triangle (CT)
- 8 meters for the Coastal Living Zone of the Marine Business Park (MBP)



Proposed District plan

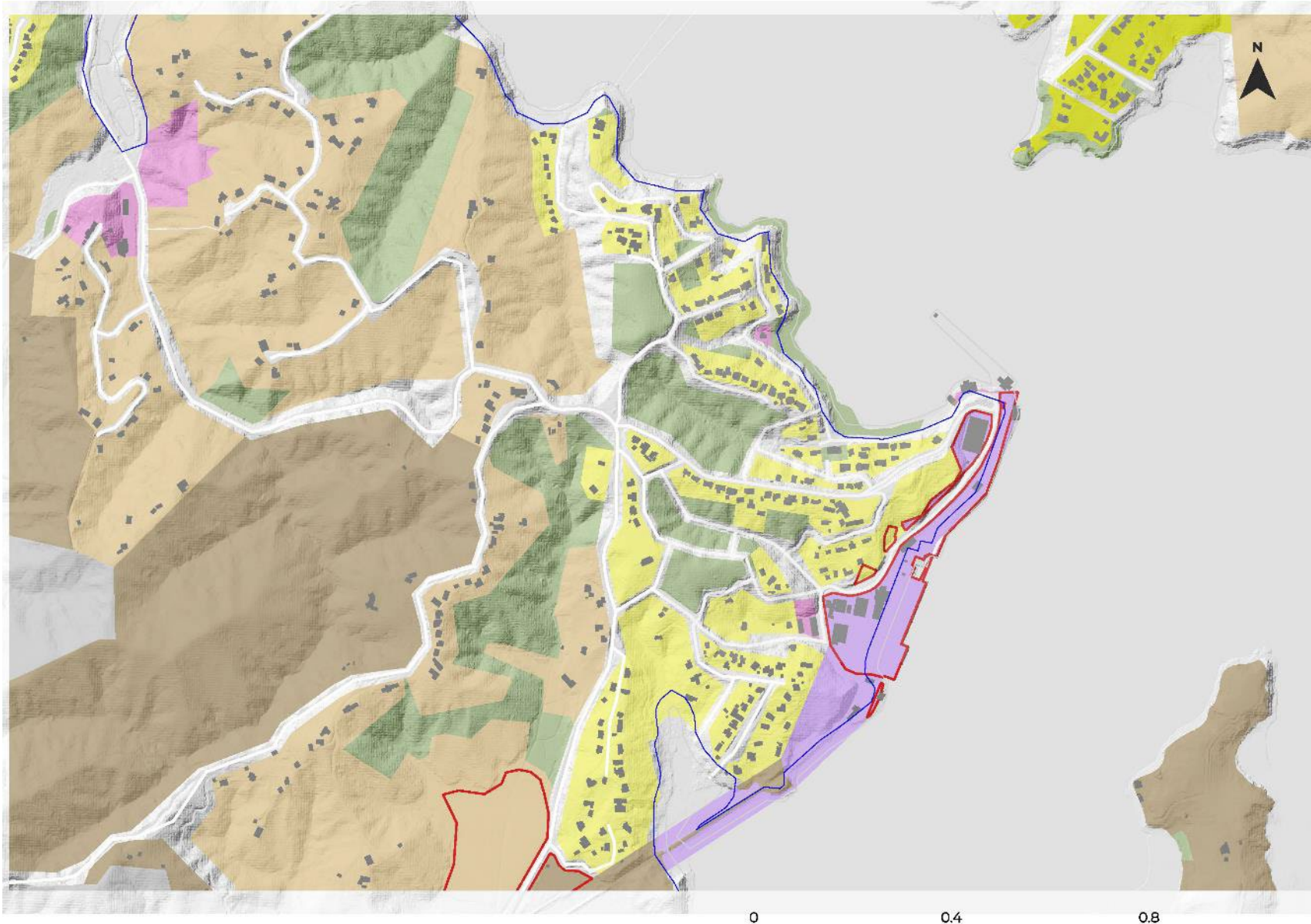
MAP: 05 PROPOSED DISTRICT PLAN MAP



The proposed district plan poses a substantial amount of restrictions, not taking into account the 5 meter height limit for the Coastal Environment Overlay:

- For the OMDA 12m height for Light Industrial and mixed use zone and 8m height for the General Residential Zone. 26m setback requirement from the MHWS.
- For the OCE 12 m height for the mixed use zone
- For the CT 12m of height within the Rural Production Zone
- For the MBP 8 meters of height for the Rural Lifestyle

26m setback from MHWS for Opuia Marina



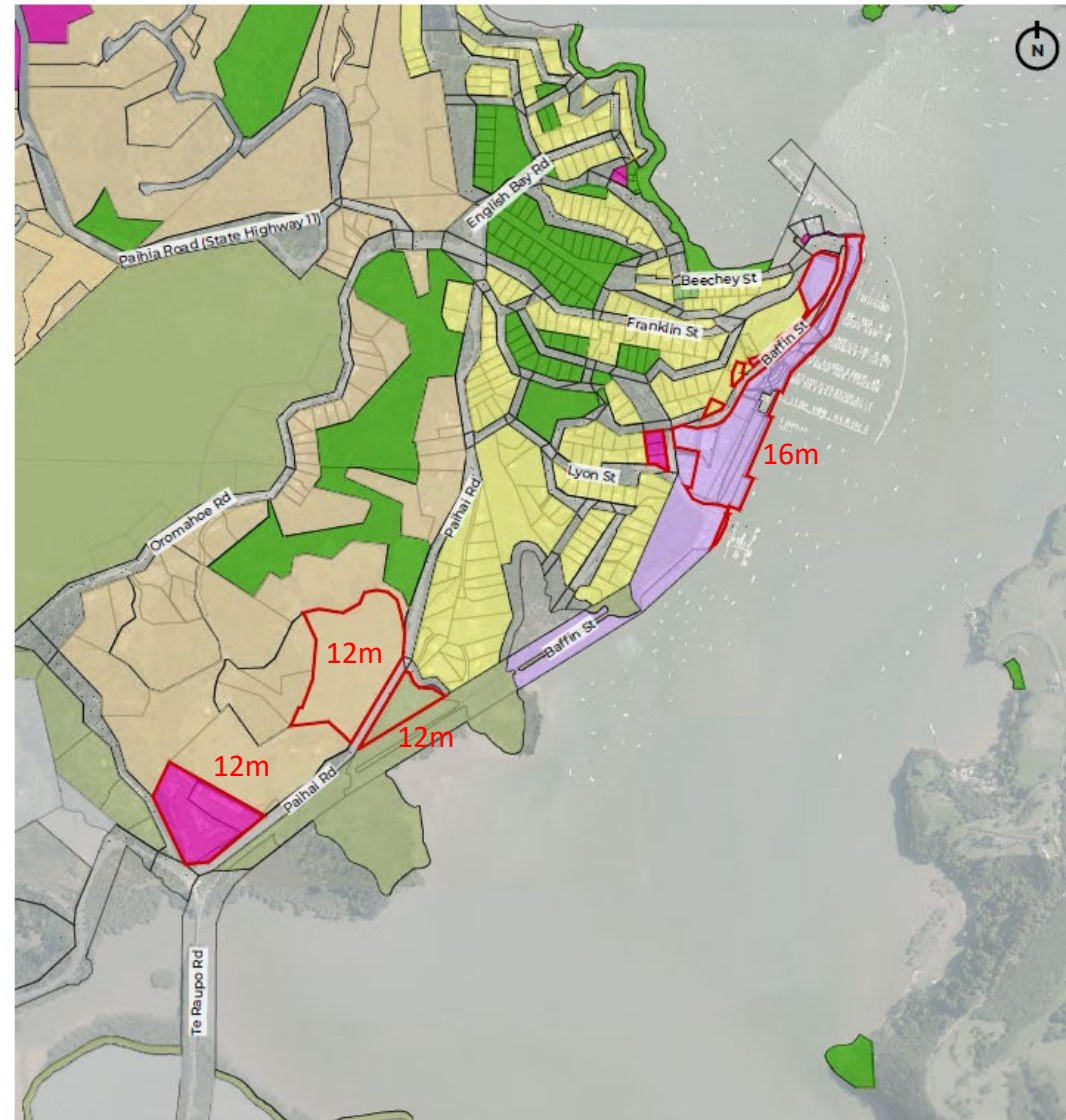
Scale 1: 8000 metres at A3

Legend

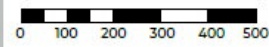
- Site extents
- Roads
- Zones
 - General Residential
 - Light Industrial
 - Mixed Use
 - Māori Purpose - Rural
 - Natural Open Space
 - Rural Lifestyle
 - Rural Production
 - Rural Residential
 - Settlement
 - Sport And Active Recreation
- MHWS
- 26m setback from MHWS

FNHL submission

MAP: 05 PROPOSED DISTRICT PLAN MAP



Scale @ A3



Far North Holdings Limited property boundaries

Property boundaries

Zones

General Residential

Light Industrial

Mixed Use

Māori Purpose - Rural

Natural Open Space

Open Space

Rural Lifestyle

Rural Production

Rural Residential

Settlement

Urban Design

The FNHL submission seeks all the land to be zoned Mixed Use and a height limit of 16 meters in the OMDA and 12 meters in height for the other 3 sites.



FNHL submission



Urban Design

The Opua Marina Masterplan shows the desire for buildings up to 18 meters in height nested within the hills on strategic locations and fine grain development at the waterfront.



Assessment and recommendations

- The currently proposed exemption area proposed for the Opuia Settlement in my view is not nuanced enough and needs further refinement, A much larger area than proposed should be part of the exemption area. I believe the landholdings of FNHL should be included.
- The Operative District Plan allows for a significant amount of not strongly controlled development in the Opuia Marina Development area and the Opuia Commercial Estate.
- The Proposed District Plan puts a significant amount of constraint on development potential of the OMDA with the setback requirement of the MHWS and is not suggested to be mixed use.
- In my view a mixed-use environment would be a better outcome for the Marina, however the setback of the MHWS significantly restricts this.
- Mixed use zoning for the Marina and the other sites will allow a larger variety of activities in these areas and as such provide more opportunity for saver environments.
- Although I am supportive of the hight limits proposed in FNHL submission I do believe proper build form controls are needed to ensure the outcomes of the masterplan are achieved. This can be address in Hearing 19: Zoning

