



Te Tuhi Estate

Landscape, Natural Character and Visual Assessment Report

This Landscape and Visual Assessment Report has been prepared as part of the application for the proposed Te Tuhi Development at the end of Whakaroa Road, Taupo.

All work was undertaken and/or reviewed by a Registered NZILA Landscape Architect.

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1. INTRODUCTION & SITE CONTEXT

Introduction

- 1.1. Te Tuhi Estate Ltd is seeking to subdivide and develop the property at 387 Whakaroa Road in a way that enhances the landscape characteristics of the outstanding natural landscape within which it is contained, including the retirement of a significant part of the property from rural production, the reestablishment of indigenous forest cover and the development of a high-quality lodge, an equestrian centre, and a range of different living opportunities.
- 1.2. Mansergh Graham Landscape Architects Ltd (“MGLA”) has been engaged to provide landscape and visual amenity design advice and to assess the effect of the proposal on the landscape and visual amenity of the surrounding environment.
- 1.3. This report outlines the iterative approach adopted in preparing the development concept for the site and assesses the potential effects of the proposal on the existing natural character, landscape, and visual amenity values of the Outstanding Landscape Area (OLA65) and the rural environment, within the context of the relevant planning provisions.

Report Format

- 1.4. The report is divided into the sections:
 - a. Section One: Concept Development.
 - b. Section Two: Assessment of Effects on Landscape & Natural Character.
- 1.5. Section one identifies the vision for the project and outlines the approach taken in the development of the concept. Section Two assesses the effects of the proposed development on landscape and natural character using a standard landscape assessment methodology.

Terminology

- 1.6. For this assessment, the parent allotments within which the subdivision will be located is referred to as “the site” or “the application site”.

Site Setting and Location

- 1.7. The site is located at 387 Whakaroa Road (Lot 1 DP 378264, Lot 2 DP 408156 and Lot 4 DP 408156) on the elevated terrain of the Whakaroa peninsula. The peninsula is located at the northern end of Lake Taupo, between Whangamata Bay and Whakaipo Bays. The site is approximately 12km west of the Taupo Town Centre, 1.6km to the east of Kinloch (Marina). Mapara Valley to located to the east.
- 1.8. Located within the Whakaroa Outstanding Landscape Area (OLA 65), the site is currently farmed and is predominantly used for pastoral grazing and is accessed from Whakaroa Road by an internal track that winds its way up to the main ridgeline, near the centre of the site.
- 1.9. The site is largely devoid of tall vegetation, with only a few pockets of native and exotic plantings scattered across the property, mostly located within the steeper gullies and escarpments where the land is too steep for grazing. Except where it adjoins private farm property in the northwest (Whakaroa Road), the site is surrounded by indigenous vegetation located within the adjacent protected Significant Natural Areas (SNAs)/scenic reserves (Whakaipo Bay Scenic Reserve, Whakaroa Point Recreation Reserve and Whangamata Bay Headland) and Maori land.
- 1.10. There are no existing dwellings within the site. Other development within the site includes a cluster of radio repeater towers and associated buildings, within a separate lot (Lot 3 DP 408156 on the Ngangautu high point in the centre of the site), a mobile phone transmission tower and associated building on a separate lot at the southern end of the site, water tanks and pumps, a GPS control station, a hay barn, and shearing shed in the central part of the site.



Figure 1: Site Location

2. SECTION ONE: CONCEPT DEVELOPMENT

- 2.1. This section of the report outlines the various steps and consideration taken in the design approach and development of the concept plan for the site, cumulating in a description of the key components of the proposed concept that have the potential to affect landscape and natural character values. The concept described in this section of the report forms the basis of the proposed development assessed in Section Two.

Project Vision

- 2.2. Te Tuhi Estate Ltd is seeking the necessary resource consents to develop the site as an eco-subdivision anchored by a tourist lodge and equestrian centre.
- 2.3. Given the high landscape and cultural values of the site, coupled with the Applicants desire to optimise the significant potential and unique characteristics of the site, the proposal has been developed by an expert team of urban designers, landscape architects, architects, and engineers to develop an integrated development that:
- a) Enhances the existing outstanding natural landscape of the site while allowing for sustainable development.
 - b) Offsets the environmental effect of development by retiring the pasture within the farm and replanting it with native bush.
 - c) Ensures the long-term maintenance and protection of the native bush by including it in a carbon credit scheme.
 - d) Utilizes revenue generated from the sale of private lots to fund the ongoing revegetation and maintenance of the site.
 - e) Adopts a planting strategy that maintains the breathtaking views from the private lots, encompassing Lake Taupo and the Tongariro and Ruapehu massifs.
 - f) Fosters a sense of community and connection with nature through thoughtful design and integration of the subdivision into the encompassing outstanding natural landscape.
 - g) Implements sustainable practices and infrastructure, such as water conservation measures, renewable energy options, and efficient waste management systems.
 - h) Incorporates horse trails, walking trails and recreational areas within the subdivision to encourage outdoor activities and appreciation of the natural surroundings.
 - i) Educate residents about the importance of preserving the environment and encourage their active participation in environmental conservation efforts.
 - j) Collaborate with local authorities and environmental organizations to ensure compliance with regulations and best practices for environmental protection.
 - k) Create a harmonious balance between development and nature, respecting the unique character and ecological significance of the area.
 - l) Engage with the local community to gather feedback, address concerns, and involve them in decision-making processes related to the development.
 - m) An opportunity exists for a collaborative approach with local iwi or community groups to be fully or partially involved in the revegetation efforts at Te Tuhi. This involvement could range from establishing and managing an onsite nursery to taking part in the planting and post-planting maintenance.
 - n) Promote sustainable transportation options within the subdivision, such as walking and cycling paths, to reduce reliance on vehicles.
 - o) Establish a design guideline that reflects the natural beauty of the area and encourages architectural designs that blend harmoniously with the landscape.

Design Approach

- 2.4. A multidisciplinary design approach has been followed to identify the existing landscape values, opportunities and constraints associated with the application site. A combination of architectural, engineering, landscape and urban design and assessment expertise has been used to identify an appropriate design solution for the proposed lodge and subdivision development.

Core Design Principals

- 2.5. A set of core design principles were adopted for the project that recognises and respond to the Outstanding Natural Landscape status of the site and its surroundings: These include recognition:
- a) That the application site forms part of a landscape that is experienced and valued by different people in different ways and that the site is of value to Tangata whenua.
 - b) Various relationships exist (physical, experiential, and associative) between the site and the surrounding landscape and lake.
 - c) That some parts of the site (such as the ridgelines and gullies) are more sensitive to change.
 - d) Opportunities exist for both development and the restoration of the natural character of the site.
 - e) That a carefully considered design solution is required for the site.

Constraint Mapping

- 2.6. During the design process, key physical and experiential factors were identified and assessed to identify locations better suited for development and areas that were more sensitive to change. Analysis of these features was then undertaken in the form of opportunity and constraint mapping within the site, and for the identification of key surrounding features within the surrounding landscape. Different assessment criterium and weightings were applied to each factor.
- 2.7. The following factors were considered:

Topographical Factors

- a) Geology (underlying rock type/faults).
- b) Topographic variance across the site (ridges/valleys/mid-slope/plateau etc).
- c) Slope (buildable slopes, gullies, streams/ephemeral water courses).
- d) Aspect (north facing, south facing etc).
- e) Elevation (contours).

Land Cover and Land Use Factors

- a) Existing vegetation cover and patterns (native vegetation, specimen trees, restoration planting).
- b) Land use (active farmland, retired restoration, other).
- c) Development density and relationship between buildings (type, use, juxtaposition).

Land Status and Protection Mechanisms

- a) Existing planning mechanisms and overlays (ONL, ALA, SNA, RPA, MRA, etc)
- b) Zoning of the site and adjacent areas (Rural, High-Density Residential, etc).
- c) National Policy Statements (wetlands).
- d) Taupo District Council Rural Design Guides.

Site Sensitivities

- a) Visibility (from the lake, adjacent developed areas, the road network and along the foreshore).
 - b) Geotechnical constraints (faults, areas more susceptible to erosion or unsuitable for development such as gullies, steep lands etc).
 - c) Landscape feature sensitivity (skyline ridges, escarpments, gullies, outcrops, features)
 - d) Ecological sensitivities (habitat, wetlands, etc).
- 2.8. The analysis found that the characteristics and values of the application site were strongly influenced by its existing rural land use, juxtaposed against a “skirt” of native bush, immediately adjacent to the site, around the base of the peninsula, and Lake Taupo.
- 2.9. It was determined that the key factors likely to affect existing landscape character and visual amenity, both separately and cumulatively, included:
- a) Visibility of the roads, dwellings, the equestrian centre, and the lodge buildings (visual change).
 - b) The relative proximity of building to each other (development density).
 - c) Modifications to the existing landform (earthworks)
 - d) Change in recognisable land use patterns (e.g. pastoral development to bush cover)
- 2.10. The visual absorption capability of the landscape was assessed and mapped. It was determined that the landscape could absorb development in more visible locations with mitigation, and less visible locations, without requiring as much mitigation. It was also recognised that development which resulted in higher levels of visual cohesion between the application site and the adjacent areas of higher natural character had the potential to enhance the overall landscape and natural character values of the OLA within which the site is contained, and that development that appeared disparate, would have the opposite effect.
- 2.11. During the development of the proposed subdivision and lodge, preliminary concepts were developed and assessed to determine:
- a) How visible the various components were from surrounding areas, including the lake, the foreshore, adjacent developed areas, and the surrounding road network.
 - b) Their suitability from land development and engineering perspective.
 - c) Their suitability from a landscape effects perspective.
 - d) The extent to which they were consistent with urban design standards (such as permeability, variety, legibility, robustness, visual appropriateness, richness, and an option for personalisation)
 - e) Potential amenity values from within each lot (e.g. views of the lake).
 - f) Mitigation potential/requirements.
- 2.12. Each potential building site was inspected by the design team. During the site inspections, several potential building sites were rejected for one or more of the following reasons:

- a) Potential effects on visual amenity.
- b) Potential landscape character effects.
- c) Geotechnical constraints.
- d) Engineering constraints.
- e) Potential effects on density/proximity to other development clusters.
- f) Potential ecological issues.

Concept Development

2.13. By undertaking an iterative and comprehensive concept design approach, the measures identified in the design vision above have been incorporated into the proposal to ensure potential adverse effects can be avoided, mitigated and/or reduced to an acceptable level. Ultimately the development is proposed to be undertaken in a manner that will maintain the landscape, cultural and ecological values of the site.

2.14. The proposed development includes several key components that contribute to the overall vision:

- a) Residential Allotments: The subdivision will consist of 112 residential lots, each with a designated building platform for a single dwelling and ancillary buildings. Building guidelines and consent notices will regulate factors like maximum building height, cumulative building footprint, and ground floor area. These restrictions will vary based on the visibility of each lot from outside the site, ensuring a harmonious integration with the surrounding landscape.
- b) Lodge and Chalet Accommodation: A 10-hectare (approx.) allotment will be designated for the construction of a lodge and chalet accommodation facilities. This area will also include a road access way, 7200m² of pasture for sheep grazing, and the remaining portion retired and restored into native bush.
- c) Equestrian Centre: A 12.2-hectare (approx.) allotment will be dedicated to an equestrian centre, featuring stables, arenas, staff accommodations, grazing paddocks, a car park, and bridleway.
- d) Landscape Restoration Planting: A significant portion of the site will remain as a balance allotment. Approximately 274ha (295ha surface area) will be retired and restored to native bush, enhancing the natural environment. The balance will be retained in pasture.
- e) Recreational Opportunities: Walkways and bridleways will be established throughout the restored native bush and pasture, offering recreational opportunities for residents, visitors, and the public. There is a potential to connect the walking track to the W2K Great Lake Trail and the southern track within the site, subject to approvals from the Department of Conservation (DoC) and local iwi. Open pasture areas around the equestrian centre will be fenced for horse grazing, with the closest area to the lodge providing local produce for the lodge.
- f) Land Ownership and Management: The balance allotments, lodge allotment, and equestrian centre allotment will be collectively owned by and managed Te Tuhi Estate Ltd. Additionally, 11 private road allotments will be collectively held, maintained, and managed by the body corporate.

Mitigation and Restoration Planting Strategy

The proposed development seeks to mitigate the visual effects and restore and enhance the landscape and natural character of the site through mitigation and restoration planting.

The strategy proposes 295 ha (approx) of indigenous vegetation comprising 42.2 ha (approx.) of mitigation planting and 252 ha (approx.) of native restoration planting, will be implemented to mitigate the effects of development associated with the subdivisions, lodge and chalets, and equestrian centre on landscape character (including visual character), and to restore and enhance the natural character and ecological diversity of the site.

Approximately 1.4 million plants, endemic to the Taupo Ecological District will be planted.

The proposed housing on site will be adequately screened by mitigation planting, to achieve effective visual screening, backdropping, and separation between neighbouring properties.

Low planting zones are identified within both mitigation and planting areas to maintain views of the lake and mountains.

Housing is proposed on the flattest areas of land to minimise earthworks and are grouped in cluster, with large gaps of planting between cluster to minimise the visual impact of the development.

Earthworks will be integrated with the adjacent landforms.

Restrictions will be placed on building heights, size, and colour to reduce the visual prominence of the buildings when viewed from outside of the site

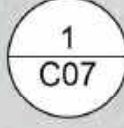
Private access road



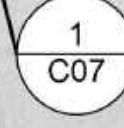
Enrichment planting responds to site topography for natural looking revegetation patterns.

Equestrian centre

Wastewater soakage



Bridle trail



Housing is clustered in small groups to minimise visual impact

Designated areas of low planting are provided both internal and external to residential lots in order to maintain views out.

Areas of pasture are provided in association with the lodge for livestock.

Chalets

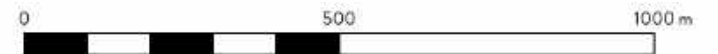
Lodge and chapel

Key

-  Phase 1 - Tall Mitigation Planting (Internal to Residential Lots)
-  Phase 1 - Low Mitigation Planting (Internal to Residential Lots)
-  Phase 2 - Tall Native Restoration Planting
-  Phase 2 - Low Native Restoration Planting
-  Phase 3 - Enrichment Planting
-  Pasture
-  Amenity Planting
-  Buildings (Indicative)
-  Wastewater Soakage Field
-  Lot Boundaries
-  Site Boundary

1 Overview Plan

Scale: 1:12000



Residential Allotments

- 2.15. Each residential lot will be on a separate title. Development will be subject to compliance with a set of design guidelines, which aim to control the look and feel of the different building typologies within the development, to ensure design compatibility and quality.
- 2.16. A building platform has been identified for each lot. Each building platform has been categorised as *red*, *orange*, or *green*, depending on its visibility from outside of the site. These categories have been used to determine the mitigation requirements and building constraints required for each site. These will be managed by consent notice, entered on the certificate of title as follows:

BUILDING CONSTRAINTS					
Site	Maximum Building Height (MBH)	Maximum Building Footprint per Building (MBF)	Maximum Building Coverage per Lot (MBC)	Exterior Lighting (All Lots)	Cladding Surface Light Reflective Values (All Lots)
R	5m	250m ²	350m ²	8 lumens m ² at the boundary Upward light ratio of less than 3% Colour temperature < 3000 Kelvin	Roofs: 5 - 13% Exterior walls: 5 - 23% Exterior trim: 5 - 46% Fences: 5 – 23% Glazing must be low-reflectivity glass.
O	5m	250m ²	400m ²		
G	8m	250m ²	450m ²		

- 2.17. Native mitigation planting will be established within each lot and protected by consent notice. The planting will be established at time of subdivision and will be required to be maintained by the lot owner. Areas of taller and lower planting will be identified separately (refer subdivision plan), with the plants within the low planting area able to be pruned to maintain the view across the landscape pruning and/or removal of vegetation within the tall planting areas will not be permitted.
- 2.18. Building typologies and development within the building platform will be managed by the body corporate using design guidelines, with lot owners being required to submit building design for approval by Te Tuhi Estate Ltd prior to construction.
- 2.19. The design guidelines for dwellings and landscaping will provide a framework for consistent, high-quality development that respects the natural landscape, encourages visual variety, and ensures a high design standard for all stakeholders. The design guidelines will provide guidance on the following:
- Earthworks and retaining walls.
 - The siting of buildings within the building pad and their relationship with adjacent public areas.
 - Building form and massing.
 - Exterior cladding materials.
 - Fencing.
 - Amenity planting.
- 2.20. In general, all buildings within a site are expected to be of a similar typology and make use of similar exterior cladding material and roofing. While variation will occur between sites, it is generally expected that a contemporary design approach will be adopted with the exterior cladding material used on most of the buildings comprising a combination of natural or

painted (dark) vertical weather boards, areas natural stone feature cladding, dark toned joinery, weathering steel walls and/or screens and the use of large areas of timber decking.

- 2.21. The reflective constraints will ensure that glare associated with the fenestration of the buildings will be prevented, and that the buildings will appear visually recessive.
- 2.22. Further detail is contained in the design guidelines that have been developed to accompany the concept.

Luxury Lodge, Chapel, and Wellness Centre

- 2.23. A luxury lodge, chapel, wellness centre and chalet accommodation will be constructed within the lodge allotment at the southern end of the application site. Architectural plans and elevations of the lodge and chapel have been included below, and in appendix four of this report (refer to TOA Architects Ltd drawings for full plan set). The lodge has been designed as a high-end retreat and will be open to the public for events, dining, and functions.
- 2.24. The form and location of the lodge and chapel reference the volcanic origins of the landscape and reference the Ruapehu Tongariro and Ngauruhoe massifs at the southern end of the lake. The design carefully balances the form and mass of the buildings and their location on a prominent spur within the landscape by sinking the lodge, wellness centre and chapel into the landscape, helping to reduce its skyline profile.
- 2.25. The main lodge has been designed to sit into the landscape, with the lower levels sunk into the ridge to reduce its visual prominence from the lake and surrounding locations. Mitigation planting will be used further integrate the building with its surroundings, while ensuring that views across the lake and surrounding landscape are maintained.
- 2.26. The chapel will be located on the landscape prominence to the east of the lodge, overlooking Kaiapo Bay and Lake Taupo and will form a feature on the skyline ridge, its truncated elliptical conical form (elliptical frustrum) referencing the profile of Mount Ngauruhoe to the south.
- 2.27. The exterior cladding will comprise a combination of stone cladding, weathering steel, metal joinery, and timber rainscreens. The use of non-reflective coatings on large areas of glazing (such as curtain walls) of the lodge buildings will prevent glare and reduce the visual massing of each structure.
- 2.28. The main lodge building will be 4,784m² and will include:

Lodge Ground level (2,860m²)

- a) Entry terrace - 180m² (exterior)
- b) Lobby & Reception - 413m²
- c) Restaurant, Bar & Kitchen - 803m²
- d) Lookout (exterior) - 151m²
- e) Accommodation - 700m² (20 suites)
- f) Circulation - 162m²
- g) Wellness Centre 451m²

Lodge Croft level (1,924m²)

- a) Accommodation - 641m²
- b) Deliveries, Refuse & Parking - 1,063m²

c) Circulation (exterior) - 220m²

2.29. The Chapel building will be 435m², located to the east of the lodge on a prominence overlooking the lake and will include:

- a) Chapel - 250m²
- b) Terrace - 185m²

2.30. The lodge will maintain management control over the balance of the parent lot that is not in private ownership or road.



Figure 2: Lodge and Chapel Buildings Elevation. TOA Architects Ltd.

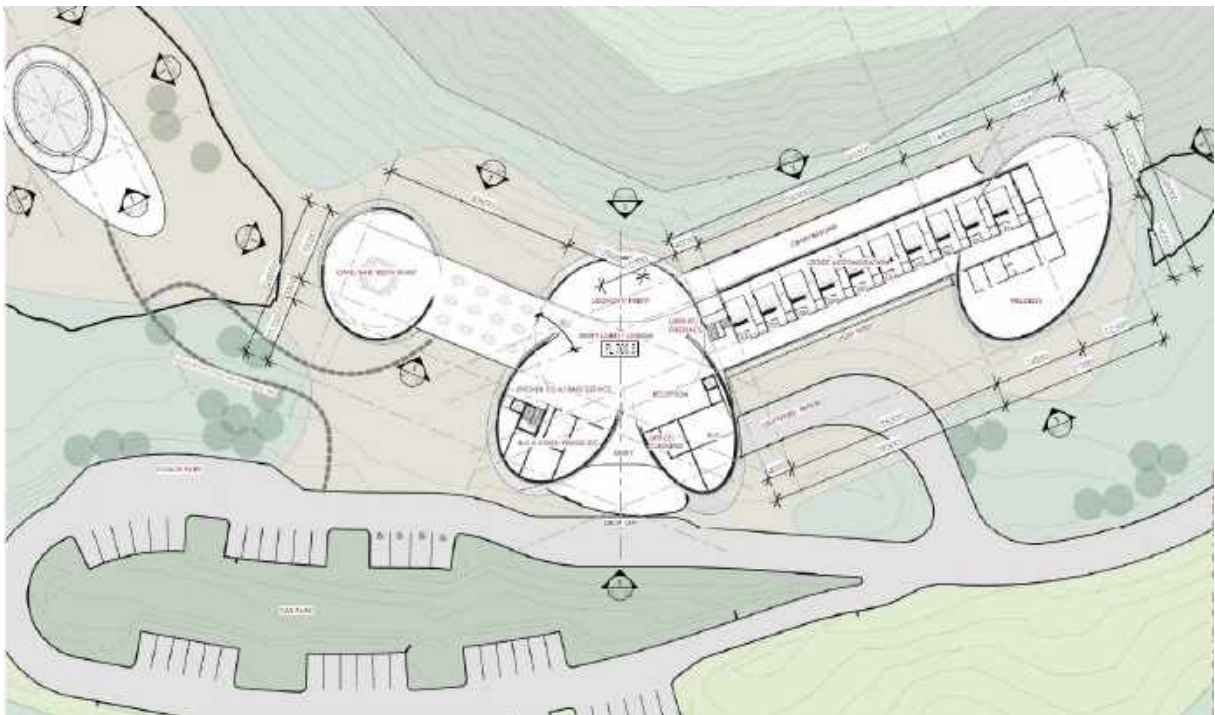


Figure 3: Lodge and Chapel Buildings Floor Plan. TOA Architects Ltd.

Chalets

2.31. Three clusters of (3x) chalet buildings will be constructed around a communal deck and pool, with views overlooking Whakaipo Bay. Each chalet cluster will be 350m² (totalling 1,050m²) and include a 1-bedroom, 2-bedroom and 3-bedroom chalet. Architectural plans and elevations of the chalets have been included below, and in appendix four of this report (refer to TOA Architects Ltd drawings for full plan set). Each cluster will be accessible by vehicle from the lodge access road, with buildings set at different levels within the landscape.

Pedestrian linkages between the lodge and the chalets will be developed during the detailed design of the Lodge and Chalet buildings and the detailed design of the amenity, mitigation, and restoration planting areas surrounding these buildings.

- 2.32. External cladding of the Chalets will be a mix of timber, colorsteel, weathering steel and stone to ensure it integrates with the surrounding landscape. Large areas of glazing, with non-reflective coating (where necessary to prevent glare and reflection), will allow extensive views across the landscape.
- 2.33. Timber decking and small areas of hard landscape (gravel, pavers and/or concrete) will step down the slope to provide access between buildings and to the common areas.
- 2.34. Native species will be used to backdrop the chalets and provide separation between buildings for privacy.

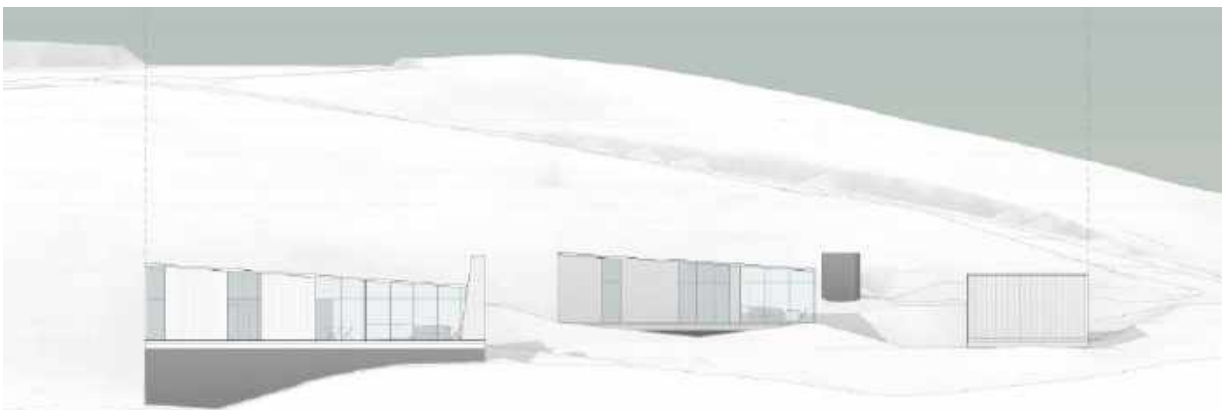


Figure 4: Chalet Buildings Elevation. TOA Architects Ltd.

Equestrian Centre

- 2.35. An Equestrian Centre will be constructed within the balance lot within the central part of the application site and will be open to visitors of to the lodge, the residents of the subdivision and to the public.
- 2.36. The form, buildings materials and cladding will be inherently rural in design and reference the building materials used in the lodge buildings.
- 2.37. The Equestrian Centre will comprise of:
 - a) A 370m² stables building (allowing for 12 stables).
 - b) 2 x 120m² staff housing buildings (stable management staff accommodation).
 - c) 4 x 12m² covered stalls.
 - d) Additional storage facilities for hay and farm equipment.
 - e) A 2275m² main arena (large multipurpose arena).
 - f) A 707m² small arena (round pen).
 - g) Other equestrian facilities, such as wash bays, tie up areas, muck out areas, and yards.
 - h) 2000m² – 12000m² paddocks for horse grazing.
- 2.38. Clusters of trees within the equestrian centre paddocks and road reserve will aid in integrating the equestrian centre development, enhance visual amenity values and provide shade and shelter. It should be noted that the proposed equestrian centre is a rural development type (an expected element within the rural landscape).



Figure 5: Equestrian Centre - Stables Building Perspectives. Assemble Architects.

Rehabilitation and Restoration Planting

- 2.39. Approximately 295ha¹ of indigenous vegetation comprising 42ha² (approx.) of mitigation planting (Phase 1) to help screen and/or integrate the proposed development into the landscape and 252ha³ of landscape restoration planting (Phases 2 and 3), will be implemented across the site to help mitigate the effects of development associated with the subdivisions, lodge and equestrian centre on landscape character (including visual character) and to restore the natural character and ecological diversity of the site, so that it is consistent with the adjacent reserves (Significant Natural Areas (SNAs)) and the values and attributes of the Whakaroa Outstanding Landscape Area (OLA).
- 2.40. A detailed mitigation and restoration management plan will be developed for the site detailing how the planting will be implemented over three phases as follows:
- a. Phase 1: Mitigation Planting and Earthworks Restoration: The developer will implement approximately 42 hectares of mitigation planting within the private lots prior to the issue of the certificate of title, as each cluster is developed. Planting plans will be prepared for each lot, focusing on maintaining viewshafts and will be the responsibility of lot owners for ongoing maintenance.

¹ All planting areas have been calculated using land surface area rather than plan area, to account for the slope of the land, which will achieve more accurate plant number calculations. Subsequently all areas indicated in this document represent surface areas which may differ from areas used in any other associated documents.

² As above.

³ As above.

All steep cut and fill batters within the road reserves and along the bridle trails will be hydroseeded with an appropriate mix of native species. Fill batters will be shaped to integrate into the adjacent natural landform and either hydroseeded or hydro-mulched and planted to prevent erosion.

- b. **Phase 2: Native Restoration Planting:** Around 252 hectares of the site will be restored into native bush endemic to the Taupo Ecological District, over 6-10 years through restoration planting. This restoration planting aims to integrate the development visually, restore natural character, create ecological corridors, enhance biodiversity, and provide visual amenity. The developer will undertake the planting and ongoing maintenance, focusing first on high visibility and vulnerable areas before addressing flatter areas.
 - c. **Phase 3: Enrichment Planting:** Approximately two years into the restoration planting, or when the plants reach a height of 1.5 meters, enrichment planting will occur over an area of approximately 87 hectares. The enrichment planting will consist of tree species that require the canopy protection provided by the restoration planting. Once mature, enrichment planting will contribute to the establishment of secondary bush as bird-dispersed species spread into other areas of the restoration planting.
- 2.41. As outlined above, all mitigation planting within the private lots will be protected by consent notice. Planting within the balance allotment, lodge allotment and equestrian centre allotment will be managed by the lodge and/or Te Tuhi Estate Ltd and will be registered under the carbon credit scheme and kept in perpetuity.
- 2.42. During establishment, and if required, a small plant nursery may be established within Lot 2 for the propagation and hardening-off of plants. The nursery would be screened from view from the access road and surrounding areas and would comprise:
- a. Propagation beds.
 - b. Potting and growing area.
 - c. Irrigation system.
 - d. Shade houses and wind breaks.
 - e. Storage.
- 2.43. All permanent buildings would be per the design guidelines. Temporary facilities (if required) would be removed following the completion of the restoration planting.
- 2.44. All plants to be used for mitigation and/or restoration purposes will be endemic to the Taupo Ecological District. Planting lists have been included in the mitigation and site restoration section of this report.

Bridal Paths and Walking Tracks

- 2.45. An internal bridal trail and walking track network will be formed to connect the various neighbourhood clusters, provide access to the lodge site, the equestrian centre and provide access around the balance lot within the site.
- 2.46. The bridle trails will be appreciably 3m wide and, where possible follow the natural contours to minimise benching requirements. Any cut batters will be hydroseeded to reduce erosion the visibility of the trail. The trails will either be grassed, pumice, or in steeper sections, gravelled.

- 2.47. Subject to agreement being reached with DoC/Local Iwi, the walking track will also connect (from the internal track around the lodge buildings) to the existing W2K Great Lake Trail within the reserve land adjacent to the site, providing public walking access to the site.

Pasture

- 2.48. Pasture will be retained within the lodge allotment and around the equestrian centre for grazing purposes.

Services

- 2.49. A wastewater disposal field (approx. 2.47ha) will be located to the west of the equestrian area. This area will be fenced off and maintained in grass.
- 2.50. 4 x 30,000 litre water storage tanks (approximately 3.6m diameter and 1.5m protruding above ground level) will be located to the west of the main lodge building. A 10,000 litre water storage tank will be located at each chalet cluster (approximately 2.2m diameter). These water tanks will service the lodge and chalet buildings.

3D Model

- 2.51. A 3D interactive computer model of the concept has been developed to illustrate the changes likely to occur at a broad level. The model is illustrative only and shows the spatial relationship between the application site and the surrounding rural environment. It is intended to communicate the large-scale changes that will occur within the site, and the various stages mitigation and restoration planting. The 3D model can be found at the following link:

<https://mgla.maps.arcgis.com/apps/360vr/index.html?id=4c97e235d1aa46b4a285705b940e03ec>

3. SECTION TWO: ASSESSMENT OF EFFECTS ON LANDSCAPE AND NATURAL CHARACTER

- 3.1. This section of the report assesses the effects of the proposed development on the landscape (including visual) and natural character values of the site and its surroundings.

Assessment Approach

- 3.2. A standard assessment approach has been used to identify the existing natural and landscape character of the site and its surroundings and to assess the potential effect of the proposed development on landscape and visual amenity values.
- 3.3. In general terms, assessment comprises the following:
- a. Identification of the existing landscape character (including visual amenity) and natural character values in terms of its physical, associative, and perceptual attributes.
 - b. Identification of the key elements and attributes of the proposed subdivision development.
 - c. Identification of relevant assessment criteria within the context of the relevant statutory framework.
 - d. Analysis of how the proposed subdivision development will affect existing landscape and natural character values and the rating of effects.
 - e. Identification of potential mitigation measures and recommendations.

- 3.4. A combination of mapping analysis and field assessment has been undertaken to identify the potential effect of the proposed subdivision, lodge development and equestrian centre on the existing character and amenity values of the surrounding area. By considering the above, the likely effects of the proposal can be identified and rated.
- 3.5. The nature and extent of the visual effects of the proposal have been determined through a thorough analysis of how observable changes in the landscape affect the character and visual amenity derived from its aesthetic appreciation.
- 3.6. The effects on landscape and rural character have been considered using a broad set of parameters. These include factors that influence the landscape's appearance, formative processes, and quantitative and qualitative values (whether overt or not).
- 3.7. The above approach is consistent with the landscape assessment recommendations contained within *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*⁴. A definition of the rating systems used, and a methodological flow chart is contained in the appendices.

Value and Effect Ratings

- 3.8. The rating system used is consistent with the recommended 7-point scale contained within *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*.

Document	Effect Rating						
Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines	Very Low	Low	Low - Moderate	Moderate	Moderate-High	High	Very High
Act/Policy	Threshold						
RMA	Less than Minor	Minor	More than Minor		Significant		

- 3.9. Where the level of effect ranges between ratings on this scale, a split rating is provided (e.g., *Low-Moderate* to *Moderate*). *Low* effect ratings that are less than minor are identified as such.

4. ASSESSMENT OF LANDSCAPE EFFECTS

- 4.1. The following section examines the physical, perceptual, and associative attributes of the site and its surroundings that contribute to existing landscape and natural character values.

The Existing Landscape Attributes and Values

Landscape Context

- 4.2. Located within the central volcanic zone, the site is located on the Whakaroa Peninsula on the northern side of Lake Taupo between Whangamata Bay and Whakaipo Bay.
- 4.3. Lake Taupo is expansive, with an area of 616 km², it lies within a caldera created by a series of volcanic eruptions between at least 26,500 and 1,800 years ago. The terrain is dominated

⁴ The Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines was adopted by the NZILA in May 2021, replacing the NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1 (NZILA BPN 10.1).

by underlying volcanic rock and hydraulic erosion processes have carved headlands and created bays.

- 4.4. The northern edge of the lake consists of a series of south-facing bays and rising headlands and peninsulas. The prominent ridgelines and escarpments which adjoin these contain the broad stream valley systems, such as the Whangamata Valley and the Mapara Valley.
- 4.5. At the southern end of Lake Taupo, Mounts Tongariro, Ruapehu and Ngauruhoe, form the backdrop to the views across the lake and are key focal attractions from the northern bays and the site.
- 4.6. The Whakaroa peninsula rises steeply as a series of bluffs and escarpments from Lake Taupo, extending to the northeast as the main dividing ridge between the Whangamata and Mapara Catchments. The peninsula and ridgeline form part of a complex elevated landform that includes areas of elevated plateau rocky bluffs and escarpment, deeply incised valleys created by the erosion of softer volcanic deposits. These features are highly expressive of the underlying volcanic geological processes. The landscape is valued for its natural character, with high scenic value including vegetated rocky outcrops, bluffs, and escarpments.
- 4.7. The Whangamata and Mapara catchments is composed mainly of porous, fast-draining Taupo Ignimbrite and Oruanui Ignimbrite. Whakaroa Peninsula is composed of Rhyolite lava domes expressed as the rocky bluffs, cliffs, outcrops, and escarpments seen along the lake edge. The Whangamata Bluffs, along Whakaroa/Te Itarata Point, form an impressive, steep, craggy boundary to the north-western edge of Whakaipo Bay.
- 4.8. Whakaipo Bay, to the east of the site, is a deep bay, bounded on the west by the Whangamata Bluffs and Tahunatarata Point on the east. The gravel and sand beach at the head of the bay is largely undeveloped along its length the length of the beach forming a recreation reserve.
- 4.9. Whangamata Bay is broader, by comparison, bounded on the west by the bush-covered Te Kauwae Peninsula and the Whakaroa Peninsula to the west. The gravel and stone beach at the head of the bay is backdropped along its entire length by Kinloch. Beyond the beach, the topography transitions from a gentle valley floor to a more undulation and rolling terrain towards the head of each catchment.
- 4.10. The lower reaches of the Whangamata Valley are characterised by it the urban development that constitutes Kinloch. At its closest point, Kinloch is less than 100m from the site boundary.
- 4.11. Originally developed as a holiday destination in the 1960s the town has grown to include a mixture of holiday homes, baches and permanent residences. Continued subdivision development has seen the town expand from along the lake shore to Whangamata Road in the north. Key components of the town include a marina and golf course. Dissected by the Whangamata Stream, the town occupies much of the valley floor. Lot sizes within Kinloch are generally <800m² in the older parts of town, with larger lots ranging in size up to 4ha in the newer areas to the north.
- 4.12. In the wider rural landscape, clusters of large lot lifestyle block type developments, of varying densities, are found within the Whangamata and Mapara valleys. Lot sizes in these areas generally range between 4ha and 10ha.

- 4.13. At a broad level, the key features that influence the wider physical and experiential characteristics of the landscape surrounding the site include:
- a. The Whakaroa Peninsula topography, with its volcanic domes, broad ridgelines and plateaus which run from the escarpment headland at Te Tuhi Point, Whakaroa Point and Te Itarata Point in the south, to a high point (792m) in the centre of the site, before merging with the rolling volcanic topography associated with the Mapara and Whangamata catchments to the north.
 - b. The juxtaposition between the site and Lake Taupo, including the visual and transitional relationship between massively variable topography and the planar qualities of the water's surface.
 - c. Existing land use and development patterns include the juxtaposition between the rural development and land use within the application site and the bush-covered reserve areas surrounding it; and the relationship between more natural appearing areas (reserve and farmland), transitional areas (lifestyle blocks and peri-urban development such as occurs in the Mapara catchment) and urban areas (such as Kinloch).
- 4.14. These features provide the context within which the application site and its immediate surroundings are interpreted and assessed. The characteristics of the surrounding landscape can be seen in the following photographs.
- 4.15. Associative values (historic and cultural significance) associated with the site and its surroundings include:
- The heritage significance of Lake Taupo.
 - Cultural values associated with Kaimoana gathering.
 - Holiday destination history of Kinloch (developed in the 1960s), with bach and accommodation type development.
 - Holiday and tourism values of Lake Taupo.
- 4.16. Lake Taupo is of significant cultural and spiritual importance to mana whenua, due to its extensive historical use and settlement.
- Around the shores of Lake Taupo are the sites of a number of cliff and headland pa.*
- The sheer cliffs of the western shore of Lake Taupo provided excellent natural defences for some pa so that palisading would only be required at occasional weak points.*
- The settlements on the edge of the lakes were able to supplement their food supply with inanga, kakahi, and kokopu... Eels were not found in the lakes and streams of this region but kokopu were caught in large numbers while koura provided another significant source of food. Birds were plentiful in most of the patches of bush...⁵*
- 4.17. The applicant has been communicating with the Western Bays Forum to connect with the hapū that holds mana whenua over the site. The site contains three recorded archaeological sites, which are discussed in the Archaeological Report (Perry Fletcher).

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https://www.jps.auckland.ac.nz/document//Volume_65_1956/Volume_65%2C_No_1/Maori_settlement_in_the_Taupo_Country%2C_1830-1880%2C_by_R_Gerard_Ward%2C_p_41-44/p1

- 4.18. Lake Taupo was also a desirable location for early European settlers, with both the Mapara and Whangamata Valleys being developed as farmland with areas of production pine, Kinloch was developed as a holiday destination and many recreation reserves and walking trails were established along the lake front.
- 4.19. Other shared and recognised values within and surrounding the site include:
- Recreation values associated with boating and fishing, on the lake.
 - Prominent lookouts located along the public walking and cycling tracks along the Whakaroa Peninsula (Great Lake Trail) and Whakaroa Point headland loop track.
 - The Kinloch esplanade reserve and Whakaipo Bay recreation reserve.
 - Whakaroa OLA, Lake Taupo OLA, North-western Bays Whakaroa Pt to Otuparae Pt OLA and the SNAs adjacent to the site.
 - The community and DOC desires to improve the environmental health of the indigenous vegetation along the peninsulas and headlands and the Whangamata and Mapara Streams and other local waterways, as well as water quality of the lake.
- 4.20. Some parts of the surrounding landscape or features within it may be considered more “sensitive” than others. These include:
- a. The lake edge (Where natural edges and sequences (e.g. rocky outcrops and bluffs along the peninsulas and headlands) are more sensitive than modified edges such as Kinloch settlement and marina).
 - b. Existing native vegetation along the lake edge and streams (i.e. the indigenous vegetation along the peninsulas, headlands and alongside Mapara and Whangamata Streams).
- 4.21. Landscape sensitivity (i.e. the sensitivity of the landscape to change that affects its existing character or values) is considered to be **moderate-high**. This is because of the location of the site within The Whakaroa Peninsula OLA, adjacent to the Whakaipo Bay Scenic Reserve bush, Whakaroa Point Recreation Reserve SNA and Whangamata Bay Headland SNA, and the surrounding Lake Taupo and Northwestern Bays OLAs.
- 4.22. The site and surrounding landscape have high associative values, with a wide public appreciation for both the natural beauty of the lake and its cultural/social value as a destination point.



Figure 6: Kinloch from Whangamata Bay



Figure 7: Mapara Valley looking towards the Whakaroa Peninsula



Figure 8: Kinloch, looking towards the highpoint within the site.



Figure 9: Upper Whangamata Valley looking towards the Whakaroa Peninsula and Whangamata Bay

The Application Site

- 4.23. Located at the end of Whakaroa Road, the application site comprises three parcels of pastoral land and is characterised by its use for dry stock grazing. A prominent ridgeline rises from the Whakaroa Peninsula to an elevated prominence in the southern part of the site, before descending to a gently undulating plateau in the centre of the site. Running in a north-easterly direction, the main spine of the ridge rises again to the highpoint within the site, before dropping steeply to the site entrance at its northern extreme.
- 4.24. This can be seen in the *Topographic Relief Map (Map 1)* and the *Topographic Position Index Map (Map 20)* Maps.
- 4.25. Vegetation cover within the site is comprised of a small patch (approximately 8.8ha) of native bush, a pocket of pine, and scattered clusters of exotic specimen trees and shelter plantings. Approximately 7.6ha of gully in the centre of the site has been retired and planted out.
- 4.26. Existing development within the site is limited to a central farm access track (metalled), which runs from the site entrance to the mobile phone transmission tower at the southern end of the site and the radio repeater towers and equipment buildings on the high point in the centre of the site.
- 4.27. A sheering shed and yards are in the centre of the site with two tunnel sheds located in other parts of the property. There is no dwelling located on the site. Other features within the site include the 11kv power lines which service Kinloch to the west, a water bore and a GPS station.
- 4.28. The characteristics of the site can be seen in the following photographs.



Figure 10: Native bush in the western part of the site above the access road.



Figure 11: Looking south along the Whakaroa Peninsula to Lake Taupo from the high point within the site.



Figure 12: The central plateau area with the site



Figure 13: Kinloch and Whangamata Bay from the western edge of the site



Figure 14: Undulating topography and the radio repeater tower in the centre of the site

Identified Outstanding and Amenity Landscape Attributes and Values

Taupo District Landscape Assessment

- 4.29. The application site is located within the Whakaroa Peninsula Outstanding Landscape Area (OLA 65) identified by *The Outstanding Landscapes of Taupo District 2009* report prepared by Isthmus Group for the (then) review of the Taupo District Plan.
- 4.30. The site is adjacent to or nearby other identified Outstanding Landscape Areas, including Lake Taupo OLA (OLA 20 and ONFL 9), Northwestern Bays OLA (OLA 28), Te Kauwae Peninsula OLA (OLA 45), Whakaipo Bay Amenity Landscape Area (ALA 63), and Whakaroa Hills ALA (ALA 66).
- 4.31. Lake Taupo and the Whakaroa Peninsula are also identified as an ONFL (ONFL 9 Lake Taupo) in the Waikato Regional Policy Statement, based on work undertaken in the Waikato Regional Landscape Assessment by M. Buckland et al in 2010.

Key Attributes of the Identified ONLS

- 4.32. The application site is located approximately 300m away from the Lake Taupo OLA (at its closest point) and approximately 550m (at the nearest point at Whakaipo Bay Recreation Reserve) from the Northwestern Bays (Whakaroa Pt to Otuparae Pt) OLA. The following key values and attributes describe each of the OLAs.

Whakaroa Peninsula OLA 65 (Section 7 of the OTDP)

High physical prominence when viewed from within the lake and from Kinloch. Forms part of the framing view from Kinloch settlement, with Te Kauwae Peninsula. Combination of bush clad areas on the headland, with grazed pasture on the plateau. Presence of farm structures including sheds, and transmission aerial.

Highest point 707m above sea level (330m above lake level). Although not as physically prominent as some of the other lakeside cliffs, have very high cultural significance to Kinloch Community and local iwi.

Whakaroa Peninsula (Landscape Unit Assessment Sheet) ⁶

Physical

- a. *Highly prominent headland forming part of Whangamata Bay.*
- b. *High level of distinctiveness and uniqueness due to its largely undeveloped nature and predominance of native regenerating bush.*
- c. *Very high degree of naturalness, almost pristine in its character, clad in regenerating native bush.*

Perceptual

- a. *High importance in mental maps as forming part of the undeveloped wilderness experience of the Lake Taupo western bays.*
- b. *High level of vividness and memorability, particularly for its elongated shape and close association with Lake Taupo.*
- c. *Very high level of amenity forming a green backdrop when viewed from the south.*
- d. *Very high level of coherency due to continuous defined native vegetation*

⁶ Relevant physical, perceptual, and associative values and attributes have been summarized into bullet points (extracted from the relevant Landscape Unit Assessment Sheet from: *The Outstanding and Amenity Landscapes of the Taupo District*. Isthmus Group. October 2009).

Associative

- a. *Very high shared sense of place and identity particularly for Kinloch community and the wider Taupo area for its association with the western bays.*
- b. *Iconic feature of the western bays.*

Lake Taupo OLA 20 Key Attributes (Section 7, OTDP)

Last eruption some 1800 years ago, creating a large caldera lake with a series of bays, river tributaries, pumice beaches and sheer cliff edges. Tapuaehāruru Bay forms a prominent enclosed bay; its flat terraces forming the platform for the Taupō township.

The lake forms the focal point for surrounding settlements. The identification of the lake as an outstanding feature also extends to its margins and Motutaiko Island. Highly valued recreation resource, water quality, and sense of place. Very high historical and cultural values.

*Lake Taupo (Landscape Unit Assessment Sheet)*⁷

Physical

- a. *Highly prominent focal point for the Taupo District.*
- b. *Its form is the result of the most recent and largest Taupo eruption some 1800 years ago, creating a caldera lake with a series of bays, river tributaries, pumice beaches and striking cliff bluffs.*
- c. *Country's largest lake in the centre of the North Island, unique due to size and volcanic origins, some 40m in length at its longest point.*
- d. *The lake also has a series of hot thermal spots within the lake waters.*

Perceptual

- a. *Highly prominent well-known landmark feature at the centre of the North Island.*
- b. *Focus of the District (most settlements oriented towards the lake margins).*
- c. *Typically first feature drawn in mental maps.*
- d. *Highly memorable due to size and prominent cliffs.*
- e. *Ocean-like scale and perception creating a vast open space that allows views from Taupo to the prominent and dramatic backdrop of the three mountains.*
- f. *Western Bays largely inaccessible by car therefore creates a unique boating only and wilderness experience.*

Associative

- g. *Highly important sense of place for local communities.*
- h. *Vistas are awe inspiring, dynamic and ever changing from glassy mirror-like waters to rough ocean-like swells.*
- i. *Lake highly valued for recreational activities such as fishing, boating, water skiing, kayaking, rock climbing, swimming, parasailing, windsurfing, kite surfing as well as beaches for picnicking, camping, and sunbathing.*

Lake Taupo ONFL 9 (Waikato Regional Landscape Assessment)

This expansive lake has an area of 616 km² and is the largest freshwater lake in New Zealand; it is the source of the Waikato River. The lake, which has pumice beaches, lies in a caldera created by a series of enormous volcanic eruptions between at least 26,500 and 1,800 years ago, and is surrounded by volcanoes in the nearby central plateau and to the south. Lake Taupo forms the foreground to the Tongariro National Park, and is highly visible from a wide area thus having a large viewing audience. Features around and in the lake include cones, islands, cliffs, rock carvings and native bush. The lake is the focal point for the settlements at a number of locations around it.

⁷ Relevant physical, perceptual, and associative values and attributes have been summarized into bullet points (extracted from the relevant Landscape Unit Assessment Sheet from: *The Outstanding and Amenity Landscapes of the Taupo District*. Isthmus Group. October 2009).

The lake and its setting have a strong sense of place and identity. Tangata whenua have strong links to the lake and many live alongside it. From a recreational point of view the lake is noted for its trout fishery – brown and rainbow trout, for cycling, kayaking, skydiving, waterskiing and boating.

The main factors contributing to its identification as an outstanding landscape are the expansive areas of water, its memorability and vividness, the natural character of the lake edge and its cultural values.

Activities that could threaten these values would be significant additional development around the lake edge, and on the slopes surrounding the lake. Commercial exotic forestry would also threaten this landscape, as would invasive pest species and wildling pines.

Lake Taupo ONFL 9 (Waikato Regional Policy Statement)

Expansive area of water, memorable and vivid, natural character. Forms the foreground to Tongariro National Park viewed from the north.

Significance to tāngata whenua. Recreational values including trout fishing, water skiing and boating.

Northwestern Bays Whakaroa Pt to Otuparae Pt OLA 28 Key Attributes (Section 7, OTDP)

Forms a complex formation of headlands and bays from Otuparae Point south to Whakaroa Point including Whakaipo Bay.

Highly valued for its natural character in close proximity to the developed area of Acacia Bay. Includes contemporary Māori rock carvings in Mine Bay. High scenic value including rocky outcrops and waterfalls, including Waikino.

Northwestern Bays Whakaroa Pt to Otuparae Pt OLA (Landscape Unit Assessment Sheet) ⁸

Physical

- a. One of the most scenic and undeveloped parts of the Lake Taupo bays and headlands.*
- b. High level of prominence particularly when viewed from within the lake, and from surrounding bays.*
- c. Very highly distinctive and unique, with very high degree of naturalness.*
- d. Largely undeveloped, with sheer cliffs and secluded bays.*

Perceptual

- a. Very high importance in mental maps for Taupo communities.*
- b. Described as a wilderness experience, particularly due to lack of public roads, and accessibility mainly by boat.*
- c. High vividness and memorability with high level of amenity.*
- d. Highly coherent landscape.*

Associative

- a. High shared sense of place and identity for Taupo communities, providing a green backdrop to the lake area, and retaining a high sense of natural environment.*
- b. Very high historical and cultural values, particularly as forming old access ways across the peninsulas.*

Te Kauwae Peninsula OLA 45 Key Attributes (Section 7, OTDP)

Highly prominent headland when viewed from the lake and Kinloch. Forms part of the framing view from Kinloch settlement to the right, along with Whakaroa Peninsula 537m above sea level (180m above lake level) to the left.

⁸ Relevant physical, perceptual, and associative values and attributes have been summarized into bullet points (extracted from the relevant Landscape Unit Assessment Sheet from: *The Outstanding and Amenity Landscapes of the Taupo District*. Isthmus Group. October 2009).

Although not as physically prominent as some of the other lakeside cliffs, the peninsula has very high cultural significance to Kinloch community and local iwi. Some of the best remaining early Māori rock markings are found here. High natural character, largely clad in native bush and free of visible built structures.

Te Kauwae Peninsula (Landscape Unit Assessment Sheet)⁹

Physical

- a. *Highly prominent headland forming part of Whangamata Bay.*
- b. *High level of distinctiveness and uniqueness due to its largely undeveloped nature and predominance of native regenerating bush.*
- c. *Very high degree of naturalness, almost pristine in its character, clad in regenerating native bush.*

Perceptual

- a. *High importance in mental maps as forming part of the undeveloped wilderness experience of the Lake Taupo western bays.*
- b. *High level of vividness and memorability, particularly for its elongated shape and close association with Lake Taupo.*
- c. *Very high level of amenity forming a green backdrop when viewed from the north.*
- d. *Very high level of coherency due to continuous defined native vegetation.*

Associative

- a. *Very high shared sense of place and identity particularly for Kinloch community and the wider Taupo area for its association with the western bays.*
- b. *Very high historical values and importance to Tangata Whenua, some of the best remaining early Maori rock markings found there. Iconic feature of the western bays.*

Whakaipo Bay ALA 63 Key Attributes (Section 7 of the OTDP)

Gentle sloping valley area adjacent to the Lake Taupō margin. High picturesque value and open landscape with views to the lake. Predominantly in grazed pastureland, interspersed with large farm trees and clustered regenerating vegetation around waterways. Provides a highly scenic drive along Māpara Road.

Also includes the foothills of Punatekahi Ridge and Whakaipo Peninsula.

Whakarōa Hills ALA 66 Key Attributes (Section 7 of the OTDP)

Back hills of the Whakarōa Peninsula, providing an important hill and ridge backdrop to Kinloch township. Predominantly rural setting, interspersed with clusters of regenerating bush, plantation forestry, and small hillside settlements on the foot slopes.

Not as physically outstanding as the Whakarōa Peninsula due to lack of native vegetation, less prominent ridge peaks and location being inland from the lake. Also forms part of the Kinloch Ridgeline Protection Area.

Existing Landscape Value

- 4.33. The Whakarōa Peninsula was found to have a **moderate** landscape value within the application site and a **high** to **very high** landscape value within the native bush covered cliffs, bluffs, and escarpments of the OLA surrounding the application site (the base of the peninsula). The existing landscape values of Lake Taupo and its northern bays (Kaiapo,

⁹ Relevant physical, perceptual, and associative values and attributes have been summarized into bullet points (extracted from the relevant Landscape Unit Assessment Sheet from: *The Outstanding and Amenity Landscapes of the Taupo District*. Isthmus Group. October 2009).

Whakaipo and Whangamata Bay) when considered collectively is **high** to **very high**. Landscape values associated with Kinloch, to the west of the site are **low** to **low-moderate** and the rural hinterland to the north and northeast of the site are **low-moderate** to **moderate**.

- 4.34. When considered collectively, the overall landscape value of the site and its surroundings is **moderate-high**.
- 4.35. The key attributes that contribute to these ratings include:
- a. The spatial relationship between the wide-open waters of Lake Taupo, the bluffs, outcrops and escarpments, the bush cover, and the open pastoral landscape of the application site.
 - b. The complex formation of headlands and bays, with high aesthetic and scenic value including vegetated rocky outcrops, escarpments, bluffs and cliffs.
 - c. Modification to vegetation patterns along the lake edge, particularly within the embayment's where the gentler terrain has allowed for farming practices, rural settlement and recreational opportunities (Taupo Township, Kinloch Township, Acacia Bay Settlement, forming part of the wider Lake Taupo character).
 - d. Whakaroa Peninsula Outstanding Landscape Area (OLA).
 - e. Lake Taupo OLA.
 - f. Northwestern Bays (Whakaroa Point to Otuparae Point) OLA.
 - g. Whakaipo Bay Scenic Reserve bush SNA, Whakaroa Point Recreation Reserve SNA, and Whangamata Bay Headland SNA.
 - h. Sense of wildness/ruggedness and perceived naturalness.
 - i. Recreational values (walking tracks, scenic lookouts, boating/fishing/kayaking within the bays).
 - j. Maaori and Pakeha values are associated with past and present occupation and use of the land.
- 4.36. While the open pastoral characteristics of the application site, combined with its relatively low levels of development are typical of the wider surrounding rural landscape, these characteristics and attribute differ significantly from the key features and values that contribute to the OLA status of the Whakaroa OLA and the more natural appearing landscapes around the northern shores of Lake Taupo.

Effects of the Proposed Development on Landscape Character

- 4.37. The introduction of clusters of dwellings, a lodge, an equestrian centre and associated infrastructure onto the elevated rural landscape of the Whakaroa Peninsula OLA will initially affect the rural characteristics of the site by introducing scale and density of development more like that found in Mapara Valley and fringes of Kinloch. As the proposed mitigation and rehabilitation planting becomes established across the site, the landscape character will transition from a rural residential landscape to a more natural landscape.
- 4.38. This transition is expected to occur over 6-8 years, with the various buildings within the site eventually becoming subservient to the native bush landscape, with only the equestrian areas and grazing associated with the lodge referencing the site's previous pastoral land use. These areas are not expected to be prominent from outside of the site.
- 4.39. The proposed development will:
- a) Maintain the existing topographical features and patterns within the site (including gully systems, knolls and ridges).

- b) Enhance the natural characteristics of the Whakaroa Peninsula and other nearby Outstanding Landscape Areas (Lake Taupo OLA, Northwestern Bays OLA or Te Kauwae OLA), or adjacent Significant Natural Areas (Lake Taupo, Whakaipo Bay Scenic Reserve SNA, Whakaroa Point Recreation Reserve SNA and Whangamata Bay Headland SNA).
- c) Not affect the existing rural amenity values and characteristics of the wider surrounding rural landscape.

Existing Pastoral Characteristics of the Site

- 4.40. The character of the site will change from being predominantly rural, visually characterised by its current land use patterns and pastoral development, to a bush covered landscape, interspersed with clusters of dwellings nestled into a more natural appearing landscape.
- 4.41. While some buildings, such as the lodge and chapel facilities, and the equestrian facilities will feature within the landscape to a greater extent due to either their location or contrasting land use patterns, these will remain subservient to the broader characteristics of the site.
- 4.42. The transformation of the site from its rural state to a bush-covered landscape will contribute to a significant positive change in character, resulting in a more consistent and harmonious appearance across the broader ONL, fostering a sense of continuity and cohesion throughout the area. The introduction of dense vegetation and natural elements not only enhances the visual amenity values of the wider landscape but also promotes ecological sustainability by providing habitat for diverse wildlife and contributing to the overall ecological balance.
- 4.43. The effects on visual amenity are discussed later in this report.

Existing Topography and Features

- 4.44. Earthworks associated with the proposed subdivision development will be minimised by utilising existing roads and benching within the site for the main access roads. New roads and tracks will be located sympathetic to the underlying terrain to minimise cut and fill. Earthworks associated with the creation of the proposed building platforms for the lots, lodge and chalets will be shaped to integrate into the surrounding natural contours. The building platforms are located to avoiding the steeper slopes within the site.
- 4.45. This approach will ensure that the effects of earthworks on the existing topographical features, such as knolls, ridgelines, gullies, and rills, within the site are minimised. More earthworks are expected to occur in and around the lodge, in order to sink the building into the surrounding ridge.
- 4.46. Overall, the proposed earthworks within the site will not cause significant disturbance to the existing physical (topographical) features. The alterations to the landform within the OLA will not be sufficient to impact the characteristics of the terrain, preserving the integrity of the existing skyline profile of the Whakaroa Ridge as experienced from outside the site.

Effects on the Nighttime Environment (Dark Sky)

- 4.47. While the proposed subdivision development will alter the nighttime (dark sky) characteristics of the site, through the introduction of low lumen lighting associated with the lodge and dwellings, this will be seen within the context of the wider surrounding rural landscape within which scattered light sources can already be experienced. This includes light emanating from rural residential development within the otherwise dark Mapara Valley,

and the more intense light emulating from Kinloch township and the western side of the Whakaroa Peninsula (Locheagles Rise subdivision). When viewed from out on the lake, lighting within the site is likely to be subservient to the brighter lights associated with Kinloch and Taupo.

- 4.48. Lighting within the site will be managed to maintain a dark sky environment by shielding all lights, directing lighting away from the Lake and adjacent public reserves and restricting lighting to a “warm” colour temperature under 3000 Kelvin¹⁰.
- 4.49. There will be no road or street lighting used along the length of the access road and low-lumen downlights will be used where signage and/or safety lighting is required. These mitigation measures will aid in integrating the subdivision development with its surroundings and by reducing the visual prominence of any light source visible, reducing the adverse effect on the nighttime environment.

Development Density and Integration

- 4.50. Several nodes of rural subdivision and associated rural development are present within the wider surrounding rural landscape. Subdivision within the application site is considered appropriate because it is proximal to other areas of development within the surrounding rural environment, include recent development within the Mapara and Whangamata Valleys.
- 4.51. The adoption of clustered lots, scattered across the site, with enough variance of size to allow for diversity of lot size and shape (1887m² – 1.68ha) and the retention of two areas of open pastoral land (within the equestrian centre and adjacent to the lodge buildings) and the revegetation of the remainder of the site, will allow the proposed subdivision clustered allotments to be seen between large swathes of indigenous vegetation, aiding in integrating the development with the natural elements of the adjacent SNA native bush reserve and the development patterns in the wider surrounding rural and urban (Kinloch) landscape. Subdivision density analysis of the wider surrounding rural landscape (Map 34, appendix four) indicates that several similar density clusters of subdivision development already exist within the Mapara and Whangamata Valleys, to the east and west of the site respectively.
- 4.52. It is therefore considered that the scale and density of the development that will result from the subdivision will be consistent with other subdivisions within the wider surrounding rural environment and will respond to its sensitive location within an OLA and immediately adjacent to SNA reserves, the Lake Taupo OLA and the Northwestern Bays OLA (the proposed subdivision will change the open rural character of the site to one that is predominantly characterised by indigenous bush).

Key Values and Attributes of the OLA

- 4.53. The proposed development will not adversely affect the key values and attributes of the Whakaroa Peninsula OLA, Lake Taupo OLA, Northwestern Bays (Whakaroa Pt to Otuparae Pt) OLA or Te Kauwae OLA or the Whakaipo Bay and Whakaroa Hills ALAs.
- 4.54. These valued landscapes have specific physical attributes that contribute to their appeal. These include the lake edge with bush-covered peninsulas, headlands, sheer cliffs, rocky outcrops, and waterfalls. The perception of these landscapes is shaped by the high physical

¹⁰ The measure of the colour of a light source relative to a black body is expressed in degrees Kelvin (K). Warm white light has a colour temperature between 2700-3500K. Lights rated between 5000K and 6000K are viewed as white, while lights above 6000K tend to have a blue cast.

prominence and scenic qualities of the lake edge, as well as the coherency of the native vegetation surrounding it. Moreover, they hold associative attributes such as a shared sense of place, cultural and community values, and historical significance.

- 4.55. The existing modifications to the Whakaroa Peninsula have been listed in the OLA key attribute description (grazed pasture on the plateau and the presence of farm structures including sheds, and transmission aerial). These modified parts of the peninsula have not been identified within the Whakaroa Peninsula Landscape Unit assessment sheet as contributing to the physical, perceptual, or associative attributes or values of the Whakaroa Peninsula OLA. Because the proposed subdivision development site is located within the already modified part of the peninsula and is not located within the part of the peninsula identified as contributing to its OLA status, adverse effects of the proposed subdivision development on the key attributes and values of the Whakaroa Peninsula OLA will be reduced.
- 4.56. The OLA key attribute description lists the existing modifications to the Whakaroa Peninsula, which consist of grazed pasture on the plateau and the presence of farm structures like sheds and transmission aerials. However, these modified areas have not been deemed as contributing to the physical, perceptual, or associative attributes or values of the Whakaroa Peninsula Landscape Unit assessment sheet. It is important to note that the proposed subdivision development site falls within the already modified part of the peninsula and not within the section identified as contributing to its OLA status. As a result, the adverse effects of the proposed subdivision development on the key attributes and values of the Whakaroa Peninsula OLA will be minimized.
- 4.57. While the proposed subdivision development will introduce clusters of dwellings along the main ridgeline of the Whakaroa Peninsula, these dwellings will be subservient to the extensive swathes of proposed indigenous planting, which will create greater visual cohesion between the application site and the adjacent areas of more highly valued landscape (the regenerating SNA bush reserve along the base and sides of the peninsula) and enhance the overall landscape and natural character values of the Whakaroa OLA.
- 4.58. The proposed planting will also ensure that the access road, dwellings, and lodge buildings will not adversely affect the key attributes of the adjacent Whakaroa Hills and Whakaipo Bay amenity landscape areas, by retaining and enhancing native vegetation along the Whakaroa Peninsula and associated scenic and picturesque vistas associated with these amenity landscape areas.
- 4.59. The proposed development will therefore enhance the existing biophysical, perceptual, and associative factors that contribute to its OLA status. Through the implementation of mitigation and restoration planting across a substantial portion of the site, these attributes will be further improved. This enhancement will not only preserve the valued landscape but also contribute positively to the overall visual appeal and reinforce the sense of place and community connection to the area.

5. ASSESSMENT OF VISUAL EFFECTS

- 5.1. The *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*¹¹ states:

*Visual matters are integral to landscape rather than a separate category or factor. Physical, associative, and perceptual dimensions are each experienced visually (as well as through other senses).*¹²

- 5.2. The following factors were evaluated during the visual assessment.

Visual Effects Methodology

- 5.3. The visual effects of the proposed subdivision have been assessed from view locations surrounding the site and rated using a standardised rating system (appended to this report as appendix two). All ratings consider the mitigation measures inherent in the design process (location of building sites to avoid visually prominent locations, avoidance of steep slopes to reduce visible earthworks) and proposed planting and restrictions surrounding building colours and materiality, which aid in integrating the proposed subdivision with the surrounding landscape.
- 5.4. Where the level of effect ranges between ratings on this scale, a variable rating is provided (e.g. *very low* to *low*).
- 5.5. View locations have been grouped for analysis, based on location and/or similarity. It should be noted that different locations may affect different viewer types or sensitivities.
- 5.6. While some of the proposed development will be visible from all identified view locations, the effects vary depending on the context in which they are seen, and the screening that is provided by several factors including vegetation, topography, and distance.
- 5.7. The 'design with nature' approach to the location of lots and suitable development areas (avoiding landscape areas sensitive to change), in combination with the proposed planting (as shown on the Subdivision Concept Plan in appendix four) and the recessive colours and materiality of dwellings within the subdivision, have been taken into consideration when determining effects ratings.

Visual Catchment

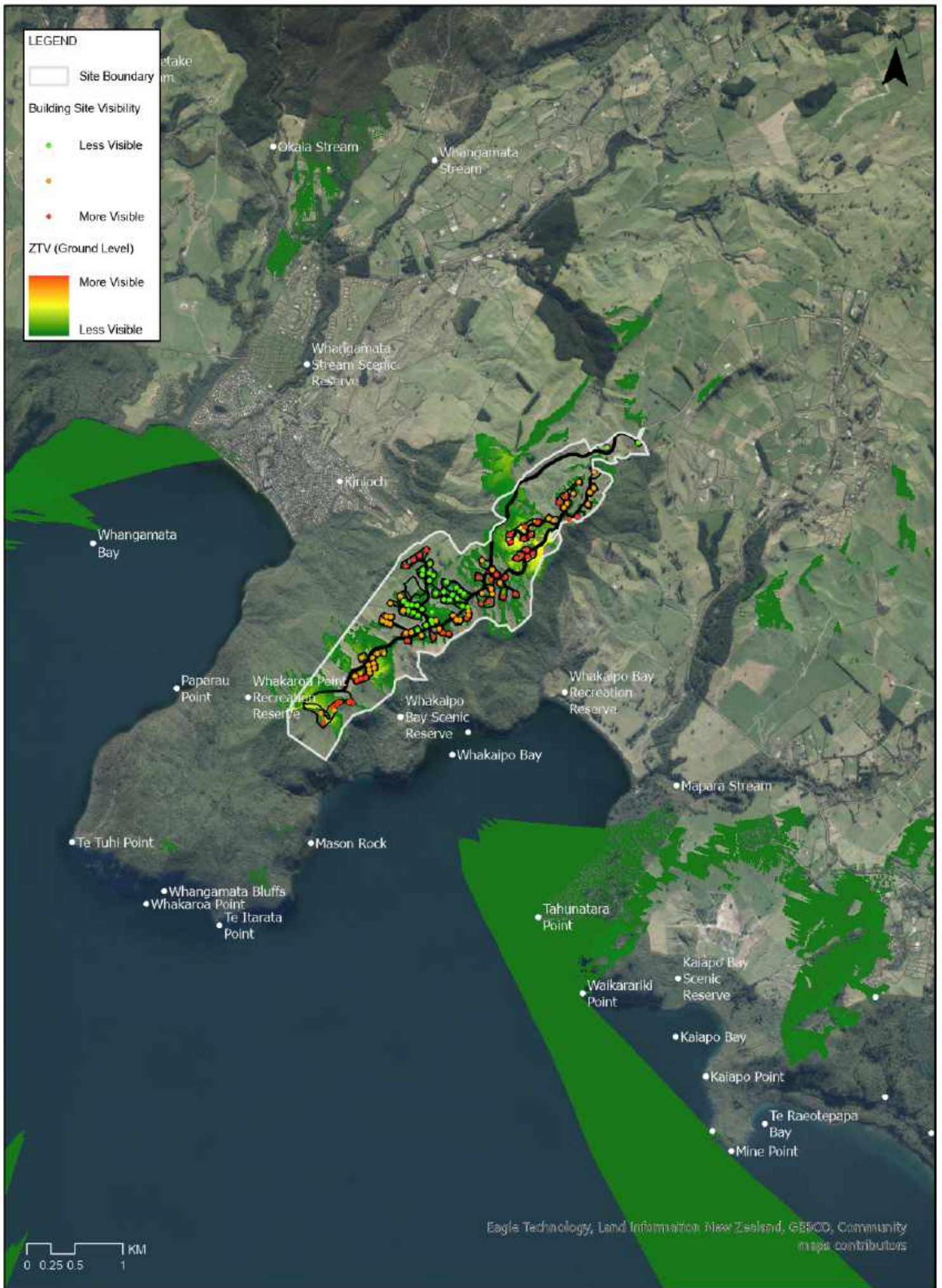
- 5.8. As part of the initial investigation into the potential visibility of the proposed subdivision, zone of theoretical visibility (ZTV) analysis was carried out to identify areas from where the development envelope would be potentially visible. The ZTV analysis used a digital elevation model (DEM) derived from a combination of available elevation data from the national database and site-specific survey data attained in 2020. These ZTV maps do not take into consideration existing vegetation within the site or surrounding landscape. They, therefore, provide a 'worst-case scenario' of potential visibility.
- 5.9. Two ZTV maps (refer following maps) were produced, one showing the ZTV at ground level, the other showing the ZTV at maximum building height.

¹¹ The *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines* were adopted by the NZILA in May 2021, replacing the NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1 (NZILA BPN 10.1).

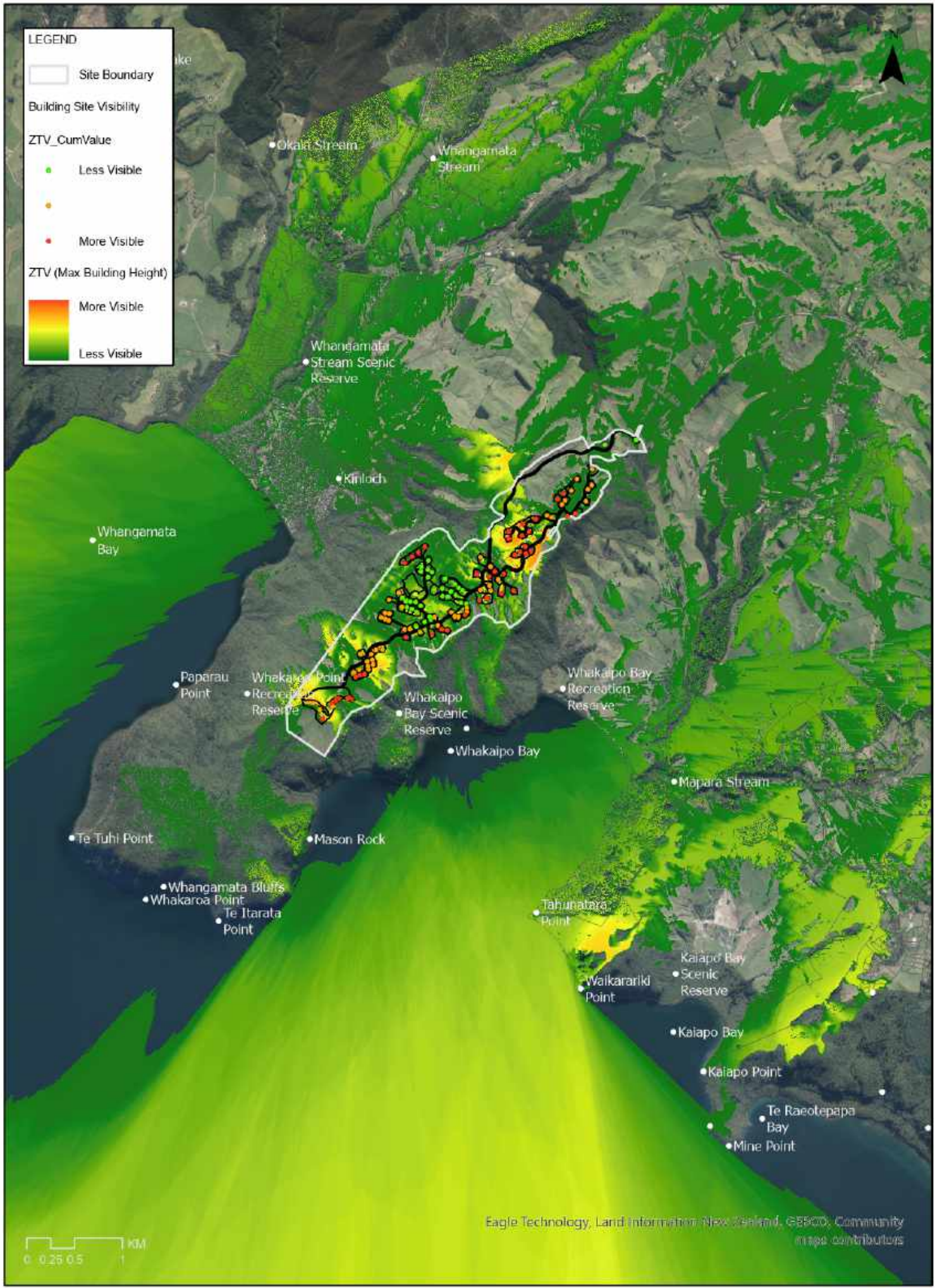
¹² Para 4.30. *Te Tangi a te Manu*

- 5.10. A site visit was carried out in August 2022 to verify the findings of the ZTV analysis and to assess the effects of the proposed development from view locations representative of the range and types of views available from within the surrounding landscape.
- 5.11. The key findings from the ZTV analysis and site investigation are:
- a. That the theoretical visual catchment surrounding the application site is constrained by topography, vegetation, and buildings along the peninsula and within the wider surrounding rural (Mapara and Whangamata Valleys) and urban (Kinloch) landscape.
 - b. The proposed development is potentially visible from a relatively broad catchment, which includes the Mapara Valley, Whangamata Valley (and Kinloch Township), Whakaipo Bay and Whangamata Bay.
 - c. The proposed development will be theoretically visible from a broad visual catchment surrounding the site, except for from locations immediately adjacent to the site, along the base of the Whakaroa Peninsula, where the proposed subdivision will be largely crested from view by the steep terrain and dense vegetation along the base and sides of the peninsula.
 - d. The proposed subdivision will be theoretically visible from locations within Whakaipo Bay and Whangamata Bay and from locations to the south and southwest within Lake Taupo. It will be more visible from locations within the west of Whangamata Bay and within the east and south of Whakaipo Bay (due to the topographic and vegetative screening of the Whakaroa Peninsula).
 - e. Site investigation found that from locations further out within lake Taupo, the proposed subdivision will become difficult to discern due to the visual complexity of the view and the context of the subdivision within the wider surrounding landscape.
 - f. The proposed development will be theoretically visible from locations within the Mapara Valley (to the east and northeast), and the Whangamata Valley (to the west and north), including Kinloch (to the west) and rural areas north of Kinloch. The ZTV analysis indicates that the theoretical visibility of the proposed development increases from locations further to the east (further away from the site) from within the Mapara Valley, and further to the west and north from locations within the Whangamata Valley (further away from the peninsula).
 - g. The proposal will be visible from some locations within the Whakaipo Bay Recreation Reserve/tracks and potentially visible from along the Kawakawa Bay walking tracks.
 - a. Field verification found that existing vegetation (the SNA reserve bush along within the Whakaroa Peninsula, riparian planting along the Mapara Stream, Whangamata Stream and Okaia Stream and dwelling, roadside and rural planting patterns (curtilage planting, shelter rows, hedges, and specimen trees)) and existing rural and urban dwellings, buildings, sheds, and barns will further restrict views into the subject site from surrounding public (and private) locations.
 - b. The nearest publicly accessible view location is located at the site boundary at the end of Whakaroa Road, from which views of the development will be restricted by the steep terrain of the main ridgeline of the Whakaroa Peninsula, which rises steeply past the end of the road.
 - c. The nearest dwellings are located approximately 150m from the site boundary (located at the end of Whakaroa Road, to the northeast of the site, and the upper part of Locheagles Rise, to the west of the site).
 - d. Locations from which the proposed development will be theoretically more visible include a limited number of elevated locations to the southeast (eg Hill View Drive and Edge Hill), approximately 3-5km away, elevated rural locations north of Kinloch (approximately 3-4km away); and from western locations within Whangamata Bay and eastern and southern locations within Whakaipo Bay, from approximately 2-4km away.

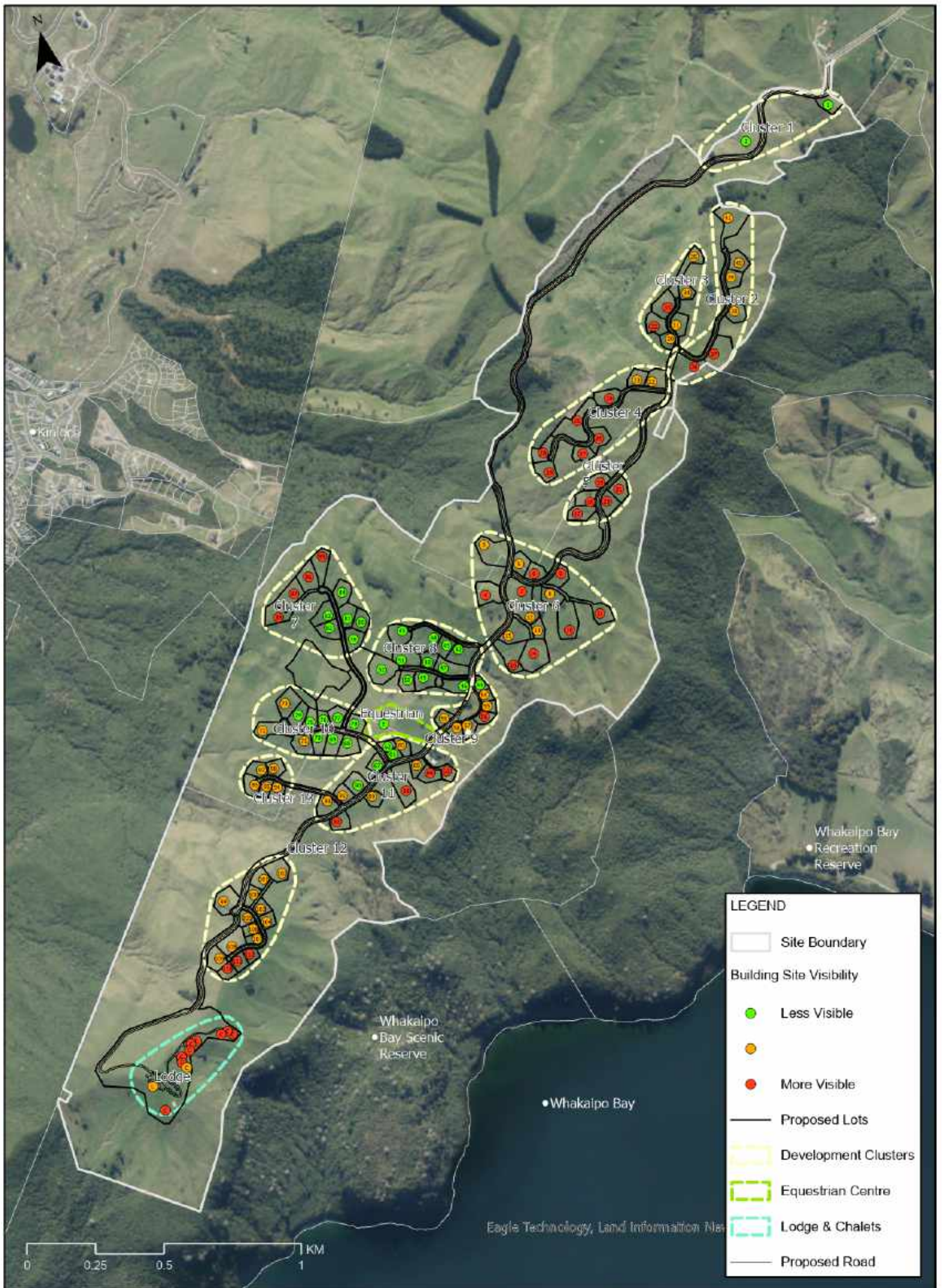
- 5.12. The following ZTV analysis maps (development at max height and at ground level) identify the visual catchment within which the proposed development will be potentially visible.
- 5.13. Further visibility analysis of the site and the proposed development clusters of was undertaken to assess the likely visibility of the proposed development from the lake, adjacent developed areas, the road network and along the foreshore. This can be seen in the cluster visibility maps (Maps 2 – 5) and the site visibility maps (Maps 7 – 10) in appendix six.
- 5.14. The key findings from the cluster visibility maps and the site visibility maps, and site investigation are:
- a. That locations within the northern, western, and southern parts of the site, mostly within clusters 2, 3, 4, 5, 6, 7 and 12 and the lodge cluster will be most visible from surrounding development.
 - b. That locations within the northern, eastern, and southern parts of the site, mostly within clusters 3, 4, 5, 6, 9, 11 and the lodge cluster will be most visible from locations within Lake Taupo.
 - c. That locations within the northern, western, and southern parts of the site, mostly within clusters 2, 3, 4, 5, 6, 7, 12 and the lodge cluster will be most visible from locations within the surrounding road network.
 - d. That locations within the northern, southern, far eastern, and far western parts of the site, mostly within clusters 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13 and the lodge cluster will be most visible from locations along the lake edge/foreshore.
 - e. That cumulatively, the most visible parts of the site will be the northern and central-northern, southern, far-eastern, and far-western (development clusters 2-6, the western extent of cluster 7, the eastern extent of clusters 9 and 11, clusters 12, 13 and the lodge cluster).
- 5.15. The cumulative visibility development cluster analysis map (which takes into consideration the visibility of the development from surrounding development, Lake Taupo, the road network, and the lake edge/foreshore) can be seen below (following the ZTV catchment maps).



ZTV WITH MITIGATION PLANTING (BUILDING PAD HEIGHT)



ZTV WITH MITIGATION PLANTING (MAX BUILDING HEIGHT)



CLUSTER VISIBILITY - CUMULATIVE

SCALE 1:17,500 AT A4 | JULY 2023 | MAP NO-06 | R4

Representative View Locations

- 5.16. The effects of the proposed development on landscape character and visual amenity values have been assessed from numerous publicly accessible representative view locations within the visual catchment surrounding the application site.
- 5.17. Using the ZTV mapping for guidance, representative view locations were selected for analysis. Consideration was given to the following factors in the selection of the representative view locations:
- The spatial extent represented by the location.
 - Orientation and distance from the proposed activity.
 - If the view location represented the views attainable from within adjacent locations (such as private property) and the extent of interpolation required; and
 - The type and sensitivity of potential viewing audiences.
- 5.18. Te Tangi a te Manu states:

*...visual effects are a subset of landscape effects—they are effects on landscape values as experienced in views.*¹³

Viewing Audience

- 5.19. Several potential view locations were investigated as part of the assessment, from which 73 were selected as being representative of the range and types of views available. View locations were selected based on the availability of existing views from public or private property, viewing frequency, and the viewing time and framework available at the time of the study. View locations have been grouped for analysis, based on location and/or similarity.
- 5.20. The potential viewing audience was identified to likely comprise the following groups:

Group A

Locations to the east and northeast of the site, within the Mapara Valley (VL 1 – VL26):

- Residents and motorists within the low-lying northeastern parts of the Mapara Valley (Tukairangi Road);
- Residents and motorists within elevated locations within the eastern parts of the Mapara Valley (Hill View Drive, Edge Hill, Lavendar Lane, Piro Place, eastern Mapara Road, Dalmore Road, and Kaiapo Road).
- Residents and motorists within elevated locations within the western parts of the Mapara Valley (western Mapara Road, Charnley Gardens, Katelyn Place, King Road, Ross Rise, and Whakaroa Road); and
- People utilising the Whakaipo Bay Recreation Reserve, campground, and walking/cycling tracks (to the southeast).

Group B

Locations to the south and southeast of the site, within Whakaipo Bay and Lake Taupo (VL 27 – VL35):

¹³ Page 242. Te Tangi a te Manu

- a. People recreating on the lake (boaties, swimmers) within Whakaipo Bay (to the east and south of the site).

Group C

Locations to the west and north of the site, within the Whangamata Valley and Kinloch (VL 36 – VL 59):

- a. Residents and motorists within Kinloch, within the low-lying (except for Locheagles Rise) eastern part of the Whangamata Valley.
- b. Residents and motorists within Kinloch, within the western part of the Whangamata Valley (Kinloch Road Subdivision, The Fairways, Lacebark Drive, Kanuka Grove, Montgomery Crescent, Kahikatea Road, Seven Oaks Subdivision, Nisbet Terrace, Charnley Gardens, Lakemere Way, Kinloch Road, Kenrigs Road, Locheagles Rise, Kinloch Esplanade,
- c. Residents and motorists within the rural Whangamata Valley, to the north of Kinloch (Whangamata Road and Hitiri Road); and
- d. People using the Kawakawa Bay walking tracks, at the western end of Whangamata Bay.

Group D

Locations to the west and southwest of the site, within Whangamata Bay and Lake Taupo (VL 27 – VL35):

- b. People recreating on the lake (boaties, swimmers) within Whangamata Bay (to the west and southwest of the site).

5.21. All selected view locations are identified on the view location map (refer to appendix five) and view location photographs from selected view locations, as well as images from the 3D model (for some viewer locations) are contained in appendix seven. Potential visual, landscape and amenity effects, arising from the development, are described in the following sections of this report.

Investigated View Locations

- 5.22. Several other potential view locations were investigated but have not been included in this assessment for one or more of the following reasons:
 - a. The proposed development would not be visible (no effect).
 - b. While visible, the effect of the proposal on landscape character, natural character and/or visual amenity would be well below the minor threshold of the RMA; and/or
 - c. The potential view location was like another view location.
- 5.23. Views from along the walking/cycling track at the western end of Whakaipo Bay Recreation Reserve were investigated, however, it was found that the views of the site would be screened by the intervening topography and/or dense vegetation along the track.
- 5.24. Similarly, views from within the Kawakawa Bay walking/cycle track (accessible from the western end of Whangamata Bay) were also investigated. Again, it was found that that a combination of distance and limited viewing opportunities (through the dense vegetation along the track) would make the proposed subdivision very difficult to discern from locations along this track.
- 5.25. Views from along Grant Road were investigated. It was found that views would be similar (but more distant) to those from Katelyn Place and Charnley Gardens.

- 5.26. Highland Drive was identified as being within the theoretical visual catchment, however, the part of the road located within the ZTV is a private laneway and was not accessible during the site investigation.
- 5.27. The investigated view locations are identified on the view location map in appendix five.

Visual Absorption Capability

- 5.28. One of the main factors that will influence a development's visual effect is the visual absorption capability of the surrounding landscape. This is the ability of the landscape to integrate a development or feature into its existing visual character without significant change.
- 5.29. Each view location has been rated in terms of its visual absorption capability (VAC). Factors considered in determining the sites VAC rating include:
- The extent to which the proposed development visually blends into its surroundings / visually contrasts its surroundings (in terms of colour, form, shadow, style, massing etc).
 - The role of the surrounding landscape in screening or emphasising the proposed development.
 - The distance at which the development is experienced (near or far) and how this affects its visual prominence.
 - The effect of ephemeral factors (seasonal factors, weather conditions, etc) on the above.
- 5.30. Due to the prominent location of the site, along the ridgeline of the Whakaroa Peninsula, notable views of the site are likely to occur within approximately 5km of the site. Views of the proposed development from locations more than this distance diminish to the point at which they become negligible or are less frequent due to intervening vegetation or topography.
- 5.31. The site's ability to absorb the proposed development ranges from *Neutral* to *Very Good*. The definitions for the ratings are attached in appendix three of this report.
- 5.32. The *Very Good* ratings occur from locations where most of the development will be screened by existing vegetation or topography, screened by proposed vegetation, backdropped by terrain, and proposed vegetation, and seen within the context of other rural dwellings/ subdivisions within the surrounding rural landscape.
- 5.33. The *Neutral* ratings will occur from locations where more direct views of a larger extent of the site and proposed development are available, with limited screening provided by existing intervening topography, vegetation, or existing buildings and/ or little existing rural subdivision development context. The visually recessive design of the proposed development (planting and material and colour restrictions) will aid in visually blending the proposal into its surrounds (moderating the visual absorption capability of the development into its surroundings).

Private View Locations

- 5.34. While only publicly accessible view locations have been identified and inspected, several potential view locations on private (inaccessible) property were observed during the site visit. These include:

- a. Dwellings located within the Mapara Valley.
- b. Dwellings within Whangamata Valley and Kinloch.

Analysis of Visual Effects from Identified View Locations

Group A: Mapara Catchment Overview

Mapara Valley Existing Character and Visual Amenity

- 5.35. The Mapara Valley is characterised by its basin landform, contained by the Mapara Escarpment, which culminates at the Waikarariki Point headland in the southeast and the Whakaroa Peninsula in the southwest. These features tower above the valley and Whakaipo Bay below, further emphasised by the visual contrast between their high points and Whakaipo Bay and the wide-open waters of Lake Taupo. Where visible, the lake, Whakaipo Bay and the headland and peninsula form the main focal attractions within the view.
- 5.36. The gentler terrain within the valley is characterised by the predominance of open pasture, scattered mature specimen trees, shelterbelts and hedgerows, tracts of pine forest and swathes of native bush (along the Mapara Stream and at the base and side of the Waikarariki Point Headland and Whakaroa Peninsula).
- 5.37. Within the east of the valley, the open pastoral landscape becomes more compartmentalised by the riparian planting along the Mapara Stream and rural planting patterns (tracts of pine, shelter rows and specimen trees). The headland of Waikarariki Point (including bush reserve planting) forms the background of views to the south, while the Whakaroa Peninsula forms the backdrop to views towards the west.
- 5.38. The existing visual amenity values within the rural Mapara Valley (where views of Whakaipo Bay/Lake Taupo and Mounts Ngauruhoe, Tongariro and Ruapehu are largely screened) are *Low-Moderate to Moderate*.
- 5.39. From the Whakaipo Recreation Reserve and some elevated locations within the Mapara Valley (e.g. Edge Hill, Ross Rise), visual amenity is derived from Lake Taupo and the landform surrounding it form the distant backdrop of the view, with the western bays, Mounts Ngauruhoe, Tongariro and Ruapehu visible beyond, the dense swathes of vegetation and rocky outcrops along the prominent landform of the Whakaroa Peninsula, Waikarariki Point Headland, as well as the gently undulating open pastoral rural landscape character of the Mapara Valley. The existing visual amenity from these locations (locations with views of Whakaipo Bay/Lake Taupo and Mounts Ngauruhoe, Tongariro and Ruapehu) is *High*.

Mapara Valley Visual Effects Overview

- 5.40. From locations within the Mapara Valley, the extent of the proposed subdivision development located on the western side of the Whakaroa Peninsula ridgeline, as well as the equestrian centre and the areas of pasture (within the equestrian centre, lodge, and wastewater disposal field) will be screened from view, crested by the main ridgeline of the peninsula. Therefore, the likely visibility of the proposed development visible from locations within the Mapara Valley, will be restricted to the easternmost dwellings within development clusters 1, 2, 3, 4, 5, 6, 9, 11, and 12 (development clusters are shown on the cumulative visibility map, in the visual catchment section of this report) and the lodge Chalets, Chapel building and the main lodge building.

- 5.41. Views of the development will be less frequent from locations nearer the peninsula (western part of the Mapara Valley) and more frequent from elevated locations within the eastern part of the valley, further away from the peninsula (e.g. Hill View, Edge Hill, Lavendar Lane, Piro Place (VL4 – VL7)) and elevated high points within the west of the valley (eg Ross Rise (VL18)). This is due to the broad nature of the ridgeline (plateau), the steep sides of the peninsula and dense native bush along its flanks, which will screen the site from low-lying locations and locations nearest the base of the peninsula.
- 5.42. Adverse effects resulting from the proposed development will therefore be greatest from elevated locations within the east of the Mapara Valley and will reduce from lower-lying locations and locations closer to the base of the Whakaroa Peninsula.

Group A1: Mapara Valley – East

Low-lying locations within Eastern Mapara Valley

- 5.43. From low-lying locations within eastern Mapara Valley, the Whakaroa Peninsula forms the distant backdrop of views to the west. The foothills of the peninsula are covered in pasture, transitioning to vegetation on the upper slopes. Above this vegetation, the site appears as a narrow strip of pasture along the skyline ridge. From this part of the Mapara Valley, intervening vegetation, topography and rural buildings will play a greater role in restricting vistas of the site, screening the more highly natural and valued southern part of the peninsula (where it extends into Lake Taupo).
- 5.44. From the low-lying eastern part of Mapara Valley, views of the proposed development will be restricted to a small number of buildings sites (between approximately 5 and 15) within development clusters 2 - 9. An additional 10 building sites (approx.) within development clusters 11 and 12 and the lodge buildings (main lodge building, chapel and chalets) will also be seen from some isolated parts of the valley (eg Tukairangi Road (VL 2), Mapara Road (VL 13) and Dalmore Road (VL 11)), between gaps in rural and curtilage planting and intervening terrain.
- 5.45. As motorists enter the Mapara Valley from the northeast along Tukairangi Road (VL 1 – VL 3), views of the proposed development will be fleeting and glimpsed in between intervening topography (such as road cuttings and gently rolling terrain within the Mapara Valley), extensive rural planting (shelter row and specimen tree plantings) and scattered rural dwellings and farm buildings within the valley. As viewers progress southward along Tukairangi Road (eg VL3), the extensive Mapara Stream riparian vegetation plays a large role in screening the proposal from view, making it very difficult to discern from along this stretch of the road and adjacent private dwellings.
- 5.46. Similarly, from low-lying locations further southeast (eg Dalmore Way and surrounds (VL8, VL9, and VL 10), existing rural planting, dwellings and associated curtilage planting highly restricts vistas of the site. However, from this part of the valley, the landform of the Mapara Escarpment and Waikarariki Headland (to the south of Mapara Road) also significantly limits views towards the site (screening the southern extent of the peninsula from view). The elevated view from Kaiapo Road (VL 12) is also limited by the presence of the Mapara Escarpment landform (in the foreground).
- 5.47. This degree of screening in combination with the distance out (4-6km) and the small amount of development visible will make the proposed development very difficult to discern from these low-lying locations, reducing adverse effects on visual amenity values.

- 5.48. While a greater extent of the proposal (approximately 25 building sites and the lodge buildings) will be visible from some short stretches of Tukairangi Road (VL 2), Mapara Road (VL13) and Dalmore Road (VL 11), the site will quickly become crested from view by topography and vegetation further downslope (eg Dalmore Road VL 10), further west along Mapara Road (eg VL 14) and further east or west along Tukairangi Road.
- 5.49. Because the peninsula forms the distant backdrop from this part of the valley, and will be seen within broad, visually complex rural vistas, glimpsed between extensive intervening vegetation and topography, changes to the narrow strip of pastoral skyline ridge (the site) will not result in discernible impacts on existing visual amenity values from these low-lying eastern parts of the valley.
- 5.50. The proposed development will also be seen within the context of existing rural dwellings located within the surrounding rural environment. Existing dwellings seen in the fore-midground of these views will be much more visually prominent than the proposed dwellings and lodge buildings (seen within the distant backdrop) and will draw attention away from the proposal.
- 5.51. Initially the dwellings and lodge buildings may just be made out amongst the first phase of the proposed mitigation planting within the site. The main lodge building and Chapel will be slightly more visible due to their size and prominence along the ridgeline (seen from VL 2, VL 13 and VL11 only). The proposed planting will alter the open pastoral landscape character of the site, transitioning it to a mosaic of pastoral landscape with pockets of native bush. As the proposed mitigation and rehabilitation planting becomes established across the site, the landscape character of the ridgeline will shift to a natural (bush-clad) landscape and the proposed development will become progressively subservient to its surrounds. This transition is expected to occur over 6-8 years and will positively affect the visual coherence of the peninsula, extending the existing native bush (SNA reserve) up to the skyline ridge.
- 5.52. From the closest eastern, low-lying locations to the peninsula (Mapara Road VL 13), the proposed development will be slightly more discernible in amongst the phase 1 mitigation planting, increasing effects on visual amenity values from this location (until the mitigation and restoration planting becomes established).
- 5.53. From the low-lying locations within eastern Mapara Valley, from locations along the road (i.e. the public views), the effects will be transitory, with viewers experiencing views of the development within the context of the wider rural landscape. Due to the orientation of the road and associated direction of travel (oblique to the site), the views available to motorists are only likely to draw attention for a brief period. Viewer sensitivity to such changes is, therefore, lower than might be expected for a permanent resident with a similar view. Effects of the proposal on existing rural character and visual amenity values from this part of the Mapara Valley will likely initially (phase 1 mitigation planting only) range between very low adverse effect (VL13) to no effect effects (all other locations).
- 5.54. These effects will become very low positive effects with the establishment of both the mitigation planting and the phase 2 and 3 restoration planting (progressively over 6-8 years).
- 5.55. Viewer sensitivity for permanent residents (i.e. from nearby dwellings) is likely to be greater than for viewers travelling through the landscape. This is because a permanent resident is more likely to observe changes in the surrounding landscape as they occur. Consequently,

effects on the views from nearby dwellings along roads within the low-lying part of eastern Mapara Valley are likely to initially (phase 1 mitigation planting) be very low adverse effects.

- 5.56. These adverse effects will become very low positive effects with the establishment of both the mitigation planting and the phase 2 and 3 restoration planting and the more consistent, natural character associated with the bush clad peninsula forming the backdrop of views from these dwellings.

Elevated Locations within Eastern Mapara Valley (Edge Hill, Hill View Drive, Lavendar Lane, Piro Place)

- 5.57. From more elevated locations along the Mapara Escarpment (e.g. VL 4 – VL7) within the eastern part of Mapara Valley, broader views of the site and a greater extent of the proposed development will be visible. The natural characteristics of the site and its location relative to surrounding valued natural features and landscapes (Lake Taupo and the North-western Bays Whakaroa Pt to Otuparae Pt OLAs) will be more apparent from these elevated locations. The Whakaroa Peninsula and Waikarariki Headland land masses frame views of Whakaipo Bay, Lake Taupo and its containing landform (including the volcanic cones of Ruapehu, Ngauruhoe and Tongariro).
- 5.58. The proposal will introduce development into the rural landscape along the peninsular where none is currently present. The elevated location and viewing angle mean that more of the proposed development will be visible, than from surrounding view locations at lower elevations. From here it is likely that approximately 30-35 lots and associated buildings and ancillary buildings within clusters 1, 2, 3, 4, 5, 6, 9, 11, 12 and the lodge, chapel and chalets will be seen.
- 5.59. Initially, the proposed development will be experienced along and just below the skyline, creating a visual contrast and drawing attention to the site. Initially, when only the phase 1 mitigation planting is in place, and this is still small (under 2 -3m), the buildings visible within the lots and the lodge buildings will be more prominent and will have a greater influence on the visual character of the site, contributing to a transitional rural residential character, with development clusters interspersed among pockets of bush. However, over time, as the mitigation and restoration planting become established across the site, the landscape character will transform into a more natural, bush-clad environment. This transition from a rural residential to a natural character is expected to take place gradually over 6-8 years. As the native bush grows, the proposed development will progressively blend in and become subservient to the natural surroundings.
- 5.60. Once established, the proposed mitigation and restoration planting will enhance the natural characteristics of the Whakaroa Peninsula as a whole, responding to its underlying OLA status, extending the existing bush cover within the adjacent reserves (SNAs) to cloak the peninsula in indigenous bush. This will be perceived as a more cohesive visual transition between the rural open pastoral landscape character of the Mapara Valley (in the north) to the more highly natural, vegetated part of the peninsula (which extends into the bay).
- 5.61. Due to the distances involved, (5 - 6.5km), the development may be difficult to distinguish amongst the irregular swath of mitigation planting which will visually break up the form of the buildings, allowing them to integrate with their surroundings by providing screening, backdropping and tonal integration. It should also be noted that at the distances involved, the application represents only a very small part of the wider and visually complex view and that once the restoration planting has become established across the site, the site as a whole

will visually integrate with the adjacent bush reserve, diminishing the extent to which it acts as a focal feature within the view.

- 5.62. All buildings within the site will be visually recessive in design, materiality, and colour (refer mitigation section of this report), allowing them to successfully integrate into the proposed mitigation and restoration planting and the existing vegetation of the adjacent reserve land. Buildings within less visible location (indicated in green on the Cumulative Visibility map in the visual catchment section of this report) will be able to be constructed to maximum height of 8m without increased visual prominence or effect with maximum building footprint restricted to 250m² and cumulative building coverage of 450m² per lot. In more visually prominent locations (indicated in red and orange on the Cumulative Visibility map), building height will be restricted to 5m in height for a building with a maximum footprint of and a cumulative building coverage footprint of 350m² and 400m² per site respectively. These restrictions will ensure that the proposed development appears visually recessive and integrates successfully with the surrounding highly natural SNA reserves and OLAs.
- 5.63. The proposed phase 1 mitigation planting includes distinct tall and low planting zones within each subdivision allotment and the lodge cluster allotment, to achieve effective visual screening, backdropping, and separation between neighbouring properties. While the low planting zones within this mitigation planting have been designed to maintain outward and neighbouring views (towards the lake), meaning that not all dwellings within the proposal will be screened from view from these viewer locations, the planting will successfully ground and soften the appearance of the dwellings and break up the visual mass of the proposed subdivision development. This will offer a balance between providing visual amenity and preserving the natural vistas surrounding the development.
- 5.64. In addition, the arrangement of the subdivision into clusters within the site, with large swathes of proposed restoration planting in between, will further reduce the visual prominence of the proposal and further aid in integrating it with its surrounds and reducing adverse effects on visual amenity values.
- 5.65. Due to the orientation of roads (largely north/south) within this part of the Mapara Valley and the associated direction of travel, views of the development site representative of motorists, are only likely to draw attention for a brief period. The proposed development will become more visually prominent for road users travelling along the few east-west oriented stretches of elevated road (eg Lavendar Lane (VL 6) and Piro Place (VL 7)) where the site will be in the direct line of view.
- 5.66. Therefore, from elevated locations within eastern Mapara Valley along the road (i.e. public views), the effects will be transitory, with viewers experiencing the development within the context of the wider rural landscape. Due to the orientation of the road and associated direction of travel (oblique to the site), views experienced by motorists are only likely to draw attention for a brief period. Viewer sensitivity to such changes is, therefore, lower than might be expected for a permanent resident with a similar view. Effects of the proposal on existing rural character and visual amenity values from this part of the Mapara Valley will likely be initially (phase 1 mitigation planting) *very low* adverse effects.
- 5.67. These effects will become *low* positive effects (with the establishment of both the mitigation planting and the phase 2 and 3 restoration planting).
- 5.68. A small number of dwellings accessed off Kaiapo Road will afford broad vistas across the valley to the peninsula, Whakaipo Bay and Lake Taupo beyond. From these dwellings, and

other elevated dwellings (accessed off Edge Hill, Hill View Road, Lavendar Lane, and Piro Place), adverse effects of the proposed development on existing visual amenity values are likely to be greater than for transient viewers travelling through the landscape. This is because a permanent resident is more likely to observe changes in the surrounding landscape as they occur. Consequently, effects on the views from nearby dwellings along roads within the elevated part of eastern Mapara Valley are likely to be *low* adverse effects initially (where the main lodge building, the Chapel, the lodge chalets, and clustered residential development will be made out amongst the phase 1 mitigation planting).

- 5.69. These adverse effects will become *moderate* positive effects with the establishment of both the mitigation planting (phase 1) and the restoration planting (phase 2 and 3) and the enhanced natural character and visual cohesion of the site, associated with the bush clad peninsula forming the backdrop of views from these dwellings, contributing to the site's aesthetic appeal.

Group A2: Mapara Valley – West

Mapara Road, King Road, Ross Rise, Charnley Gardens Katelyn Place and Whakaroa Road

- 5.70. From the western part of the Mapara Valley, the site is seen within a rural landscape context, characterised by its open pastoral nature, pockets of rural residential development, areas of amenity planting, shelterbelts, and scattered mature specimen trees. Existing visual amenity is derived from views over the rural landscape and, where available (from localised elevated hill locations) panoramic views across the wider landscape and to Lake Taupo and the volcanic cones of Mounts Ngauruhoe, Tongariro and Ruapehu beyond (eg Mapara Road (VL 14) and Ross Rise (VL 18)).

As viewers transition from the eastern part of the Mapara Valley, to the west, towards the Whakaroa Peninsula (eg along Mapara Road (VL 14)), a greater extent of the pastoral ridgeline (the site) becomes screened from view by the steep, vegetated terrain of the lower flanks of ridgeline and peninsula, and the undulating pastoral terrain of the Whakaroa Hills (to the north and northeast of the peninsula). From locations to the northwest (e.g. King Road, Ross Rise, Charnley Gardens and Katelyn Place (VL 15 – VL 18)), views of the most of the site are obstructed by the terrain to the north of the high point of the ridge (Ngangautu). As such, only a relatively small number of buildings sites (within approximately 6-12 lots) are likely to be visible within clusters 2, 3, 4 and 5.

- 5.71. The exception to this is from localised high points (e.g. parts of King Road Subdivision (VL 17) and Ross Rise Subdivision (VL 18)), where the northern part of the site (lodge development cluster and dwellings within cluster 12) will also be visible. However, these will be seen at a great distance (approximately 6km) and will be very difficult to discern. In addition, the lake and its containing landform will remain the dominant features from these viewer locations.
- 5.72. As viewers approach the site from the north, along Whakaroa Road (VL19 – VL21), views of the site will be further restricted by the terrain and vegetation of the main ridge and peninsula. From these locations only approximately 5 - 8 sites, within development clusters 1, 2 and 3 may be visible. The small plant nursery (which may be established within Lot 2, of development cluster 1) may be visible from locations at the very end of Whakaroa Road (e.g. VL 20 - 21). If developed, the shade houses, propagation and potting sheds and standing out area will be screened or partially screened by the mitigation planting within the lot.

- 5.73. The proposed development will introduce dwellings along or just below the skyline ridge within the site, drawing attention to the proposal and increasing its visual prominence. Due to proximity (750m – 3km away), the dwellings will be slightly more discernible within the proposed mitigation planting, than from the eastern part of the valley. However, because only a small number of proposed dwellings will be visible within the otherwise broad and visually complex rural vistas (which contains other existing rural subdivision development), the proposal will successfully integrate with its surrounds.
- 5.74. The pockets of the proposed phase 1 mitigation planting will break up the openness of the pastoral landscape within the site, making it more difficult to discern the form of the buildings within the site, aiding in integrating them with their surroundings.
- 5.75. Initially, the proposal development within the site will appear similar in character to the pattern of rural development seen in the surrounding rural landscape (clustered dwellings interspersed with rural and curtilage planting) from within this part of the Mapara Valley (e.g. subdivision within Charnley Gardens).
- 5.76. As from the eastern parts of the Mapara Valley, over time, as the mitigation and rehabilitation planting become established across the site, the landscape character will transform into a more natural, bush-clad environment. This transition from a rural residential to a natural character is expected to take place gradually over 6-8 years. As the native bush grows, the proposed development will progressively blend in and become subservient to the natural surroundings, visually integrating with the areas of native bush within the reserves along the base and side of the peninsula. The resulting change in character is to one that is more consistent with the values and attributes of the sites underlying OLA status, than that of its existing land use (pasture). The proposed mitigation and restoration planting will partially backdrop, screen, breakup and soften the appearance of the proposed development, where seen along the skyline. Again, the visual prominence of the development within the site will be further reduced with the visually recessive building materials and colours (low reflectivity, muted, natural tones) and restrictive building heights and coverage in place.
- 5.77. Any temporary visual effects associated with the earthworks of the development will be mitigated by the re-shaping and hydroseeding of all cut and fill batter slopes along the road edge and building platforms, aiding in integrating the development with the surrounding landform and proposed planting.
- 5.78. From most dwellings located within the northwestern part of the Mapara Valley, vistas of the site will be experienced within a predominantly rural context, reducing existing visual amenity values and aiding in integrating the proposed development with its surrounds (eg VL 15 – VL 17 and VL 19 - VL21). While the lake and its containing landform are visible from dwellings along Ross Rise and potentially from some parts of the King Road subdivision, the site will be viewed as predominantly rural from these locations (appearing more visually consistent with the adjacent Whakarua Hills landscape due to the extent of pasture seen), visually separated from the more highly natural, bush clad southern part of the peninsula.
- 5.79. From two existing dwellings and accommodation facilities (Te Tuhi Hillside Retreat) located on the southern side of the Whakarua Road, however, the proposed development will be appreciated within a more natural setting. From these locations the proposed dwellings will be seen above the bush clad slopes of the peninsula, which frame views towards the Waikarariki Headland, Whakaipo Bay and Lake Taupo beyond. Adverse effects associated with change in characteristics of the application site will therefore be greater from these

dwelling and accommodation facilities, than from locations where the site is seen within a predominantly rural context.

- 5.80. From the view locations along the road (i.e. the public views), the effects will be transitory, with viewers experiencing views of the proposed development intermittently between vegetation, topography and road cuttings within the surrounding rural landscape. Where views of the proposed development will be attainable through gaps in vegetation and topography; these will be fleeting due to the direction of travel, variation in the orientation of the road and the speed environment (80km speed limit). Views representative of motorists are therefore only likely to draw attention for a brief period.
- 5.81. From the less sensitive transitory view locations, with the mitigation planting (phase 1 mitigation planting only) in place, effects of the proposal on existing landscape character and visual amenity values will likely be *very low* adverse effects initially. These adverse effects will become *low* positive effects (with the establishment of both the mitigation planting and the phase 2 and 3 restoration planting).
- 5.82. From the more sensitive permanent view locations, such as adjacent dwellings, effects are likely to be slightly greater, ranging between *very low* to *low* adverse effects initially. These adverse effects will become *low* positive effects with the establishment of both the mitigation planting and the phase 2 and 3 restoration planting.

Group A3: Whakaipo Bay Recreation Reserve

- 5.83. Views from the Whakaipo Bay Recreation Reserve are characterised by areas of open pasture, mown campsites, scattered mature exotic specimen trees, access tracks and roads, walking tracks, the lake shore and lake edge vegetation. The gravel and sand beach which extends the length of the head of the bay is separated from the campsite within the rural hinterland by a band of vegetation along the foreshore. The application site is visible beyond the dense swathes of vegetation and steep escarpment topography along the side of the peninsula and forms the backdrop (and skyline ridge) of views to the west from the Whakaipo Bay Recreation Reserve. From some locations within the reserve, views of Whakaipo Bay and wider Lake Taupo can be attained.
- 5.84. Existing visual amenity is mainly derived from views of the bush-covered reserve areas, Whakaipo Bay and Lake Taupo, with the surrounding rural landscape, largely devoid of visible structures, providing the backdrop and context within which these more valued features are experienced. Existing visual amenity in these locations is *Moderate to High*.
- 5.85. Due to its proximity to the base of the Whakaroa Peninsula, most of the proposed development will be crested from view by the intervening terrain and dense vegetation of the peninsula from this reserve. Only approximately 5 - 10 building sites within the central part of the site (development clusters 12, 11, 9, and 6), as well as the lodge building, chapel, and chalets on the skyline at the southern end of the site will be visible.
- 5.86. Intervening vegetation within the reserve itself will further restrict the availability of vistas of the proposed development to glimpsed views in between lake edge and campsite vegetation (eg VL 26).
- 5.87. From within the Whakaipo Bay Recreation Reserve, a small portion of the proposed development will be visible along the skyline ridge above adjacent bush covered reserve. The development will be more noticeable from locations along the foreshore (refer VL 23 and VL 25), where more intimate views of the peninsula within Whakaipo Bay predominate. Despite

the limited evidence of rural development in the area, the regular presence of small permanent structures, campervans, and tents at the campsite, along with the walking/cycling track within the reserve, indicate human modification and use. These signs of human activity can be seen from various viewpoints, for example, VL 22, VL24, and VL 26.

- 5.88. The Whakaroa Peninsula on the western side and the Waikarariki Point Headland on the eastern side of the bay are significantly higher than lake level, creating a strong sense of enclosure within the bay and drawing attention towards the skyline and headlands. Because of this height difference, development along and just below the skyline ridge within the site will be more noticeable. The proposed mitigation, specifically designed to integrate the development into the surrounding natural landscape, will help reduce the adverse effects of sky-lining by providing an irregular bush backdrop to the buildings.
- 5.89. As the mitigation and restoration planting becomes established within the site, the character of the peninsula will shift from a mix of open pasture and pockets of native vegetation with development integrated into the planting (phase 1 mitigation planting) to a more natural native bush character.
- 5.90. This character transition will appear more visually cohesive, integrating the site with the SNA along the base of the peninsula and enhancing existing natural character and associated visual amenity values. As previously identified, this transition will occur over a period of approximately 6-8 years.
- 5.91. In addition, the separation between the dwellings, with large swathes of proposed planting in between will aid in breaking up the visual mass of the development, allowing it to integrate more successfully with surrounding landscape, reducing initial effects on visual amenity values. As from the other locations, the use of visually recessive materials (low reflectivity) and colours (muted, natural tones) of the dwellings within the proposed development will further aid the development to integrate into the surrounding rural landscape.
- 5.92. From viewer locations which offer vistas across Lake Taupo (VL 22, VL 23 and VL 25), the scale of the proposed development, seen amongst the proposed planting, will appear subservient to the more dramatic features of the vegetated cliffs, rocky escarpments and outcrops along the base of the Whakaroa Peninsula and the vast, open vistas across the bay and Lake Taupo to the landform on the southern side of the lake (including the volcanic cones on Mounts Tongariro, Ngauruhoe and Ruapehu).
- 5.93. It should also be noted that views of the development from within the Whakaipo Recreation Reserve will also be transitory in nature, experienced by walkers, cyclists, and campers and will therefore be fleeting, drawing the attention of viewers for a brief period. Viewers will experience views of the development within the context of the wider reserve and rural landscape. Viewer sensitivity to such changes is, therefore, lower than might be expected for a permanent resident with a similar view.
- 5.94. Adverse effects of the proposal on existing rural character and visual amenity values from Whakaipo Bay Recreation Reserve will initially (phase 1 mitigation planting only), range between *very low* to *low* adverse effects (from locations within the tracks and campsite, such as VL 26, VL 24 and VL 25) to *low-moderate* adverse effects (from locations along the foreshore, where the development will be seen within a more highly natural, largely undeveloped setting (VL 23 and VL 25)).

- 5.95. These adverse effects will become *moderate-high* positive effects (with the establishment of both the mitigation planting and the phase 2 and 3 restoration planting).

Group B: Whakaipo Bay Overview

Whakaipo Bay Existing Character

- 5.96. Whakaipo Bay is enclosed by steep, indigenous vegetated slopes, rocky bluffs, and outcrops of the Whakaroa Peninsula and the Waikarariki Point headland, backdropped by the rural landscape of the Mapara Valley beyond.
- 5.97. The Whangamata Bluffs form an impressive, steep, craggy boundary at the western entrance to Whakaipo Bay. Regenerating indigenous vegetation (scattered with wilding pine and other exotic tree species) clings to the sheer, rugged, and striking Whangamata Bluffs within outer Whakaipo Bay. As the terrain eases, denser swathes of vegetation cloak the cliffs, escarpments, and rocky outcrops along the base and sides of the Whakaroa Peninsula (SNA reserve land). The broad, pastoral, more gently undulating ridge of the peninsula (the site) is visible along the ridgeline of the peninsula, beyond the dense SNA reserve vegetation.
- 5.98. The Mapara Valley rises gently to the north and is characterised by its rural land use, with scattered rural-residential development, open pasture and crops, post and wire fences, scattered specimen trees/wilding pines, rural shelterbelts, and other exotic vegetation.
- 5.99. Visual amenity values are derived from the largely undeveloped and highly natural characteristics of the bay, Lake Taupo, Whakaroa Peninsula, and the Northwestern Bays Whakaroa Pt to Otuparae Pt OLAs and associated SNA bush. The rural landscape of the Mapara Valley in the background provides the context against which the more valued features are seen. The existing visual amenity value from Whakaipo Bay is *High*.

Whakaipo Bay Visual Effects Overview

- 5.100. The steep terrain of the Whakaroa Peninsula bluffs, cliffs and escarpments, and the extensive indigenous bush along the base and sides of the peninsula, will crest views of the proposed development, restricting views to locations from within the southern and easternmost parts of the bay.
- 5.101. While the visibility of the proposal increases as the viewer moves further away from the proposal (to the south), notable views of the proposed subdivision buildings, roads and lodge buildings will be restricted to 3km. This is because views of the proposed development from locations more than this distance will diminish to the point at which they are difficult to discern due to separation distance, and glare and reflectivity associated with the lake surface and other atmospheric conditions.

Group B: Whakaipo Bay Visual Effects

- 5.102. The Whakaipo Bay view locations are representative of transitory views for those utilising recreational watercraft (e.g. boat, kayak etc) within the bay and Lake Taupo.
- 5.103. From locations within Whakaipo Bay and Lake Taupo, to the south and southeast of the site, most of the development associated with the proposed subdivision is located on the western side of the Whakaroa Peninsula and will therefore be hidden from view, crested by the main ridgeline within the site. Only approximately 5-20 building sites of the eastern lots within development clusters 12, 11, 9, 6, 5, and 4, and the buildings associated with the lodge and

chalets will be visible. The area of pasture for grazing adjacent to the lodge, the wastewater disposal field and Equestrian Centre and its associated pastoral grazing will be screened from view due to their location on the western side of the ridge.

- 5.104. From locations closer to the peninsula (such as VL 27, VL 29, VL 31), only a few buildings associated with the proposed development will be visible, hidden behind the topography in the foreground. From locations immediately adjacent to the peninsula, the application site is completely screened from view by the terrain and vegetation of the peninsula. From this location the development is not expected to change the general characteristics of the views experienced from these parts of the bay.
- 5.105. As the viewer moves further east and south of the bay (such as VL 28, VL 30, VL 34), the application site, and subsequently development within it, becomes more visible. From further out, (4-6km) development within the site will become increasingly difficult to discern and will integrate more readily with its surrounds.
- 5.106. As the viewer moves further west within Lake Taupo (e.g. VL 33, VL 35), the terrain and vegetation in the southern extent of the peninsula will screen most of the development from view, with only potentially the chapel buildings and dwellings within development clusters 3, 4, 5, 6 visible in the distance (4-8km away).
- 5.107. As with from other surrounding locations, the proposed subdivision dwellings and lodge buildings will be seen along and just below the skyline ridgeline within views to the west, drawing attention to the site. From locations within Whakaipo Bay, existing visual amenity values will initially be affected by the introduction of a level and type of development not currently experienced within the OLA.
- 5.108. While there is some scattered existing rural development visible within the Mapara Valley, Waikarariki Point Headland and beyond (within the Highland Drive subdivision and on the foot slopes of the Mapara Escarpment) from locations within the outer bay and Lake Taupo, these are difficult to discern due, in part, to their distance, and are unlikely to provide much context for the proposal.
- 5.109. However, as from the other view locations, the proposed site-specific mitigation planting within each lot within the proposed subdivision will help to partially screen, backdrop, ground and soften views of the dwellings (including lots which are visually prominent), reducing adverse effects associated with sky-lining and the introduction of buildings along the ridgeline. Again, as the mitigation and restoration planting become more established, the character of the site will become progressively natural, integrating the proposed development with the adjacent SNA bush reserve, and enhancing natural character values of the peninsula (and OLA) as a whole.
- 5.110. The residential development within the site will be clustered together, with separation distances between the lodge and the residential clusters. This arrangement will help break up the visual mass of the development. By doing so, the proposal aims to seamlessly blend into the surrounding landscape while preserving the visual appeal of the area.
- 5.111. To achieve this, the dwellings will have a recessive design, using restricted colours and materials. Additionally, extensive mitigation and restoration planting will be implemented, further reducing the visual impact of the subdivision. This comprehensive approach ensures that the development harmonizes with its natural surroundings and maintains its visual amenity values.

- 5.112. The lodge, chapel and chalet accommodation buildings will be more visible from locations within Whakaipo Bay and on Lake Taupo (than from other parts of the Mapara Catchment catchment) and will be noticeable due to their prominent location and larger size (refer VL 27 – VL 30). The design of the lodge and chapel focuses on achieving a balanced form and mass for the buildings. To reduce the visual prominence of the lodge, its lower levels will be sunken into the ridge, effectively lowering its skyline profile.
- 5.113. For the lodge's exterior cladding, a recessive approach will be taken, utilizing a combination of stone cladding, weathering steel, metal joinery, and timber rainscreens. This choice of materials and design will ensure that the lodge blends harmoniously with the natural surroundings. A non-reflective coating will be applied to the fenestration (windows and openings) where necessary, to prevent glare, reducing the overall visual impact of each structure.
- 5.114. With the implementation of proposed mitigation planting, these buildings will seamlessly integrate into the landscape when viewed from Whakaipo Bay.
- 5.115. As the viewer transitions from the wide-open waters of Lake Taupo to the more intimate and enclosed waters of the Bay, attention is likely to be drawn to the more dramatic lake edge landscape (vegetated sheer bluffs, cliffs and steep rocky escarpments and outcrops along the base and sides of the Whakaroa Peninsula), or views across the open waters of Lake Taupo to the volcanoes to the south. With the mitigation strategy in place, the proposed development will be seen as subservient to the wider surrounding landscape and these more dramatic features will continue to predominate vistas from locations within the bay.
- 5.116. Like the views from along the foreshore of Whakaipo Bay, the proposed planting will enhance landscape, natural character and visual amenity values and the peninsula, from locations within the bay and Lake Taupo.
- 5.117. The change in landscape character within the site, transitioning from open pastoral rural landscape to a more natural character, with a significant portion covered in native bush, will appear more visually cohesive with the adjacent bush clad scenic SNA reserve. This will enhance the peninsula's existing OLA attributes, features, and characteristics when viewed from locations within Whakaipo Bay.
- 5.118. While the proposed development will introduce several new light sources into an otherwise relatively dark night-time environment within, it is not expected that many people will experience this from within the bay, due to infrequency of overnighting and where this occurs, it is expected to occur close inshore, where there is existing Whakaipo Bay Recreation Reserve campsite context. Lighting within the site will be managed to maintain a dark sky environment through shielding all lights, directing lighting away from the Lake and adjacent public reserves and restricting lighting to a “warm” colour temperature under 3000 Kelvin¹⁴. There will be no road or street lighting used along the length of the access road and low lux downlights will be used where signage and/or safety lighting is required.
- 5.119. It should also be noted that the transient nature of these view locations means that, while visible, development within the site is unlikely to remain the focus of any views for a prolonged period, with viewers more likely to be engaged with the water-based activities they

¹⁴ The measure of the colour of a light source relative to a black body is expressed in degrees Kelvin (K). Warm white light has a colour temperature between 2700-3500K. Lights rated between 5000K and 6000K are viewed as white, while lights above 6000K tend to have a blue cast.

are engaging in. The wider context of the surrounding rural environment (with scattered rural dwellings and farm buildings) will be visible on entry to the bay.

- 5.120. Adverse effects on landscape character and visual amenity values associated with the proposed subdivision development from Whakaipo Bay will initially (phase 1 mitigation planting only) range between *very low* (Lake Taupo, outer bay (eg VL 31, VL 32, VL 33, VL 34, VL 35), *low* (inner bay close to the peninsula (VL27 and VL 29) and *low-moderate* (inner, eastern bay (eg VL 28, VL 30, VL 34).
- 5.121. These initial adverse effects will become *moderate* (outer bay and Lake Taupo) to *moderate-high* (inner and central bay) positive effects with the establishment of both the mitigation planting and the phase 2 and 3 restoration planting, which will enhance the overall natural character values of the peninsula and associated visual amenity values appreciated from within Whakaipo Bay and successfully integrate the proposed development with its surrounds.

Group C: Kinloch – Whangamata Catchment Overview

Kinloch Existing Character

- 5.122. The prominent ridgelines and escarpments of the Whakaroa Peninsula and Te Kauwae Point Headland which enclose the Whangamata Bay contain the broad stream valley system of the Whangamata Valley Catchment. The Whakaroa peninsula is seen rising steeply as a series of bluffs and escarpments from Lake Taupo. The landscape along the lake edge (Whakaroa Peninsula and Te Kauwae Point Peninsula) is valued for its natural character, with high scenic value including vegetated rocky outcrops, bluffs, and escarpments which juxtapose the planar surface of the vast lake expanse.
- 5.123. From elevated locations within the catchment and from along the esplanade reserve and lakeshore at Whangamata Bay, views across the bay and Lake Taupo to the southern end of the lake are afforded, where Mounts Tongariro, Ruapehu and Ngauruhoe, form the backdrop to the views across the lake and are key focal attractions. The Whakaroa Peninsula is characterised by dense swathes of indigenous vegetation (scattered with clusters of wilding pine and other exotic vegetation) and rocky bluffs, cliffs, outcrops, and escarpments seen along the lake edge. The existing visual amenity values from these locations (with more highly natural vistas) is *high*.
- 5.124. The urban development within Kinloch, including the Kinloch marina characterises the lower reaches of the Whangamata Valley and the lake edge. Dissected by the Whangamata and Okaia Streams, the township occupies much of the valley floor. The township is characterised by a mixture of older holiday homes, baches and permanent residences and newer subdivisions, which has seen the town expand further northwest (past the Whangamata and Okaia Streams), southeast (Locheagles Rise) and north (Kinloch Road subdivision, The Fairways and Oakdale Drive subdivision) to Whangamata Road. The elevated terrain of the Whakaroa Peninsula, Te Kauwae Peninsula and Whangamata Valley rural landscape form the backdrop of views from Kinloch urban settlement. Views of the more natural peninsula, bay and lake landscape are visible from more elevated locations and locations closer to the bay within Kinloch. In Kinloch, the existing visual amenity value ranges between *low-moderate* (urban vistas, backdropped by rural landscape) to *moderate - high* (mix of urban and natural vistas).

5.125. North of Whangamata Road the Whangamata Catchment transitions to rural landscape, with clusters of large lot lifestyle blocks along the valley floor, swathes of production pine forest and larger rural titles within steeper terrain at the edges of the valley. From this part of the catchment, vistas are either characterised by rural landscape, or a mixture of rural and more natural views across the bay to Lake Taupo. The existing visual amenity value ranges between *low-moderate* (rural vistas) to *moderate - high* (mix of rural and natural vistas).

Kinloch – Whangamata Catchment Visual Effects Overview

5.126. Like the Mapara Valley, from within the Whangamata Catchment, available views of the proposed development will reduce the nearer the viewer is to the base of the Whakaroa Peninsula, such as from the older part of Kinloch (e.g. VL 50 – 56), the esplanade reserve and foreshore (VL 57 – VL 59) and rural areas to the north, beyond the Whakaroa Hills (e.g. VL36 and VL 37). From locations further away, to the north (e.g. Oakdale Drive subdivision (VL 44 - VL 46)), and from more elevated locations within the north (e.g. rural lifestyle properties (VL 38 – VL 40)) and the west with the catchment (elevated VL 47 – VL 48), the extent of the proposed development visible along the ridge of the peninsula will increase.

5.127. From within the Whangamata Catchment, most of the proposed development located within the eastern part of the site will be screened from view by the terrain in the foreground, including the lodge, chapel and chalet buildings, and the equestrian centre on the plateau in the centre of the site. Partial views of the main lodge building will only be afforded from distant, elevated locations.

5.128. The areas proposed to be maintained as pasture within the equestrian centre grazing area and the wastewater disposal field will also be screened from view from locations within the Whangamata Catchment, due to their secluded location within the plateau in the centre of the site. A small part of the area of grazing adjacent to the main lodge building will be visible from some locations within the newer suburbs of Kinloch (Kinloch north and west) and the rural landscape north of Kinloch.

Group C1: Kinloch – North (Rural)

5.129. As from the northwestern part of the Mapara Valley, from locations within the northeast of the Whangamata Valley, the site is frequently screened from view by intervening terrain and vegetation on the Whakaroa Hills, to the north of the site. Where visible from locations such as Whangamata Road and Hitiri Road (VL36 and VL 37), only the northernmost extent of the proposed development within the site will be visible (approximately 5-12 building sites within clusters 2, 3 and 4), with the remainder of the site screened from view.

5.130. From these locations, the proposal will be seen within a rural context and although the proposal will introduce development along the skyline ridge within the view, it will be integrated into its surrounds by the proposed mitigation and restoration planting and recessive building design restrictions, reducing visual effects.

5.131. From view locations further to the west and at more elevated points like Hitiri Road (VL 38 and VL 39), approximately 15-20 building sites within development clusters 7, 12, and the main lodge building will come into view, while the northern clusters (2, 3, and 4) will become increasingly screened.

5.132. From elevated and western locations, such as Whangamata Road (VL 40), broader views of the main ridgeline forming the spine of the peninsula will be afforded, and a much greater extent of the proposed development will come into view. This will include approximately 45

building sites within clusters 3, 4, 5, 6, 7, 12, and the main lodge building, drawing attention to the development and increasing its visual prominence along the peninsula from this vista.

- 5.133. In the westernmost locations of this cluster (VL 38 - VL 40), the proposal will be more visible. However, the urban development of Kinloch already provides significant existing context for the proposed development. This includes the new subdivision of Loch Eagles Rise, situated amidst native bush on the side of the peninsula.
- 5.134. Clusters 3, 4, and 5 of the proposed development will be visible within the rural landscape context of the Whakaroa Hills. Clusters 6 and 7 will be seen just above the Loch Eagles Rise subdivision, while cluster 12 and the main lodge building will be visible above the rest of Kinloch.
- 5.135. As a result, the proposed development will be seen either in a rural context or within the existing urban context of Kinloch. This will help to retain the visual amenity values associated with the natural, bush-clad southern part of the peninsula, which protrudes into Whangamata Bay and Lake Taupo beyond, when viewed from these locations.
- 5.136. The distance between the proposed development and these locations (3-5km) means that buildings within the visible lots will be more difficult to discern when seen within and against the proposed mitigation and restoration planting which will cover the site. This planting will ensure that the dwellings within the proposed subdivision will appear recessive and integrate into the peninsula with the existing natural bush-clad landscape character along the base of the peninsula.
- 5.137. As with locations within the Mapara Catchment, the visual prominence of the development within the site will be further reduced by the clustering of lots within the development, separated by large swathes of planting and the use of visually recessive materials, colours, and building designs (low reflectivity, muted, natural tones).
- 5.138. From westernmost rural Kinloch (VL 38 – VL 40), a small area of pastoral grazing adjacent to the main lodge buildings will be visible amongst the proposed mitigation and restoration planting. While the lighter tones of the pasture amongst the darker tones of the vegetation will draw attention to this part of the site, this strip of pasture will appear subservient to the extensive proposed planting. As with locations within the Mapara catchment, the character of the site will gradually transition from rural (current) to rural residential (phase 1 mitigation) to natural in character (establishment of mitigation and phase 2 and 3 restoration planting).
- 5.139. From these locations (VL 38- VL40), the site and proposed development will be seen within a broad, visually complex vista, which include more highly valued natural landscape features, such as the vegetated cliffs, escarpments, and bluffs associated with the OLAs on either side of the bay, the rural and urban landscape associated with Kinloch and peri-urban fringe, and the more expansive views across Lake Taupo to the Tongariro volcanic cones. Views of the lake and volcanic cones to the south are expected to remain the focus of attention and the primary contributor to existing visual amenity.
- 5.140. From the view locations along Whangamata and Hitiri Roads (i.e. the public views), the effects will be transitory, with viewers experiencing views of the proposed development intermittently often constrained by vegetation, topography and road cuttings within the surrounding rural landscape. Where views of the proposed development will be attainable through gaps in vegetation and topography; these will be fleeting due to the direction of travel, variation in the orientation of the roads (parallel and oblique to the peninsula) and the

speed environment (80km speed limit). Views available to motorists are only likely to draw attention for a brief period and will be experienced within a rapidly changing moving environment. As such, viewer sensitivity will be lower than for permanent residents with similar views.

- 5.141. Adverse effects of the proposal on existing landscape character and visual amenity values from this part of the Whangamata Valley will initially be very low (VL 36 - VL 39) to low (VL 40) adverse effects (with only the phase 1 mitigation planting in place). With the establishment the phase 2 and 3 restoration planting, the adverse effects will progressively decrease and the positive effects of the overall development across the site will increase over a period of 6-8 years to become very low - low positive effects.
- 5.142. Adverse effects from locations more sensitive to change, such as from dwellings within the visual catchment on Whangamata and Hitiri Roads, are likely to initially range between very low to low (VL 36 - VL 39) and low to low-moderate (VL 40) (where the residential development will be made out amongst the phase 1 mitigation planting).
- 5.143. Again, these adverse effects will progressively reduce over 6-8 years to become low to low-moderate positive effects with the establishment of the phase 2 and 3 restoration planting across the site.

Group C2: Kinloch – North & West

- 5.144. Similar to the views from Kinloch North (Rural), from the newer subdivisions within Kinloch (to the north and west of older parts of Kinloch (VL 41 – VL 49)), a combination of distance from the site, viewing angle and/or elevation will mean that more of the proposed development will be visible from these locations than from locations closer to the base of the peninsula (within the older parts of Kinloch). Dwellings within clusters 3 and 4, 6, 7, 10, 12 and 13 will likely be visible from this part of the catchment. The main lodge building will also be partially visible. The equestrian centre will be screened from view by intervening terrain.
- 5.145. From the lower-lying locations to the north of old Kinloch (VL 41 – 46), the highly valued landscape features of the Whangamata Bay and Lake Taupo are largely screened from view by intervening terrain, vegetation, and residential dwellings. The bush clad slopes of the Whakaroa Peninsula and the pastoral Whakaroa Hills (to the north of the peninsula) predominate the views and form the skyline backdrop. Changes along the ridgeline of the peninsula will therefore be more noticeable and have a greater visual impact than from other parts of the Whangamata Catchment.
- 5.146. From the elevated positions of the new subdivisions to the west of old Kinloch (VL 47 and VL 48), broader, more highly natural vistas are afforded across Whangamata Bay and wider Lake Taupo encompassing the southern side of the lake and the Tongariro volcanic cones. Attention is likely to be drawn to the more dramatic lake edge landscape (vegetated sheer bluffs, cliffs and steep rocky escarpments and outcrops along the base and side of the Whakaroa Peninsula), or views across the open waters of Lake Taupo from these locations. In addition, those parts of the development visible from these locations will be experienced within the context of Kinloch. View of development within the site will be restricted to buildings within 2-3 lot above the bay and will be difficult to discern amongst the proposed mitigation and restoration planting.
- 5.147. Again, the proposed mitigation planting, and the restrictions on building size, footprint, colour, and materiality will ensure that the development within the site will appear visually

recessive, allowing it to integrate into the adjacent natural landscape associated with the SNA areas around the base of the peninsula and ridge and responding to OLA status of the site.

- 5.148. Like the views from westernmost rural Kinloch (VL 40), viewer locations to the north and west of older Kinloch (eg VL 41 – VL 49) will afford partial views of the area of pastoral grazing adjacent to the main lodge buildings within the site. A greater extent of this will be seen from the locations further out, to the north of older Kinloch (eg VL 41 – VL 45), reducing as viewers move further south and west (eg VL 46 – VL 49). While this area of grazing will be partially screened from view by the proposed mitigation and restoration planting, a small strip of pasture will remain visible. However, this will appear subservient to the extensive mitigation and restoration planting seen across most of the site, where a natural, native bush clad character type will become progressively predominant (once the planting establishes).
- 5.149. From the transitory view locations (i.e. the public views from the roads), views of the proposed development will occasionally be constrained by buildings and curtilage planting within the new northern and western suburbs of Kinloch. The initial (phase 1 mitigation planting only) adverse effects of the proposal on existing landscape character and visual amenity values from the transitory locations within this part of the Whangamata Valley (VL 41 - VL 48) will likely be *very low*. Again, with the implementation of the phase 2 and 3 restoration planting over a period of 6-8 years, the effects will change from adverse to become *low* positive effects.
- 5.150. For the more sensitive view locations (permanent occupancies) within northern and western Kinloch the adverse effects of the proposed development are initially likely to be *low* to *low-moderate* (VL 41 – VL 48), decreasing to *low* to *low-moderate* positive effects, as the proposed development becomes subservient to the extensive proposed native bush across the site as the mitigation and restoration planting establishes.

Group C3: Kinloch – East

- 5.151. From the southeastern part of the Whangamata Catchment (the older parts of Kinloch (VL 50 - 59) and the new Locheagles Rise subdivision (VL 55 – 56)), not much of the development site is visible, with Kinloch dominating the view and providing context for the proposal. The central and southern development clusters (clusters 5 – 12 and the lodge cluster), located in the more natural and valued part of the peninsula (adjacent to Whangamata Bay), will be mostly hidden from view by the peninsula's topography and vegetation. However, buildings within clusters 3 and 4 will be more visible from most parts of Kinloch. These development clusters will be experienced within the context of the more intensive urban characteristic of Kinloch in the foreground and backdropped by the more open pastoral landscape beyond, including the Kinloch golf course and Whakarua Hills landscape.
- 5.152. Because the proposal will be seen within a predominantly rural and urban landscape character, rather than the more natural characteristics of the bay and lake and more dramatic landform along the lake edge, adverse effects on locations from within old Kinloch urban settlement will be less.
- 5.153. While building sites within 1-2 lots within cluster 12 will introduce development into the central part of the peninsula (above Whangamata Bay), visible from a small stretch of the western shoreline (e.g. VL 59), this will be difficult to discern due to the recessive design parameters to be employed in the design of the buildings and the screening and backdropping that will be provided by the proposed mitigation and restoration planting. The transitory nature of the views from VL59 means that changes within the site are likely to have a lesser effect on visual amenity than from nearby dwellings.

- 5.154. As viewers move further east along the shoreline the 1-2 buildings visible above the bay from along the shoreline will become screened from view (eg VL 57 and 58). From these locations only lots within clusters 3, 4 and 5, backdropping Kinloch will be visible.
- 5.155. From VL 59, the rugged, steep rocky cliffs and escarpments along the base of the peninsula, enclosing views of Whangamata Bay and wider views out across Lake Taupo to the Kaimanawa Ranges and Tongariro volcanic cones at southern end of the lake edge will remain the predominant features of the view, drawing attention away from the proposed subdivision visible within the site.
- 5.156. Once the indigenous mitigation and restoration planting is established, the natural character and landscape values of the Whakarua Peninsula, as appreciated from the foreshore, will be enhanced. The peninsula will be completely covered in indigenous vegetation, consistent with its underlying OLA status. The existing pastoral land cover, which currently contrasts with the darker tones of the reserve vegetation and highlights human modification to the peninsula, will no longer detract from its landscape and natural character values.
- 5.157. As from within other parts of Kinloch, views of the proposed development site will frequently be partially obstructed by the existing development within the township.
- 5.158. From the older parts of Kinloch settlement VL 50 – 54 and the Locheagles Rise subdivision (VL 55 – 56)), the existing urban development within Kinloch dominates the view towards the site and provides context for the proposal. Proposed development clusters 5 – 12 and the lodge cluster, located in the more natural and valued part of the peninsula (adjacent to Whangamata Bay), will be mostly hidden from view by the peninsula's topography and vegetation. Buildings within clusters 3 and 4 will be more visible, but they will assimilate into the upper slopes of the peninsula and appear less visually prominent than the development in Locheagles Rise itself does from other parts of Kinloch (VL 53 and VL 54).
- 5.159. From elevated locations within Locheagles Rise (VL 55 and VL 56), only a very small portion of the proposed development will be visible, with the rest concealed by the topography of the peninsula and existing vegetation around its base.
- 5.160. Again, the phase 1 mitigation planting will create a mosaic of native bush and pasture, making the proposed dwellings less discernible and integrating the development with the rural Whakarua Hills landscape. Any temporary visual effects from earthworks will be mitigated, aiding in integration with the surroundings.
- 5.161. The effects on landscape character and visual amenity from eastern Kinloch (VL 50 - VL 59) will likely initially range from having *no effect* to having a *very low* adverse effects, improving to *very low* to *low* positive effects over 6-8 years with the establishment of the mitigation and restoration planting. Viewer sensitivity for permanent residents in eastern Kinloch will be higher as they observe changes in the landscape over time and are more likely to notice the transitional change in the landscape from rural character to rural residential and then natural. Initially, adverse effects from this part of the catchment will be *very low* to *low*, again improving to *very low* to *low* positive effects over 6-8 years as the mitigation and restoration planting matures.

[Group D: Whangamata Bay Overview](#)

Whangamata Bay Existing Character

- 5.162. Enclosed to the west by the bush-covered Te Kauwae Point Peninsula and the vegetated, steep, rocky escarpments, cliffs, and outcrops of the Whakaroa Peninsula to the east, Whangamata Bay is broader, deeper, and less isolated than Whakaipo Bay. Views from within the bay to the north from are characterised by the transition between the lake and the containing hill country beyond, including the Whakaroa Ridge which forms the skyline backdrop to the east of Kinloch.
- 5.163. From within the bay, the views are mainly defined by the imposing and rugged Whangamata Bluffs and steep escarpments along Te Tuhi and Whakaroa Points, which define the eastern edge of Whangamata Bay and form the base of the Whakaroa Peninsula. As previously identified, the skirt of native bush around the base of the peninsula, gives way to the pastoral farmland within the site and landscape to the north. The western side of the bay is bounded by steep cliffs and dense vegetation on the Te Kauwae Peninsula.
- 5.164. Like Whakaipo Bay, indigenous vegetation, scattered with wilding pine and other exotic tree species is seen clinging to the rugged, rocky escarpments, outcrops, and cliffs of the steep sides of the Whakaroa Peninsula within Whangamata Bay. Where the terrain eases, denser swathes of vegetation cloak the base and sides of the peninsula (SNA reserve land), with the broad pastoral, more gently undulating ridge of the peninsula (the site) visible in places above this vegetation.
- 5.165. From the lake, the settlement of Kinloch is visible, extending up the valley floor to the north and the lower flanks of the Whakaroa Peninsula beyond the esplanade reserve and curtilage planting. The rural landscape of the Whangamata Valley gently rises to the north, characterized by scattered rural-residential development, open pasture, production pine forest, specimen trees/wilding pines, rural shelterbelts, and other exotic vegetation. The open grassland of the Kinloch golf course is also seen along the eastern edge of the valley, running alongside the base of the Whakaroa Peninsula.
- 5.166. Existing visual amenity values are derived from the Whakaroa Peninsula, Lake Taupo, and the Northwestern Bays Whakaroa Pt to Otuparae Pt OLAs, and the SNAs along the base and sides of the Whakaroa and Te Kauwae Peninsulas.
- 5.167. Landscape values attributed to these OLAs and SNAs include the high scenic value of the lake, the large Whangamata Bay, enclosed by sheer bluffs, cliffs, escarpments and rocky outcrops along the peninsulas, the complex formation of the peninsulas, headlands, and the bay and the indigenous SNA reserve vegetation. The rural landscape of the Whangamata Valley and urban Kinloch in the background provides the context against which the more valued features are seen. The existing visual amenity value from within Whangamata Bay is *Moderate* and from outer Whangamata Bay is *High*.

Whangamata Bay Visual Effects Overview

- 5.168. Like the views from the Whangamata Catchment to the north, views of the proposed development will be gradually lost as viewers get closer to the base of the Whakaroa Peninsula. However, from locations further west and southwest, nearer to the Te Kauwae Point Peninsula, the proposal will become more visible.
- 5.169. Again, development in the eastern part of the site will be hidden from view behind the main ridgeline with only the westernmost lots within development clusters 3, 4, 6, 7, 10, 13, 12

visible. Additionally, the lodge, Equestrian Centre, wastewater disposal field and areas of pastoral grazing will be hidden from view by the intervening topography and vegetation.

- 5.170. Beyond 3km, views of the development within Whangamata Bay and Lake Taupo will diminish to the point that adverse effects are difficult to discern within the mitigation and restoration planting within the site.

Group D: Whangamata Bay Visual Effects

- 5.171. Like from Whakaipo Bay, views from Whangamata Bay are representative of transitory views for those utilising recreational watercraft (boating, kayaking etc) within the bay and wider Lake Taupo.
- 5.172. From the centre of the bay (VL 64 and VL 66) and along the base of the Whakaroa Peninsula (VL 60, VL 61, VL 67, and VL 68), the views of the proposed development clusters in the central and southern parts of the site (clusters 10, 12, and 13) situated above the more valued, natural area of the peninsula, will be mostly obscured by the topography and vegetation in the foreground. However, it is possible that 1-3 buildings sites within clusters 12 and 13 may be visible from a small area within the centre of the bay.
- 5.173. Like the views from the eastern part of Kinloch, from within this part of the bay the northern part of the site (development clusters 3, 4, 5, and 7) will be the most visible. These development clusters will provide a backdrop to the urban settlement of Kinloch and will be seen within the context of adjacent rural Whakaroa Hills. Again, the proposed phase 1 mitigation planting will ensure that they visually integrate with the more natural characteristics of the peninsula above the township. As a result, the landscape, natural character, and visual amenity values associated with the Whakaroa Peninsula within Whangamata Bay and Lake Taupo will be preserved and maintained when observed from locations within the inner and central bay areas (VL 60, VL 61, VL 64, and VL 66).
- 5.174. A larger extent of the proposed subdivision development (4 – 10 lots within development clusters 7, 10, 12 and 13) will be visible along the more highly natural central and southern parts of the peninsula (above Whangamata Bay) from locations further away from the base of the peninsula (eg VL 62, VL 63, VL 65, VL 69 and VL 71). Dwellings within development clusters 3, 4, 5, 6 will also be visible from these locations, but will more readily integrate with the surrounding landscape due to their position (seen in the backdrop of these views, within the context of Kinloch and the rural hinterland).
- 5.175. The 4-10 building sites visible will be difficult to discern amongst the mitigation and restoration planting, which will partially screen, backdrop, ground and soften views of the dwellings, reducing adverse effects associated with sky-lining and aiding in integrating the dwellings with their surrounds. The distance away from these viewer locations (between 2.8km and 4.5km) will further aid in integrating the proposed dwellings.
- 5.176. From the outer, eastern part of the bay (VL 67 and VL 68) and Lake Taupo (VL 70, VL 72 and VL 73) the terrain of the southern extent of the peninsula will screen the southern and central parts of the proposed development from view, with only lots within clusters 4, 5 and 6 (within the northern part of the site) visible. In addition, the distance out (4-7km) will make the proposed dwellings very difficult to discern amongst the proposed mitigation and restoration planting within the site from these locations. It should also be noted that views encompass the wider lake Taupo, across to the southern lake edge and the Tongariro volcanic cones and these highly valued features will remain the focus from these locations, drawing attention away from the proposed subdivision development.

- 5.177. With the mitigation and restoration planting in place, the extent of the Whakaroa Peninsula seen jutting into the bay will be covered in indigenous vegetation (the pastoral balance allotments within the site screened from view). This will enhance the landscape, natural character and visual amenity values and the peninsula, making the site more consistent with the values and attributes of its underlying OLA status.
- 5.178. While the proposed development will introduce several new light sources along the ridge of the peninsula, existing nighttime lighting associated with Kinloch township, the elevated subdivisions and development along the base/side of the peninsula (fairways subdivision and The Kinloch Manor Hotel and Locheagles Rise subdivision) will provide context for lighting associated with the proposed subdivision development from locations within Whangamata Bay. Lighting within the site will be managed to maintain a dark sky environment through shielding all lights, directing lighting away from the Lake and adjacent public reserves and restricting lighting to a “warm” colour temperature under 3000 Kelvin¹⁵. There will be no road or street lighting used along the length of the access road and low lux downlights will be used where signage and/or safety lighting is required.
- 5.179. As from Whakaipo Bay, the transient nature of views available from within Whangamata Bay means that, while visible, development within the site is unlikely to remain the focus of any views for a prolonged period, with viewers more likely to be engaged with the water-based activities they are engaging in.
- 5.180. As the viewer transitions from the wide-open waters of Lake Taupo to the more intimate and enclosed waters of the Bay, attention is likely to be drawn to the more dramatic lake edge landscape (vegetated sheer bluffs, cliffs and steep rocky escarpments and outcrops along the base and sides of the Whakaroa Peninsula and Te Kauwae Peninsula), views across the open waters of Lake Taupo to the volcanoes to the south and the urban development of Kinloch, backdropping the lake shore, aiding in reducing adverse effects from within Whangamata Bay.
- 5.181. Adverse effects on landscape character and visual amenity values associated with the proposed subdivision development from Whangamata Bay will initially (with the phase 1 mitigation only in place) range between *very low* (Lake Taupo, outer eastern bay (VL 67, VL 68, VL 70, VL 71 and VL 72), *low* (inner to central, western side of the bay (VL 62, VL 63, VL 65, VL 69 and VL 71)) and *very low* (inner, eastern side of the bay (VL 60, VL 61, VL 64 and VL 66)).
- 5.182. These adverse effects will progressively (over 6-8 years) become *moderate* (outer bay and Lake Taupo) to *moderate-high* (inner and central bay) positive effects, with the establishment of both the mitigation and restoration planting.

Summary of Visual Effects

- 5.183. From both the Mapara and Whangamata Catchments, visibility of the proposed development within the site will decrease as viewers get closer to the base of the Whakaroa Peninsula. This is because the development will be situated on top of the Whakaroa ridge meaning that it will benefit from screening provided by the topography and vegetation, effectively concealing it from view when observed from lower elevations and the base of the ridge. The elevation difference between the ridge and the base creates a cresting effect, making it more difficult to see the site directly from lower view locations. The presence of dense vegetation round the

¹⁵ The measure of the colour of a light source relative to a black body is expressed in degrees Kelvin (K). Warm white light has a colour temperature between 2700-3500K. Lights rated between 5000K and 6000K are viewed as white, while lights above 6000K tend to have a blue cast.

base of the ridge further obstructs the view into the site, providing an additional layer of screening.

- 5.184. As a result, adverse effects are generally more pronounced for viewers located farther away and in more elevated locations relative to the peninsula. These include Oakdale Drive subdivision (VL 44 and VL 45), and for elevated locations like Edge Hill, Hill View Drive (VL 4 and VL 5), and western Whangamata Road (VL 40). These elevated spots provide views of the peninsula within the more natural context of the surrounding bays and Lake Taupo.
- 5.185. Similarly, adverse effects were found to be greater from locations nearer the foreshore (eg Whakaipo Bay Recreation Reserve, Kinloch esplanade reserve and the new subdivision to the west of Kinloch (VL47 and VL48)), and from within Whakaipo Bay (eg VL 28 and 30) and Whangamata Bay (eg VL 63 and 65), where more intimate vistas of the peninsula within a more highly natural setting are afforded.
- 5.186. Initially, during phase 1 mitigation planting, the effects of the proposed development ranged from *no effect* or *very low* effect to *low-moderate* adverse effects. However, after establishing mitigation and restoration planting (over about 6-8 years), visual amenity effects will become positive for all surrounding viewer locations. This is because the proposed planting will extend the existing native bush vegetation, enhancing the natural and landscape characteristics of the peninsula.
- 5.187. Initially, temporary adverse effects ranged from *no effect/ very low* to *low-moderate* from both the Mapara Valley Catchment and the Whangamata Valley Catchment. *Very low* to *low* adverse effects were observed from Whangamata Bay, and *very low* to *low-moderate* adverse effects from within Whakaipo Bay.
- 5.188. In the longer term (after approximately 6-8 years, with established mitigation and restoration planting), effects ranged from *very low* to *moderate-high* positive effects within the Mapara Valley Catchment, *very low* to *low-moderate* positive effects within the Kinloch Catchment, and *moderate* to *moderate-high* positive effects within Whakaipo Bay and Whangamata Bay.
- 5.189. Overall, considering all surrounding viewer locations, the initial effects of the proposed development ranged from *no effect/very low* to *low-moderate* adverse effects during phase 1 mitigation planting. After implementing mitigation measures and the establishment of the mitigation and restoration planting (over approximately 6-8 years), the effects of the proposed development are expected to range from *very low* to *moderate-high* positive effects.
- 5.190. Effects on existing landscape and visual amenity values from surrounding viewer location clusters have been summarised in the following table:

SUMMARY OF VISUAL EFFECTS			
View Location Cluster		Transitional Effects (0-6 Years) (Phase 1 Mitigation Planting only)	Longer Term Effects (6 Years +) (Phase 2 & 3 Restoration Planting Established)
A1	Mapara East	<i>No effect/ very low</i> to <i>low</i> adverse effects	<i>Very low</i> to <i>moderate</i> positive effects
A2	Mapara West	<i>Very low</i> to <i>low</i> adverse effects	<i>Low</i> positive effects
A3	Whakaipo Bay Recreation Reserve	<i>Very low</i> to <i>low-moderate</i> adverse effects	<i>Moderate-high</i> positive effects
B	Whakaipo Bay	<i>Very low</i> to <i>low-moderate</i> adverse effects	<i>Moderate</i> to <i>moderate-high</i> positive effects
C1	Kinloch North	<i>Very low</i> to <i>low-moderate</i> adverse effects	<i>Very low</i> to <i>low-moderate</i> positive effects
C2	Kinloch West	<i>Very low</i> to <i>low-moderate</i> adverse effects	<i>Low</i> to <i>low-moderate</i> positive effects
C3	Kinloch East	<i>No effect/ very low</i> to <i>low</i> adverse effects	<i>Very low</i> to <i>low</i> positive effects
D	Whangamata Bay	<i>Very low</i> to <i>low</i> adverse effects	<i>Moderate</i> to <i>moderate-high</i> positive effects

- 5.191. Overall, the proposed development, including the formation of access roads, the creation of 112 private lots arranged in clusters along the main ridge and plateau areas, the construction of a lodge, chapel, and chalets at the southern end of the site, the construction of an equestrian centre in the centre and the implementation of extensive mitigation and restoration planting will result in a change in existing landscape character across the site. This will affect existing visual amenity derived from views of the existing landscape. However, most of the site is hidden from view from any single location, and therefore the extent of change that will be experienced will be relatively small.
- 5.192. As development within the site progresses it will initially transition in character from rural to rural residential, with clusters of buildings visible, interspersed among pockets of mitigation planting with the private lots. As the mitigation planting grows, and rehabilitation planting is implemented and becomes increasingly established across the site over a period of 6 – 8 years, the landscape character will continue to transform into a more natural, bush-clad environment. This transition, from rural to rural residential to a more natural character, commensurate with the characteristics and values of the more natural parts of the Whakarua OLA, is expected to take place gradually. As the native bush grows, the proposed development will progressively blend in and become subservient to the natural surroundings.
- 5.193. The net outcome will be a positive effect on visual amenity values associated with the OLA.

Overall Landscape (including Visual) Effect Rating

- 5.194. With the mitigation and restoration strategy in place, the proposed development is likely to have a ***moderate-high (+ve)*** positive effect on the existing natural character and landscape character values of the site and its surroundings. The positive effects associated with the restoration of native vegetation across the site will offset any adverse effects associated with the development of the Lodge, Equestrian Centre and within private lots within the OLA. This is because the proposed mitigation and restoration planting will enhance the physical (abiotic and biotic) and perceptual and experiential natural character values within the site, extending the natural character values associated with the adjacent SNA reserves and enhancing (restoring) the overall natural landscape values associated with the OLA.

6. ASSESSMENT OF EFFECTS ON NATURAL CHARACTER

- 6.1. Section 6(a) of the RMA requires, amongst other things, the preservation of the natural character of wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development. While the application site is not located within Lake Taupo or its margins, because the proposed subdivision is located on the Whakaroa Peninsula, which forms part of the lake edge and backdrop to Lake Taupo (and contributes to the natural character values of the lake), potential effects associated with the proposed development on the natural character values of Lake Taupo have been considered.

Existing Natural Character Values

- 6.2. The natural character of the lake edge has been identified as integral to the identification of Lake Taupo as an Outstanding Natural Feature and Landscape (ONFL 9 under the Waikato Regional Landscape Assessment¹⁶), with threats to the existing natural character values identified as “significant additional development around the lake edge”:

The main factors contributing to its identification as an outstanding landscape are... the natural character of the lake edge...

Activities that could threaten these values would be significant additional development around the lake edge, and on the slopes surrounding the lake.

- 6.3. While there are no wetlands or permanent streams within the application site, there are stream tributaries (and associated wetland areas) which feed into Lake Taupo within the SNA reserves of the Whakaroa Peninsula (immediately adjacent to the site). Potential effects associated with the proposed development on the natural character values of the tributaries within the adjacent SNA reserves have therefore been assessed.

- 6.4. Natural character is defined as the distinct combination of an area’s natural characteristics and qualities, including the degree of naturalness.

- 6.5. The *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines* state:

Current best practice is to integrate natural science and experiential aspects. The context and purpose of the assessment influences whether the focus is on naturalness (degree of natural character) informed by attention to natural characteristics and qualities or on the specific characteristics and qualities themselves.¹⁷

- 6.6. Natural character is described in terms of its biotic, abiotic, and experiential characteristics and is rated from *very low* to *very high* using the *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines* 7-point scale.
- 6.7. The following description is precise of the natural character values associated with the site and how these are interpreted in the context of the wider study area.
- 6.8. The existing natural characteristics of the site and surrounding environment are influenced by the following factors and are described in terms of:

¹⁶ *Waikato Regional Landscape Assessment*. Mary C. Buckland, O’Connor Planning Consultants Limited, Chow: Hill and GHD. February 2010

¹⁷ Para 9.57 *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*

- *Physical natural elements and processes including abiotic aspects (e.g., landform and water, hydrological processes, geomorphology, climate) and biota aspects (flora and fauna, ecology).*
- *How they are perceived and experienced including how natural the area appears (how apparent or dominant the human structures or activities are), and how the area's natural aspects are experienced and appreciated....¹⁸*

Existing Natural Character Values

6.9. The key attributes and characteristics of the surrounding rural and natural environment that contribute to existing natural character values include:

Physical Natural Elements and Processes (Abiotic and Biotic factors)

- The gullies, ridgelines, and deposition plains along the edge of Lake Taupo, formed by the erosion of the original volcanic landform by the Mapara Stream, Whangamata Stream and other local streams/ ephemeral water courses.
- The headlands, peninsulas and bays and associated escarpments, rocky outcrops, and bluffs which form the edge of Lake Taupo.
- Indigenous bush cover along the steep terrain of the headlands and peninsulas along the lake edge.
- Lake Taupo and the lake edge (including the Whakaroa Peninsula, Te Kauwae Peninsula and the Northwestern Bays) are identified as Outstanding Landscape Areas (OLAs) and include DOC conservation reserves and SNAs (Whakaipo Bay Scenic Reserve bush SNA, and Whakaroa Point Recreation Reserve SNA and Whangamata Bay Headland SNA), under the Operative Taupo District Plan (OTDP).
- Lake Taupo and the lake edge have been historically modified by indigenous vegetation clearance and conversion to open pastoral land (including within the application site), the township of Kinloch, rural settlements, commercial pine forest and other exotic vegetation landcover.
- The Kinloch marina, Kinloch Beach, Kinloch Esplanade reserve and the residential area along the lakefront have modified the shoreline of the Lake to the northwest of the site.
- Whakaipo Bay Recreation Reserve includes a gravel road and campground, with exotic planting, which has modified the shoreline and lake margins to the southeast of the site.

How the Natural Elements and Processes are Perceived and Experienced

- The wide-open waters of Lake Taupo are highly memorable and the complex formation of headlands and bays along the lake edge, including vegetated rocky outcrops, escarpments, bluffs, and cliffs along headlands and Whakaroa Peninsula, hold high scenic value, a sense of wildness/ruggedness, and perceived naturalness.
- The prominent and impressive peninsula and headlands rise steeply to 650-700m above lake level where strongly expressed volcanic and hydraulic processes are evident in the dramatic and dynamic interface between the peninsula/headlands and Lake Taupo.
- Currents within the bays, waves and swells are influenced by surrounding topographical features and dynamics of the streams and rivers which feed into the lake at the bays.
- The memorable scenic qualities of Lake Taupo are enhanced by the sounds of the lake and transient factors such as the presence of wildlife including fish and aquatic bird species.
- Sensory experiences associated with the presence of the lake (sounds of the water, smell, water temperature etc) add to the contextual experience.
- The dynamic nature of the lake imparts a strong sense of naturalness, despite the presence of Taupo and Kinloch Townships, other rural settlements in between, and pastoral/farming land

¹⁸ Para 9.21. *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*

- uses within the rural environment.
- g. The formative processes and patterns associated with Lake Taupo and its margins are evident, except where the shoreline and margins of the Lake have been altered, through Kinloch, Whakaipo Bay Recreation Reserve, and adjoining farmland use (pastoral and exotic vegetation), and exotic planting has replaced some indigenous aquatic and lake margin plant species.
 - h. Vegetation cover, over most of the peninsula and headlands and the steep rocky faces of the bluffs and escarpments of the peninsula and headlands, along the lake edge display high levels of abiotic and biotic naturalness.
 - i. At the Whakaipo Bay scale, the landscape is generally natural in appearance, with some modification to vegetation patterns (exotic species) along the lake edge, particularly within the Whakaipo embayment (only a narrow strip of vegetation is present along the lake margin) where the gentler terrain has allowed for recreational opportunities and sparse buildings/structures (within Whakaipo Bay Recreational Reserve campground).
 - j. At the Whangamata Bay scale, the landscape is less natural in appearance, heavily influenced by the development of Kinloch Township, including the marina and esplanade reserve which have altered the shoreline of the lake along this embayment.
 - k. Ecological patterns and processes associated with the Whakaroa Peninsula (Scenic Reserves and Doc protected natural areas along the Whakaroa Peninsula) and other parts of the Lake Taupo Lake edge and margins are still highly evident (regenerating) and are identified SNAs.
 - l. The presence of Kinloch reduces the sense of remoteness associated with this area. The Mapara rural settlement further reduces the sense of remoteness within this area.
 - m. The aesthetic coherence is diminished where the more natural-appearing landscape adjoins a more highly developed/modified landscape (Kinloch, Mapara rural settlement, the campground at Whakaipo Recreation Reserve, pastoral farmland, and exotic plant species).
 - n. Recreational values (walking tracks, scenic lookouts, boating/fishing/kayaking within the bays).
 - o. Limited light exposure at the Whakaroa Peninsula, the Headlands of Waikarariki Point and Te Kauwae Point and Whakaipo Bay scale, due to the small number of buildings/structures.
 - p. Existing light exposure at the Whangamata Bay and Lake Taupo scale, due to the presence of Taupo and Kinloch Townships and other rural settlements in between.

Cumulative Natural Character Value

- 6.10. The study area for natural character effects comprises the landscape bounded by the extent of the Mapara and Whangamata Valleys (to the containing ridgeline to the north, east and west), and to the south by 2km offshore within Lake Taupo. Activities that occur within this catchment have the potential to affect the existing natural character values of Lake Taupo.
- 6.11. The existing natural character values of the study area range from **low** to **very high**, with the greater natural character value (**high** to **very high** value) occurring within Lake Taupo within proximity to the OLA landscapes (OLA 65: Whakaroa Peninsula, OLA 28: North-western Bays Whakaroa Pt to Otuparae Pt and OLA 45: Te Kauwae Peninsula), and lower values occurring in the more modified areas, including Kinloch (**low**), the rural pastoral farmland landscape of the Mapara and Whangamata valleys (**low-moderate**) and the upper portion of the Whakaroa Peninsula (**moderate**), and rural planting patterns within the valleys (shelterbelts, riparian planting and exotic specimen trees) (**moderate** value).
- 6.12. When considered collectively, the above attributes combine to give this part of the rural and natural environment (the study area) **moderate-high** existing natural character values.

7. EFFECTS ON NATURAL CHARACTER

- 7.1. With regard to physical effects, the proposed subdivision development will not result in any adverse effects on the existing abiotic or biotic attributes of Lake Taupo or its tributaries since the site is physically separated from Lake Taupo (approximately 300m from the edge of Lake Taupo (at its nearest point)).
- 7.2. The application site does not contain any permanent streams or wetlands that are subject to natural character assessment under Section 6a of the RMA. The site does however contain a small section of the *Mapara Riparian Area*¹⁹ and many overland flow paths, which feed into the various ephemeral and permanent streams located within the adjacent SNA (Whakaipo Bay Scenic Reserve, Whakarua Point Recreation Reserve and Whangamata Bay Headland). For this reason, the potential effects of the proposal on the overland flow paths and the *Mapara Riparian Area* have been considered.
- 7.3. The proposed subdivision development will not require the removal of any significant areas of native vegetation within the site (other than some vegetation removal along the main access road).
- 7.4. Except for a single culverted vehicle access crossing providing access to Lot 11 and two culverted crossing points along the bridal path/walking track, the proposed subdivision development will not alter the existing gully landform within the *Mapara Riparian Area*. This is because the main access roads, driveways and building platforms have been located to avoid the existing overland flow paths and streams within the site (avoiding steep slopes or gullies which may cause erosion and ensuring that the landform patterns remain predominantly intact).
- 7.5. In addition, extensive mitigation and restoration planting will occur across the site, with a focus on the more sensitive gullies and overland flow paths, further protecting and enhancing the natural values of these more sensitive areas. This will enhance the ecological values within the site by providing ecological connections with the adjacent SNA reserves.
- 7.6. The staging of the proposed mitigation and restoration planting will further aid in managing slope stability and erosion control (sediment runoff) as the mitigation planting will be established at the time of subdivision (refer to the mitigation and site restoration section of this report). An erosion control plan will be implemented during the construction of the proposed subdivision development ensuring that Lake Taupo and its tributaries will be protected from potential sediment runoff. Therefore, the formative processes and patterns of Lake Taupo and its tributaries will remain intact, and the proposed mitigation and restoration planting will have a small positive effect on the physical natural character values of the tributaries and associated wetland areas along the peninsula.
- 7.7. Regarding the perceptual/experiential effects of the proposed development on natural character values, while the application site is not located within the margins of Lake Taupo (due to separation distance), it forms part of the natural backdrop to the lake and therefore potentially influences the natural character values of the lake. As such the potential effects on the natural character values of Lake Taupo will be experiential only, with the level of effects being determined by the perceptions and expectations of those experiencing the site. Due to vegetation cover, there will be no observable change to the stream tributaries located

¹⁹ An inspection of the extent of the *Mapara Riparian Area* within the application site, suggests that the gully landform may have been incorrectly mapped. Also, while the area is an overland flow path, there is no evidence that it contains an ephemeral or permanent waterway or any wetlands.

along the base and sides of the peninsula, and therefore, potential adverse perceptual/experiential effects on Lake Taupo only have been considered.

- 7.8. Lake Taupo is currently experienced at a wide range of distances, by diverse groups within the context of several transient factors. It is experienced from the following location types:
- a. From within Lake Taupo (recreational water vessels), Whangamata Bay and Whakaipo Bay (to the south, southwest, west, and northwest) from approximately 700m – 2km away.
 - b. From Whakaipo Bay Recreation Reserve, campground, and walking/cycling tracks (to the southeast).
 - c. From the Great Lake Trail between Whakaipo Bay Recreation Reserve and Te Kauwae Point and the Tahunatarata Point Walking Track along the base of the Waikarariki Point Headland.
 - d. From the Mapara Valley (motorists and residents) to the east, at approximately 700m - 5km away; and
 - e. From the Whangamata Valley and Kinloch Township (motorists and residents) to the west of the site, at approximately 250m – 4.5km away.
- 7.9. The proposed development will result in a notable change in the perceptions of the existing natural character associated with Lake Taupo, with the proposed mitigation and restoration planting resulting in a significant enhancement of natural character values across the entire site. This will offset any adverse effects resulting from development within the site, with natural character values influenced by the following factors:
- e. The proposed development is located within the part of the peninsula which has already been historically modified (open pastoral farmland, farm tracks, farm utility buildings, transmission towers and cell towers) and already has reduced natural character values.
 - f. The site is physically separated from Lake Taupo by 300m at its nearest point. The proposed lodge will be located approximately 700m from the lake edge, with the nearest dwelling within the proposed subdivision approximately 950m away. These separation distances, along with the elevation difference, mean that the development will not be perceived as being directly associated with the margins of the lake.
 - g. The extensive areas of restoration planting will significantly enhance the site's natural character, extending native bush to the ridgeline, cloaking the entire peninsula (with the clusters of residential development and the lodge buildings integrating into the large swathe of native bush). This will alter the site's perceived character from open pastoral rural to indigenous bush-clad, enhancing natural character values of the peninsula (and backdrop to Lake Taupo). This aligns with the OLA status of the site and the adjacent SNA reserves.
 - h. The earthworks within the site have been carefully designed to limit disturbance to the underlying topography, with the roads and accessway located to integrate into the landscape as much as possible. This means that extensive areas of cut and fill are avoided. Further, the earthworks mitigation strategy, which includes the hydroseeding of all steep cut and fill batters within the road reserves and along the bridle trails with an appropriate mix of native species, and the shaping and hydroseeding or hydro-mulching and planting of all cut and fill batters associated with the building platform creation, ensures that the development will integrate with the adjacent natural landform.
 - i. The proposed subdivision development will introduce new light sources into the site (which forms the backdrop to Lake Taupo) which will result in some adverse night-time lighting effects. However, lighting within the site will be mitigated by placing controls over the use of exterior lights including a requirement to shield all lights, directing lighting away from the Lake and adjacent reserves, and restricting lighting to a “warm” colour

temperature of under 3000 Kelvin²⁰. In addition, there will be no road or street lighting used along the length of the access road and low lux downlights will be used where signage and/or safety lighting is required. The proposed planting will also provide some screening.

Overall Natural Character Effect Rating

- 7.10. With the mitigation and restoration strategy in place, the proposed development is likely to have a ***moderate-high positive effect*** on the existing natural character values of the site and its surroundings. The positive effects associated with the restoration of native vegetation across the site will offset any adverse effects associated with the development of the Lodge, Equestrian Centre and within private lots. This is because the proposed mitigation and restoration planting will enhance the physical (abiotic and biotic) and perceptual and experiential natural character values within the site, extending the natural character values associated with the adjacent SNA reserves and enhancing (restoring) the overall natural landscape values associated with the OLA.

8. RELEVANT STATUTORY AND NON-STATUTORY PROVISIONS

- 8.1. Planning documents that have been taken into consideration include the Resource Management Act and subsequent amendments (RMA), The Waikato Regional Policy Statement (RPS), the Operative Taupo District Plan (OTDP) and the Taupo District Plan Proposed Plan Changes 38 and 42. Non-statutory documents that have been taken into consideration include the Mapara Valley Structure Plan and the Design Guide for Rural Subdivision – Amenity and Character (2012).
- 8.2. Only the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters have been considered.

Resource Management Act 1991

- 8.3. The subdivision must meet the requirements of the Resource Management Act (RMA), and it is therefore important that the assessment of visual, landscape and amenity effects address the requirements of Part 2, of the Act. The key sections relevant to this application are S6(a), S6(b), and S7(c and f).
- 8.4. Concerning s6(a), as detailed in the natural character section of this report, with the mitigation and restoration strategy in place, the proposed development is likely to have a ***moderate-high positive effect*** on the existing natural character values of the site and its surroundings (Lake Taupo). The proposed mitigation and restoration planting will enhance the physical (abiotic and biotic), perceptual and experiential natural character values within the existing OLA.
- 8.5. With regard to s6(b), as discussed in the landscape character section of this report, the Whakaroa Peninsula (the site), and the adjacent Lake Taupo and North-western Bays have been identified as Outstanding Landscape Areas (OLAs). With the proposed mitigation and restoration planting in place, the proposed development will enhance the existing biophysical, perceptual, and associative values that contribute to its OLA status.

²⁰ The measure of the colour of a light source relative to a black body is expressed in degrees Kelvin (K). Warm white light has a colour temperature between 2700-3500K. Lights rated between 5000K and 6000K are viewed as white, while lights above 6000K tend to have a blue cast.

- 8.6. Regarding Section 7(c & f), the effects of the proposed development on the existing visual amenity values will range from *no effect/very low to low-moderate* initially (transitional effects with phase 1 mitigation planting only in place), becoming *very low to moderate-high* positive effects with the establishment of the restoration planting across the balance of the site (except areas to be grazed). These ratings also take into account the mitigation measures inherent in the design process (location of building sites to avoid visually prominent locations, avoidance of steep slopes to reduce visible earthworks) and restrictions on building colours and materiality, which aid in integrating the proposed development with the surrounding landscape.

Regional Policy Statement

- 8.7. Regarding clause (a) of Objective 3.16 Riparian areas and wetlands, as detailed in the natural character section of this report, the proposed subdivision will have a *moderate-high positive* effect on the riparian areas located within and adjacent to the site (within the SNA reserve areas), due to the extensive proposed mitigation and restoration planting, which will maintain and enhance perceptions of existing natural character and amenity values.
- 8.8. Regarding Objective 3.20 Outstanding natural features and landscapes, the application site is located within Lake Taupo ONFL 9, identified within the RPS, and OLA65 (Whakaroa Peninsula) identified within the OTDP. It is also located adjacent to Lake Taupo OLA 20, Northwestern Bays Whakaroa Point to Otuparae Point OLA 28 and near Te Kauwae Point OLA 45 under the OTDP. As detailed in the landscape character section of this report, the proposed development will not affect the key values and attributes that contribute to the existing ONFL and OLA status of the Whakaroa Peninsula, Lake Taupo, the Northwestern Bays, or Te Kauwae Point.
- 8.9. Regarding Objective 3.21 Amenity, the effects of the proposed development on visual amenity have been identified within the visual effects section of this report.
- 8.10. Regarding Objective 3.22 Natural character, the effects of the proposal on natural character have been assessed within the Landscape and Natural Character section of this report.
- 8.11. Regarding Policy 11.2 Protect Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna, the proposed subdivision, lodge buildings and equestrian centre development will not require the removal of any significant indigenous vegetation and will be physically separated from the adjacent SNA bush reserve located along the base and sides of the peninsula and will therefore avoid loss or degradation of these SNA's. The extensive indigenous mitigation and restoration planting proposed within the site as part of the mitigation strategy will enhance indigenous vegetation patterns within the site and the adjacent OLA and SNA's and provide increased habitats for indigenous fauna.
- 8.12. Regarding Policy 12.1 Outstanding natural features and landscapes, the Whakaroa Peninsula has been mapped as part of the Lake Taupo ONFL (ONFL 9). As discussed on the landscape character section of this report, the proposed subdivision will avoid adverse effects on the values and characteristics of this ONFL and will instead protect and enhance them through the extensive mitigation and restoration planting proposed.
- 8.13. In terms of Policy 12.2 Preserve natural character:
- The site is not located within a pristine area or of high or outstanding natural character (Policy 12.2(a));

- The closest outstanding freshwater body is Lake Taupo. As discussed in the Natural character section of this report, the proposed indigenous planting across the site will protect and enhance the natural character values of the site and its surrounds;
- The adverse effects of the proposed development on the existing high and outstanding natural character values of areas within the wider surrounding environment will be below the significant threshold set within the policy (Policy 12.2(b));
- While visible, the proposed development will not be a dominant element (due to the proposed mitigation strategy), when considered within the context of Policy 12.2(c); and
- The proposed vegetation will aid in enhancing, restoring, and rehabilitating the natural character values of the Whakaroa Peninsula and its surrounds in terms of Policy 12.2(d).

Waikato Regional Plan

8.14. Lake Taupo has been identified as being an outstanding waterbody in the Waikato Region.

Policy 2: Identification of Lake Taupo as an Outstanding Waterbody in the Waikato Region

Ensure that activities do not adversely affect the significant characteristics of Lake Taupo that make it an outstanding water body in the Waikato region:

- a) New Zealand's largest clear blue lake resulting from exceptional water quality (as defined by water quality characteristics) in that it, in most locations and most times, surpasses the New Zealand drinking water standards and is of higher quality than all Waikato Regional Council's ecological health and recreation standards.*
- b) High level of natural character of the margins of the Lake and inflowing streams due to the extent of wilderness, surrounding landscape and geological features and lack of built environment around much of the Lake.*
- c) Status as tribal taonga for Ngati Tuwharetoa.*
- d) Internationally renowned trout fishery.*
- e) Ability to support a wide range of indigenous fauna and flora.*
- f) Commercial opportunities based on the Lake's natural features and values, which provide local and national economic benefit.*

8.15. As detailed in the natural character and landscape character (outstanding landscape) sections of this report, the proposed development will not adversely affect the significant characteristics of Lake Taupo that make it an Outstanding Natural Landscape. The natural characteristics of the site and its immediate surrounds will be enhanced by the extensive proposed planting (295ha of indigenous bush across most of the site), resulting in overall positive effects on the peninsula (which forms the backdrop to Lake Taupo).

Operative Taupo District Plan

8.16. The proposed development site is located within the Rural Environment Zone, with an OLA overlay and adjacent to areas of SNA and other OLAs (such as Lake Taupo) under the Operative Taupo District Plan (OTDP). The OTDP has a suite of objectives and policies on the landscape, natural character, and amenity (both directly and indirectly). These are included in the Objectives and Policies of Section 3b - Rural Environment 3h – Landscape Values and 3q - Mapara Valley Structure Plan Area. The rules and performance standards of 4b – Rural Environment and 4f – Mapara Valley Structure Plan Area have been considered. A map showing the relationship of the district planning overlays is contained in Appendix 4.

- 8.17. In addition, the Mapara Valley Structure plan (Appendix 3 of the OTDP) and the Design Guide for Rural Subdivision – Amenity and Character (2012) have also been considered.

Objectives and Policies

Objective

3b.2.2 *Manage the subdivision of rural land to reflect rural amenity values, rural land use and appropriate levels of infrastructure.*

Policies

- x. *Any relevant guidelines should be taken into account in the design of any subdivision in the Rural Environment. In particular sensitive rural design should seek to achieve the following principles:*
 - a. *Maintain significant open space area and increase net environmental gain – Encourage sensitive rural design in subdivision, use or development where areas of continuous open space predominate. In particular protect and enhance topographical, water, and vegetation features that contribute to the character of the Rural Environment.*
 - b. *Areas or features of cultural, historical, landscape or ecological value are protected and enhanced.*
 - c. *Appropriate Overall Density based on the level of development anticipated for the Rural Environment – Maintain the expected level of built character in the Rural Environment, as anticipated by the District Plan.*
 - d. *Site analysis – Undertake a design process and rationale that includes, but is not limited to identification of sensitive areas such as dominant ridgelines, water courses (constant and ephemeral), existing vegetation that contributes to the rural character, and any important cultural, historical, natural or landscape values.*
 - e. *Appropriate Building Design and Location – Site and design buildings appropriately in a manner that is well integrated with the surrounding landform, maintains continuous areas of open space, and reduces any potentially adverse visual effects. Levels of infrastructure are minimised through appropriate siting of buildings and structures.*

- 8.18. Regarding Objectives and policies 3b.2.1 and 3b.2.2 (with particular regard to 3b.2.2.x.a and b above), an analysis of the proposal against the Design Guide for Rural Subdivision – Amenity and Character (2012) has been undertaken (preceding this section of the report) and assessed in the landscape and visual analysis sections of this report. The proposed development will alter the rural character of the site, from predominantly rural, characterised by open pasture, to predominantly natural, characterised by native bush. This will protect and enhance the topographical and vegetated natural characteristics of the Whakaroa Peninsula landscape feature and will have positive effects on the landscape character and associated visual amenity values of the site and the wider surrounding Rural Environment.
- 8.19. Regarding 3b.2.2.x.c, with the proposed mitigation strategy in place (including the extensive proposed mitigation and restoration planting), as discussed in the landscape and visual effects sections of this report, the proposed development will maintain the expected level of built character seen within the Rural Environment.
- 8.20. In terms of 3b.2.2.x.d and e, site analysis was undertaken in the preparation of the proposed development. The analysis identified the most visually prominent locations, steepest slopes and topographic relief and the development of the concept design (location of the proposed access road, dwellings and buildings) avoided these locations as much as possible.
- 8.21. Concerning 3b.2.2.vii, steep land within the site will be rehabilitated through the proposed planting.

- 8.22. Streams/ephemeral watercourses and riparian areas will be protected and enhanced by proposed planting. The proposal has been designed to enhance existing vegetation patterns within the adjacent OLA and SNA areas, riparian areas, and watercourses (refer to appendix four).
- 8.23. Lot sizes range between 1800m² and 1.8ha, providing a diversity of lot sizes (3b.2.2.i.), maintaining dispersed building character across the site, with large swathes of planting in between, reflecting both the rural and natural characteristics and associated amenity values of the wider surrounding rural environment. This, in combination with the restrictions concerning material/colour/height/size of dwellings within the proposed subdivision, will allow it to appear visually unobtrusive and appropriately integrate with both the surrounding rural environment and the landscape and natural character values associated with the OLA's, ALA's and SNA's (3b.2.1(v)) and ensure that rural character and associated amenity values are maintained and enhanced.
- 8.24. The location of proposed dwellings and buildings (as shown on the concept plan) on steep slopes has been restricted, to minimise earthworks as much as possible. Where it is not possible to avoid steeper slopes or visually prominent locations, cut and fill batters will be shaped to integrate with adjacent landform and hydroseeded, and proposed mitigation and restoration planting will soften, screen, backdrop and break up the dwellings and buildings within the proposed development.
- 8.25. With the mitigation and restoration planting in place, the size and scale, location and design of the proposed development is appropriate with the surrounding landscape character. The proposed subdivision design maintains the natural land contour as much as possible and will not dominate the natural landform (as assessed in the visual effects section of this report).
- 8.26. While some dwellings will be seen along the prominent ridgeline of the Whakaroa Peninsula, which includes part of the Mapara Escarpment, protruding above the skyline from surrounding locations, site-specific mitigation planting (proposed screening and backdrop planting) has been proposed within each lot to assist in integrating them with the surrounding landscape. Once the mitigation and restoration planting has become established within the site, the proposed development will have an overall positive effect on existing natural character, landscape character and visual amenity values.
- 8.27. The proposed character change within the site (predominantly open pastoral to predominantly natural native bush) is compatible with the natural character of the base and sides of the Whakaroa Peninsula (SNA reserve) and will connect the sensitive landscape areas and features, such as the native vegetation, escarpments, gullies, streams and ephemeral watercourses and associated riparian areas, allowing for a greater continuity of landscape character across the peninsula.
- 8.28. Until the wider landscape restoration and enrichment plantings (shown in the concept overview plan in appendix 4) become established, the transitional effects of the proposed development on visual amenity values (from the view locations assessed) will range between *no effect / very low* and *low-moderate*. With the establishment of the mitigation and restoration planting, these effects will range between *very low* and *moderate-high* positive effects (as detailed in this report). These ratings also consider the mitigation measures inherent in the design process (location of building sites to avoid visually prominent locations, avoidance of steep slopes to reduce visible earthworks) and restrictions on building colours

and materiality, which aid in integrating the proposed development with the surrounding landscape.

3h: Outstanding Landscape Areas (OLA) Amenity Landscape areas (ALA) and Significant Natural Areas (SNA).

- 8.29. The site is located within OLA 65 (Whakaroa Peninsula) and is located adjacent to OLA 28 (North-western Bays Whakaroa Pt to Otuparae Pt)²¹ which includes the eastern landform of Whakaipo Bay and the western landform of Whangamata Bay, near Te Kauwae OLA, ALA 63 (Whakaipo Bay) and adjacent to ALA 66 (Whakaroa Hills).
- 8.30. SNA's 309, 069 and 277 (Whakaipo Bay Scenic Reserve and the Whakaroa Point Recreation Reserve) are located along the base of the Whakaroa Peninsula, immediately adjacent to the application site along the eastern landform of Whakaipo Bay.
- 8.31. Lake Taupo has been identified as an OLA but does not directly share a boundary with the proposed application site (OLA 65 and the SNA's are located between the site and Lake Taupo). There are no SNAs located within the subject site.

Objective

3h.2.1 *Protect Outstanding Landscape Areas from inappropriate subdivision, use, and development which may adversely affect the Landscape Attributes.*

Policies

- i. *Ensure subdivision, use, and development is located and designed in a way that protects the Landscape Attributes of Outstanding Landscape Areas.*
- ii. *Protect Outstanding Landscape Areas from more than minor adverse visual effects of earthworks, including more than minor visible scarring or more than minor adverse change to the natural landform or natural feature.*
- iii. *Avoid the erection of built structures that will have more than minor adverse visual effects on the Landscape Attributes of Outstanding Landscape Areas, or will result in cumulative adverse effects from increased built density.*
- iv. *Avoid subdivision that will result in the fragmentation of open space character leading to any cumulative adverse effects on Outstanding Landscape Areas.*
- v. *Where Significant Natural Areas are within Outstanding Landscape Areas, avoid, remedy, or mitigate more than minor adverse visual effects of Indigenous Vegetation Clearance on the Landscape Attributes of the Outstanding Landscape Area.*
- vi. *Remedy or mitigate potential adverse effects of subdivision, use, or development on the attributes of Outstanding Landscape Areas, giving consideration to:*
 - a. *The suitability of the site for the proposed subdivision, use or development.*
 - b. *Recognise specific site requirements for some uses or development.*
 - c. *The scale, location, design and nature of the subdivision, use or development, and whether it will be sympathetic with the Landscape Attributes of the Outstanding Landscape Area.*
 - d. *The ability to remedy or mitigate significant adverse effects.*
 - e. *The extent of any disturbance or modification to the Outstanding Landscape Area as a result of subdivision, use or development, including potential impacts of earthworks and the ability of earthworked areas to be rehabilitated.*

²¹ It should be noted that the boundary between OLA 28 and ALA 63 appears to be inconsistent with the underlying landscape and descriptive analysis. Further OLA 28 appears to have been transposed, creating a gap between it and the Lake Taupo OLA along the foreshore in places.

- f. *The visual impact of Indigenous Vegetation Clearance within Significant Natural Areas on the Landscape Attributes, and the ability to revegetate cleared areas with appropriate indigenous species.*
 - g. *The effectiveness and appropriateness of proposed mitigation to address adverse landscape and visual effects of subdivision, use or development, including appropriateness of mitigating vegetation to screen or soften built structures, and ongoing maintenance of mitigation planting.*
- 8.32. With regard to 3h.2.1i, as detailed in the constraint mapping, concept development and Outstanding Landscape Area sections of the report, the proposed subdivision has been designed to ensure that the proposed development protects and enhances the Landscape Attributes, values and characteristics of the Whakaroa Peninsula OLA and SNA's, Lake Taupo OLA, Te Kauwae Point OLA and the Northwestern Bays (Whakaroa Pt to Otuparae Pt) OLA.
- 8.33. With regard to 3h.2.1ii, the Whakaroa Peninsula OLA will be protected from visible scarring and changes to the natural landform and natural features as all earthworks will be shaped to visually integrate with the surrounding natural landform and planted with either native vegetation (hydroseeded) or grass. No additional earthworks will be permitted within the lots (refer to the mitigation and site restoration section of this report), to ensure that the landform of the OLA is protected from adverse effects associated with earthworks. Adverse effects resulting from earthworks will therefore be less than minor.
- 8.34. Regarding 3h.2.1iii and vi, as detailed in the landscape, natural character and visual effects sections of this report, the proposed mitigation strategy will ensure that the proposed development will have less than minor adverse effects (with the mitigation strategy in place, all effects of the proposal were found to be positive).
- 8.35. With regard to 3h.2.1iv, the proposed subdivision avoids the fragmentation of open space, with the extensive proposed mitigation and restoration planting covering most of the site. There will be two areas of open space used as grazing paddocks (one being located centrally within the site at the equestrian centre and the other being located close to the proposed lodge), in locations which will not be highly visible from the surrounding landscape due to steep topography of the peninsula (which crests views of the ridgeline topography from locations surrounding the site).
- 8.36. With regard to 3h.2.1v, as previously identified, the proposed development does not contain any SNAs and the proposed mitigation and restoration planting across most of the site will enhance the SNAs adjacent to the site. Indigenous vegetation clearance within the OLA will be avoided.

Objective

3h.2.3 *Recognise and encourage the enhancement of Amenity Values within Landscape Areas in the Taupō District.*

Policies

- vii. *Recognise and encourage subdivision, use or development that enhances Amenity Values within Landscape Areas in the Taupō District, by utilising, but not being limited to, the following principles:*

Subdivision Design

- a. *Subdivision design that utilises the existing landform and landscape features and aligns new allotment boundaries to natural patterns.*

- b. *Where possible, existing vegetation is retained and protected, and vegetation patterns that reflect the natural landform are maintained.*
- c. *Fencing styles are designed to complement the existing character of the Landscape Area.*

Built Structures

- d. *Built structures are located and designed in a way to integrate with the Landscape Attributes.*
- e. *Building materials utilise recessive colours and have low reflectance levels.*
- f. *Existing vegetation patterns are utilised to integrate buildings within the Landscape Area.*

Roads

- g. *Roading layout is designed and located to minimise visual prominence, where possible by following topography, and minimising the number of vehicle accesses onto roads.*

Earthworks

- h. *Earthworks are located to minimise disturbance of the natural form and character of the Landscape Area, by avoiding visually prominent locations.*
- i. *Where practical, earthworks or areas surrounding earthworks are vegetated to soften any abrupt changes in landform, or reduce visible 'scarring' of the landform.*

Planting

- j. *New tree planting and vegetation patterns reflect the existing landscape character and natural patterns of the landscape.*
 - k. *Where possible, ecological corridors and ecosystems are restored.*
 - l. *Planting is used to help integrate buildings with the Landscape Area.*
- viii. *Encourage the utilisation of design guidelines that maintain and enhance Amenity Values within Landscape Areas in the Taupō District.*
 - ix. *Enable activities that result in a Net Environmental Gain for Landscape Areas in the Taupō District.*

- 8.37. Concerning 3h.2.3 (above), the proposed development has been designed to utilise the existing landform and landscape features by aligning the lot boundaries to natural topographic changes (top and toe of the Mapara Escarpment, gullies, ridges, and spurs) and streams/vegetation patterns. It will retain the (limited) existing vegetation within the site and enhance the adjacent SNAs/doc reserves within the OLA through the provision of extensive proposed restoration and mitigation planting across most of the site. Fences within the proposed subdivision will be post and wire or post and rail, commensurate with the existing fencing styles within the surrounding rural environment.
- 8.38. The positioning of lots and dwellings within the proposed subdivision has been determined with visual prominence in mind. Steep slopes, prominent ridgelines and the Mapara Escarpment have been avoided where possible to minimise earthworks and reduce the visibility of the house sites and buildings.
- 8.39. The proposed planting will enhance existing landscape character and natural character within the site, OLA 65 (Whakaroa Peninsula) and the adjacent SNA's, by creating ecological links/corridors between the existing vegetation along the base of the peninsula, up to the skyline ridge. This will also aid the subdivision to integrate with the existing bush clad landscape along the peninsulas base and respond to the peninsulas underlying OLA status. The proposed subdivision dwellings will utilise building materials with recessive colours and low reflectance levels.

- 8.40. The proposed road access has been designed to minimise visual prominence and disturbance of the natural form and character where possible, by following the main ridgeline within the site to minimise earthworks as much as possible. Where earthworks are required, cut and fill batters will be recontoured to reflect the surrounding landform and either re-grassed or planted (hydroseeded) to mitigate visible ‘scarring’ and soften the appearance of any abrupt changes in the landform. This will allow areas of earthworks required within the subdivision to integrate with the character of the pastoral rural landscape and the bush clad Whakaroa Peninsula. Lots and building pads have also been located in areas that will minimise the requirement for earthworks and reduce visual prominence where possible.

3q - Mapara Valley Structure Plan Area

- 8.41. With regard to 3q.2.1 and 3q.2.3, the proposal will enhance the ecological, landscape and other sensitive values of the Mapara Valley through the extensive proposed planting across most of the site, cloaking the prominent peninsula ridgeline in indigenous vegetation. It will respect the sensitivities of the Mapara Escarpment Area by avoiding locating building pads within it where possible and providing slope stability through the provision of proposed planting across most of the Mapara Escarpment located within the site. The proposed design also provides for the enhancement of revegetation corridors through strengthening existing vegetation patterns, connecting with the reserves along the base of the peninsula.
- 8.42. With regard to 3q.2.3(iv), (v) and (vi), the proposed development design has utilised existing landform and landscape features to minimise earthworks and ensure that the dwellings, lodge and equestrian buildings and road accessways complement the character of the surrounding rural and natural Whakaroa Peninsula environment and do not detract from it. The proposed roadways and dwellings of the subdivision avoid the Mapara Escarpment area where possible (only 15 lots are located within the Mapara Escarpment Area).

Rules and Performance Standards

- 8.43. 4b and 4f list the relevant rules and standards that are to be used to assess discretionary matters. Because the proposed subdivision is located within the Rural Environment and part of the site is located within the Mapara Valley Structure Plan Area, the applicable rules and standards must be considered.

4b – Rural Environment

4b.4.12.c. The level to which the amenity and landscape of the Rural Environment has already been compromised by subdivision and development and the extent to which the locality can absorb further change without creating cumulative adverse effects.

- 8.44. As discussed in the visual and landscape effects section of this report, the dwellings within the proposal have been clustered with large swathes of proposed vegetation in between to allow for separation between the clusters, allowing the proposal to integrate more successfully with the surrounding rural and natural landscape character and retain associated visual amenity values.
- 8.45. The design of the proposed subdivision, which considered sensitive landscape areas (gullies, steep slopes, ridgelines and spurs) and visual prominence within the site, along with the extensive proposed mitigation and restoration planting; will retain and enhance landscape character and visual amenity values.

4b.4.1 General Criteria

- f. Attributes that may contribute to a higher level of amenity and rural character include, (but are not limited to):
- i. A sense of place;
 - ii. Aesthetic coherence;
 - iii. Feelings of remoteness;
 - iv. Open space, including existing recreational opportunities;
 - v. A relatively high standard of privacy;
 - vi. A lower incidence of household noise;
 - vii. A lower incidence of traffic on local roads and access ways;
 - viii. A lower incidence of litter and pollution;
 - ix. Open vistas of vegetation and prominent topographical features;
 - x. A lower incidence of buildings and structural clutter.

8.46. As discussed in the landscape and natural character and visual effects section of this report, the proposed subdivision will be commensurate with the patterns of rural development within the surrounding landscape and will strengthen existing natural landscape values of the site, the adjacent SNAs and the underlying OLA attributes and characteristics, enhancing associated visual amenity values.

4f – Mapara Valley Structure Plan Area

8.47. The proposed dwellings located within the Mapara Escarpment Area will comply with 4f.1.12 i and ii (not exceed 7m in height or have coverage greater than 250m²). This is a restricted discretionary activity, with discretion restricted to the following:

- a. The location of the structure;
- b. The use of materials and colors to respond to the natural hues of the area, and reduction of reflectivity levels, in particular the utilisation of colors from the A and B Groups of the BS 5252 color chart with reflectivity levels less than 30%.
- c. The effect that the structure will have on the Escarpment Buffer Zone or the Modified Rural Environment;
- d. Any planting and other mitigation proposed.

8.48. Due to the extensive proposed planting across the site (including within the Mapara Escarpment Buffer area), the design of the proposal to avoid visually prominent locations (where possible), and the proposed use of visually recessive materials and colours, which will respond to the natural hues of the surrounding landscape (colours from the A and B Groups of the BS 5252 colour chart with reflectivity levels less than 30%).

Appendix Three – Mapara Valley Structure Plan

2.2 Indicative Land Use

Escarpment Buffer (Bright Green) The escarpment buffer is located in the area between the bottom and top edges of the escarpment. It is within this area that the integrity of the escarpment is most vulnerable. This area is not suitable for the location of development due to the potential adverse effects on all of the Mapara Valley Area as contained by these escarpments. It is a key area to ensure the landscape values in the Mapara Valley Structure Plan are not incrementally degraded.

8.49. While some of the proposed dwellings will be located within the Mapara Escarpment Buffer area, the number of dwellings is limited (15) the extensive mitigation and restoration planting and the proposed recessive building materials and colours will ensure that the landscape values in the Mapara Valley Structure Plan are not degraded. Overall, the proposed extensive indigenous restoration planting across the escarpment (and most of the site) will enhance the escarpment area, the Whakaroa Peninsula and the wider Mapara Valley area. It should also

be noted that the Mapara Valley Structure plan likely to be removed from the TDP by Plan Change 42 (PC42). Reasons for this are outlined in the PC42 Section 32 Report:

The Mapara Valley Structure Plan

The Mapara Valley Structure Plan was adopted on 3 April 2009, it was then subsequently put into the Taupō District Plan through a Plan Change process. The structure plan was primarily a response to pressure at the time for urban development within the Mapara Valley. Due to multiple landowners all expressing a desire to develop, the Council took a lead role in developing the Structure Plan to ensure a coordinated approach. The Structure Plan was based on growth projections that were formulated within the Taupō District Growth Strategy developed 2006, Taupō District 2050 (TD2050).

In reality the district has not seen the level of growth that had been anticipated in 2006. This is partly due to the Global Financial Crisis that started in 2008, which slowed the economy and caused a step change in the flow of credit to facilitate development. This is particularly relevant in a district where approximately one third of the housing is holiday homes.

In the review of the TD2050 in 2018 it was determined that the Mapara Valley growth area was no longer required. This was based on sufficient growth areas within the urban areas to meet the medium and long term future growth. Action 4 of TD2050 2018 was to revoke the Mapara Valley Structure Plan. The current provisions within the Mapara Valley are also causing issues with general anticipated development of rural land, given the urban provisions that apply.

[Design Guide for Rural Subdivision – Amenity and Character²² \(Non-Statutory Document\)](#)

- 8.50. The proposed development provides a range of lot sizes that reflect the amenity values associated with the character of the surrounding rural environment, maintains open space and large swathes of native planting through clustering the development into groups of 5 – 14 dwellings across the site, as per the examples given in the design guide for rural subdivisions, shown in the figures below.

²² *Design Guide for Rural Subdivision - Amenity and Character*. Taupo District Council. March 2012.

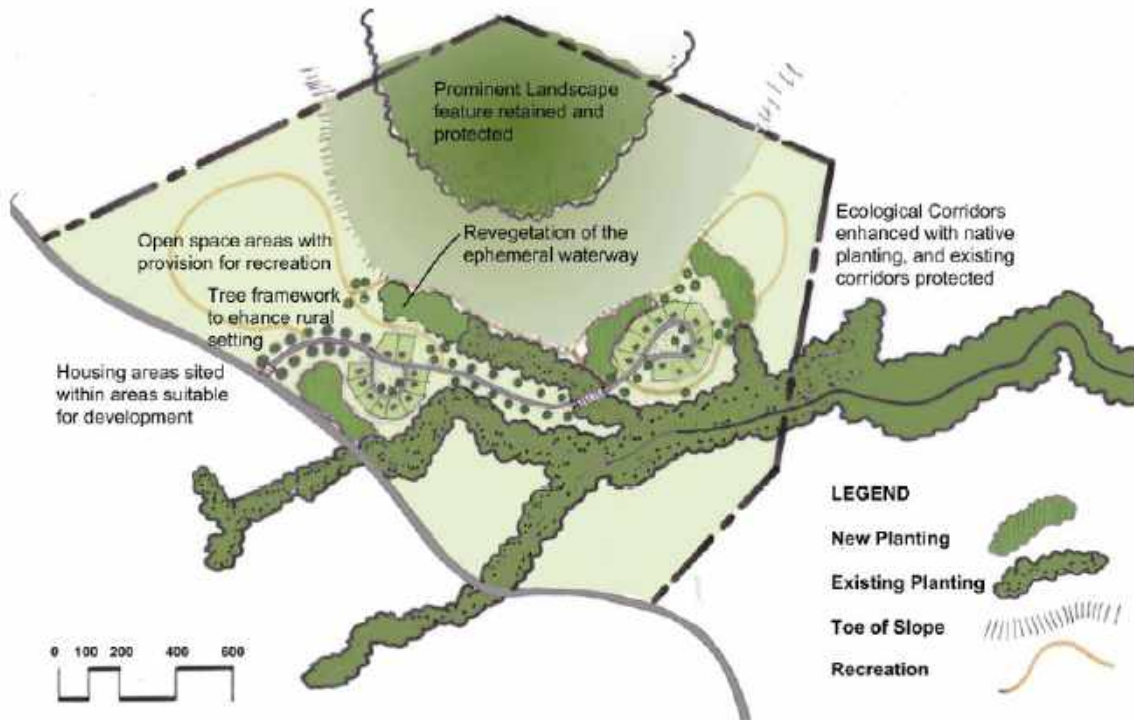


Figure 15: Extract from the Design Guide for Rural Subdivision: an example of a 'cluster' type development designed under the District Plan rule 4b.3.9 as a restricted discretionary activity.

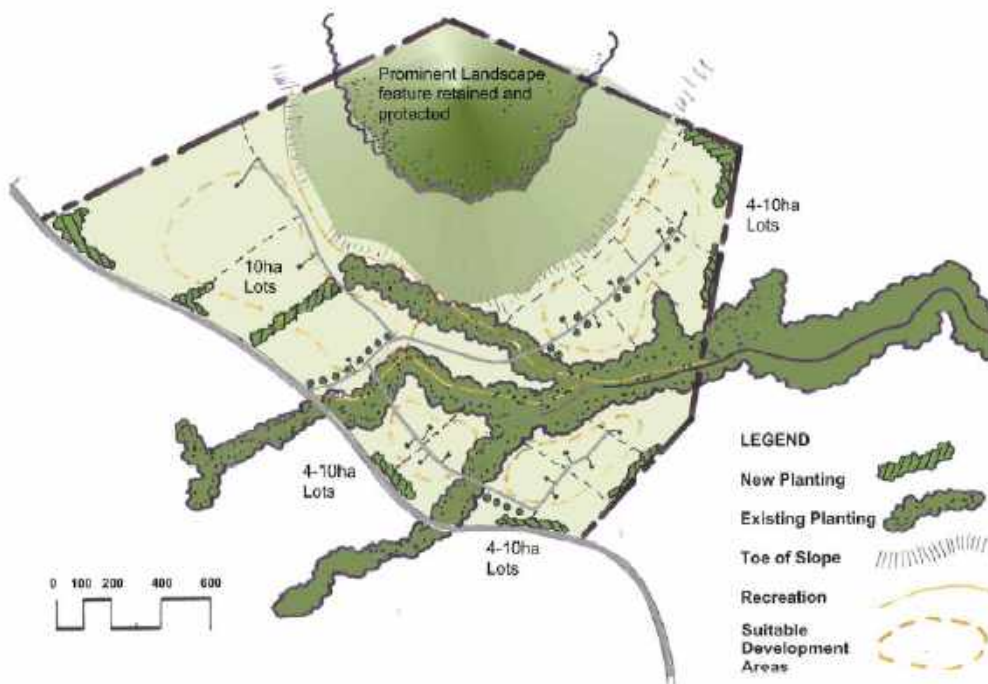


Figure 16: Extract from the Design Guide for Rural Subdivision, based on the policies of the Rural Chapter of the District Plan (would be assessed as a discretionary activity), showing planting configuration relative to terrain features.

- 8.51. The proposed development has responded to the recommendations contained in the Taupo District Council's design guidelines for rural subdivision as follows²³:
- a. The proposed development responds to areas sensitive to change, such as prominent ridgelines (4b.1.7.a), water courses, and existing vegetation (OTDP 3b.2.2x.d.) through a combination of the careful placement of house sites and the proposed mitigation/restoration strategy. Areas sensitive to change have been identified through landscape analysis and are identified in the various maps contained in the appendices.
 - b. Most of the site will be retired from its existing pastoral land use and will be restored into indigenous planting. This is shown on Map 18 in the appendices.
 - c. Ecological corridors across the site will be established/restored through indigenous planting within the proposed development, connecting existing areas of SNA within the reserves on the Whakaroa Peninsula (OTDP 3h.2.3.k and rule 4b.3.9). This staged approach includes mitigation planting (Phase 1), followed by restoration planting to create ecological corridors (Phase 2), and finally, enhancement planting (Phase 3).
 - d. The proposed Subdivision Concept Design has created clusters of dwellings at a diversity of lot sizes that reflects the character and associated amenity values of the surrounding rural environment (OTDP 3b.2.2.i).
 - e. A significant part of the proposed subdivision site (280ha) will be planted to increase the net environmental gain (OTDP 3b.2.2.x.a) of the site, protecting sensitive areas such as gullies, riparian corridors, intermittent streams, steep slopes, and the adjacent SNA reserves.
 - f. Fencing and lighting will be complementary to the existing rural landscape character. Fencing will be post and wire or post and rail. All exterior lighting will be shielded to prevent excess light spill beyond the site. Exterior lights will be directed away from the lake and adjacent public reserves and restricted to "warm" colour temperatures (under 3000 Kelvin²⁴). There will be no road or street lighting used along the access road and low lux downlights will be used where signage and/or safety lighting is required. This will help to maintain the existing night-time rural light levels (OTDP 3h.2.3.c)
 - g. The proposed roads and building pads (refer to the Concept Map within this report) have, where possible, been located to be sympathetic to the contour to minimise earthworks requirements and disturbance of the landform, landscape character, and natural patterns (OTDP 3h.2.3.h).
 - h. All cut and fill batters will be shaped to integrate with the surrounding natural landforms and will be either grassed or revegetated to reduce erosion (OTDP 3h.2.3.i)
 - i. The proposed access road will be in keeping with other rural roads in the area to help maintain rural character. The road will be chipseal (predominantly) and has been carefully designed to minimise its visual prominence by following the existing farm tracks and/or topography (OTDP 3h.2.3.g).
 - j. In response to the OTDP (3b.2.2.x.e, 3h.2.3.d), building pads have been positioned strategically to minimize the impact on important natural features like ridgelines, slopes, gully systems, streams, riparian areas, and the Mapara Escarpment. Additionally, the proposed buildings will utilise recessive colours and materials to blend with the rural and natural landscape. The subdivision lots have been carefully located to avoid visually prominent areas, such as ridgelines and skyline views. In cases where dwellings had to be placed in such areas, site-specific the mitigation planting will break up their visual impact and integrate them with the surroundings.

²³ Refer to pages 11-17 of the design guide for rural subdivision and relevant objectives and policies of the Operative Taupo District Plan (OTDP).

²⁴ The measure of the colour of a light source relative to a black body is expressed in degrees Kelvin (K). Warm white light has a colour temperature between 2700-3500K. Lights rated between 5000K and 6000K are viewed as white, while lights above 6000K tend to have a blue cast.

- k. The natural character and amenity values associated with the Whakaroa Peninsula OLA, Lake Taupo OLA, Northwestern Bays OLA, and the SNA's adjoining the site will be maintained and enhanced through extensive proposed planting. The planting will provide visual connection from the east to the west (cloaking the peninsula in native bush) and soften the transition between the reserves and adjacent rural land to the north, northeast and northwest. The extensive areas of proposed planting will link existing scenic reserve SNAs, enhance riparian areas/intermittent streams within the site and enhance the connection to the Mapara Riparian areas and stream gullies as well as connect and enhance the OLA/SNAs.
 - l. As there is little existing planting within the site, proposed mitigation planting will be utilised to help integrate the dwellings and lodge buildings with the surrounding landscape (OTDP 3h.2.3.i.b).
 - m. Site-specific mitigation planting has been proposed around the dwellings within the subdivision to help integrate the buildings with the surrounding landscape, reducing adverse effects on landscape and visual amenity values (OTDP 3h.2.3.l, 3h.2.1.g, 3h.2.2.f).
 - n. Building colours and materials will be recessive to minimise light reflectivity and help integrate the proposed subdivision with the surrounding natural muted tones of the pastoral and bush-clad landscape (OTDP 3h.2.3.e)
- 8.52. As recommended in pages 18 – 21 of the Taupo District Design Guide, the proposed concept has also considered the following approaches to planting design, which mitigate landscape and amenity effects²⁵:
- a. A staged mitigation and restoration planting approach, including mitigation planting in all proposed residential allotments (Phase 1), which will partially screen and/or backdrop the house sites, ensuring that dwellings located on the more prominent parts of the site integrate into the landscape and restoration planting (Phases 2 and 3) across most of the remainder of the site, to restore and enhance the natural characteristics of the site.
 - b. Indigenous plant species, endemic to the central volcanic plateau, will be used to mitigate the effects of the proposed development and enhance the natural character values of the site. Planting will respond to the natural landform patterns, extending the existing bush cover within the adjacent reserves to cloak the ridge of the peninsula in bush.
 - c. The development will increase the overall natural character of the site, enhancing its key landscape and ecological features. The rural (agrarian) character will reduce and be replaced by natural character associated with the extensive proposed indigenous planting, consistent with the adjacent reserves (Significant Natural Areas (SNAs)) and the values and attributes of the Whakaroa Outstanding Landscape Area (OLA).

Summary of Statutory and Non-Statutory Provisions

- 8.53. While the proposed development is not consistent with all of the objectives, policies and rules of the Rural Zone, through careful design and consideration of the potential effects on the environment, it is sympathetic to or consistent with a number of the various landscape and visual amenity provisions of the Operative Taupo District Plan, the Mapara Valley Structure Plan, and the Design Guide for Rural Subdivisions.

²⁵ Pages 18-21 of the design guide.

Proposed Plan Changes - Taupo District Plan

- 8.54. The Operative Taupo District Plan is currently undergoing a review of several parts of the plan which will result in plan changes. These include Plan Changes 38-43, for which hearings are scheduled for July and August 2023. While the Plan change review documents are not yet operative, they provide some guidance into the direction of the DP. Of relevance to this report is Plan Change 38 – Strategic Environments and Plan Change 42 - General Rural and Lifestyle Environments.

Plan Change 38 – Strategic Environments

2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

2.6.2 Objectives

1. *Recognise the importance of the districts natural values and landscapes and their significance to the Taupō Districts communities and identity.*
2. *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development.*
3. *Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for.*
4. ...
5. *The protection of outstanding landscape areas from inappropriate land use and development which may adversely affect their landscape attributes.*
6. ...
7. *The natural character of riparian margins are preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use and development.*

- 8.55. With regard to 2.6.2.1, 2 and 3 above, the proposed subdivision development will protect and enhance the indigenous vegetation and significant habitats of indigenous fauna within the Whakaroa Peninsula OLA, the adjacent SNAs/doc reserves, and the adjacent Lake Taupo, Te Kauwae Point and Northwestern Bays OLAs, through the proposed indigenous mitigation and restoration planting across most of the site (approximately 295ha of proposed planting).

- 8.56. As discussed in the Landscape Character section of this report, the proposed development will not adversely affect the key landscape attributes and values (2.6.2.5 above) which have contributed to the identification of the Whakaroa Peninsula OLA or the adjacent Lake Taupo, Northwestern Bays and Te Kauwae Point OLAs. The extensive proposed mitigation and restoration planting across most of the site will protect and enhance these key attributes and values.

- 8.57. With regard to 2.6.2.7, there are no permanent streams within the site. 14 intermittent streams feed the streams in the adjacent SNA reserve and one Riparian Area is located within the eastern part of the site. The extensive proposed mitigation and restoration planting across 295ha of the site will enhance the natural character of the existing intermittent streams within the site and the adjacent SNA reserve streams and their riparian margins.

2.6.3 Policy

1. *Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.*
2. *Support and facilitate those activities which will lead to the long term protection and or enhancement of indigenous biodiversity values.*
3. ...

4. *Activities must recognise and maintain the attributes of identified outstanding natural features and landscapes and not have any more than minor adverse effects on them.*
5. *Encourage the protection, enhancement and restoration of natural and landscape value areas, including by supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.*
6. *Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.*

8.58. The proposed development avoids the removal of indigenous vegetation and includes approximately 295ha of indigenous mitigation and restoration which will have significant positive effects in enhancing indigenous biodiversity values across the site and promotes ecological connections with the adjacent SNAs along the base of the peninsula.

Plan Change 42 – General Rural and Rural Lifestyle Environments

3b Objectives and Policies

3b.2 Objectives and Policies – General Rural Environment

Objective 3b.2.1 Enable Primary Production

Primary production is enabled by protecting the availability of the rural land resource and its productive capability.

Objective 3b.2.2 Maintaining the established General Rural character

The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided.

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects on permitted and legally established activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Policy 3b.2.9 Maintaining the established character

Maintain the established General Rural Environment character, as defined by:

- a) *Large open spaces between built structures*
- b) *A mix of residential and rural industry buildings*
- c) *Noises related to production activities during the day but low levels of noise at night*
- d) *Low levels of light spill.*
- e) *Infrequent vehicle movements to and from a site*
- f) *Limited signage that directly relates to the activity operating on the site.*

8.59. With regard to 3b.2.1, 3b.2.2 and 3b.2.5, while areas of grazing will be retained around the Equestrian Centre and near the lodge, the site will not be retained as a working farm. Pasture will be retired over a period of 6-8 years, as planting occurs across the site. The conversion of the pastoral land use to native bush across the majority of the site responds to the adjacent SNA bush reserve and the values and attributes of the Whakarua Peninsula OLA. The transition from predominantly rural (pastoral) landscape character to predominantly natural (bush clad) landscape character will enhance natural character, landscape character and associated visual amenity values of the peninsula and wider surrounding landscape.

8.60. With regard to 3b.2.9, the development has been clustered and spread out across the site, to ensure large areas of planting in between clusters of development, lodge buildings and the equestrian centre. As previously identified, night-time lighting effects will be mitigated by

shielding all lights, directing lighting away from the Lake and adjacent reserves, and restricting lighting to a “warm” colour temperature of under 3000 Kelvin²⁶. In addition, there will be no road or street lighting used along the length of the access road and low lux downlights will be used where signage and/or safety lighting is required. The proposed planting will also provide some screening of lighting within the site.

8.61. Signage will comply with 3b.2.9.f.

4 Rules and Standards

4b Rural Environment

4b.1.8 Buildings within Outstanding Landscape Areas

- i. *Provided that the activity has not been identified as a discretionary or noncomplying activity by another rule in the Plan, within an Outstanding Landscape Area, the erection of structures:*
 - a. *Between 5m and 10m in height; or*
 - b. *For Masts and Poles between 5m and 20m in height; or*
 - c. *Which are between 250m² and 1,000m² in ground floor area, and have an aggregate coverage less than 2.5% of the allotment, is a restricted discretionary activity.*

The Council restricts the exercise of its discretion to the following matters:

- a. *The location of the structure in relation to the Landscape Attributes as described in schedule 7.1, considering; ridgelines and prominent landforms,*
 - *the need to locate the structure within an Outstanding Landscape Area, and whether there are alternatives,*
 - *whether the location within an Outstanding Landscape Area is shown to be justified, and*
 - *how the location and design mitigates any adverse effects on the Landscape Attributes of the Outstanding Landscape Area.*
- b. *The scale of the structure on the Outstanding Landscape Area, and the ability to reduce the visual dominance of increased bulk.*
- c. *The use of materials and colours to respond to the natural hues of the Landscape Area, and minimisation of reflectivity levels, including the utilisation of colours from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity level less than 35%.*
- d. *Measures to reduce window reflectivity by use of overhanging eaves, or low-reflectivity glass.*
- e. *Any proposed mitigation planting to assist in integrating structures with the site, and the effectiveness of such mitigation on protecting the Landscape Attributes of the Outstanding Landscape Area.*
- f. *The minimisation of earthworks associated with the erection of structures that may adversely affect the Landscape Attributes and character of the Outstanding Landscape Area.*
- g. *Consideration of cumulative visual effects of structures on the Outstanding Landscape Area.*
- h. *Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks, which may result in an adverse effect on Landscape Attributes.*

8.62. As previously identified, the concept development, constraint mapping and design (including a comprehensive mitigation strategy) of the proposed development will ensure that the proposal does not adversely affect the values and attributes of the Whakaroa Peninsula OLA. The proposed mitigation and restoration planting will enhance the attributes and values of the OLA, and once established will have a positive effect on natural character, landscape character and visual amenity values associated with the Whakaroa Peninsula OLA.

4b.1.9 Earthworks within Outstanding Landscape Areas

²⁶ The measure of the colour of a light source relative to a black body is expressed in degrees Kelvin (K). Warm white light has a colour temperature between 2700-3500K. Lights rated between 5000K and 6000K are viewed as white, while lights above 6000K tend to have a blue cast.

Earthworks within an Outstanding Landscape Area that creates a new cut face or fill that is in excess of 1.5 metres in height, or cumulative vertical ground alteration in excess of 3.0 metres over a 12 month period, is a restricted discretionary activity, provided that any exposed cut or fill face located in vegetation of a height 1.5 metres or less is revegetated not later than the next growing season. Revegetation should consist of indigenous species or the same or similar species (other than pest species) present on the site prior to earthworks).

The Council restricts the exercise of its discretion to the following matters:

- a. *The extent to which the Earthworks will change the ground level.*
- b. *The effect of the Earthworks on the Landscape Attributes.*
- c. *The degree to which the finished ground levels reflect the contour of the surrounding landform.*
- d. *The degree to which Earthworks will enable building facades to be extended below natural ground level.*
- e. *The period that soil will be exposed.*
- f. *Proposed methods and timing for the remediation or mitigation of potential adverse effects and the degree to which such methods would be successful, including rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation.*
- g. *Consideration of cumulative visual effects of Earthworks on the Outstanding Landscape Area.*
- h. *The location of the Earthworks in relation to the Landscape Attributes as described in schedule 7.1, considering;*
- i. *Ridgelines and prominent landforms,*
 - *the location requirement of the activity*
 - *whether there are alternatives.*
- j. *Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks*

- 8.63. As detailed within this landscape, natural character and mitigation strategy sections of this report, the proposed access road, subdivision development, lodge buildings and equestrian centre have been located to avoid steep slopes, ridgelines, spurs, and gullies as much as possible, to reduce the earthworks required. Where cut and fill batter slopes are required, these will be shaped to integrate with adjacent natural landform and hydroseeded with an appropriate mix of native species.

4b.2.2 Maximum building coverage

- i. *10% of the total allotment area.*

4b.2.3 Maximum building size

- i. *5,000m² gross floor area for a single building.*

4b.2.4 Maximum density of primary residential units

- i. *One primary residential unit per 10 hectares.*

- 8.64. Some of the proposed development (the larger allotments of the subdivision) will be consistent with rule 4b.2.2. The proposed development will be consistent with rules 4b.2.3. While the building coverage will exceed the maximum within some allotments of the proposed subdivision and the proposal will not meet the requirement of 4b.2.4 (maximum density), the mitigation strategy and extensive proposed planting will ensure that the dwellings appear visually recessive within the landscape and integrate successfully with their surroundings.

4b.2.5 Maximum building height

- i. *12 metres.*
- ii. *5 meters in a height restricted area.*
- iii. *5 meters in an Outstanding Landscape Area.*
- iv. *...*

- 8.65. The proposed dwellings will be restricted to 5m high in more visually prominent locations (identified in the Cluster Visibility - Cumulative Map) and 8m high in less visually prominent locations within the site. The main lodge building and the Chapel building will be up to 12m high, the Chalets will be up to 5m high and the equestrian buildings up to 8m high (although the equestrian buildings will not be visible from surrounding viewer locations). With the proposed mitigation and restoration planting in place, the dwellings and buildings within the site will be partially screened and backdropped, further aiding in integrating them into the site and surrounding landscape.

4b.2.6 Minimum building setbacks

- i. 30 metre setback for dwellings and minor residential units from the front boundary.*
- ii. 15 metres from all other boundaries.*
- iii. 25 metres in Outstanding Landscape Areas from all boundaries.*
- iv. ...*

- 8.66. While not all the lots meet the above buildings setback requirements, all lots have been designed with high level of individual mitigation planting. The mitigation strategy will allow the proposed development to achieve the objective of the above building setback rules (separation distance and recessive development). This will be achieved through the separation of the clusters of subdivision development across the site, the extensive mitigation and restoration planting and the restrictions on building height, size, colour, materials and reflectivity.

4b.5 Subdivision Rules

4b.5.1 Subdivision – General Rural Environment

- i. ...*
- ii. Subdivision resulting in lots that are smaller than 10 hectares is a noncomplying activity.*

For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are:

- a) ...*
- b) ...*
- c) ...*
- d) The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.*
- e) Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.*
- f) The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.*
- g) ...*
- h) Any immediate adverse or potentially adverse effects, including cumulative effects, on the amenity and landscape values of the Rural Environment, and the methods by which such effects can be remedied or mitigated.*

4b.5.7 Subdivision – Outstanding Landscape Areas

- i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located within an Outstanding Landscape Area where the resulting lots are less than 10 hectares, is a non-complying activity.*

4b.5.9 Subdivision – More than 12 allotments

- i. Any subdivision of land where more than twelve (12) allotments share a single common access in the General Rural Environment or Rural Lifestyle Environment is a discretionary activity.*

Refer also to Subsection E – DISTRICT WIDE RULES

- 8.67. With regard to 4b.5(d), the proposed development will not require the removal of any significant indigenous vegetation and all earthworks will be shaped and hydroseeded (with native species) to integrate with adjacent natural landform and landscape.
- 8.68. Regarding 4b.5(e), (f) and (h), as detailed in the landscape, and natural character sections of this report, with the mitigation strategy in place and the establishment of the proposed mitigation and restoration planting (over 6-8 years), the proposed development will have moderate-high positive effects on the Whakaroa Peninsula OLA and SNAs and the immediate surrounding landscape (Lake Taupo, Te Kauwae Point and the Northwestern Bays OLAs). Visual amenity effects were initially (with only the phase 1 mitigation planting in place), found to range between no effect/ very low to low-moderate adverse effects. These effects will become very low to moderate-high positive effects with the establishment of the mitigation and restoration planting.
- 8.69. Again, while the proposed development does not meet the requirements of rules 4b.5.7 and 4b.5.9, the proposed mitigation strategy, including the extensive mitigation and restoration planting across the site will have an overall moderate-high positive effect on landscape and natural character values of the Whakaroa Peninsula and its immediate surrounds. The proposed planting will enhance the existing native SNA bush along the base and sides of the peninsula, extending it to the skyline ridge, responding to the attributes and values of the underlying OLA status of the site. The landscape character change within the site (predominantly rural pastoral to natural bush clad) will result in visual cohesion of the peninsula as a whole and positively affect visual amenity values from surrounding viewer locations.

9. MITIGATION AND SITE RESTORATION

Mitigation and Site Restoration Approach

- 9.1. The proposed development seeks to restore and enhance the landscape and natural character of the site through the retirement of large areas of farmland and the revegetation of those areas with native bush.
- 9.2. While the development will change the existing characteristics of the site, and how it is experienced from within the surrounding landscape, the net effect will be positive, with any adverse effects associated with the construction of the proposed lodge (and associated facilities), subdivision, access road and associated infrastructure mitigated through the implementation of the mitigation strategy outlined below.
- 9.3. In addition to the implementation of any required mitigation works (that is extent required to mitigate the effects of the proposal to ensure that they have a *minor or less than minor* adverse effect on the landscape and visual amenity values), substantial landscape restoration planting will be undertaken to:
 - a. Enhance the existing landscape and amenity values.
 - b. Restore ecological values and linkages between the areas of reserve on either side of the site.
 - c. Restore associative and experiential values associated with a bush-clad peninsula.
 - d. Enhance the natural character values of the Outstanding Natural Feature and Landscape.
 - e. Provide a range of opportunities to experience different aspects of the landscape from within the site.
 - f. Substantially reduce the effect of farming on the volcanic soils within the site and the runoff of nutrients into Lake Taupo.
- 9.4. The key objectives of the mitigation and site restoration approach are to:
 - a. Ensure that subdivision and development within the site do not result in unacceptable effects on existing landscape values and visual amenity of the site; and that
 - b. The development results in a net gain in landscape quality and value.
- 9.5. This will be achieved by implementing the *Subdivision and Development Mitigation Strategy*, *Lodge Mitigation Strategy* and the *Site Restoration and Ecological Diversity Strategy* outlined below. While both strategies are linked, they are still independent of each other meaning that works undertaken to mitigate the effects of the proposed development are not dependent on the landscape restoration works to be effective.
- 9.6. The combined strategies will see approximately 295ha of indigenous vegetation planted across the site under the carbon credit scheme.

Subdivision and Development Mitigation Strategy

- 9.7. The subdivision and development mitigation strategy will use several techniques to mitigate the effects of the proposed development on landscape character and visual amenity. These include:
 - a. The establishment of approximately 42ha of mitigation planting (screen and backdrop planting) around the proposed development.
 - b. The integration of earthworks with the adjacent natural landform.

- c. Design measures to reduce the visual prominence of all buildings when viewed from outside of the site.
 - d. The management of lighting within the site to maintain a dark sky environment and reduced Management of the site as a dark sky environment.
- 9.8. The visibility of all building sites within the proposed development has been assessed from Lake Taupo (within 2km of the shore), the shoreline, surrounding public roads and adjacent developed areas. The visibility of each house site has been assessed (individually and cumulatively) to determine how it affects the existing landscape character of the site and its associated visual amenity. This analysis has been included within the visual catchment section of this report (cumulative cluster visibility map) and appendix six (individual cluster visibility maps).
- 9.9. Each identified building site has been categorised into one of three different visibility categories, red, orange, or green. These have been used to help identify which lots will require additional mitigation, over and above the general mitigation measures to be applied across the entire site.
- 9.10. Dwellings in the “red” category have the potential to be more readily noticed due to their elevated location and increased levels of exposure, and therefore require more mitigation to reduce their effect on visual amenity, than the other categories. Correspondingly, building sites that are classified as “green” generally cannot be seen from outside of the site and therefore fewer constraints need to be placed on them. The “orange” category mitigation requirements sit in between.
- 9.11. Mitigation requirements and constraints with the following table:

No.	TECHNIQUE	REQUIREMENTS & PERFORMANCE STANDARDS
ALL AREAS		
The following mitigation approach will be applied to all areas (lots, balance block and lodge)		
1.	Mitigation Planting	<p><i>Mitigation (screen and backdrop) and amenity planting will be implemented in the balance lot (lodge, equestrian center, and road reserve) before building development within the residential lots.</i></p> <p><i>The establishment of a continuous cover of screen or backdrop planting within the areas identified as “Mitigation Planting” on the Mitigation and Restoration Planting Plan (Map 18) will be required to be implemented by Te Tuhi Estate Ltd prior to 223 & 224(C) certification being issued, using the following criteria:</i></p> <ul style="list-style-type: none"> <i>i. Planting shall occur within the timeframes identified in this table.</i> <i>ii. All plant species used shall be endemic to the Taupo Ecological District.</i> <i>iii. All planting shall conform with the species mixes identified in the mitigation plant species list (below).</i>
2.	Building Design.	<p><i>All residential and ancillary buildings will be required to meet the key design, quality and performance criteria set out in the design guidelines for the subdivision.</i></p> <p><i>Natural exterior cladding materials such as timber (stained or oiled), weathering steel (Corten) or natural stone and/or a restricted colour palette will be required to be applied to the exterior cladding for all new structures and buildings to assist them to visually integrate into the surrounding landscape. All exterior cladding materials shall meet the following LRV values:</i></p> <ul style="list-style-type: none"> <i>iv. Roof colours shall achieve a LRV* between and including 5 – 13%.</i> <i>v. Exterior wall colours shall achieve a LRV between and including 5 – 23%.</i> <i>vi. Exterior trim colours shall achieve a LRV between and including 5 – 46%.</i> <p><i><u>Guidance Note:</u> Suitable colours include the following colours from the BS5252 Paint and Colorsteel Range:</i></p> <ul style="list-style-type: none"> <i>i. BS5252 00A05 to 00A13; 02A07, 02A11, 06A07, 06A11, 08A14, 10A05 to 10A11, 16A07, 16A11, 18A14, 04B21 to 04B29, 08B19 to 08B29, 10B19 to 10B29, 12B19 to 12B29, 18B19 to 18B29, 22B21 to 22B29 (or identical colour).</i>

		ii. COLORSTEEL® Tidalrift® Matte, Flaxpod® Matte, New Denim Blue, Grey Friars, Windsor Grey (LG), Thunder Grey, Slate, Ironsand, Ebony, Permanent Green, Karaka, Lignite (or identical colour).
3.	Fencing	Fencing around the residential lots will be post and rail of a consistent design. Fencing of grazed areas will be conventional post, wire, and batten or deer fencing as appropriate.
4.	Lighting	All exterior lighting shall be shielded, directed away from the Lake and adjacent public reserves, and restricted to a “warm” colour temperature under 3000 Kelvin ²⁷ . No road or street lighting will be used along the length of the access road. Low lux downlights will be used where signage and/or safety lighting is required. All lights will be shielded.
5.	Earthworks	All earthworks will be shaped to visually integrate with the surrounding natural landform and planted with either native vegetation or grass in accordance with the Mitigation Planting Plan (Map 18).
RED		
The following mitigation approach will be applied to all areas (lots only. Site specific mitigation plan will be developed for the lodge and chalets as part of the detailed design)		
6.	Building Location	All buildings will be located on the identified/ supplied building pad.
7.	Number	No more than 2 buildings shall be constructed within each lot.
8.	Height	Buildings shall not exceed 5m in height. Except for the lodge and Chapel Buildings (up to 8m in height).
9.	Building Coverage	Maximum building coverage shall be 350m ² .
10.	Footprint	Maximum floor area (dwelling) shall be 250m ² .
11.	Earthworks	No additional earthworks (including terracing of the site and/or the construction of retaining walls) will be permitted.
12.	Mitigation Planting	Screen and backdrop planting identified in the private lots on the mitigation and restoration planting plan will be required to be implemented at time of subdivision and at least 6 months prior to the construction of any buildings within the lot. This will be managed through the sale and purchase agreement and/or consent notice on the certificate of title as appropriate.
13.	Lighting	Exterior lighting will be restricted to the downward illumination of deck or patio areas adjoining the dwelling and entrance/security lighting at doorways and entrances. All light fittings shall be fitted with shielding to ensure that the luminaire is not directly visible outside of each lot. Low lux lighting shall be used.
ORANGE		
The following mitigation approach will be applied to all areas (lots only. Site specific mitigation plan will be developed for the lodge and chalets as part of the detailed design)		
14.	Building Location	All buildings shall be located on the supplied building pad where provided.
15.	Number	No more than 2 buildings shall be constructed within each lot.
16.	Height	Buildings shall not exceed 5m in height. Except for the lodge and Chapel Buildings (up to 8m in height).
17.	Building Coverage	Maximum building coverage shall be 400m ² .
18.	Footprint	Maximum floor area (dwelling) shall be 250m ² .
19.	Earthworks	No additional earthworks (including terracing of the site and/or the construction of retaining walls) will be permitted.
20.	Mitigation Planting	Screen and backdrop planting identified in the private lots on the mitigation and restoration planting plan will be required to be implemented at time of subdivision and at least 6 months prior to the construction of any buildings within the lot. This will be managed through the sale and purchase agreement and/or consent notice on the certificate of title as appropriate.
21.	Lighting	Exterior lighting will be restricted to the downward illumination of deck or patio areas adjoining the dwelling and entrance/security lighting at doorways and entrances. All light fittings shall be fitted with shielding to ensure that the luminaire is not directly visible outside of each lot. Low lux lighting shall be used.

²⁷ The measure of the colour of a light source relative to a black body is expressed in degrees Kelvin (K). Warm white light has a colour temperature between 2700-3500K. Lights rated between 5000K and 6000K are viewed as white, while lights above 6000K tend to have a blue cast.

GREEN		
The following mitigation approach will be applied to all areas (lots only). Site specific mitigation plan will be developed for the lodge and chalets as part of the detailed design)		
22.	Building Location	<i>As per the requirements of the Operative District Plan.</i>
23.	Number	<i>No more than 3 buildings shall be constructed within each lot.</i>
24.	Height	<i>Buildings shall not exceed 8m in height.</i>
25.	Building Coverage	<i>Maximum building coverage shall be 450m².</i>
26.	Footprint	<i>Maximum floor area (dwelling) shall be 250m².</i>
27.	Mitigation Planting	<i>Screen and backdrop planting identified in the private lots on the mitigation and restoration planting plan will be required to be implemented at time of subdivision and within 6 months of completion any buildings within the lot. This will be managed through the sale and purchase agreement and/or consent notice on the certificate of title as appropriate.</i>
28.	Lighting	<i>All light fittings shall be fitted with shielding to ensure that the luminaire is not directly visible outside of each lot.</i>
<i>*Light Reflective Value</i>		

Table 1: Subdivision Mitigation Requirements

- 9.12. The mitigation and amenity planting within the balance lot (lodge, equestrian centre, and road reserves) will be implemented concurrently with the development of the roads and building pads (progressively with each subdivision clusters development), to ensure that the planting is in place before any lots are developed. All mitigation planting will be undertaken within the timeframe requirements in Table 1 (above) within private lots and will be protected by consent notice. Planting within the balance lot will be managed by the lodge and will be registered under the carbon credit scheme and kept in perpetuity.
- 9.13. As part of the site development package, a developed planting concept will be prepared at an appropriate scale showing the location of all areas of mitigation and restoration planting. Each plan will include the following information:
- Areas to be planted showing the location of tall and low (viewshaft) planting.
 - Areas where enrichment planting will occur.
 - Plant list including botanical name, common name, percentage mix of plant species, plant quantities, spacing, and size at planting.
 - Staging of planting.
- 9.14. Planting specification including pre-planting preparation, planting requirements and techniques, and post planting maintenance/management requirements (this will be for restoration/enrichment planting only). The mitigation planting will be managed through consent notice on the certificate of title.
- 9.15. A set of design guidelines which identifies a set of appropriate design solutions and provides guidance around the placement appearance of buildings will be produced to ensure that all buildings within the application site are of an appropriate quality and can achieve the minimum level of mitigation required in the table above (Table 1).

Lodge, Chalets & Chapel Mitigation Strategy

- 9.16. A detailed planting plan will be produced for the lodge following its detail design. Like the requirements for the subdivision, the planting plan for the lodge, chalets and chapel will:
- a. Reduce the visual prominence of all buildings when viewed from outside of the site.
 - b. The integration of earthworks with the adjacent natural landform.
 - c. The management of lighting within the site to maintain a dark sky environment and reduced Management of the site as a dark sky environment.

Site Restoration and Ecological Diversity Strategy

- 9.17. Approximately 252 ha (approx.) of landscape restoration planting and 87ha of enrichment planting will be implemented across the site, to help restore the natural character and ecological diversity so that it is consistent with the adjacent reserves and the values attributed to the ONL.
- 9.18. The restoration planting will be undertaken in two phases (phases 2 and 3), following the implementation of the mitigation planting (phase 1). The restoration works are expected to take approximately 4-6 years to complete.
- 9.19. Staging is shown on the *Mitigation and Restoration Planting Plan* (Map 18) and can be seen in the site model (refer to the 3D model link on page 17 of this report).
- 9.20. The implementation of restoration works will be managed by the lodge. A small nursery may be established adjacent to the property management facility and dwelling for deliveries and holding which, if required may include propagation/potting sheds, storage areas for potting mix and chemicals, shade houses and standing out areas.
- 9.21. The planting will be registered for carbon credits and maintained for the duration of the consented activity.
- 9.22. Areas on the plan that are not shown as mitigation or restoration planting will be fenced off and grazed. Grazed areas in the balance lot will be managed by the Lodge. Grazed areas within the larger private lots will be managed by the lot owner. Any area of pasture that is retired and revegetated will not be permitted to be cleared in the future.

Mitigation, Restoration and Enrichment Planting Species List

- 9.23. The following species will be used for mitigation and landscape/ecological restoration within the site. These are indicative plants lists (sourced from the Taupo Ecological District):

LOW MITIGATION & RESTORATION SPECIES		
Botanical Name	Common Name	Height at maturity
<i>Blechnum novae-zealandiae</i>	Kiokio	1-1.5m
<i>Brachyglottis repanda</i>	Rangiora	2-4m
<i>Coprosma lucida</i>	Shining karamu	4-6m
<i>Coprosma propinqua</i>	Mikimiki	2.5-5m
<i>Coprosma rhamnoides</i>	Red fruited karamu	1-2m
<i>Coprosma rigida</i>	Stiff Karamu	2-5m
<i>Corokia cotoneaster</i>	Korokio	2-3m
<i>Cortideria fulvida</i>	Toetoe	1.2-2m
<i>Gaultheria antipoda</i>	Tawiniwini	1-2m
<i>Leptospermum scoparium</i>	Manuka	3-5m
<i>Leucopogon fasciculatus</i>	Soft mingimingi	5-6m
<i>Muehlenbeckia axillaris</i>	Creeping Wire vine	0.2m
<i>Myrsine australis</i>	Mapou/Red matipo	4-6m
<i>Myrsine divaricata</i>	Weeping mapou	2-3.5m
<i>Neomyrtus pedunculata</i>	Rohutu	4-6m
<i>Olearia virgata</i>	Tree Daisy	3-4m
<i>Phormium cookianum</i>	Wharariki/Mountain flax	1-1.5m
<i>Phormium tenax</i>	Harakeke	2-3m
<i>Poa cita</i>	Silver tussock	0.5-1m
<i>Pimelea tomentosa</i>		0.5-1m
<i>Pittosporum turneri</i>	Turners kohuhu	4-6m
<i>Pomaderris amoena</i>	Tauhinu	0.5-1m

<i>Pseudowintera colorata</i>	Mountain horopito	2-3m
<i>Veronica parviflora</i>	Kokomuka taranga	1.8-5m
<i>Veronica stricta</i>	Koromiko	1.5-3m

Table 2: Suitable Low Mitigation and Restoration Plan Species

TALL MITIGATION & RESTORATION SPECIES		
Botanical Name	Common Name	Height at maturity
<i>Carpodetus serratus</i>	Putaputaweta/marble leaf	6-8m
<i>Coprosma propinqua</i>	Mingimingi	2.5-5m
<i>Coprosma robusta</i>	Karamu	4-6m
<i>Cordyline australis</i>	Ti kouka/cabbage tree	8-12m
<i>Dicksonia fibrosa</i>	Wheki-ponga	6-10m
<i>Dodonea viscosa</i>	Akeake	6-8m
<i>Griselinia littoralis</i>	Kapuka/broadleaf	6-10m
<i>Kunzea ericoides, K robusta, K serotina, K tenuicalis</i>	Kanuka	10-15m
<i>Leptospermum scoparium</i>	Manuka	3-5m
<i>Myrsine australis</i>	Mapou	4-6m
<i>Pittosporum colensoi</i>	Black mapou	6-10m
<i>Pittosporum eugenioides</i>	tarata	6-10m
<i>Pittosporum tenuifolium</i>	Kohuhu	6-8m
<i>Plagianthus regius</i>	Manatu/ribbonwood	10-12m
<i>Podocarpus laetus</i>	Hall's totara	6-10m
<i>Podocarpus totara</i>	Totara	15-30m
<i>Veronica stricta</i>	Koromiko	1.5-3m

Table 3: Suitable Tall Mitigation and Restoration Plan Species

ENRICHMENT SPECIES		
Botanical Name	Common Name	Height at maturity
<i>Aristotelia serrata</i>	Wineberry	8-10m
<i>Carpodetus serratus</i>	Putaputaweta	8-10m
<i>Coprosma grandifolia</i>	Kanono	5-7m
<i>Cordyline banksii</i>	Forest cabbage tree	3-4m
<i>Cyathea delbata</i>	Silver fern/Ponga	8-10m
<i>Cyathea smithii</i>	Katote/soft tree fern	6-8m
<i>Dacrycarpus dacrydioides</i>	Kahikatea	30+m
<i>Dacrydium cupressinum</i>	Rimu	20-35m
<i>Eleocarpus dentatus var. dentatus</i>	Hinau	12-15m
<i>Fuchsia excorticata</i>	Kotukutuku/Tree fuchsia	10-14m
<i>Knightia excelsa</i>	Rewarewa	20-30m
<i>Meliccytus lanceolatus</i>	Mahoe-wao	2-5m
<i>Meliccytus ramiflorus</i>	Mahoe/whiteywood	8-10m
<i>Phyllocladus trichomanoides</i>	Tanekaha/celery pine	15-20m
<i>Podocarpus laetus</i>	Halls totara	6-10m
<i>Podocarpus totara</i>	Totara	20-30m
<i>Prumnopitys ferruginea</i>	Miro	20-25m
<i>Prumnopitys taxifolia</i>	Matai	20-25m
<i>Pseudopanax arboreus</i>	Whauwhaupaku / five finger	6-8m
<i>Pseudopanax crassifolius</i>	Horoeke/Lancewood	10-15m
<i>Sophora tetraptera</i>	Kowhai	6-12m
<i>Weinmannia racemosa</i>	Kamahi	15-25m

Table 4: Suitable Enhancement Species

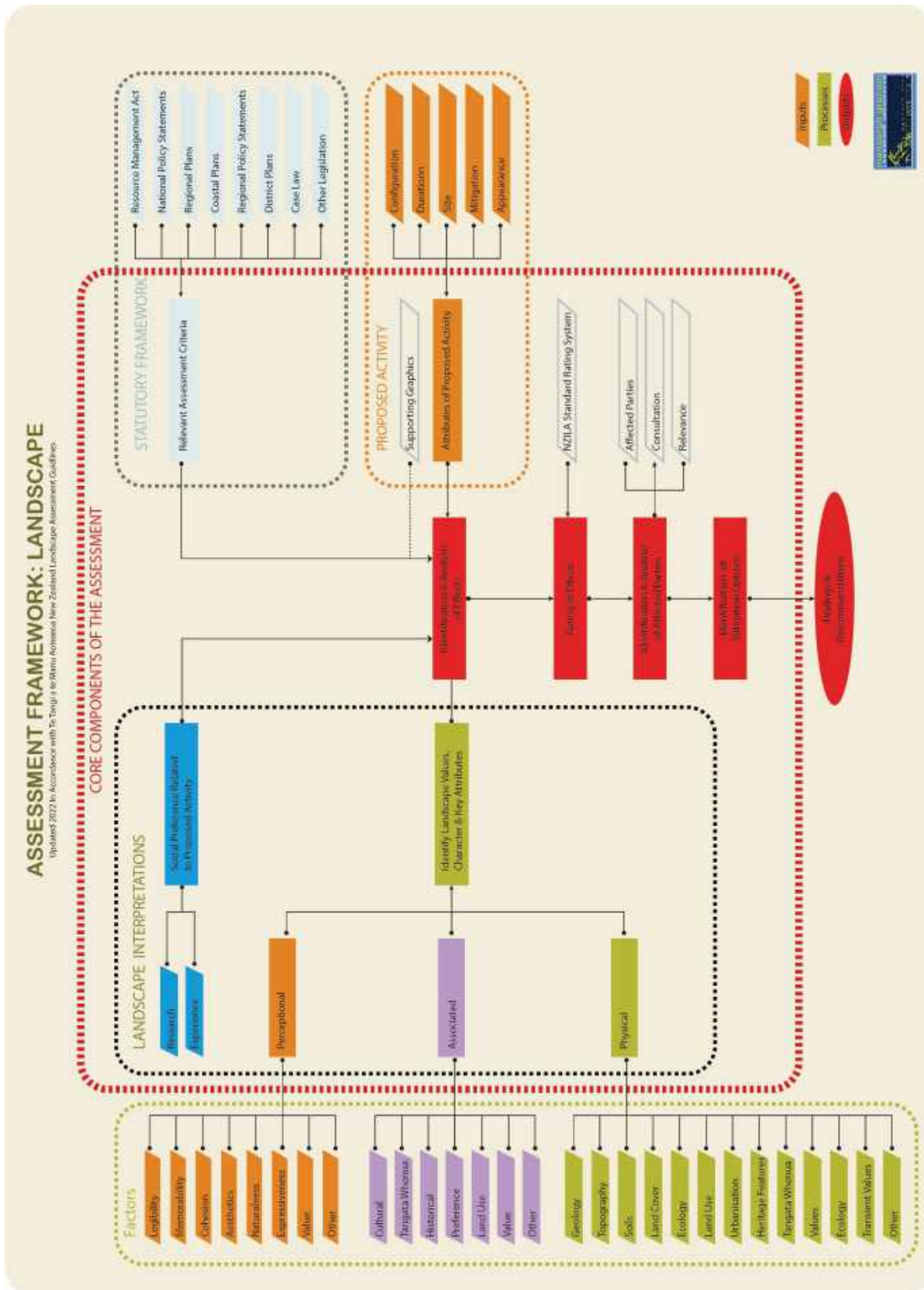
10. FINDINGS

- 10.1. The existing land use in and around the site influences the extent to which the proposed lodge, equestrian and subdivision development will affect the existing landscape character and visual amenity.
- 10.2. In summary, analysis of the proposal found that:
- a. The wider landscape context of application site is characterised by a combination of its physical attributes, associative attributes, and perceptual attributes. These include the varying volcanic topography comprising the gently rolling hill country and flatlands associated with the lower Mapara and Whangamata Valleys; the steeper land, escarpments and bluffs associated with the main ridgelines; the bays beaches, peninsulas, bluffs, escarpments, and headlands along the edge of Lake Taupo, and the vast expanse of Lake Taupo. It is also characterised by land cover, land use and development patterns, including pastoral grazing, large tracts of native bush, urban development, and the landscapes history and use. These features contribute to the moderate-high(+ve) existing landscape value attributed to the site and its surroundings.
 - b. The application site and its immediate surroundings are part of an Outstanding Natural Landscape, identified as the Whakaroa OLA in the Operative Taupo District Plan. The Whakaroa OLA is comprised of two different landscape character types. These are the rural landscape character type associated with the application site and the natural landscape character type associated with the adjacent areas of reserve and bush covered landscape around the base of the Whakaroa ridgeline. Landscape values associated with those parts of the OLA that are covered in native bush are very high(+ve). Landscape values associated with the rural land within the OLA are moderate(+ve).
 - c. Existing visual amenity values, derived from views across the landscape from north, west and east of the application site, vary depending on viewer location and the background context. Views that are backdropped by the Lake Taupo OLA and the Tongariro massifs have higher amenity value than views of the rural landscape to the north. Views looking north from on the lake that are backdropped by the bush covered base of the Whakaroa Peninsula and flanked by the more natural parts of Whangamata Bay and Whakaipo Bay, are of higher visual amenity value.
 - d. The visual absorption capability of the site is primarily derived from a combination of the topography within the site and existing development patterns around it. The topographic position of the site, on top of the ridge, means that it is mostly experienced from locations at lower elevations meaning most of the most site is hidden from view from any one location meaning that buildings located in these areas will not be seen from outside the site. However, its location also means that development within those parts of the site that are visible, will be obvious and will require mitigation to integrate with the surrounding landscape.
 - e. Mitigation, in the form of screening, control over the placement of buildings within each proposed lot, control over building colour and reflectivity and control over the maximum height of buildings within each lot, is required to mitigate the effect of development within the site on the values associated with the OLA, existing landscape character and existing visual amenity.
 - f. The proposed mitigation planting will mitigate the effects of the proposed development on visual amenity by screening and backdropping the buildings within the site while ensuring

that views across the lake and surrounding landscape from those are maintained. The arrangement and locations of the proposed lots, in clusters, means that the pattern of mitigation planting that will be established at time of subdivision, will appear natural within the context of the wider surrounding landscape.

- g. The effects of the proposed development on existing visual amenity, with the Phase 1 mitigation planting place, will initially be adverse and will range between no effect/very low (-ve) to low-moderate (-ve). With the implementation and establishment of the Phase 2 and 3 restoration and enrichment planting across the site, the effects will transition to positive effects and are expected to range between very low (+ve) to moderate-high (+ve) effects.
 - h. With the mitigation and restoration strategy in place, the proposed development is likely to have a moderate-high (+ve) positive effect on the existing natural character and landscape character values of the site and its surroundings. The positive effects associated with the restoration of native vegetation across the site will offset any adverse effects associated with the development of the Lodge, Equestrian Centre and within private lots within the OLA. This is because the proposed mitigation and restoration planting will enhance the physical (abiotic and biotic) and perceptual and experiential natural character values within the site, extending the natural character values associated with the adjacent SNA reserves and enhancing (restoring) the overall natural landscape values associated with the OLA.
- 10.3. While most of the site is hidden from view from any single location, and therefore the extent of change that will be experienced will be relatively small, as development within the site progresses, it will initially transition in character from rural to rural residential, with clusters of buildings visible interspersed among pockets of mitigation planting with the private lots. As the mitigation planting grows, and the rehabilitation planting is implemented and becomes established across the site over a period of 6 – 8 years, the landscape character will continue to transform into a more natural, bush-clad environment. This transition, from rural to rural residential to a more natural character, commensurate with the characteristics and values of the more natural parts of the Whakaroa OLA, is expected to take place gradually. As the native bush grows, the proposed development will progressively blend in and become subservient to the natural surroundings.
- 10.4. The net outcome will be a positive effect on visual amenity values associated with the OLA.
- 10.5. Overall, the effects of the proposed development on the landscape character, natural character and associated visual amenity values were found to be below the *minor* (adverse) threshold of the RMA. It is therefore considered that the proposed development is consistent with the overall intent of the relevant landscape and amenity objectives, policies, and rules of the OTDP and sections 6(a), 6(b) 7(c) and 7(f) of the RMA.

APPENDIX ONE: METHODOLOGICAL FLOW CHART



APPENDIX TWO: LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM

The following standardised rating system has been developed by Mansergh Graham Landscape Architects Ltd and is consistent with the recommended rating system identified in the *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines (Final Version)*.

LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM	
Effects Rating	Use and Definition
Very High	<p><u>Use</u> The development/activity would:</p> <ol style="list-style-type: none"> Have a very high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a very high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
High	<p><u>Use</u> The development/activity would:</p> <ol style="list-style-type: none"> Have a high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
Threshold under the RMA. Ratings above this threshold are "Significant". Ratings below this threshold are "More than Minor". Threshold under the NZCPS. Ratings above this threshold are "Significant".	
Moderate-High	<p><u>Use</u> The development/activity would:</p> <ol style="list-style-type: none"> Have a moderate-high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a moderate-high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Moderate: adjective 1 average in amount, intensity, or degree. High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
Moderate	<p><u>Use</u> The development/activity would:</p> <ol style="list-style-type: none"> Have a moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Moderate: adjective 1 average in amount, intensity, or degree.</p>
Threshold under the RMA. Ratings at or above this threshold are "More than Minor". Ratings below this threshold are "Minor".	
Low-Moderate	<p><u>Use</u> The development/activity would:</p> <ol style="list-style-type: none"> Have a low-moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a low-moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior. Moderate: adjective 1 average in amount, intensity, or degree.</p>
Low	<p><u>Use</u> The development/activity would:</p> <ol style="list-style-type: none"> Have a low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a low level of effect on the perceived amenity derived from it.
Threshold ²⁸ under the RMA. Ratings above this threshold are "Minor". Ratings at or below this threshold are "Less than Minor".	
Low (continued)	<p><u>Oxford English Dictionary Definition</u> Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Very Low	<p><u>Use</u> The development/activity would:</p> <ol style="list-style-type: none"> Have a very low effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a very low effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Detectable Effect Threshold	
No Effect	The development/activity would have no detectable effect on the receiving environment.
Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).	

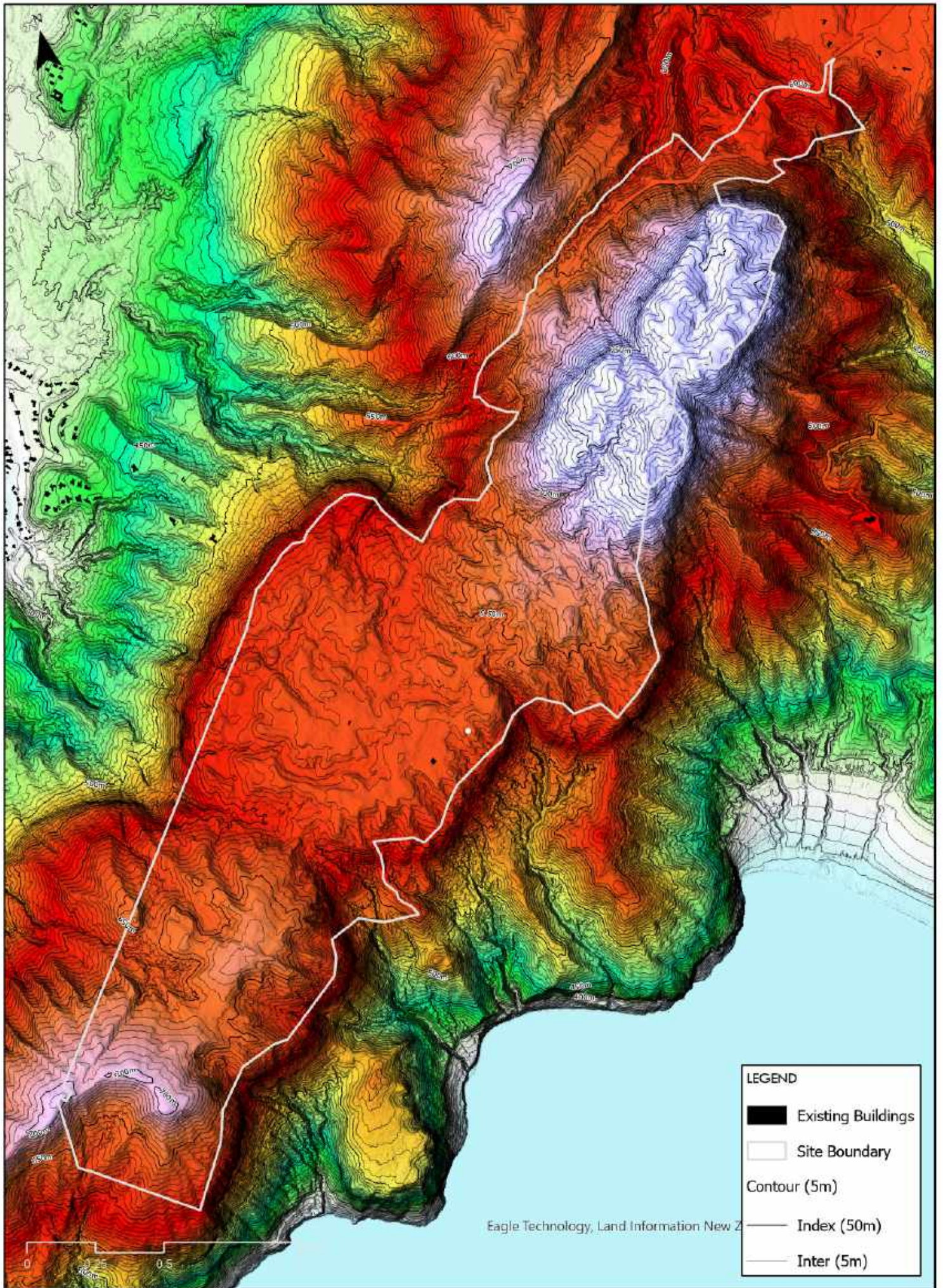
²⁸ Note: the threshold between less than minor and minor differs from the draft version but is consistent with the final (print) version of *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*.

APPENDIX THREE: VISUAL ABSORPTION CAPABILITY RATINGS





The following standardised rating system has been developed by Mansergh Graham Landscape Architects Ltd and is consistent with the recommendations of *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines (Final Version)*.

Visual Absorption Capability Definition Ratings	
VAC Rating	Use
Very Good	<p>The proposed development/activity would be completely screened, almost completely screened, or completely absorbed by existing landscape features. Any views of the development would be either unidentifiable or at a great distance, and/or;</p> <p>The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity would introduce a visual element into the landscape or view which may be viewed very frequently or continuously in that or similar landscape types.</p>
Good	<p>The proposed development/activity would be mostly screened or visually absorbed by existing landscape features, but still be identifiable. The development/activity may act as a tertiary focal attraction within the landscape or view in which it is seen, and/or;</p> <p>The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity may introduce a visual element into the landscape or view which may be viewed frequently in that or similar landscape types.</p>
Neutral	<p>The proposed development/activity would neither be screened nor become a visual intrusion or focal attraction within the landscape or view in which it is seen. The proposed development/activity may act as a minor focal attraction from some locations, and/or;</p> <p>The development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity would introduce a visual element into the landscape or view which may be viewed occasionally in that or similar landscape types.</p>
Poor	<p>The proposed development/activity would be clearly visible but would not act as a primary focal attraction, and/or;</p> <p>It would be expected that the proposed development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity may introduce a new visual element into the landscape or view. The development/activity may be viewed infrequently in that or similar landscape types.</p>
Very Poor	<p>The proposed development/activity will be highly visible and may act as a primary focal attraction or feature. It would also be expected that the proposed development/activity will significantly alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity will introduce a new visual element into the landscape or view, which will be significantly different in appearance, or scale from the landscape elements surrounding it, and/or;</p> <p>The development/activity would be found very rarely in that or similar landscape types.</p>

APPENDIX FOUR: SITE SUITABILITY ANALYSIS, DISTRICT PLAN OVERLAYS, ARCHITECTURAL DRAWINGS AND MITIGATION AND RESTORATION PLANTING STRATEGY



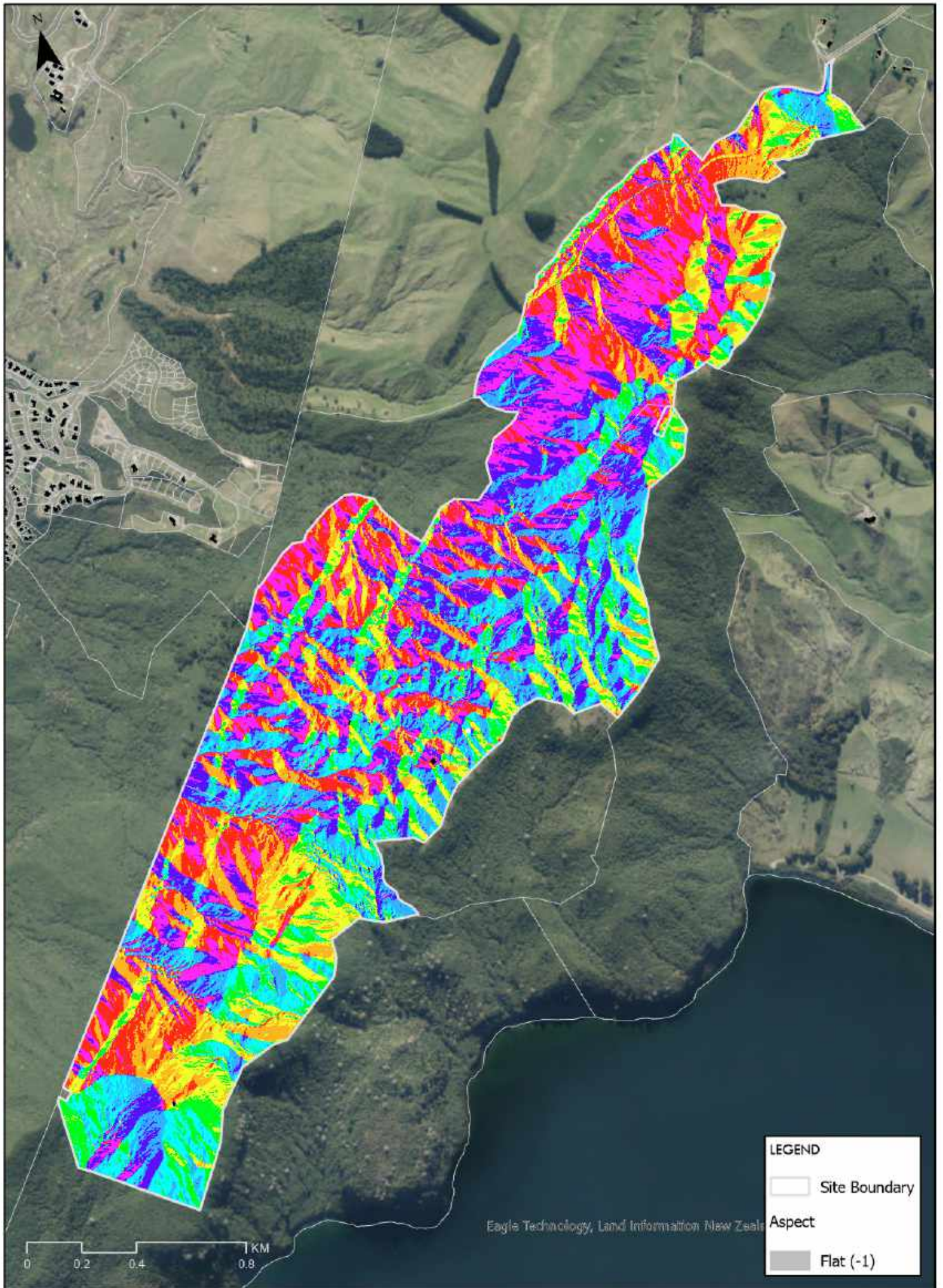
LEGEND

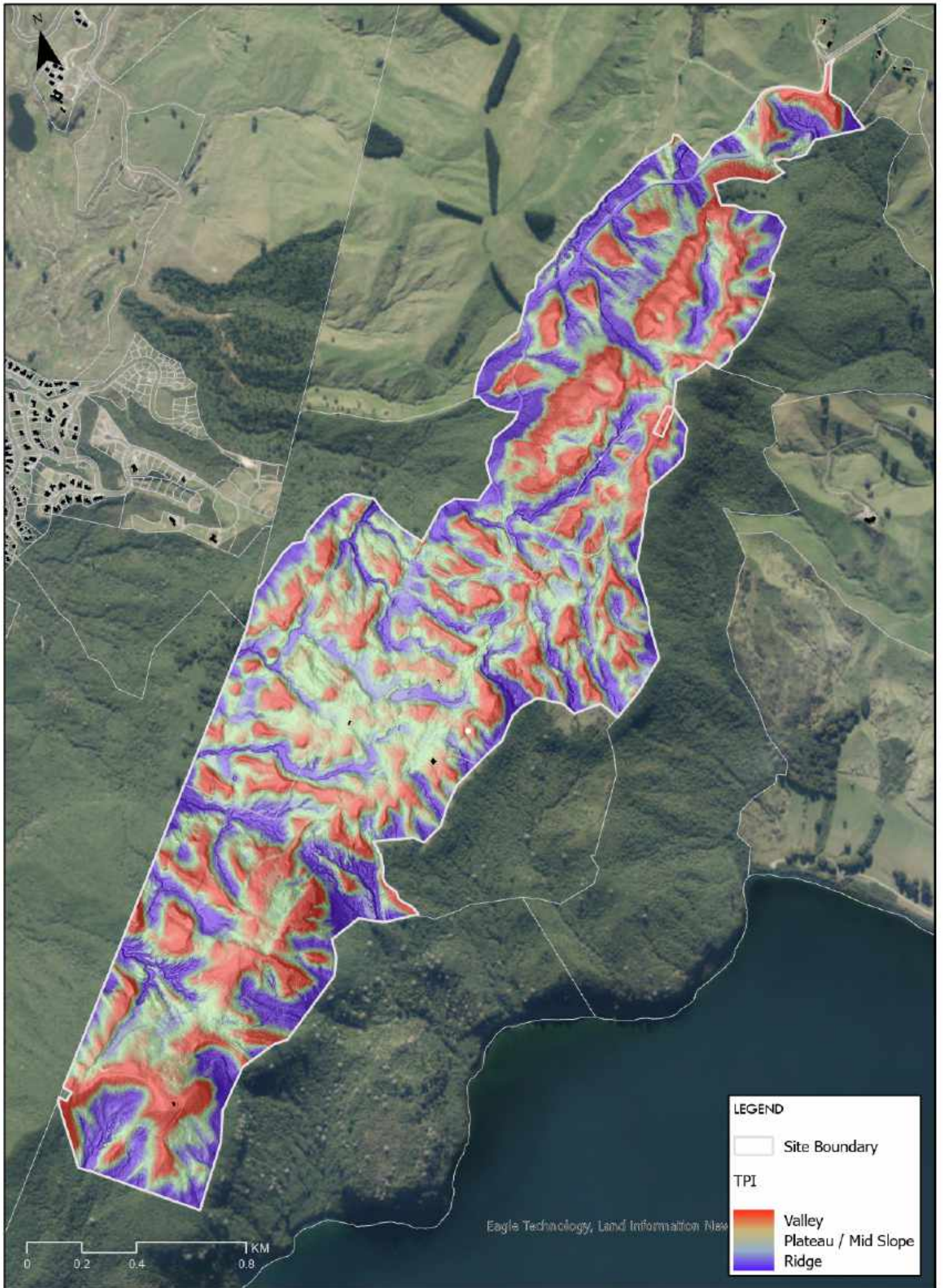
-  Existing Buildings
-  Site Boundary
- Contour (5m)
-  Index (50m)
-  Inter (5m)

Eagle Technology, Land Information New Zealand

TOPOGRAPHIC RELIEF



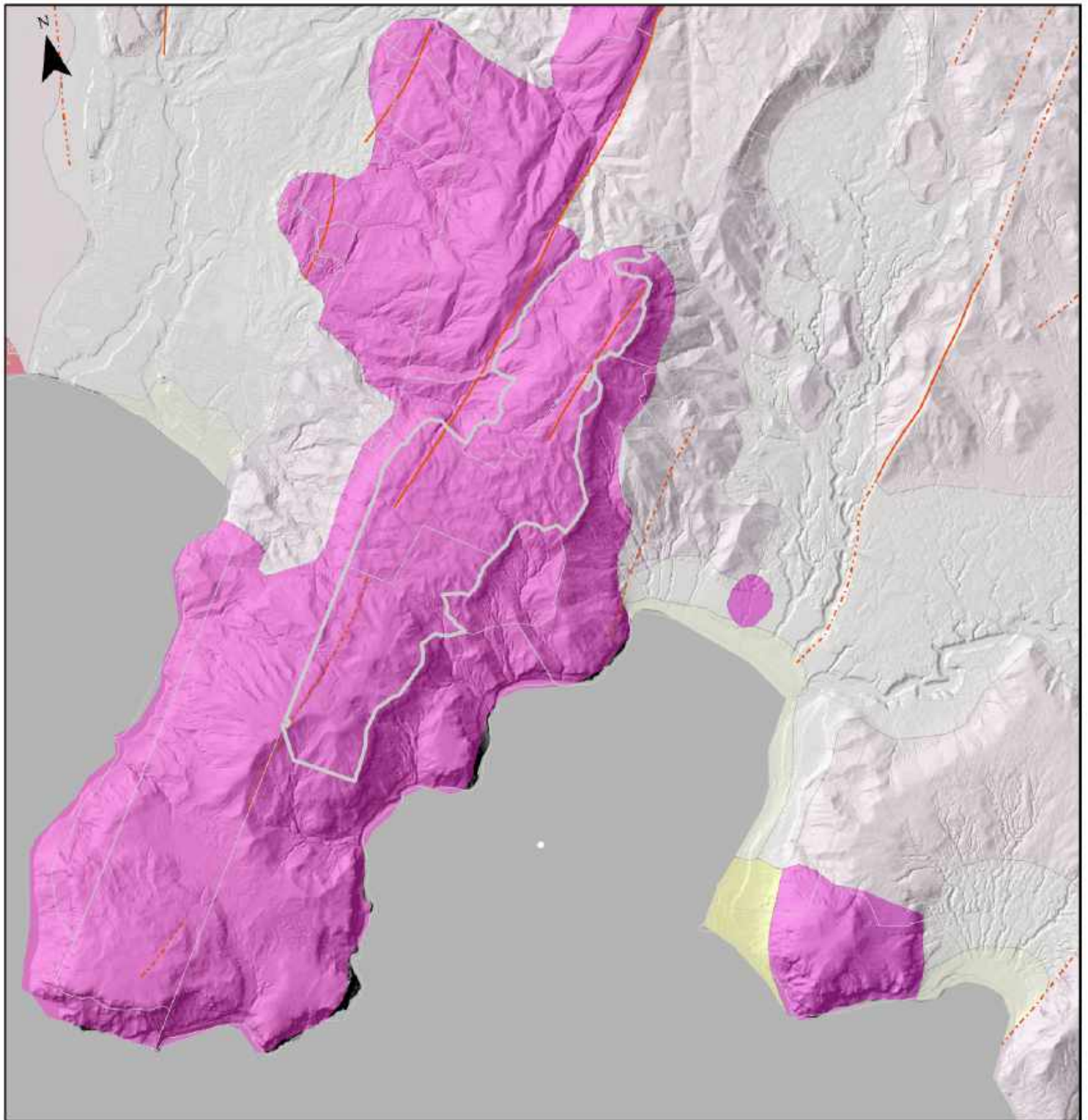




TOPOGRAPHIC POSITION INDEX (TPI)

SCALE 1:17,500 AT A4 | JULY 2023 | MAP NO-20 | RD





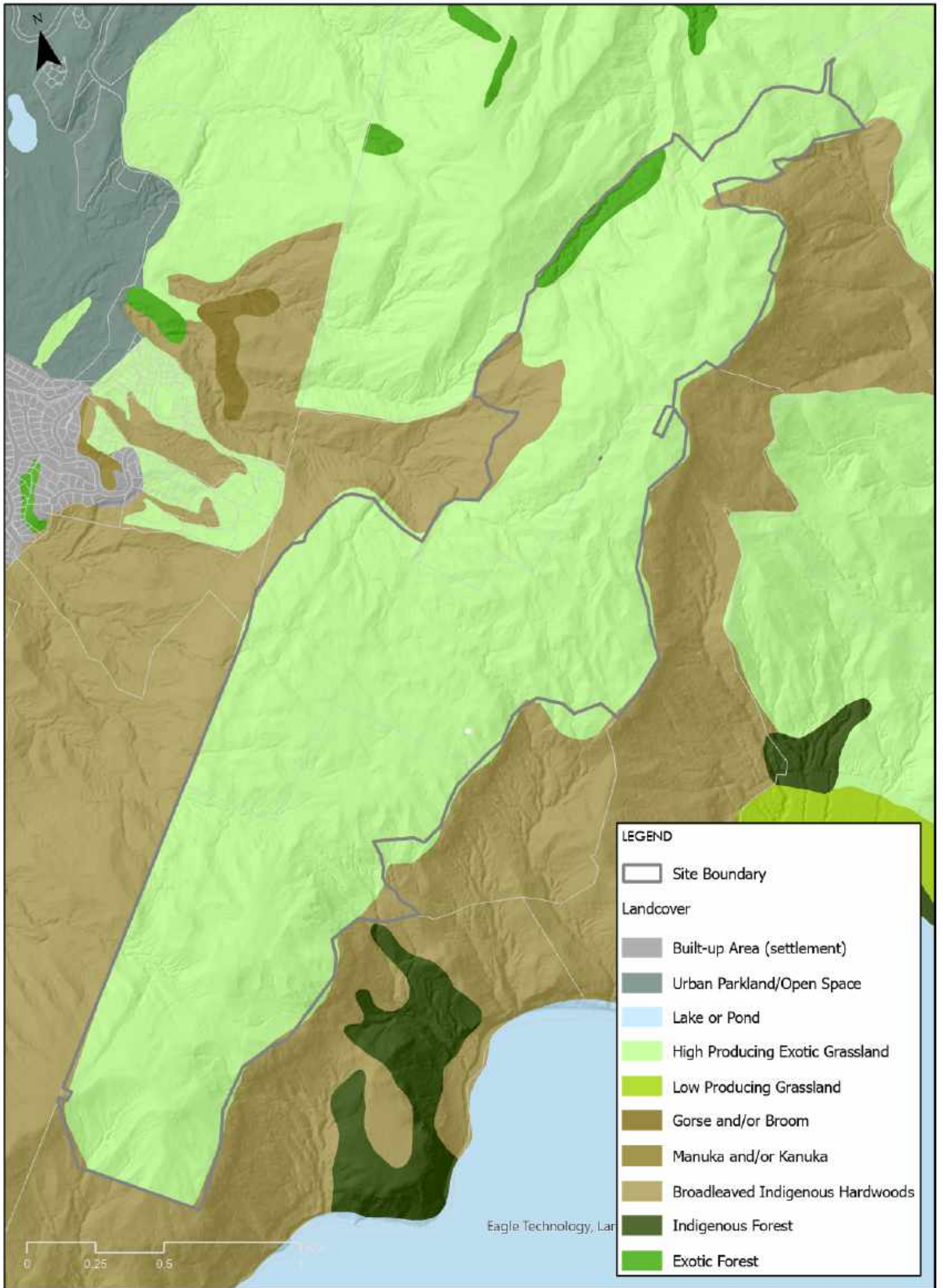
Legend

- | | | |
|---|---|--|
| Site Boundary | NZL_GNS_250K_geological_units | Undifferentiated Taupo Group Late Pleistocene rhyolite of Taupo Volcanic Centre |
| NZL_GNS_250K_Active_faults | OIS1 (Holocene) river deposits (Taupo Pumice Alluvium) | Undifferentiated Taupo Group Late Pleistocene rhyolite pyroclastics of Taupo Volcanic Centre |
| Fault exposed, location accurate | OIS6-OIS4 (Middle Pleistocene to Late Pleistocene) lake deposits | Undifferentiated Taupo Group Late Pleistocene rhyolite tephra of Taupo Volcanic Centre |
| Fault exposed, location approximate | Oruanui Formation ignimbrite (Taupo Group) of Taupo Volcanic Centre | Undifferentiated Taupo Group Middle Pleistocene rhyolite of Taupo Volcanic Centre |
| NZL_GNS_250K_geological_boundaries | Otaketake Formation (Taupo Group) basalt of Taupo Volcanic Centre | |
| Feature exposed, location accurate | Taupo Pumice Formation of Taupo Volcanic Centre | |
| Feature exposed, location approximate | | |



UNDERLYING GEOLOGY (QMAP)

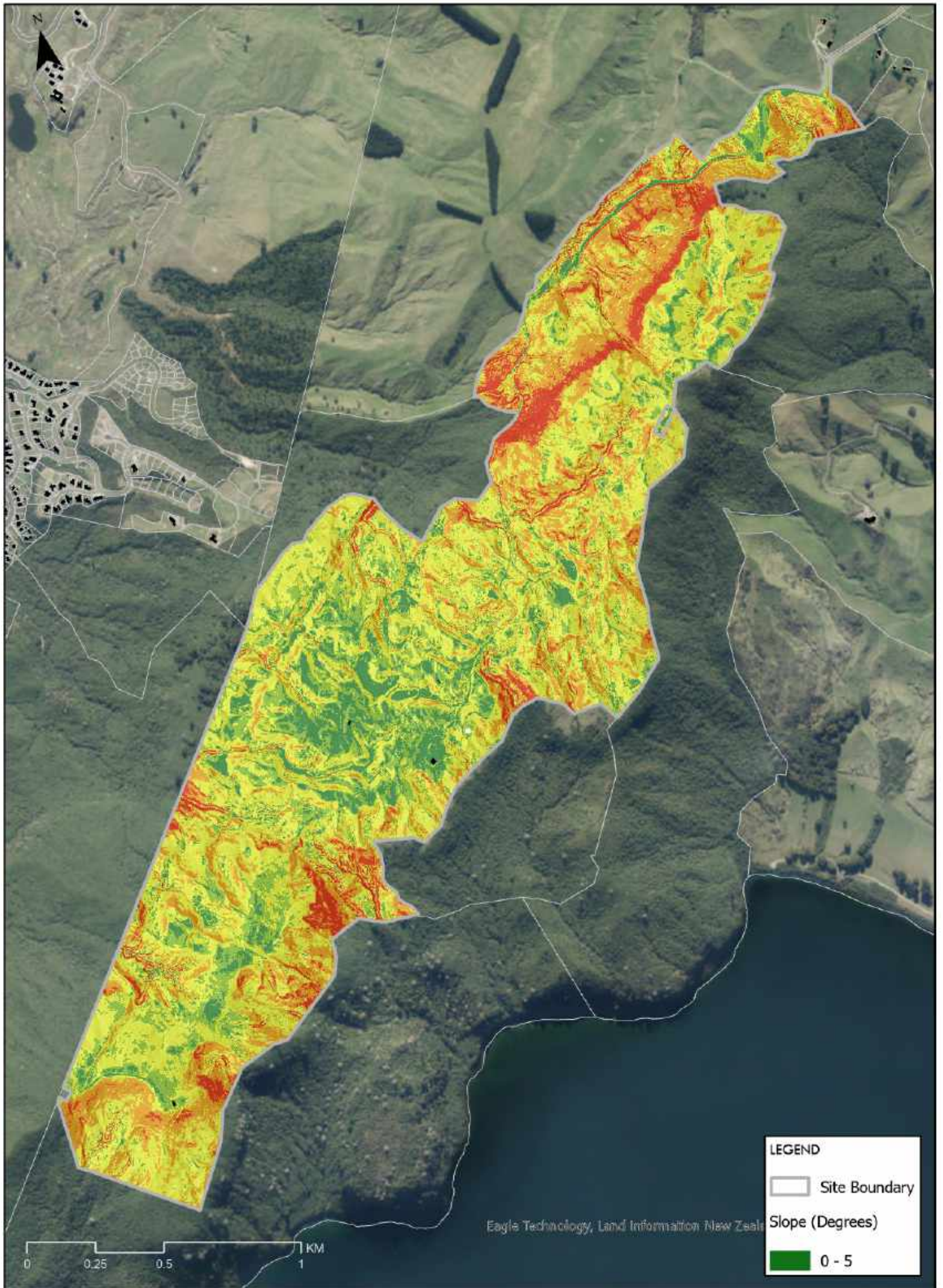
SCALE 1:40,000 AT A4 | JULY 2023 | MAP NO-21 | RD

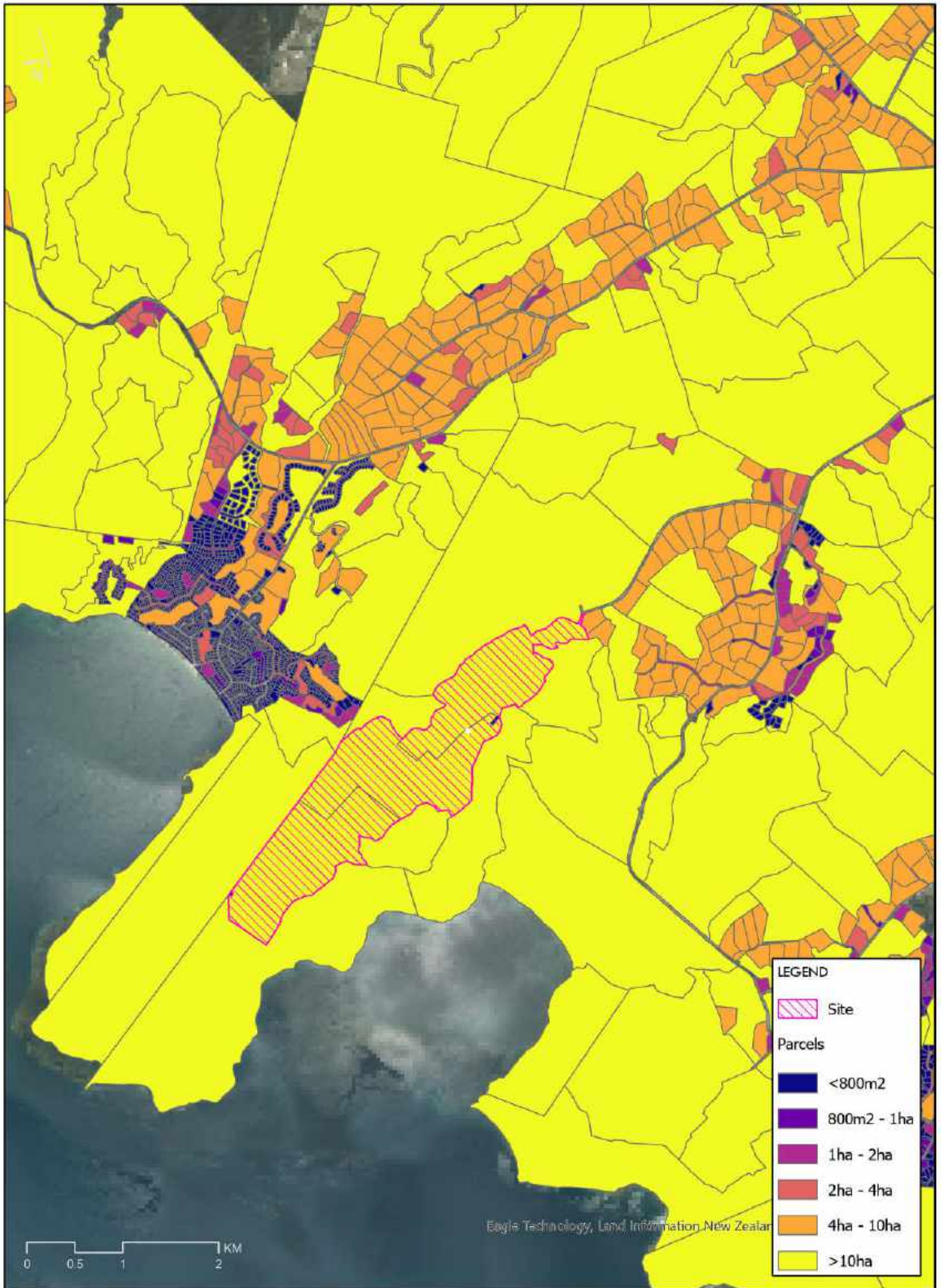


LANDCOVER (LDCB.V5)

mansergh oram
LANDSCAPE ARCHITECTS





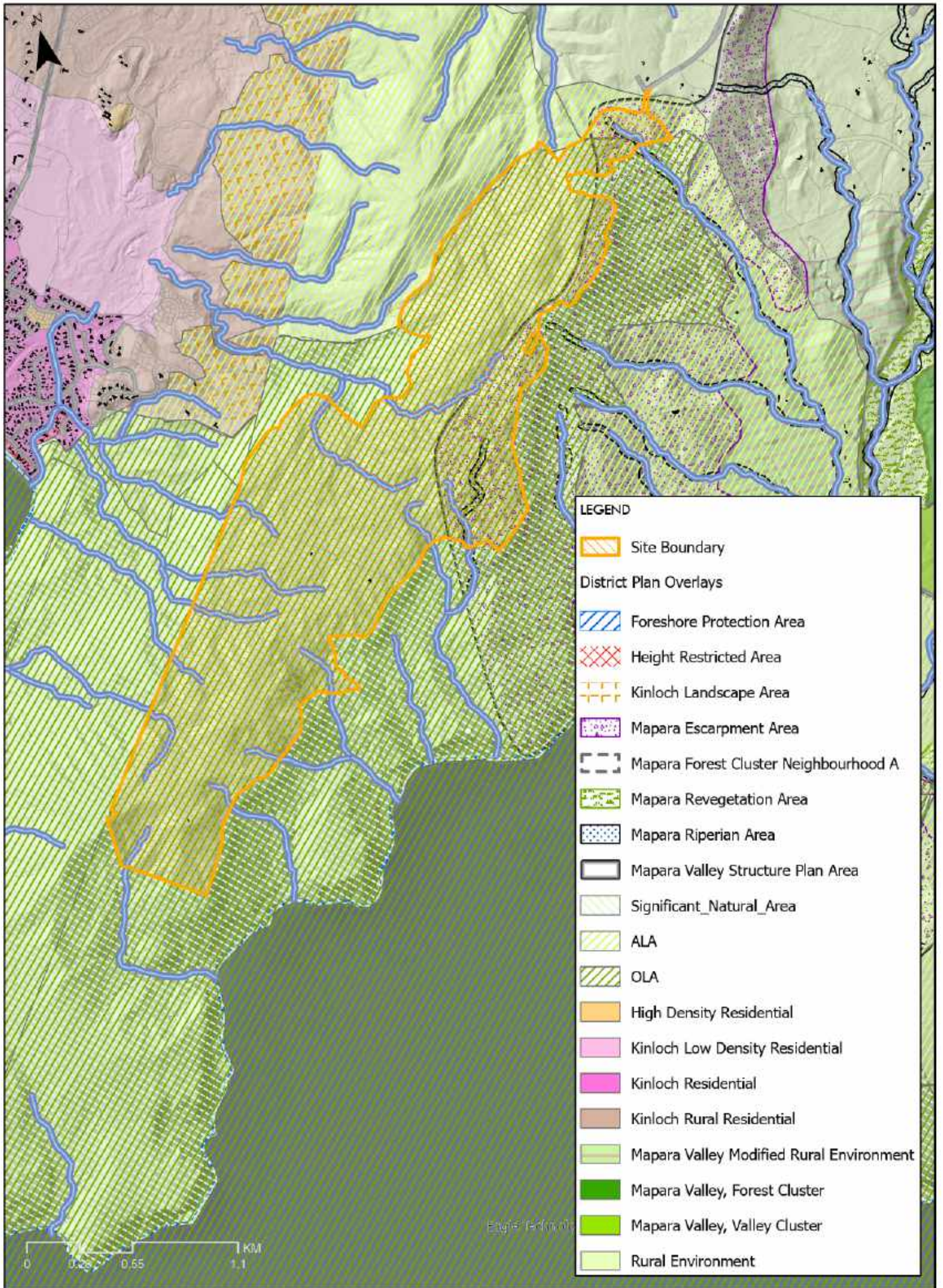


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SUBDIVISION DENSITY

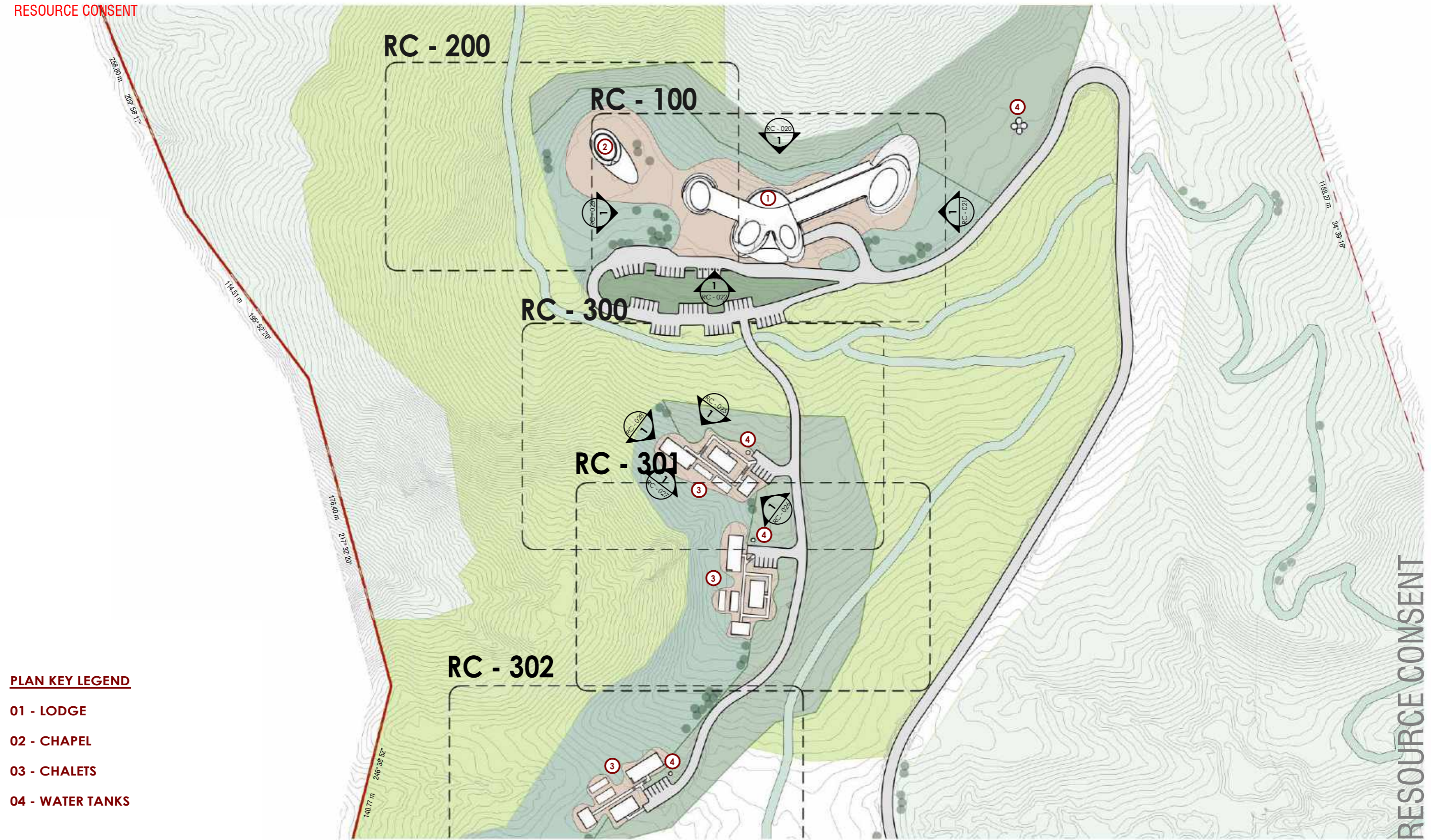
SCALE 1:50,000 AT A4 | JUNE 2023 | MAP NO-34 | RD





DISTRICT PLAN OVERLAYS, OLAs AND SNAs





PLAN KEY LEGEND

- 01 - LODGE
- 02 - CHAPEL
- 03 - CHALETS
- 04 - WATER TANKS

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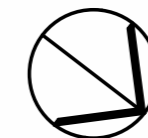
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NOTE
REFER LANDSCAPE DESIGNER FOR LANDSCAPE DESIGN - SUBJECT TO DETAILED DESIGN



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Client TE TUHI ESTATE LTD.	
Project TE TUHI POINT FARM, TAUPO	
Drawing SITE PLAN	
Drawing no. RC - 008	Issue A



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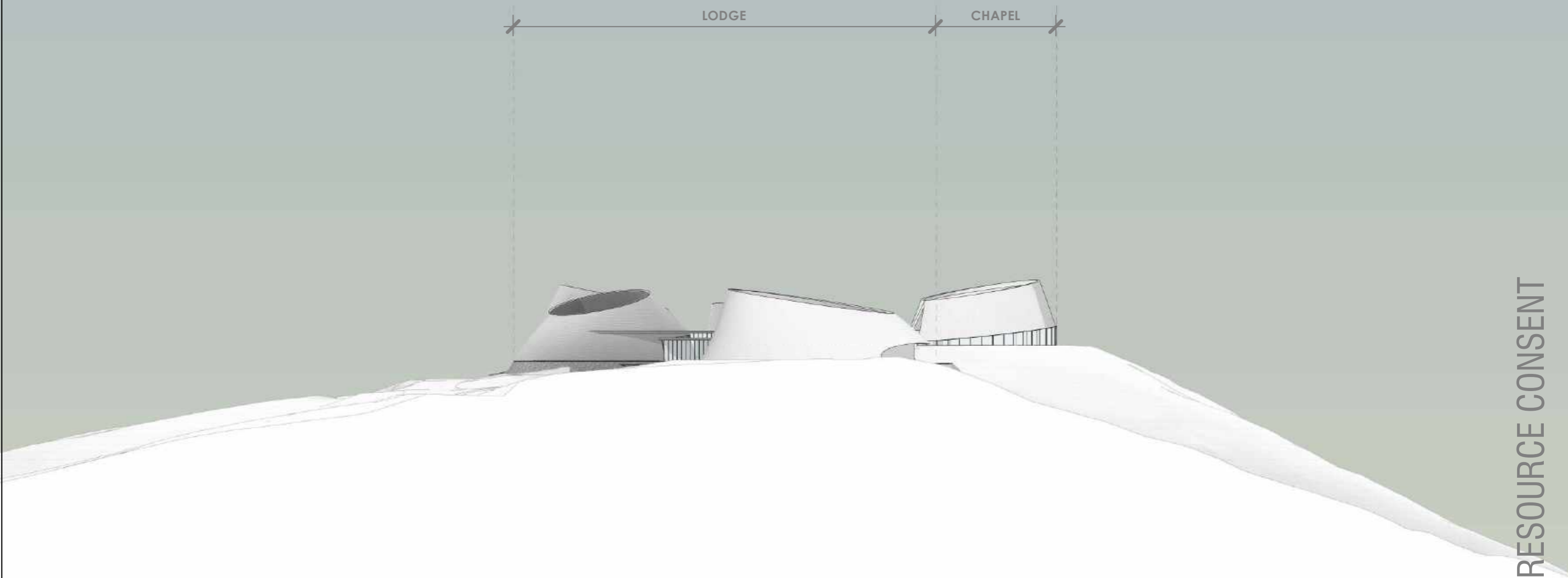
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Project	TE TUHI POINT FARM, TAUPO
Drawing	OVERALL SITE ELEVATIONS - LODGE & CHAPEL NORTH
Drawing no.	Issue
RC - 020	A



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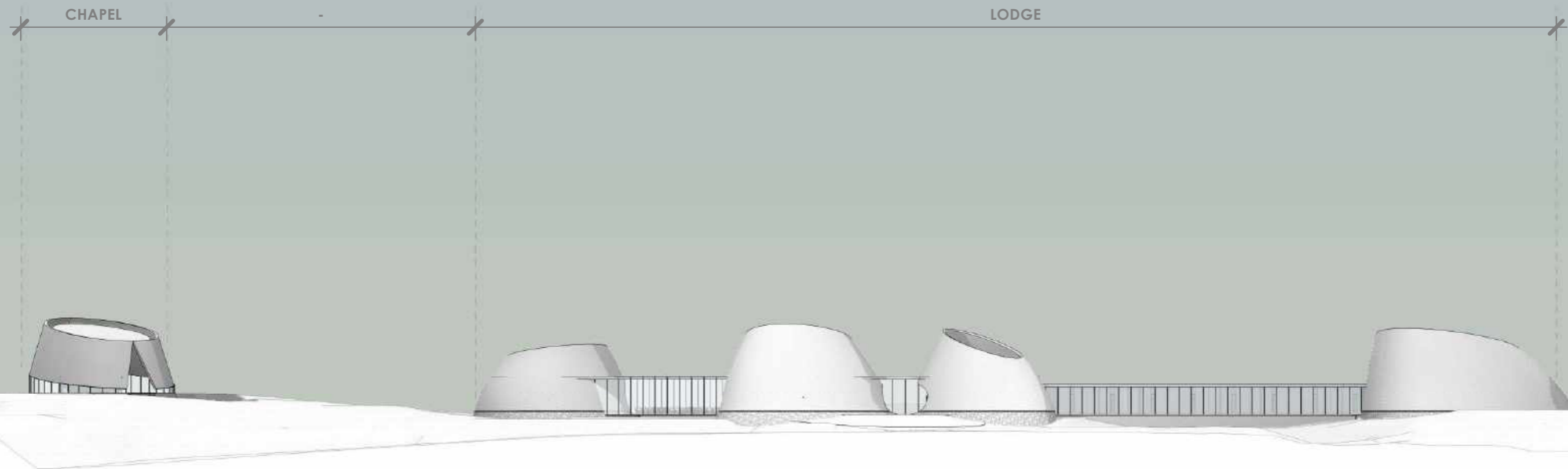
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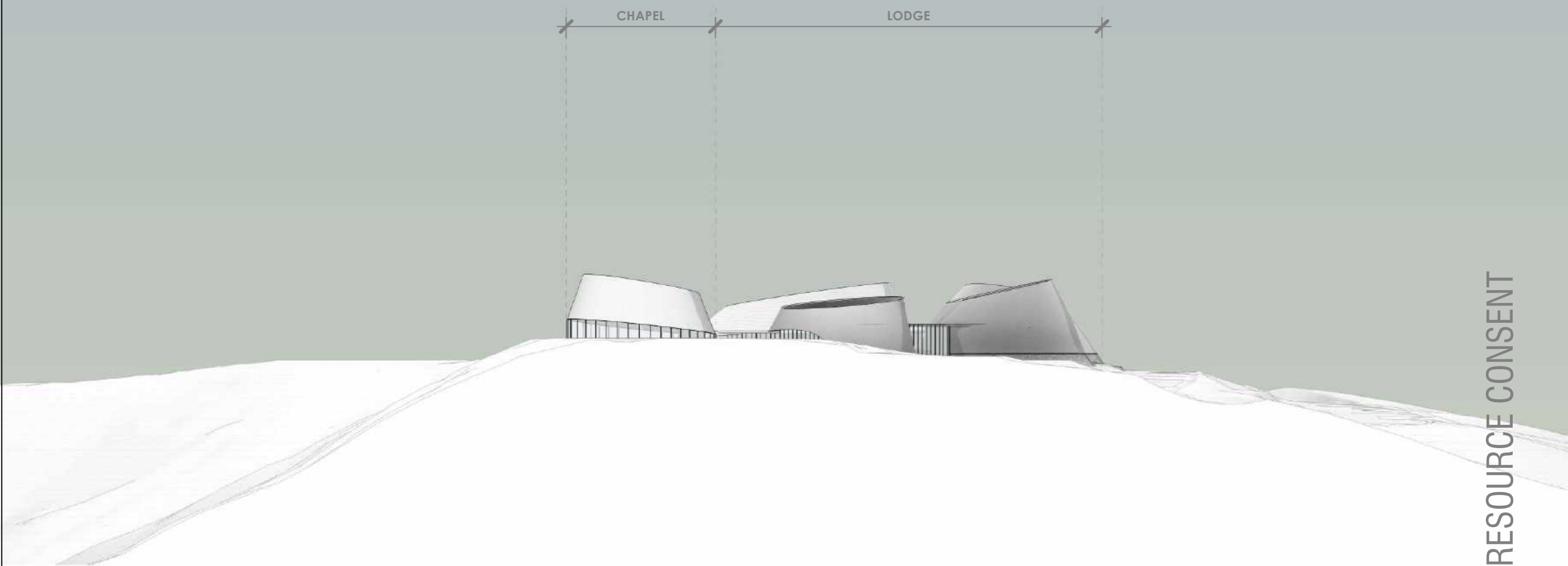
Client
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Project
TE TUHI POINT FARM, TAUPO

Drawing
OVERALL SITE ELEVATIONS - LODGE & CHAPEL SOUTH

Drawing no. Issue

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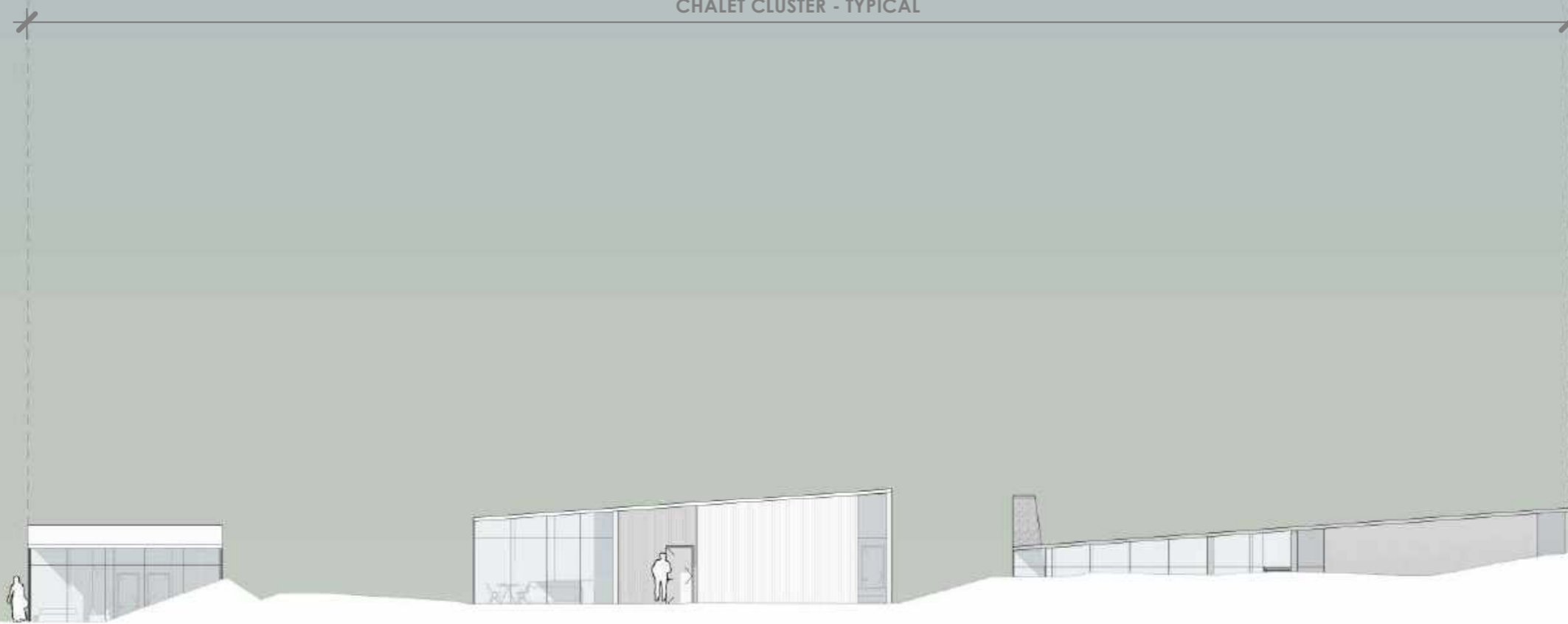
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Project TE TUHI POINT FARM, TAUPO	
Drawing OVERALL SITE ELEVATIONS - LODGE & CHAPEL WEST	
Drawing no.	Issue
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CHALET CLUSTER - TYPICAL



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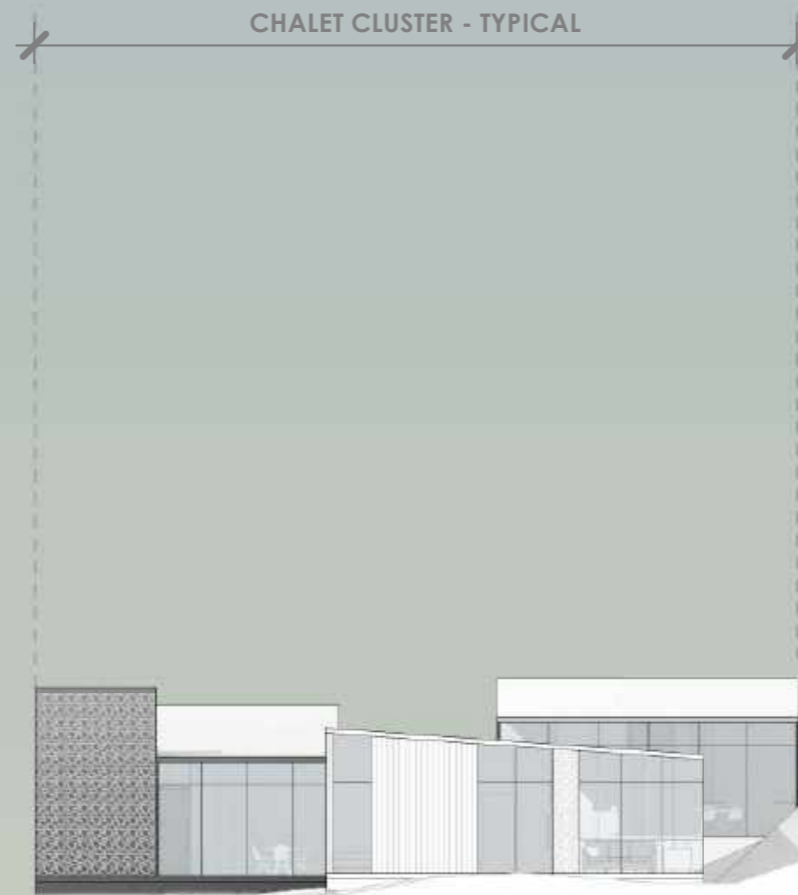
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- REFER TO STRUCTURAL ENGINEERS DWGS AND SPECIFICATIONS FOR STRUCTURAL REQUIREMENTS, SIZES AND DETAILS.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AT ALL TIMES.

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Client TE TUHI ESTATE LTD.	
Project TE TUHI POINT FARM, TAUPO	
Drawing OVERALL SITE ELEVATIONS - CHALET EAST	
Drawing no.	Issue
RC - 026	A

CHALET CLUSTER - TYPICAL



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ISSUE	DATE	AMENDMENT	BY
A	09/08/2023	RESOURCE CONSENT	TOA

GENERAL NOTES

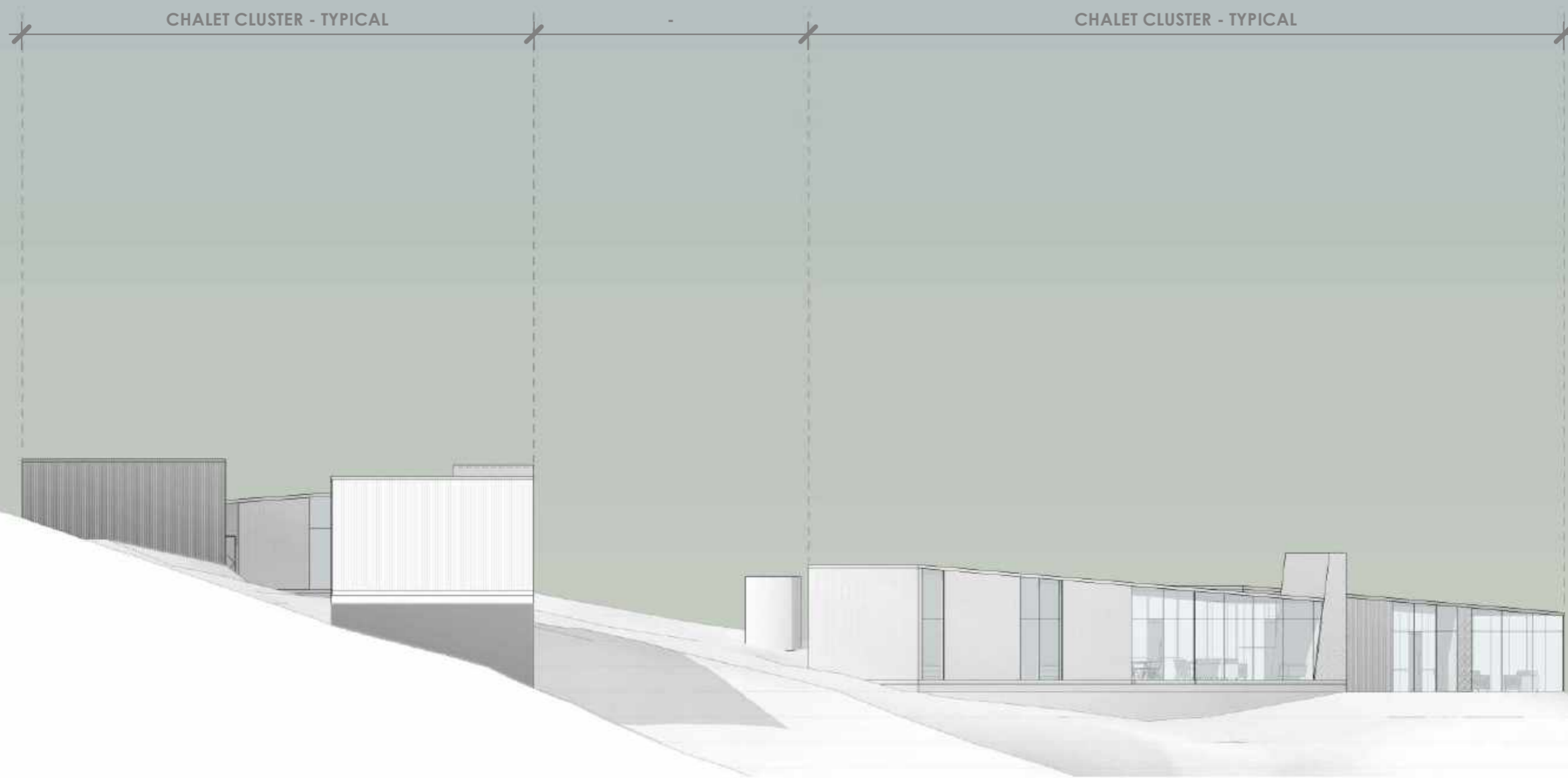
- ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.
- WEATHER-TIGHTNESS & WATER-TIGHTNESS IN ACCORDANCE WITH NZBC E2 AS1.
- TIMBER FRAMING TO NZS 3604/2011 UNLESS OTHERWISE STATED BY STRUCTURAL ENGINEER.
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Client TE TUHI ESTATE LTD.
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Drawing OVERALL SITE ELEVATIONS - CHALET SOUTH
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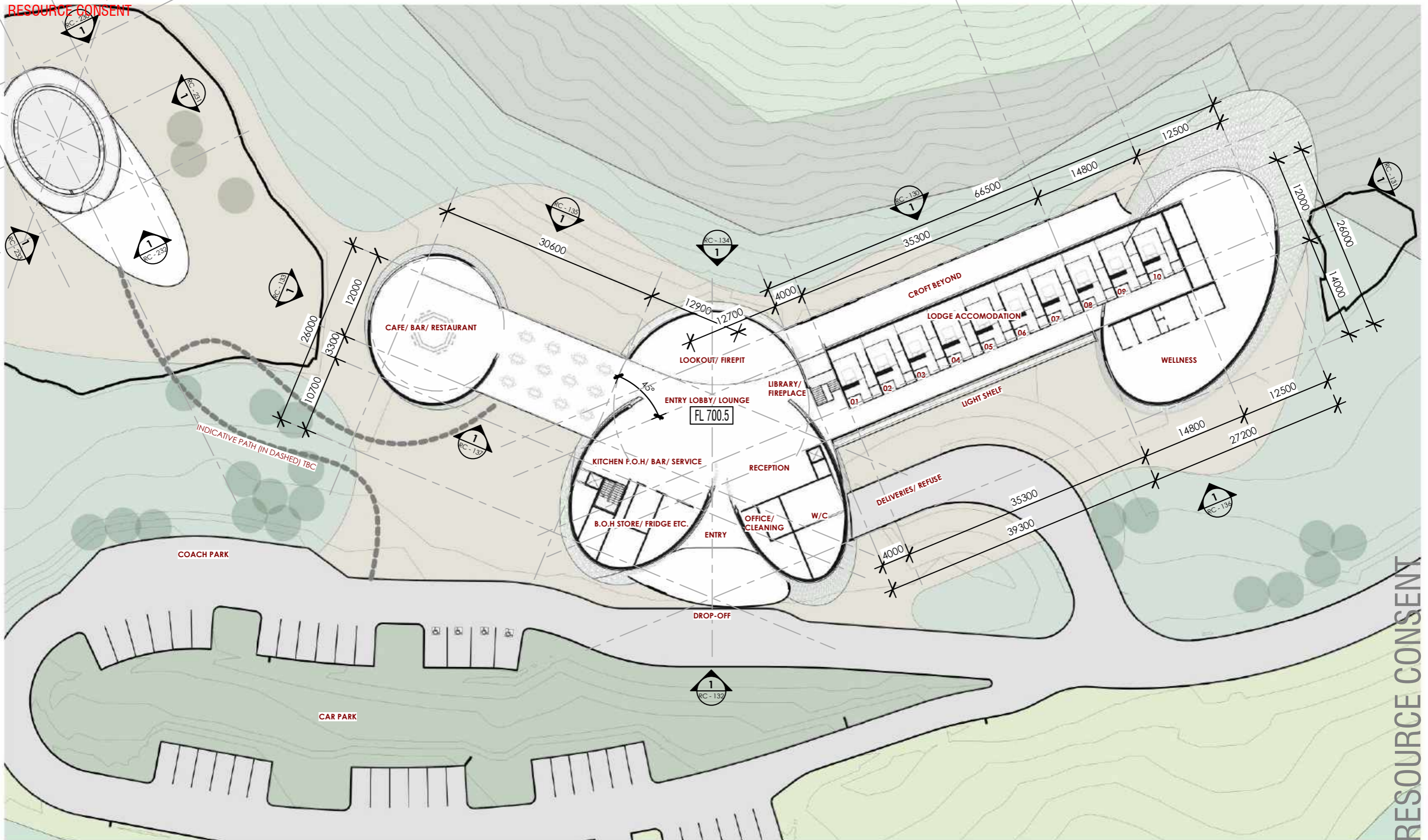


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Client TE TUHI ESTATE LTD.	
Project TE TUHI POINT FARM, TAUPO	
Drawing OVERALL SITE ELEVATIONS - CHALETS WEST	
Drawing no.	Issue
RC - 028	A

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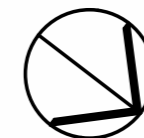
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ISSUE	DATE	AMENDMENT	BY
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GENERAL NOTES

- ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.
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NOTE
REFER LANDSCAPE DESIGNER FOR LANDSCAPE DESIGN - SUBJECT TO DETAILED DESIGN



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Client
TE TUHI ESTATE LTD.

Project
TE TUHI POINT FARM, TAUPO

Drawing
FLOOR PLAN - LODGE_GROUND

Drawing no. Issue
RC - 110 A

Mitigation and Restoration Planting Strategy

The proposed development seeks to mitigate the visual effects and restore and enhance the landscape and natural character of the site through mitigation and restoration planting.

The strategy proposes 295 ha (approx) of indigenous vegetation comprising 42.2 ha (approx.) of mitigation planting and 252 ha (approx.) of native restoration planting, will be implemented to mitigate the effects of development associated with the subdivisions, lodge and chalets, and equestrian centre on landscape character (including visual character), and to restore and enhance the natural character and ecological diversity of the site.

Approximately 1.4 million plants, endemic to the Taupo Ecological District will be planted.

The proposed housing on site will be adequately screened by mitigation planting, to achieve effective visual screening, backdropping, and separation between neighbouring properties.

Low planting zones are identified within both mitigation and planting areas to maintain views of the lake and mountains.

Housing is proposed on the flattest areas of land to minimise earthworks and are grouped in cluster, with large gaps of planting between cluster to minimise the visual impact of the development.

Earthworks will be integrated with the adjacent landforms.

Restrictions will be placed on building heights, size, and colour to reduce the visual prominence of the buildings when viewed from outside of the site

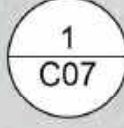
Private access road



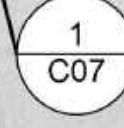
Enrichment planting responds to site topography for natural looking revegetation patterns.

Equestrian centre

Wastewater soakage



Bridle trail



Housing is clustered in small groups to minimise visual impact

Designated areas of low planting are provided both internal and external to residential lots in order to maintain views out.

Areas of pasture are provided in association with the lodge for livestock.

Chalets

Lodge and chapel

Key

-  Phase 1 - Tall Mitigation Planting (Internal to Residential Lots)
-  Phase 1 - Low Mitigation Planting (Internal to Residential Lots)
-  Phase 2 - Tall Native Restoration Planting
-  Phase 2 - Low Native Restoration Planting
-  Phase 3 - Enrichment Planting
-  Pasture
-  Amenity Planting
-  Buildings (Indicative)
-  Wastewater Soakage Field
-  Lot Boundaries
-  Site Boundary

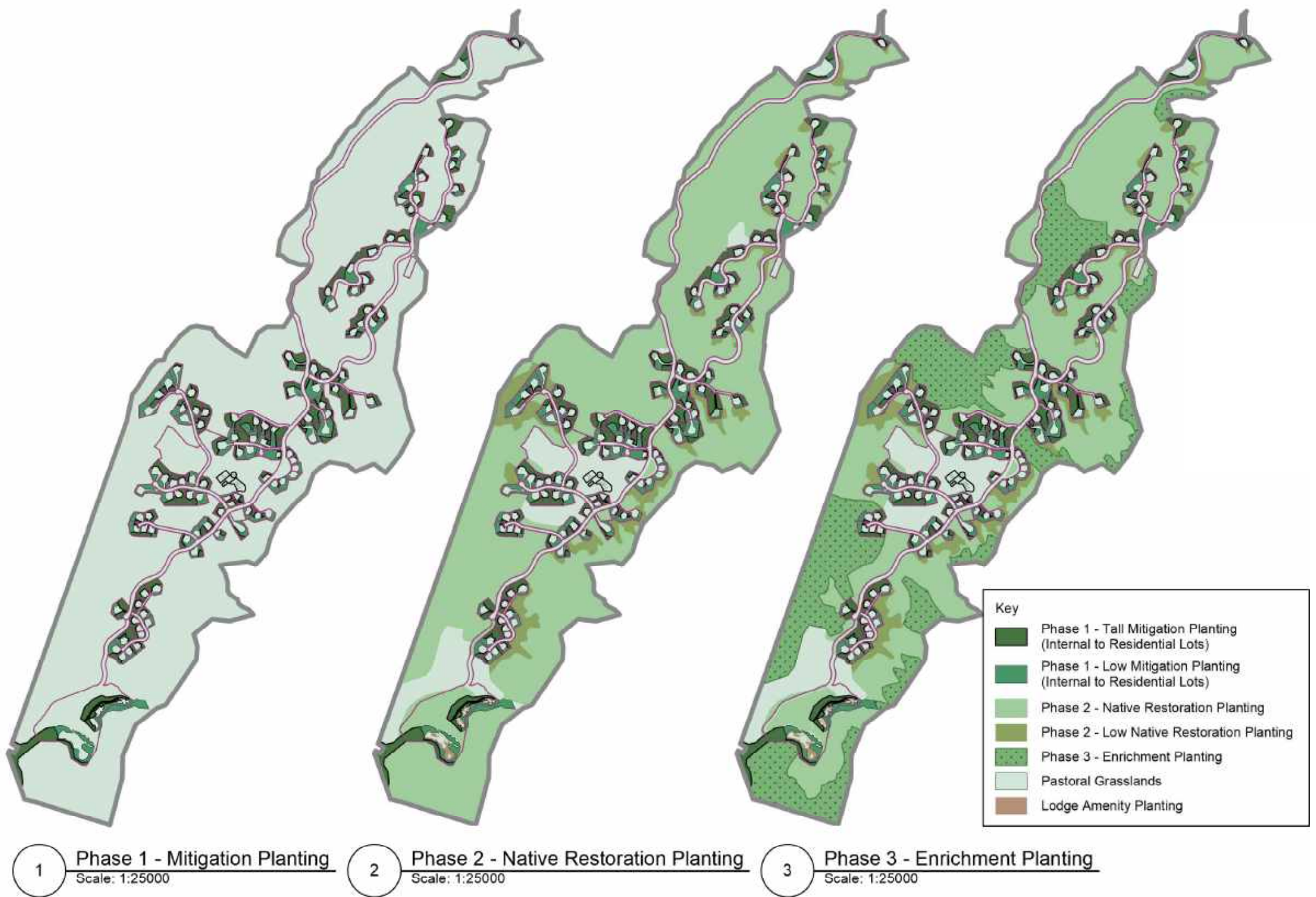
1

Overview Plan

Scale: 1:12000

0 500 1000 m





1 Phase 1 - Mitigation Planting
Scale: 1:25000

2 Phase 2 - Native Restoration Planting
Scale: 1:25000

3 Phase 3 - Enrichment Planting
Scale: 1:25000

Mitigation and Restoration Planting Approach

The Mitigation and Restoration Planting strategy will be implemented in three phases over a period of 6-10 years.

Phase 1. Mitigation Planting (approximately 42 ha)

Mitigation planting for screening of the proposed houses, will be planted in the 1st planting season following the development of the subdivision to screen/visually integrate the development into the landscape.

Planting will be protected by consent notice and will be the responsibility of lot owners to maintain in perpetuity.

Phase 2 Native Restoration Planting (approximately 252 ha)

Restoration planting will follow the mitigation planting over a 4-6 year period and will visually screen and integrate the development into its surroundings and to restore and enhance the natural character values of the landscape using ecologically appropriate plant species from the Taupo Ecological District.

Long term maintenance of all areas of Restoration planting will be the responsibility of Te Tuhi Estate

Phase 3. Enrichment Planting (approximately 87 ha)

Enrichment planting will occur approximately 2 years after the implementation of each block of restoration planting (or when there is sufficient canopy cover to offer adequate protection), introducing a greater diversity of species across the site to ensure the progressive development of a diverse and sustainable ecosystem. Planting will be staged over 4-6 years

Amenity planting will occur around the Lodge/Chalet and Equestrian Centre and approximately 28 ha of land will be retained as pasture.

Road reserves will be integrated with adjacent restoration planting using strategically placed clusters of a single species of native trees.

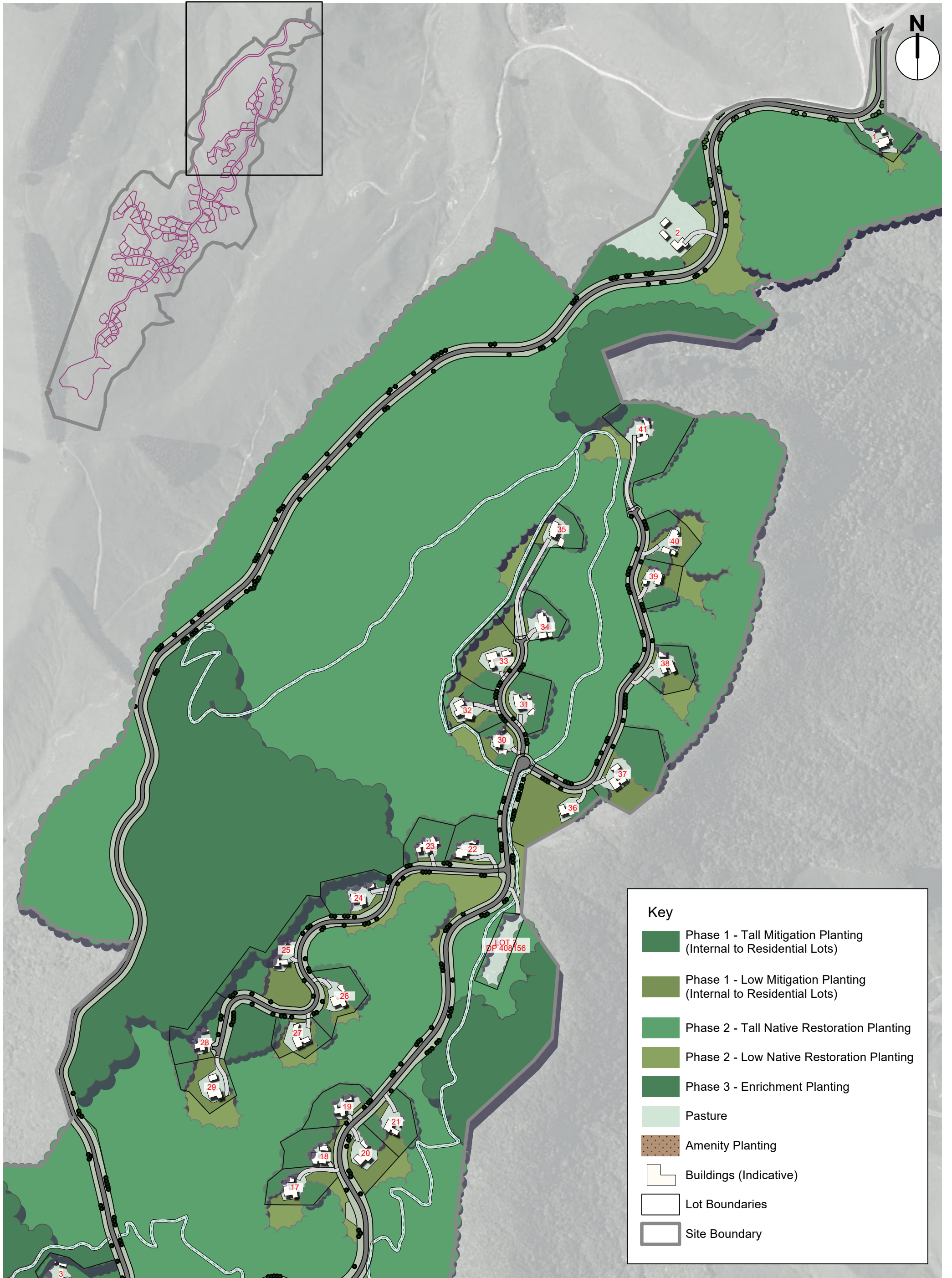
All road berms will either be grassed or planted in native species

Phase 2 & 3 will be registered for carbon credits and will be maintained for the duration of the consented activity.

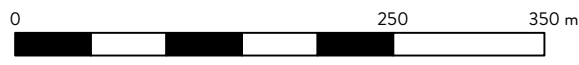
LOW MITIGATION & RESTORATION SPECIES	
Botanical Name	Height at maturity
Blechnum novae-zealandiae	1-1.5m
Brachyglottis repanda	2-4m
Coprosma lucida	4-6m
Coprosma propinqua	2.5-5m
Coprosma rhamnoides	1-2m
Coprosma rigida	2-5m
Corokia cotoneaster	2-3m
Cortideria fulvida	1.2-2m
Gaultheria antipoda	1-2m
Leptospermum scoparium	3-5m
Leucopogon fasciculatus	5-6m
Muehlenbeckia axillaris	0.2m
Myrsine australis	4-6m
Myrsine divaricata	2-3.5m
Neomyrtus pedunculata	4-6m
Olearia virgata	3-4m
Phormium cookianum	1-1.5m
Phormium tenax	2-3m
Poa cita	0.5-1m
Pimelea tomentosa	0.5-1m
Pittosporum turneri	4-6m
Pomaderris amoena	0.5-1m
Pseudowintera colorata	2-3m
Veronica parviflora	1.8-5m
Veronica stricta	1.5-3m

LOW MITIGATION & RESTORATION SPECIES	
Botanical Name	Height at maturity
Carpodetus serratus	6-8m
Coprosma propinqua	2.5-5m
Coprosma robusta	4-6m
Cordyline australis	8-12m
Dicksonia fibrosa	6-10m
Dodonea viscosa	6-8m
Griselinia littoralis	6-10m
Kunzea ericoides, K robusta,	10-15m
K serotina, K tenuicalis	
Leptospermum scoparium	3-5m
Myrsine australis	4-6m
Pittosporum colensoi	6-10m
Pittosporum eugenioides	6-10m
Pittosporum tenuifolium	6-8m
Plagianthus regius	10-12m
Podocarpus laetus	6-10m
Podocarpus totara	15-30m
Veronica stricta	1.5-3m

ENRICHMENT SPECIES	
Botanical Name	Height at maturity
Aristolelia serrata	8-10m
Carpodetus serratus	8-10m
Coprosma grandifolia	5-7m
Cordyline banksii	3-4m
Cyathea delbata	8-10m
Cyathea smithii	6-8m
Dacrycarpus daucyroides	30+m
Dacrydium cupressinum	20-35m
Eleocarpus dentatus var. dentatus	12-15m
Fuchsia excorticata	10-14m
Knightia excelsa	20-30m
Melicactus lanceolatus	2-5m
Melicactus ramiflorus	8-10m
Phyllocladus trichomanoides	15-20m
Podocarpus laetus	6-10m
Podocarpus totara	20-30m
Prumnopitys ferruginea	20-25m
Prumnopitys taxifolia	20-25m
Pseudopanax arboreus	6-8m
Pseudopanax crassifolius	10-15m
Sophora tetraptera	6-12m
Weinmannia racemosa	15-25m

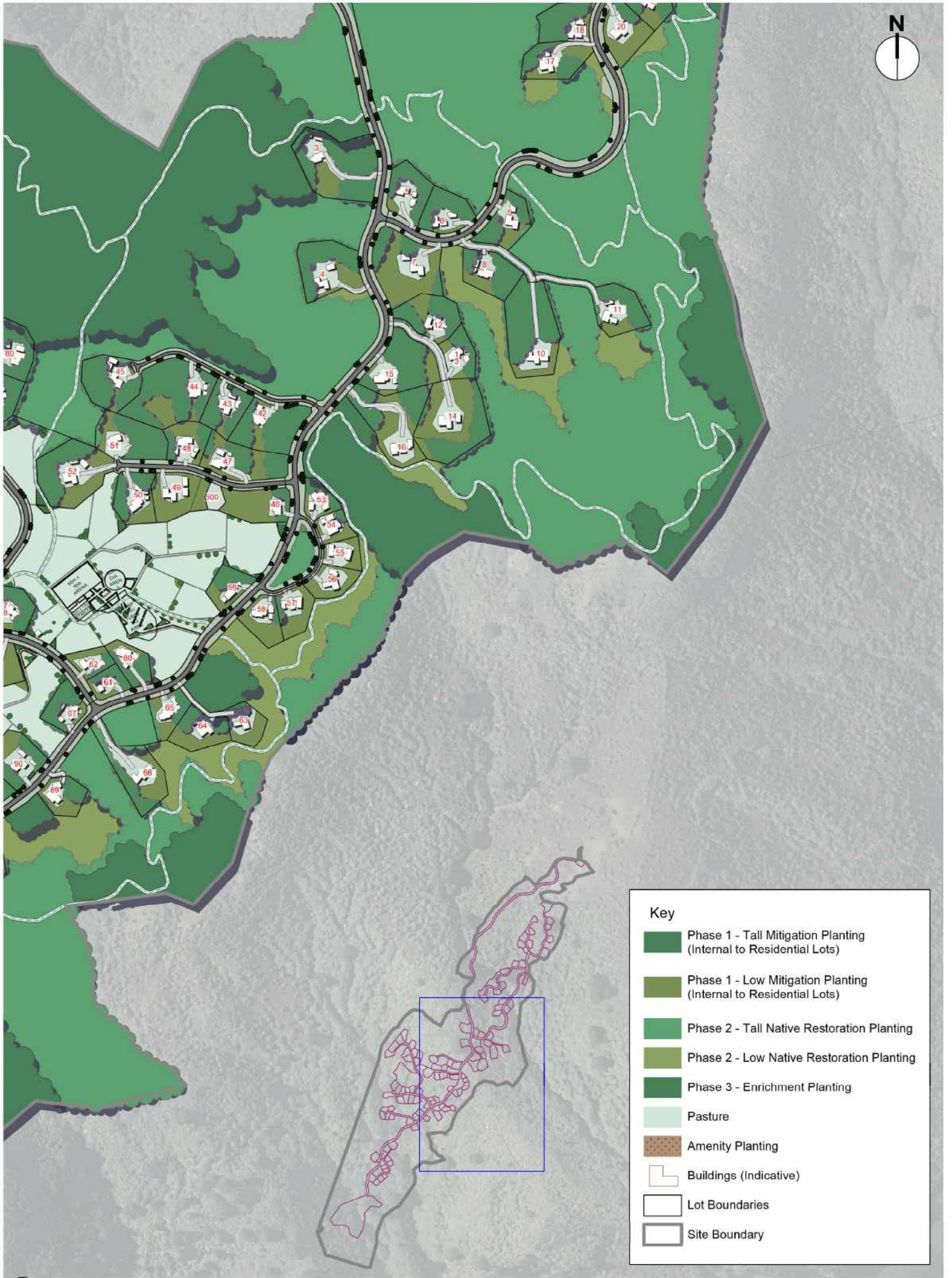


1 **Detail Plan 1**
Scale: 1:5000



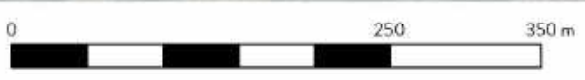
MITIGATION AND RESTORATION PLANTING STRATEGY





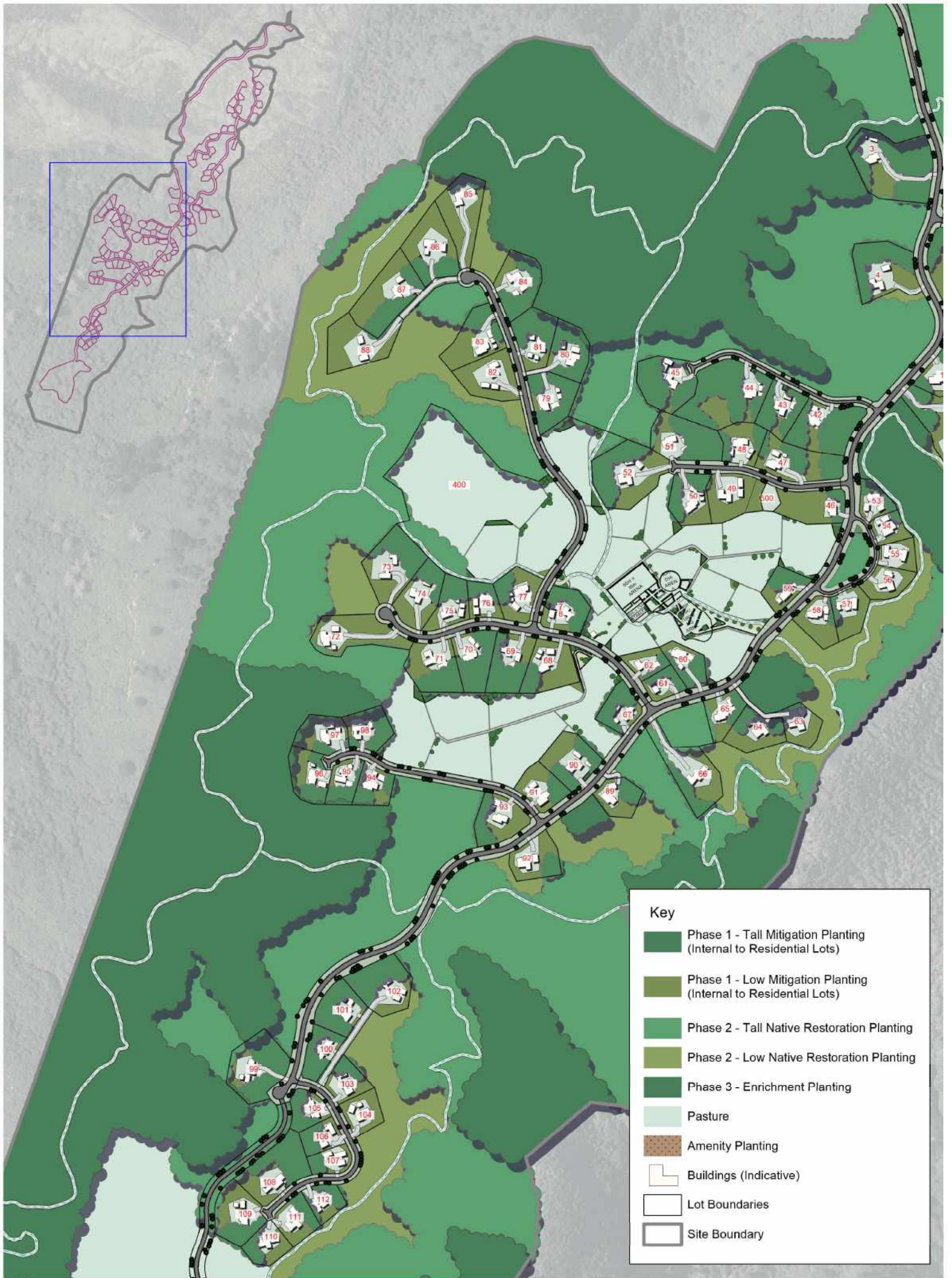
Key	
	Phase 1 - Tall Mitigation Planting (Internal to Residential Lots)
	Phase 1 - Low Mitigation Planting (Internal to Residential Lots)
	Phase 2 - Tall Native Restoration Planting
	Phase 2 - Low Native Restoration Planting
	Phase 3 - Enrichment Planting
	Pasture
	Amenity Planting
	Buildings (Indicative)
	Lot Boundaries
	Site Boundary

1 Detail Plan 2
Scale: 1:5000



MITIGATION AND RESTORATION PLANTING STRATEGY



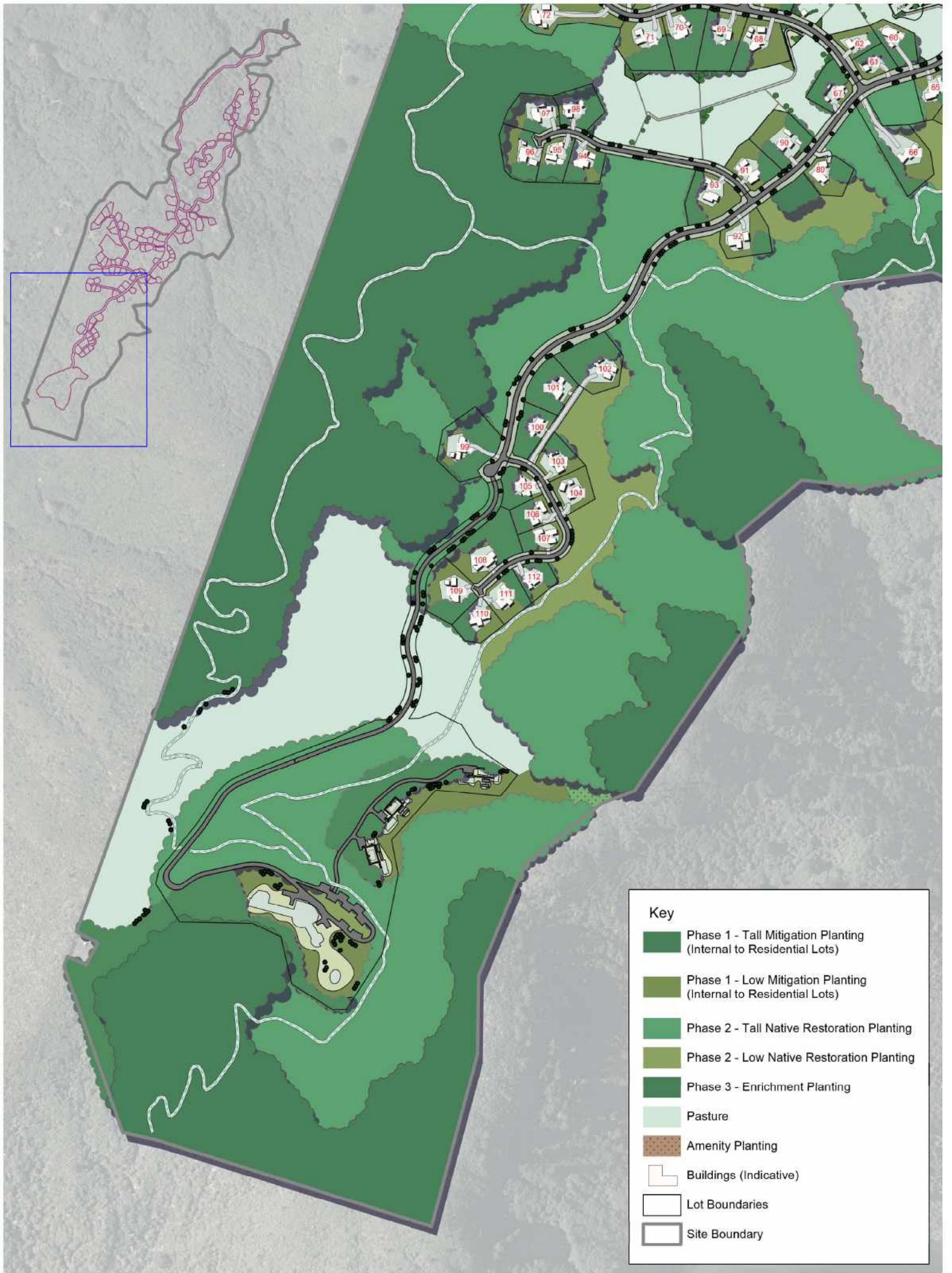


Key	
	Phase 1 - Tall Mitigation Planting (Internal to Residential Lots)
	Phase 1 - Low Mitigation Planting (Internal to Residential Lots)
	Phase 2 - Tall Native Restoration Planting
	Phase 2 - Low Native Restoration Planting
	Phase 3 - Enrichment Planting
	Pasture
	Amenity Planting
	Buildings (Indicative)
	Lot Boundaries
	Site Boundary

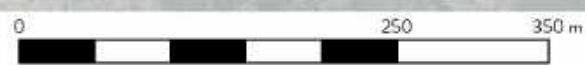
1 Detail Plan 3
Scale: 1:5000



MITIGATION AND RESTORATION PLANTING STRATEGY

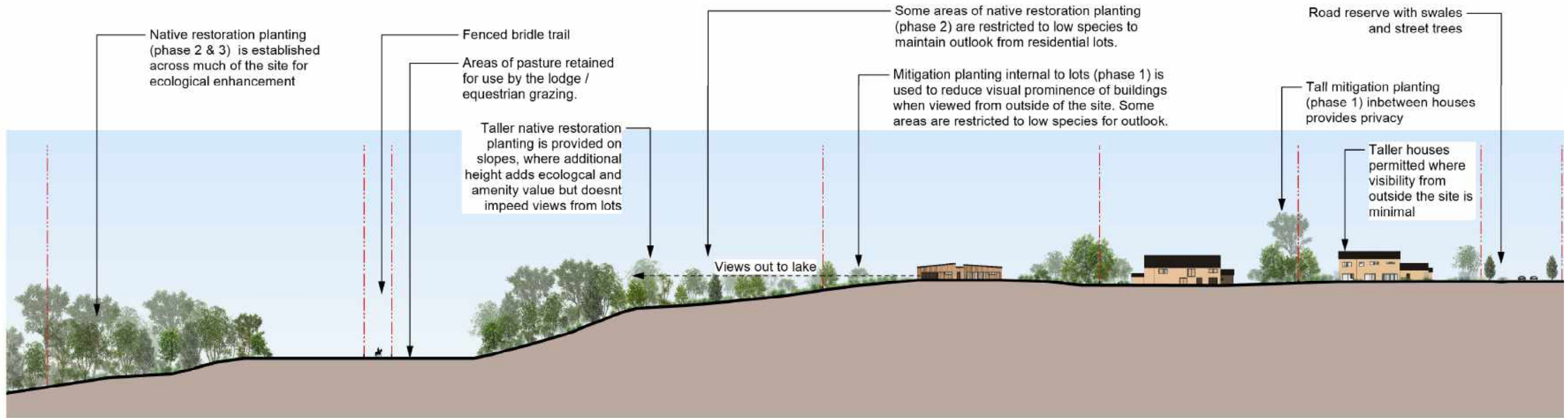


1 Detail Plan 4
Scale: 1:5000

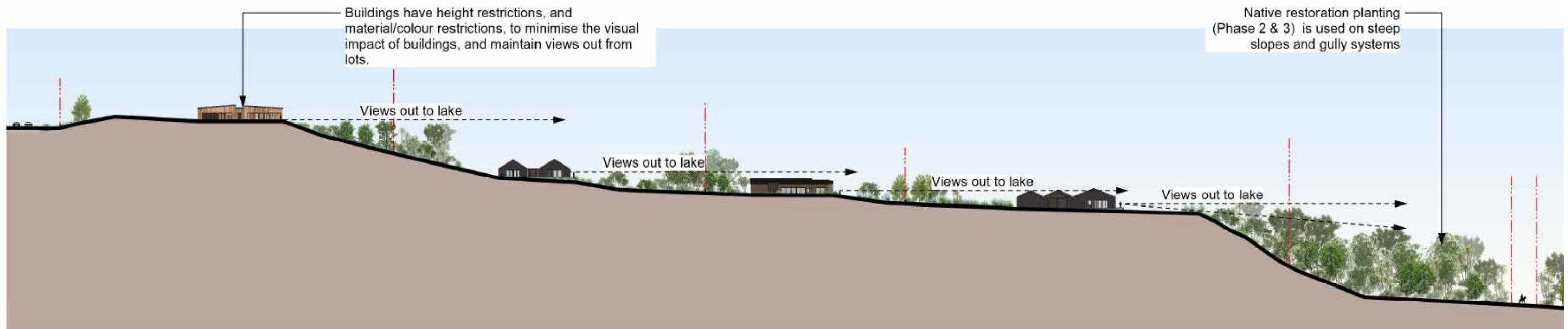
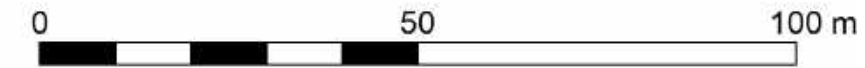


Key	
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	Phase 1 - Low Mitigation Planting (Internal to Residential Lots)
	Phase 2 - Tall Native Restoration Planting
	Phase 2 - Low Native Restoration Planting
	Phase 3 - Enrichment Planting
	Pasture
	Amenity Planting
	Buildings (Indicative)
	Lot Boundaries
	Site Boundary

MITIGATION AND RESTORATION PLANTING STRATEGY

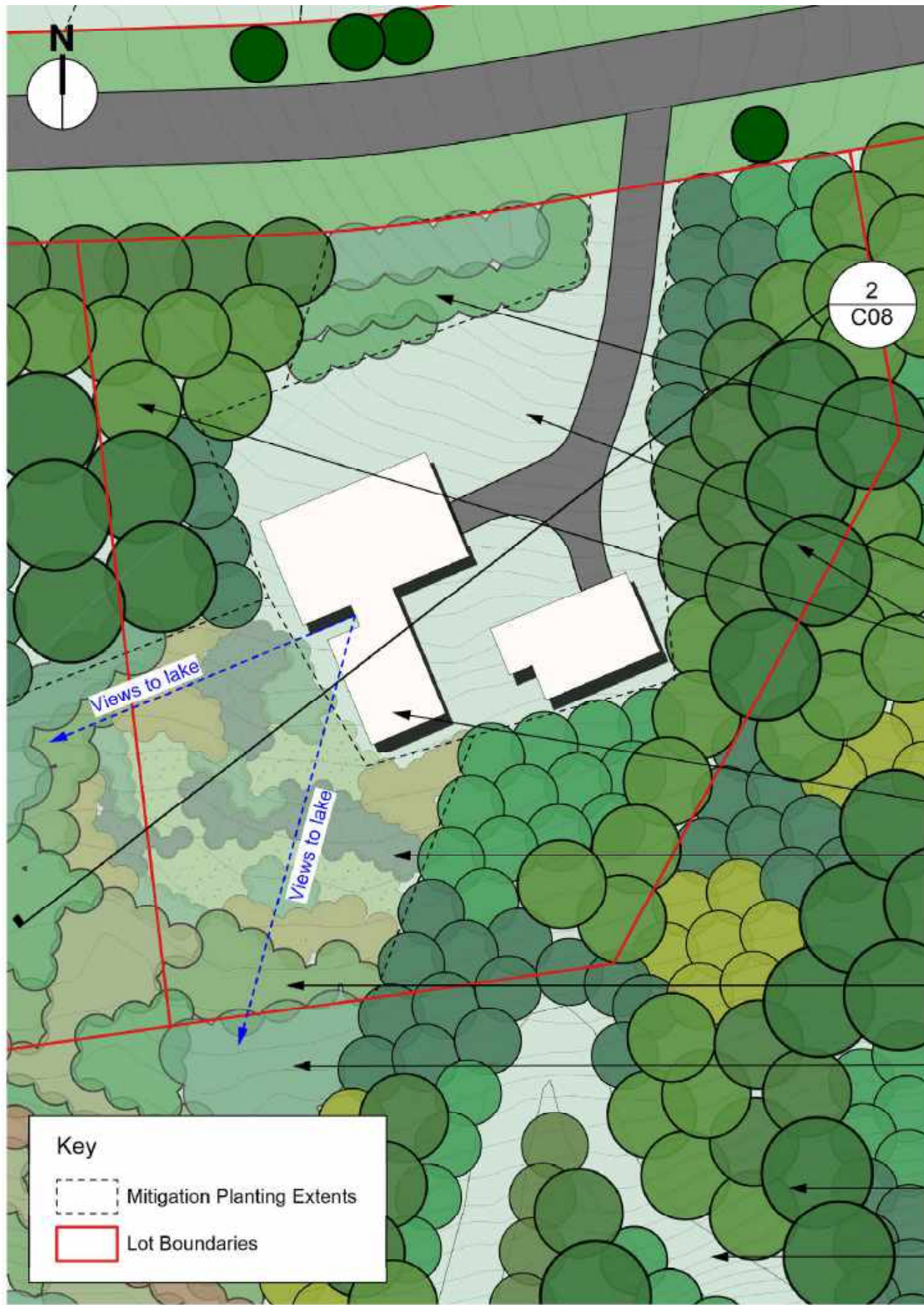


1 Section 1
Scale: 1:1000



2 Section 2
Scale: 1:1000





1 Example Planting Plan
Scale: 1:500

- Low mitigation planting to maintain a visual connection with the street. Plants to be chosen from the low mitigation and restoration plant list.
- Domestic planting to be contained within building platform
- Taller mitigation planting provides privacy between neighbouring properties and frame views towards the lake. Plants to be chosen from the tall mitigation and restoration plant list.
- Housing orientated towards views
- Upper slopes consist of low planting such as tussocks, flaxes and small shrubs. Plants to be chosen from the low mitigation and restoration plant list.
- Taller trees and shrubs are planted further down the slope, maintaining views out
- Low planting zones continue external to lots in order to maintain viewshafts using plants from the low mitigation and restoration plant list
- Native restoration planting is established across the wider site
- Fenced bridle track runs through restoration planting



2 Typical Section
Scale: 1:500

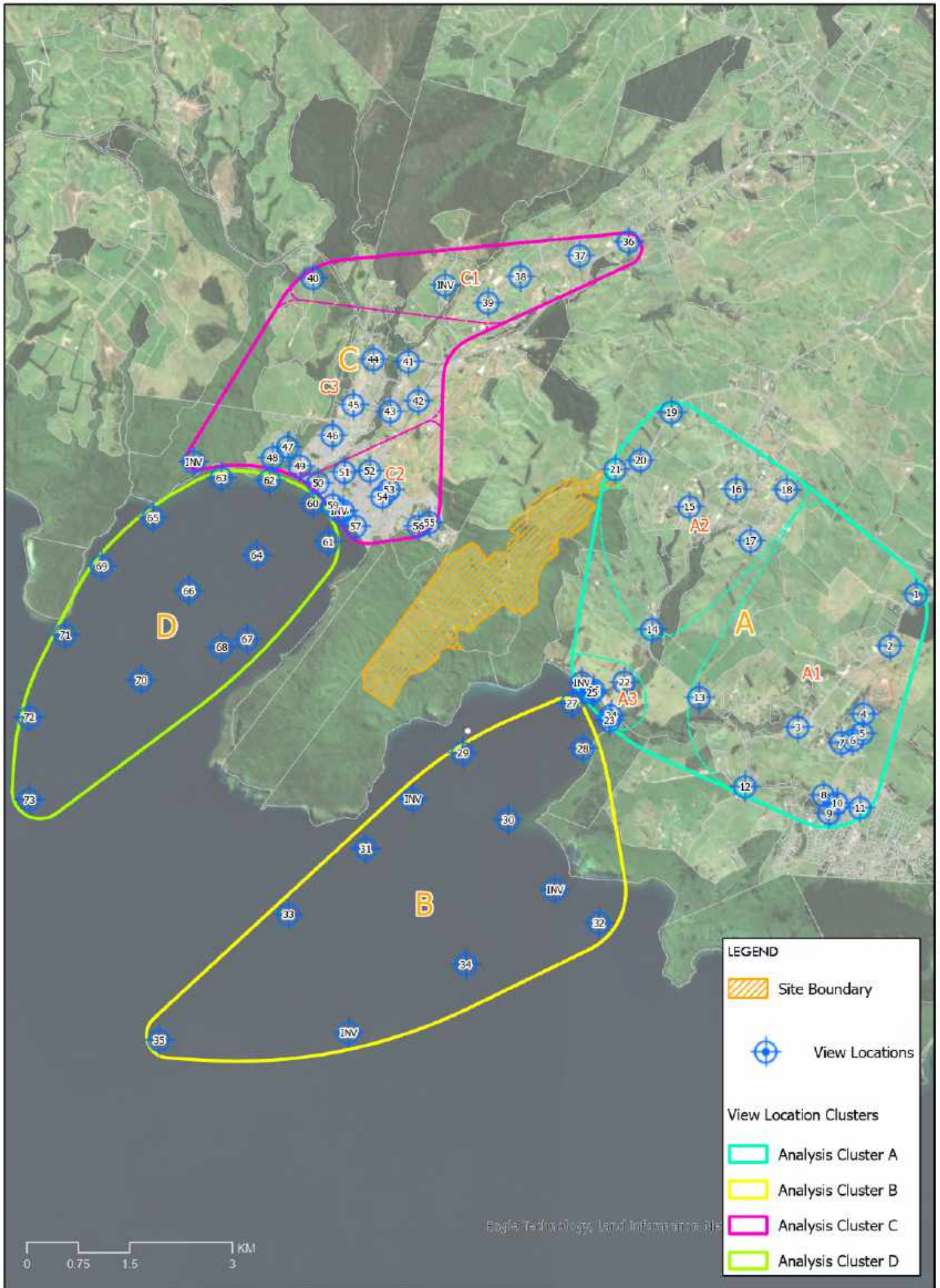
LOW MITIGATION & RESTORATION SPECIES

Botanical Name	Common Name	Height at maturity
Blechnum novae-zealandiae	Kiokio	1-1.5m
Brachyglottis repanda	Rangiora	2-4m
Coprosma lucida	Shining karamu	4-6m
Coprosma propinqua	Mikimiki	2.5-5m
Coprosma rhamnoides	Red fruited karamu	1-2m
Coprosma rigida	Stiff Karamu	2-5m
Corokia cotoneaster	Korokio	2-3m
Cortideria fulvida	Toetoe	1.2-2m
Gaultheria antipoda	Tawinwini	1-2m
Leptospermum scoparium	Manuka	3-5m
Leucopogon fasciculatus	Soft mingimingi	5-6m
Muehlenbeckia axillaris	Creeping Wire vine	0.2m
Myrsine australis	Mapou/Red matipo	4-6m
Myrsine divaricata	Weeping mapou	2-3.5m
Neomyrtus pedunculata	Rohutu	4-6m
Olearia virgata	Tree Daisy	3-4m
Phormium cookianum	Wharangi/Mountain flax	1-1.5m
Phormium tenax	Harakeke	2-3m
Poa cita	Silver tussock	0.5-1m
Pimelea tomentosa		0.5-1m
Pittosporum turneri	Turners kohuhu	4-6m
Pomaderris amoena	Tauhinu	0.5-1m
Pseudowintera colorata	Mountain horopito	2-3m
Veronica parviflora	Kokomuka taranga	1.8-5m
Veronica stricta	Koromiko	1.5-3m

TALL MITIGATION & RESTORATION SPECIES

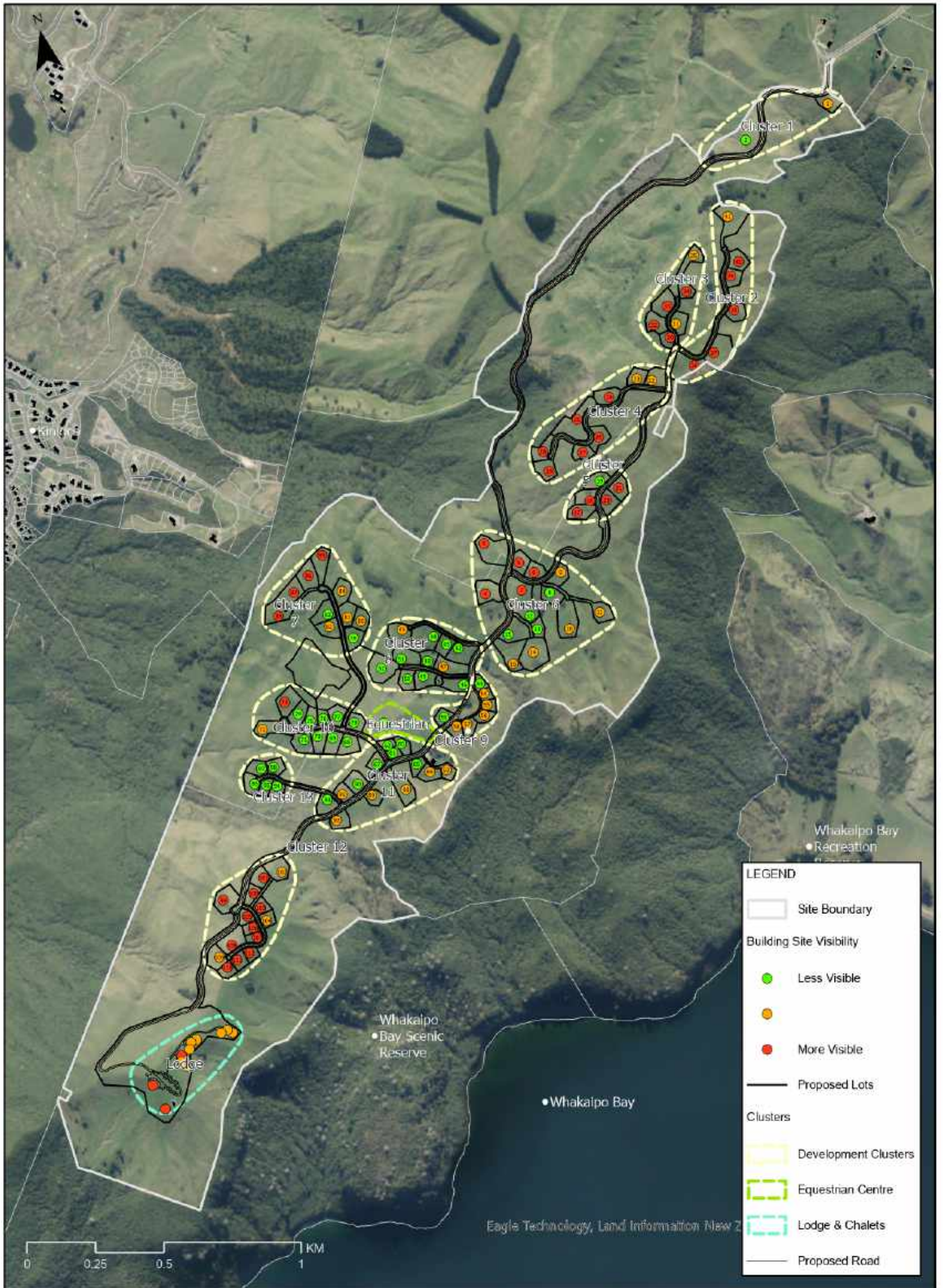
Botanical Name	Common Name	Height at maturity
Carpodetus serratus	Putaputaweta/marble leaf	6-8m
Coprosma propinqua	Mingimingi	2.5-5m
Coprosma robusta	Karamu	4-6m
Cordyline australis	Ti kouka/cabbage tree	8-12m
Dicksonia fibrosa	Wheki-ponga	6-10m
Dodonea viscosa	Akeake	6-8m
Griselinia littoralis	Kapuka/broadleaf	6-10m
Kunzea ericoides, K. robusta, K. serotina, K. tenuicalis	Kanuka	10-15m
Leptospermum scoparium	Manuka	3-5m
Myrsine australis	Mapou	4-6m
Pittosporum colensoi	Black mapou	6-10m
Pittosporum eugenioides	tarata	6-10m
Pittosporum tenuifolium	Kohuhu	6-8m
Plagianthus regius	Manatu/ribbonwood	10-12m
Podocarpus laetus	Hall's totara	6-10m
Podocarpus totara	Totara	15-30m
Veronica stricta	Koromiko	1.5-3m

APPENDIX FIVE: VIEW LOCATION MAP

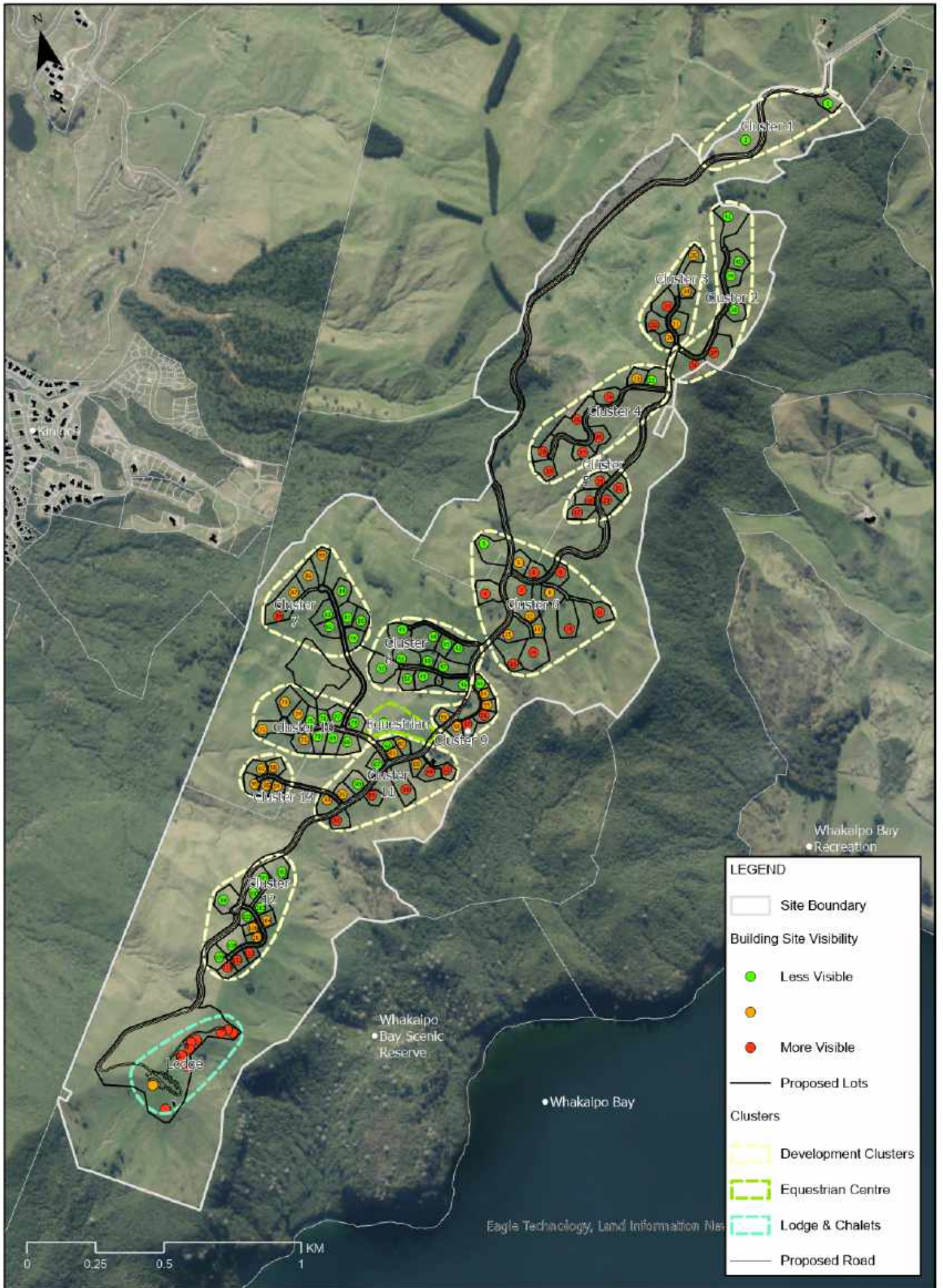


VIEW LOCATION ANALYSIS CLUSTERS

APPENDIX SIX: SITE AND CLUSTER VISIBILITY MAPS

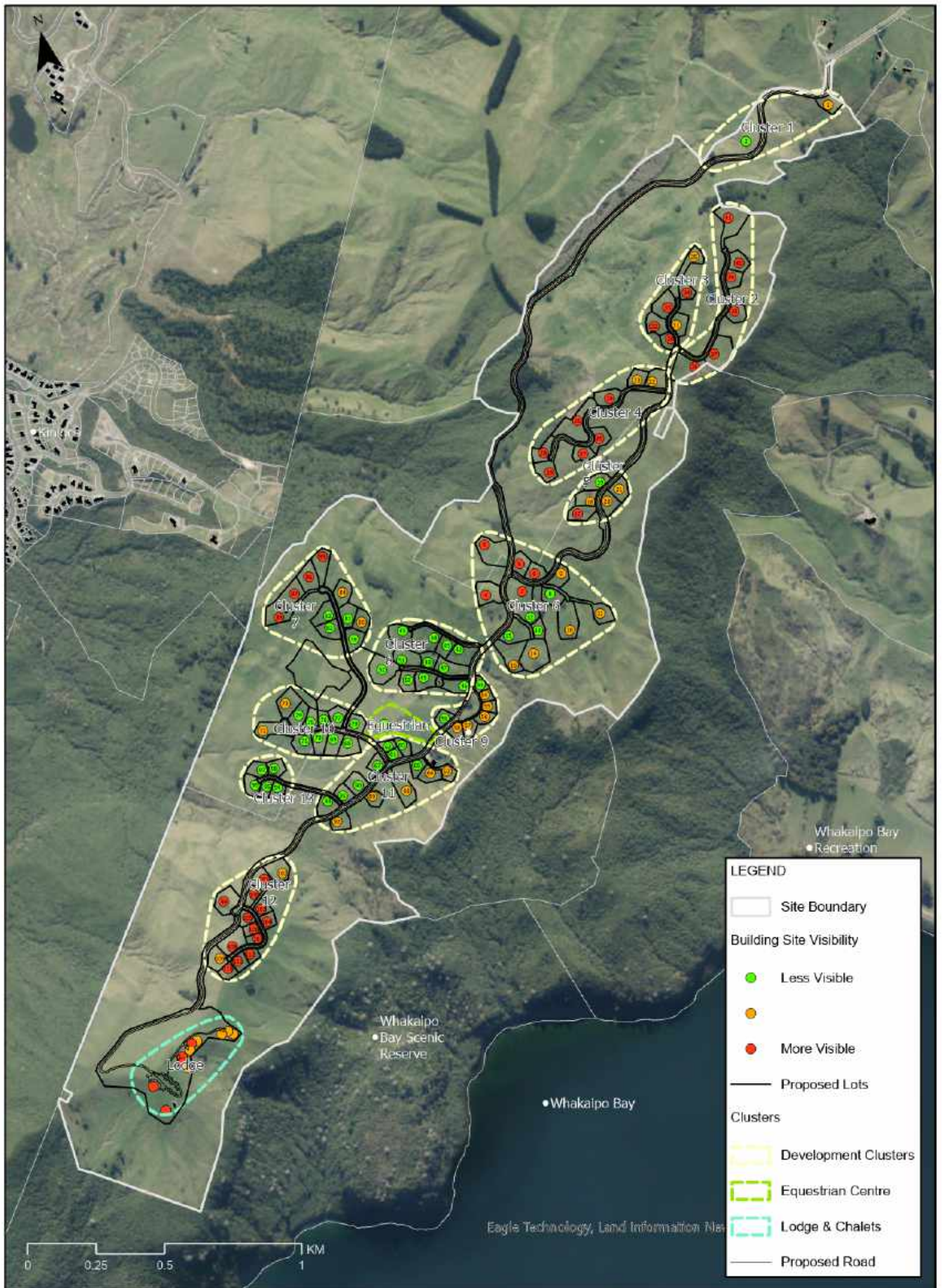


CLUSTER VISIBILITY FROM SURROUNDING DEVELOPMENT

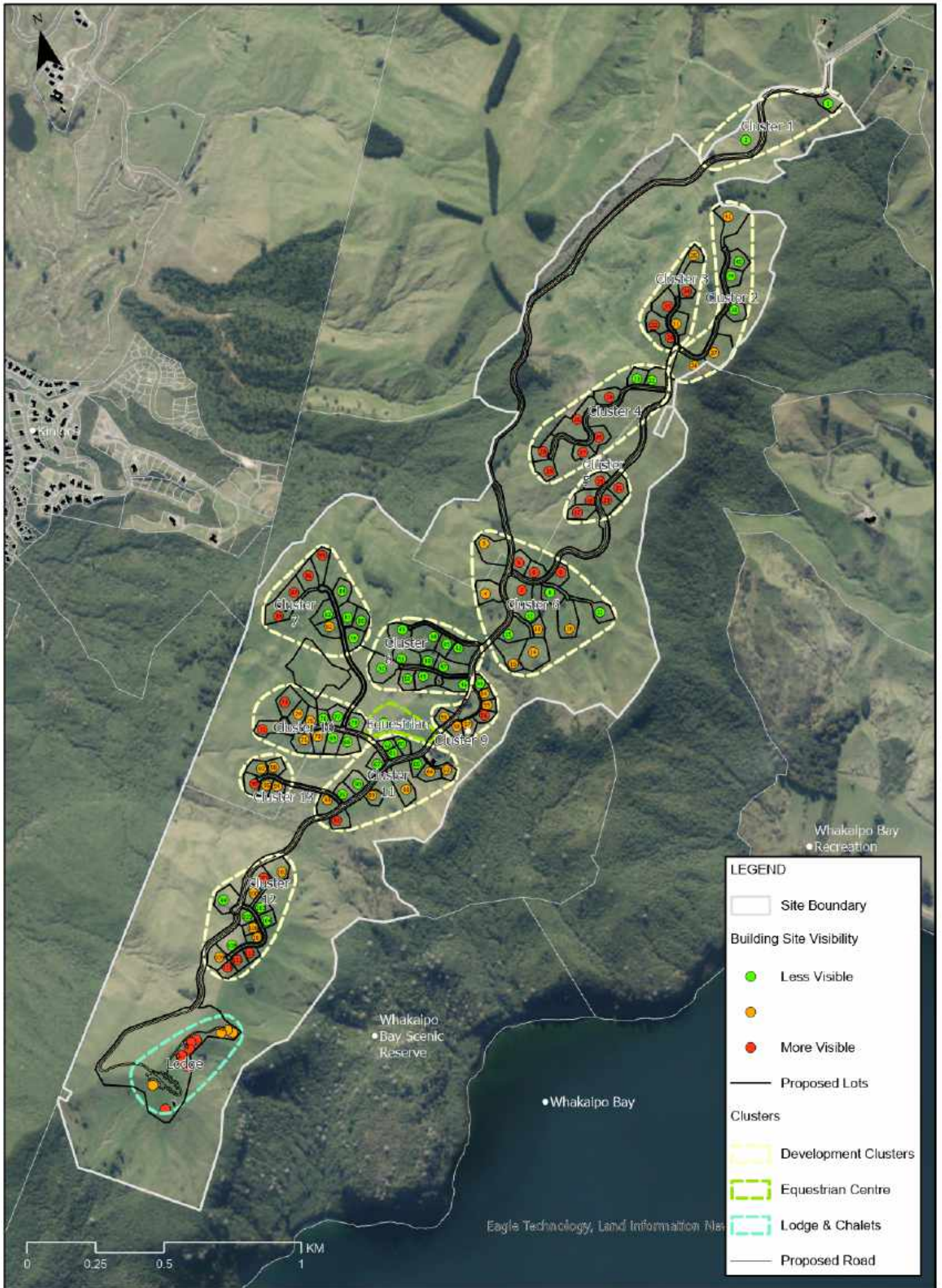


CLUSTER VISIBILITY FROM LAKE TAUPO

SCALE 1:17,500 AT A4 | JULY 2023 | MAP NO-03 | R1

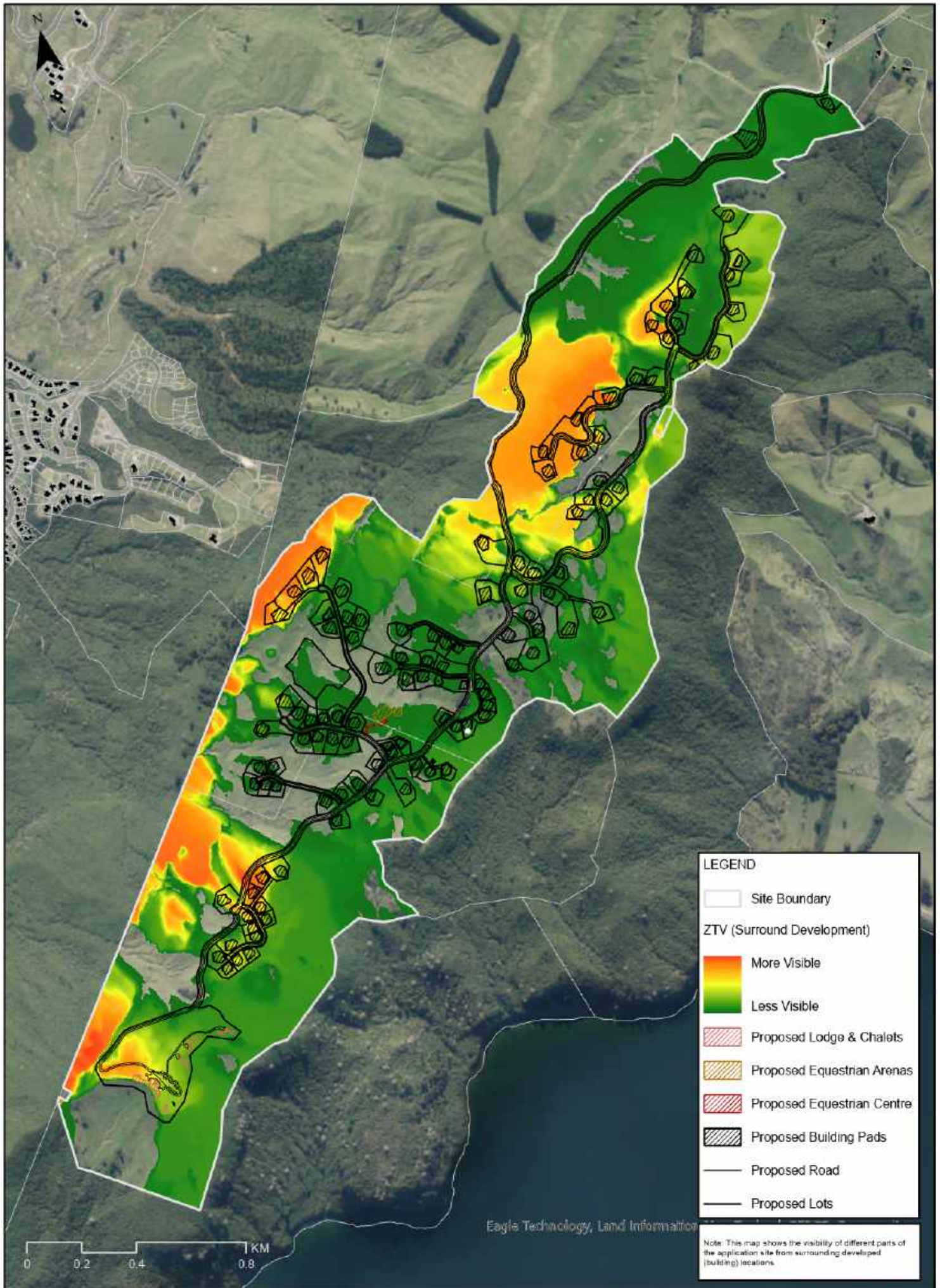


CLUSTER VISIBILITY FROM THE ROAD NETWORK

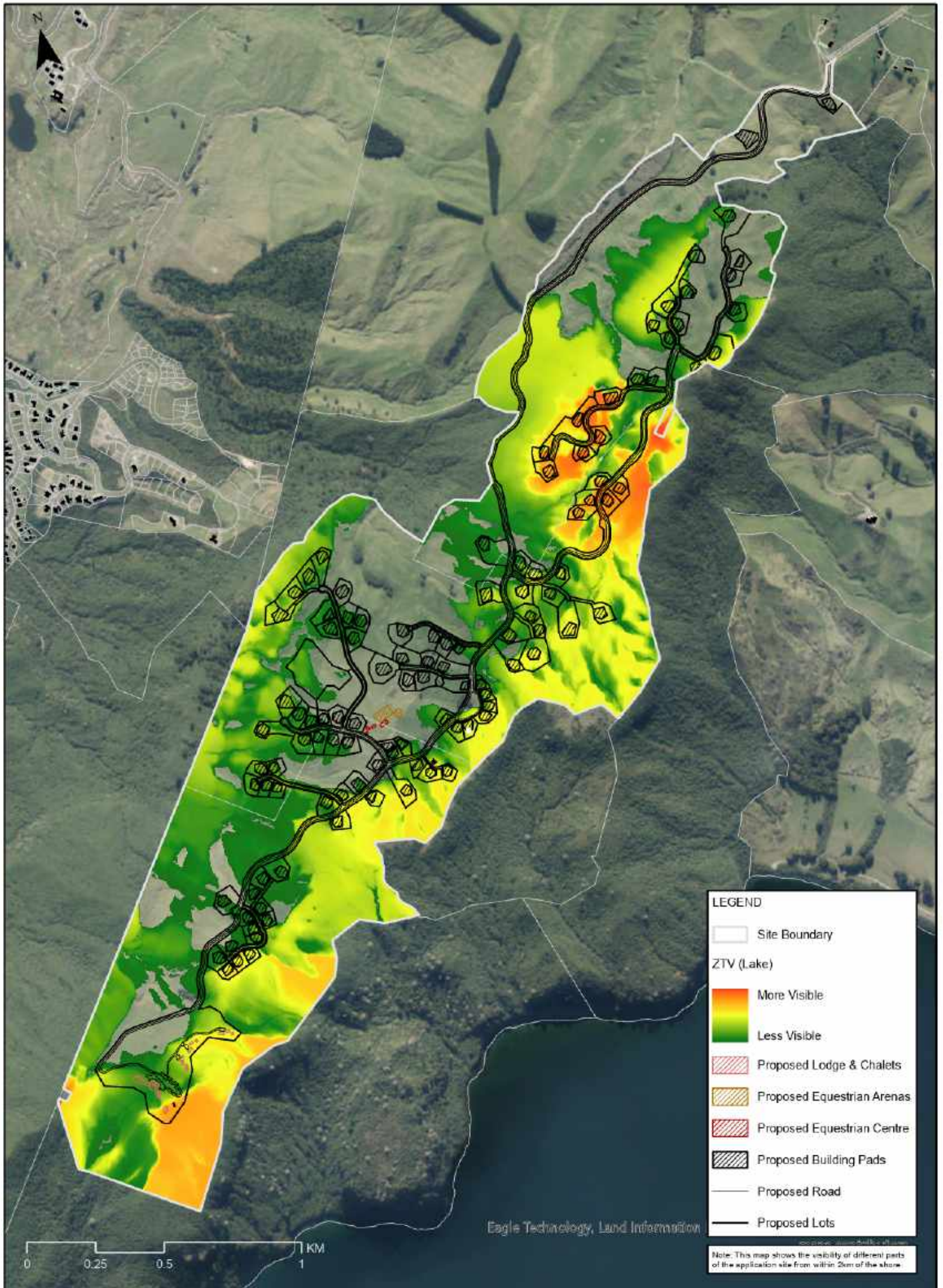


CLUSTER VISIBILITY FROM THE LAKE EDGE

SCALE 1:17,500 AT A4 | JULY 2023 | MAP NO-05 | R1

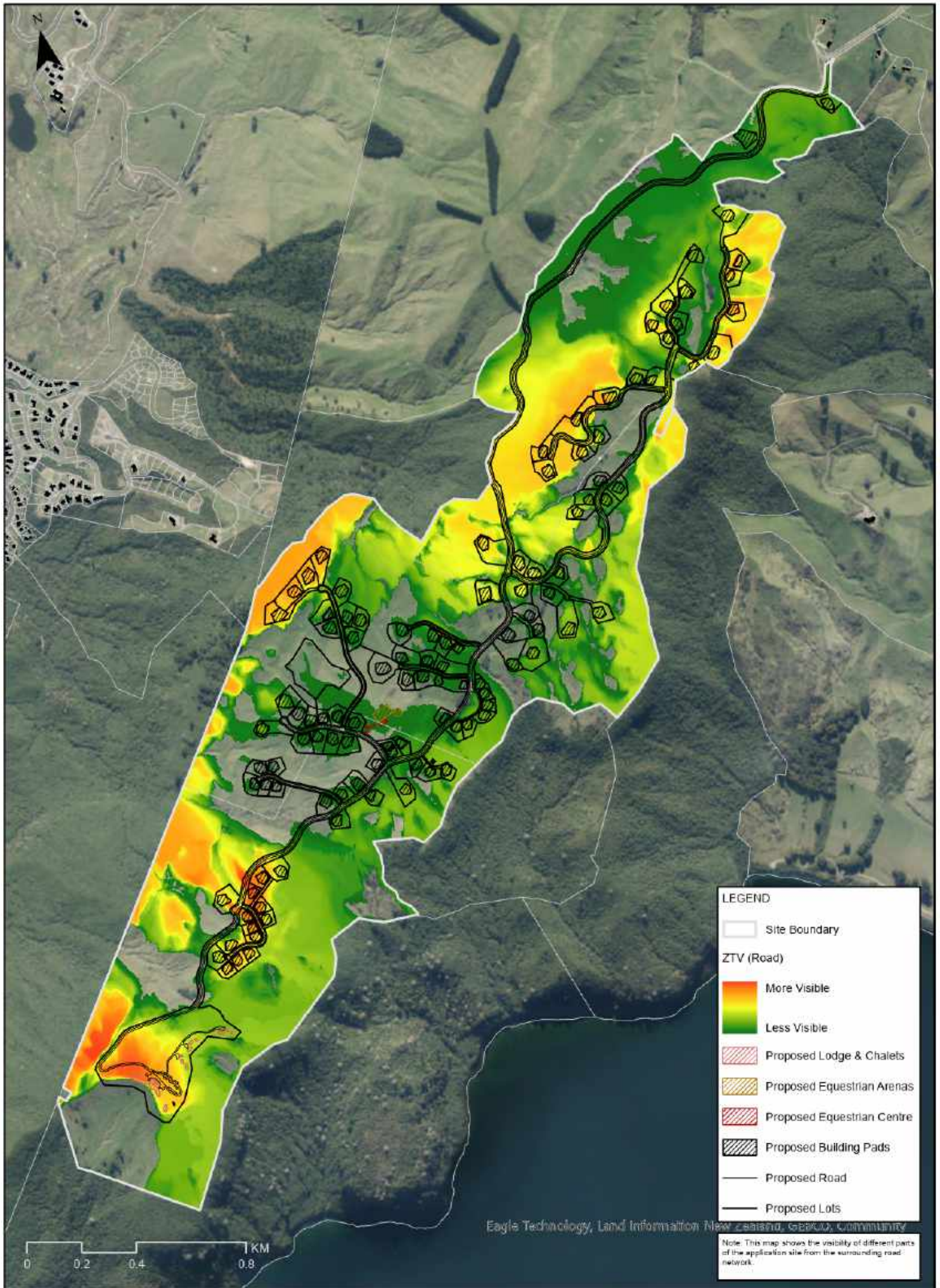


SITE VISIBILITY FROM SURROUNDING DEVELOPMENT (ZTV)

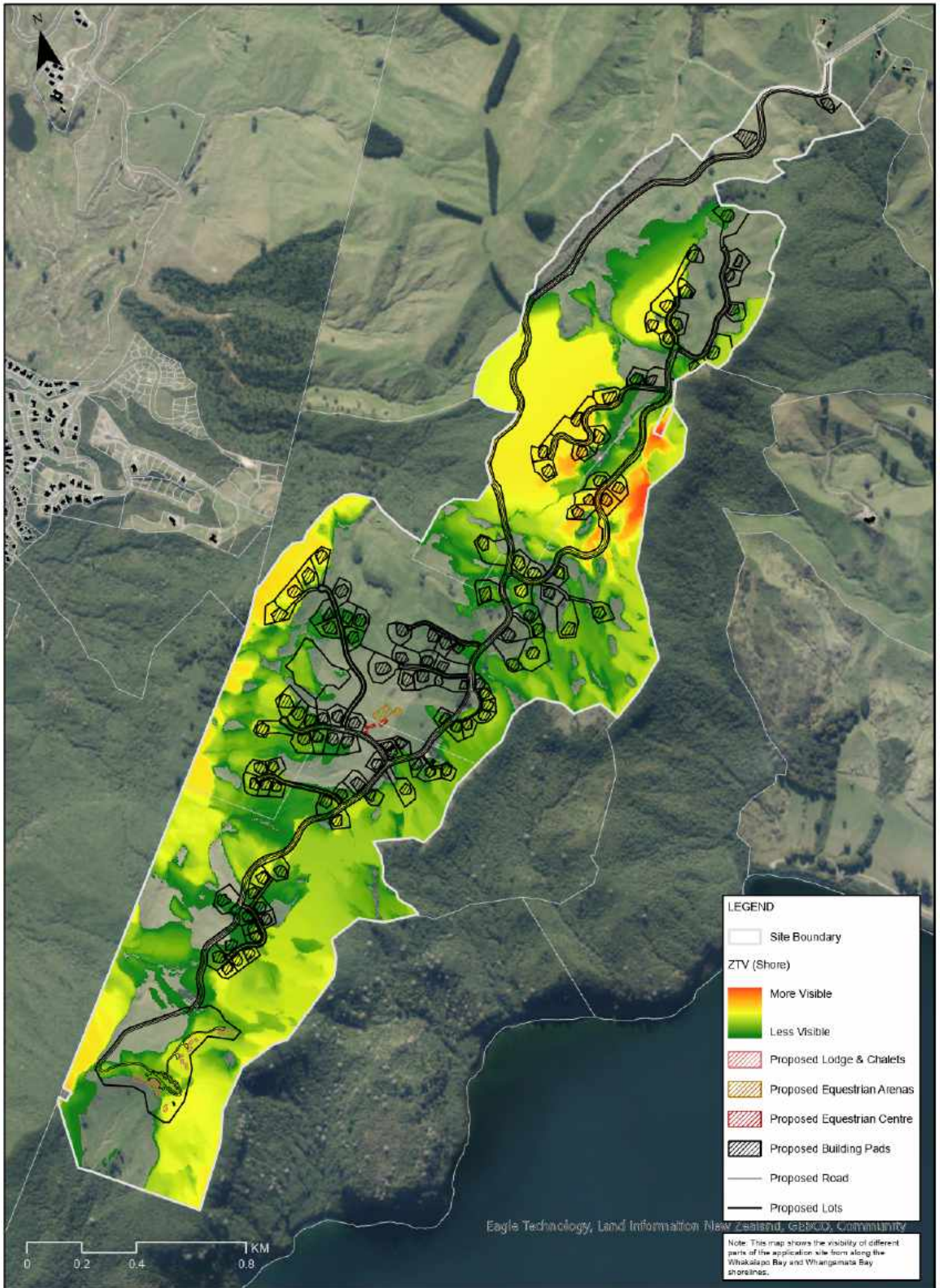


SITE VISIBILITY FROM LAKE TAUPO (ZTV)

DEM | SCALE 1:17,500 AT A4 | JULY 2023 | MAP NO-07 | R1



SITE VISIBILITY FROM SURROUNDING ROAD NETWORK (ZTV)



SITE VISIBILITY FROM ADJACENT SHORELINES (ZTV)

APPENDIX SEVEN: VIEW LOCATION PHOTOGRAPHS & IMAGES FROM THE 3D MODEL



View Location Data

NZTM Easting: 1,862,460.45E
NZTM Northing: 5,715,301.75N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 1 - PHOTOGRAPH FROM TUKAIRANGI ROAD (LOOKING WEST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD



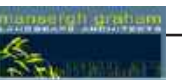


View Location Data

NZTM Easting: 1,862,078.50E
NZTM Northing: 5,714,548.51N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 2 - PHOTOGRAPH FROM TUKAIRANGI ROAD (LOOKING WEST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





Development Cluster 6

Development Clusters 4 & 5

Development Cluster 2

View Location Data

NZTM Easting: 1,860,733.89E
NZTM Northing: 5,713,361.02N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



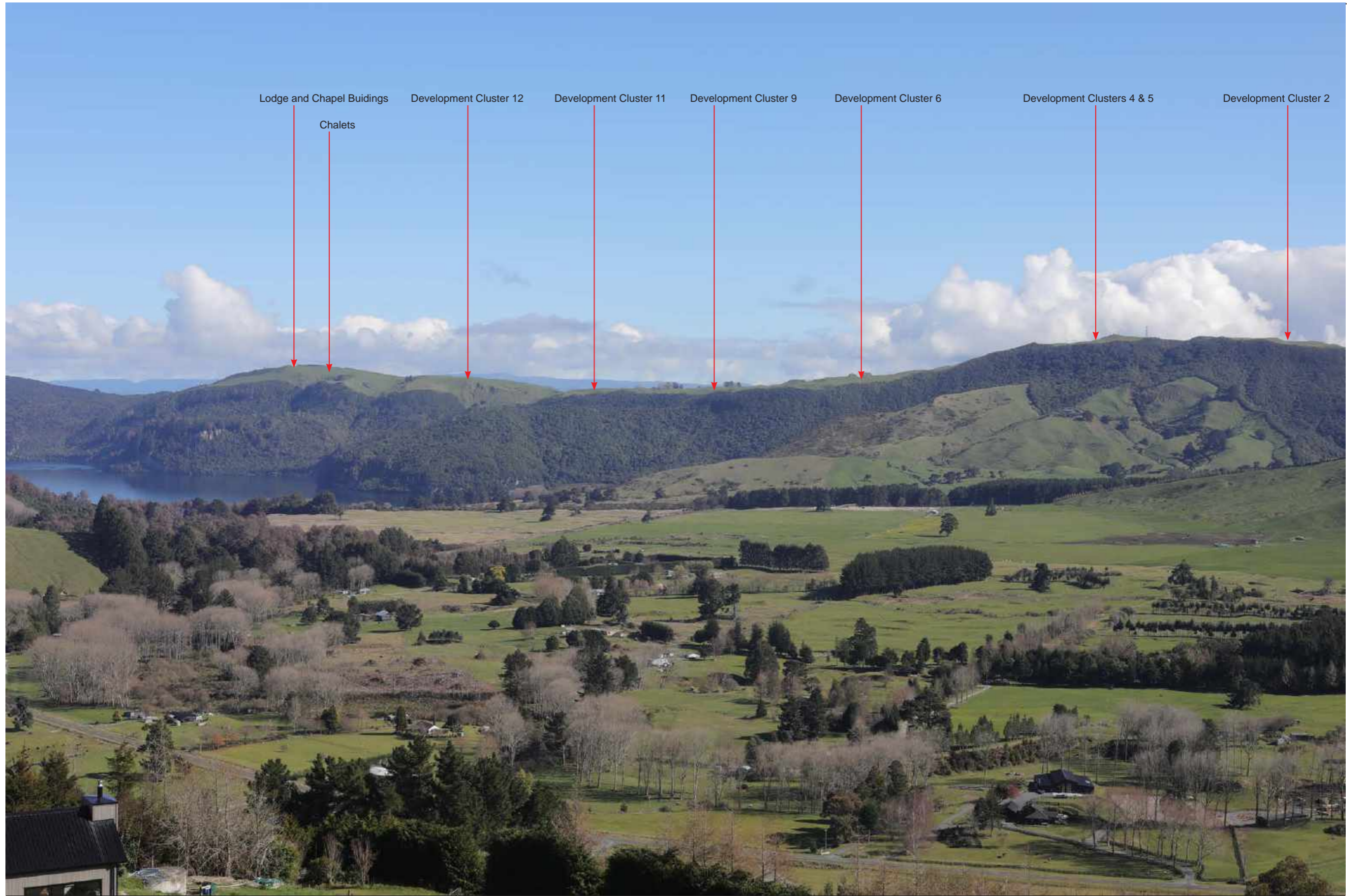
View Location Data

NZTM Easting: 1,861,692.16E
NZTM Northing: 5,713,553.17N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 4 - PHOTOGRAPH FROM HILL VIEW DRIVE (LOOKING WEST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





View Location Data

NZTM Easting: 1,861,673.19E
NZTM Northing: 5,713,270.02N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Lodge and Chapel Buildings

Chalets

Development Cluster 12

Development Cluster 11

Development Cluster 9

Development Cluster 6

View Location Data

NZTM Easting: 1,861,533.99E
NZTM Northing: 5,713,172.80N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,861,368.99E
 NZTM Northing: 5,713,136.08N
 Focal length: 50mm
 Photographer: D. Mansergh
 Camera: Canon EOS D5 MK.4 Full Frame Digital
 with EF 50mm F/1.4 USM (Prime)
 Date: 23rd August 2022

VL 7 - PHOTOGRAPH FROM PIRO PLACE (LOOKING WEST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





View Location Data

NZTM Easting: 1,861,107.26E
NZTM Northing: 5,712,371.37N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,861,188.74E
NZTM Northing: 5,712,107.10N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 9 - PHOTOGRAPH FROM MAPARA ROAD (LOOKING NORTHWEST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





Development Clusters 4 & 5

Development Cluster 2

View Location Data

NZTM Easting: 1,861,304.42E
NZTM Northing: 5,712,254.04N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Lodge and Chapel Buildings

Chalets

Development Cluster 12

Development Cluster 11

Development Cluster 9

Development Cluster 6

Development Clusters 4 & 5

View Location Data

NZTM Easting: 1,861,639.66E
 NZTM Northing: 5,712,186.47N
 Focal length: 50mm
 Photographer: D. Mansergh
 Camera: Canon EOS D5 MK.4 Full Frame Digital
 with EF 50mm F/1.4 USM (Prime)
 Date: 23rd August 2022



View Location Data

NZTM Easting: 1,861,639.66E
NZTM Northing: 5,712,186.47N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 11

Development Cluster 9

Development Cluster 6

Development Clusters 4 & 5

Development Cluster 2

View Location Data

NZTM Easting: 1,859,291.51E
NZTM Northing: 5,713,794.72N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 6

View Location Data

NZTM Easting: 1,858,602.52E
NZTM Northing: 5,714,788.98N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 2

View Location Data

NZTM Easting: 1,859,147.81E
NZTM Northing: 5,716,578.10N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Clusters 2 & 3

View Location Data

NZTM Easting: 1,859,830.01E
NZTM Northing: 5,716,834.71N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Clusters 2 & 3

View Location Data

NZTM Easting: 1,860,039.62E
NZTM Northing: 5,716,082.29N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022





Lodge and Chapel
Chalets

Development Cluster 12

Development Clusters 2 & 3

View Location Data

NZTM Easting: 1,860,567.54E
NZTM Northing: 5,716,825.74N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Clusters 2 & 3

View Location Data

NZTM Easting: 1,858,884.74E
NZTM Northing: 5,717,956.10N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,858,434.25E
NZTM Northing: 5,717,255.63N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 2

Development Cluster 1

View Location Data

NZTM Easting: 1,858,066.72E
NZTM Northing: 5,717,123.22N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 2

Development Cluster 1



VL 21 - 3D MODEL SCREENGRAB WITH MITIGATION PLANTING (LOOKING SOUTHWEST TOWARDS THE SITE)





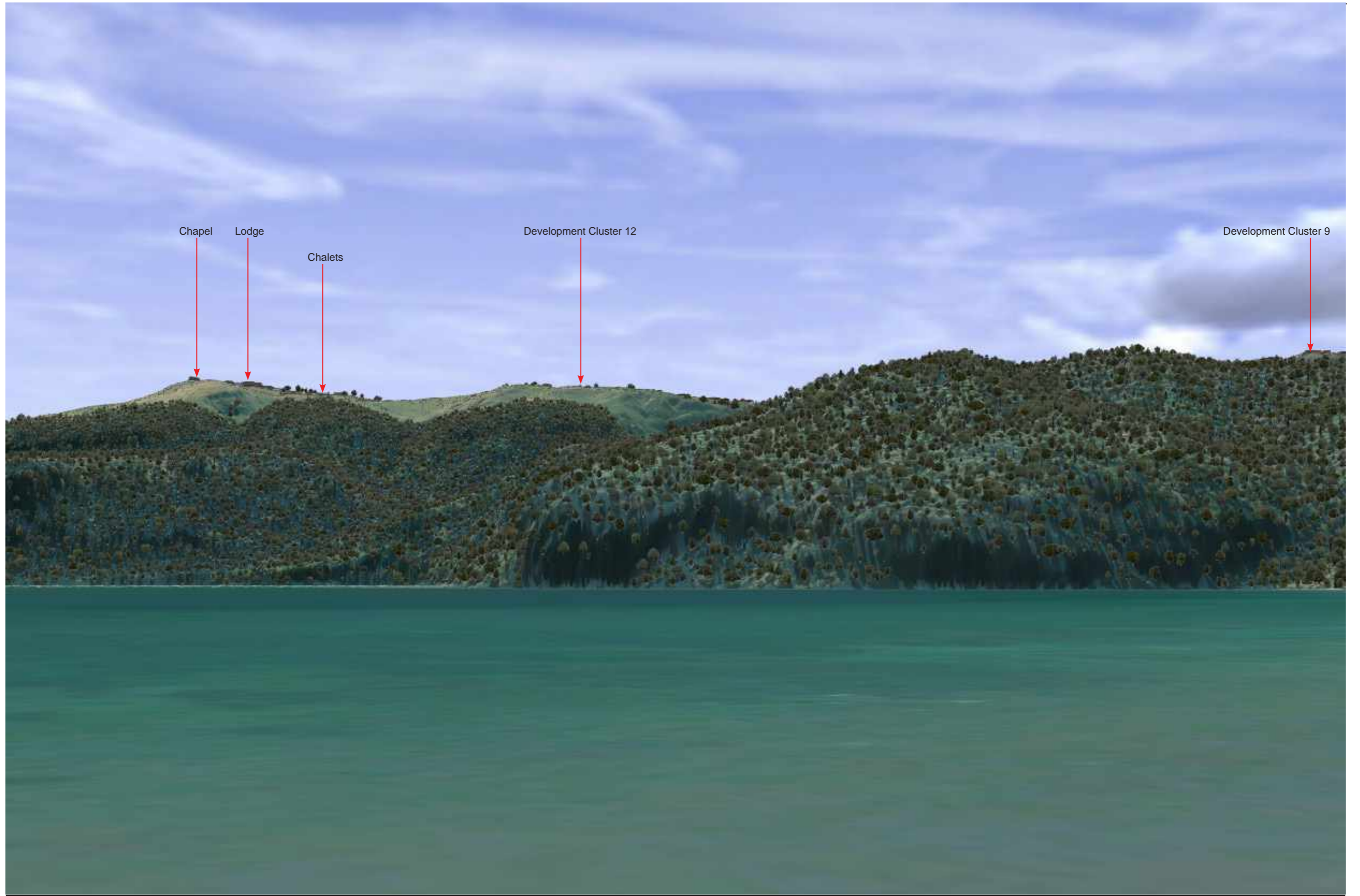
View Location Data

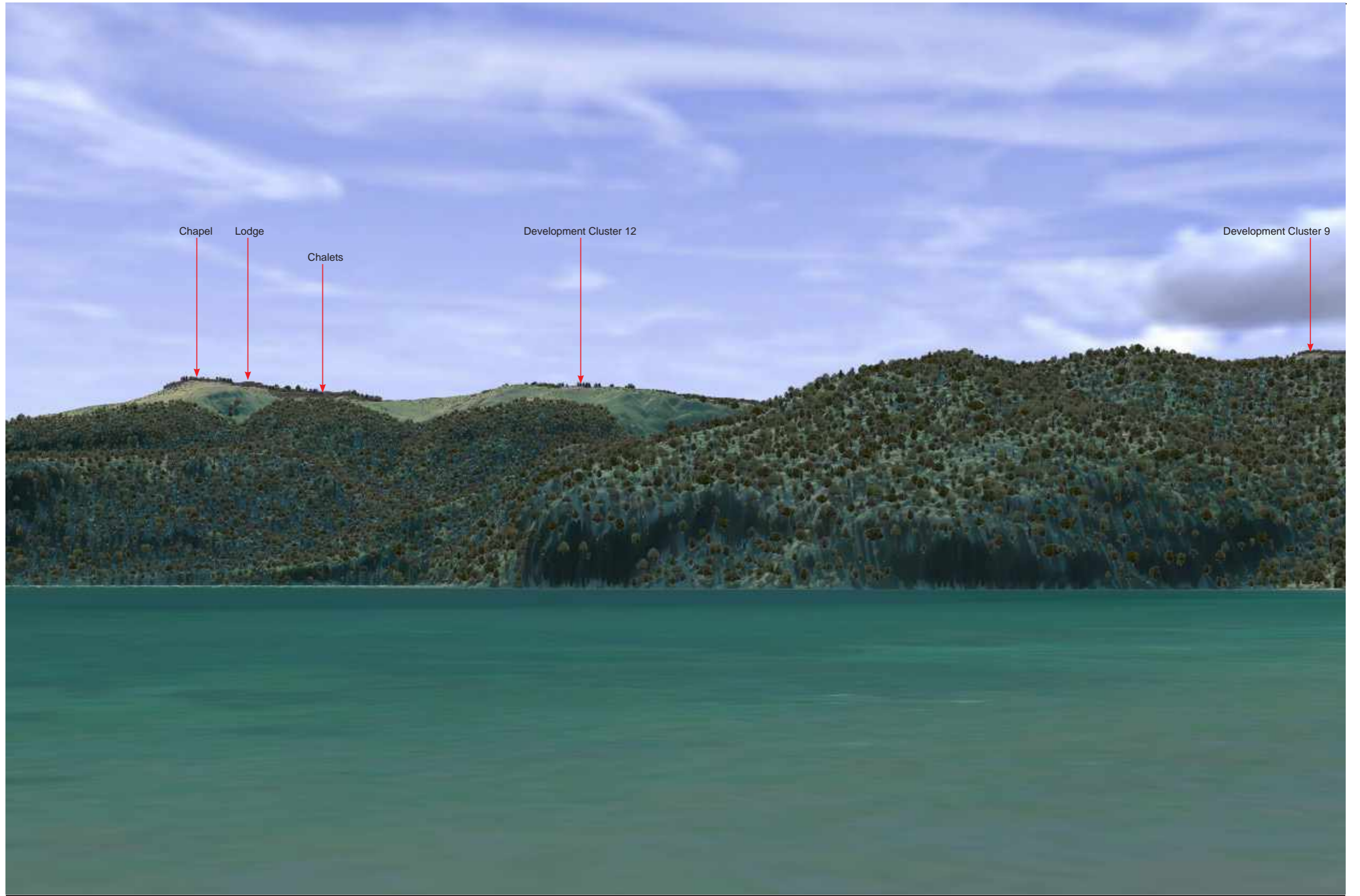
NZTM Easting: 1,858,196.16E
NZTM Northing: 5,714,017.15N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,857,980.18E
NZTM Northing: 5,713,461.02N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022









View Location Data

NZTM Easting: 1,858,004.25E
NZTM Northing: 5,713,532.42N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,857,724.93E
NZTM Northing: 5,713,866.13N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Lodge and Chapel Buildings

Chalets

View Location Data

NZTM Easting: 1,857,753.42E
NZTM Northing: 5,713,902.04N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



VL 26 - 3D MODEL SCREENGRAB WITHOUT PLANTING (LOOKING WEST TOWARDS THE SITE)



VL 26 - 3D MODEL SCREENGRAB WITH MITIGATION PLANTING (LOOKING WEST TOWARDS THE SITE)



VL 26 - 3D MODEL SCREENGAB WITH MITIGATION AND RESTORATION PLANTING (LOOKING WEST TOWARDS THE SITE)



View Location Data

NZTM Easting: 1,857,433.48E
NZTM Northing: 5,713,710.04N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022

VL 27 - PHOTOGRAPH FROM INNER WHAKAIPO BAY (LOOKING WEST TOWARDS THE SITE)

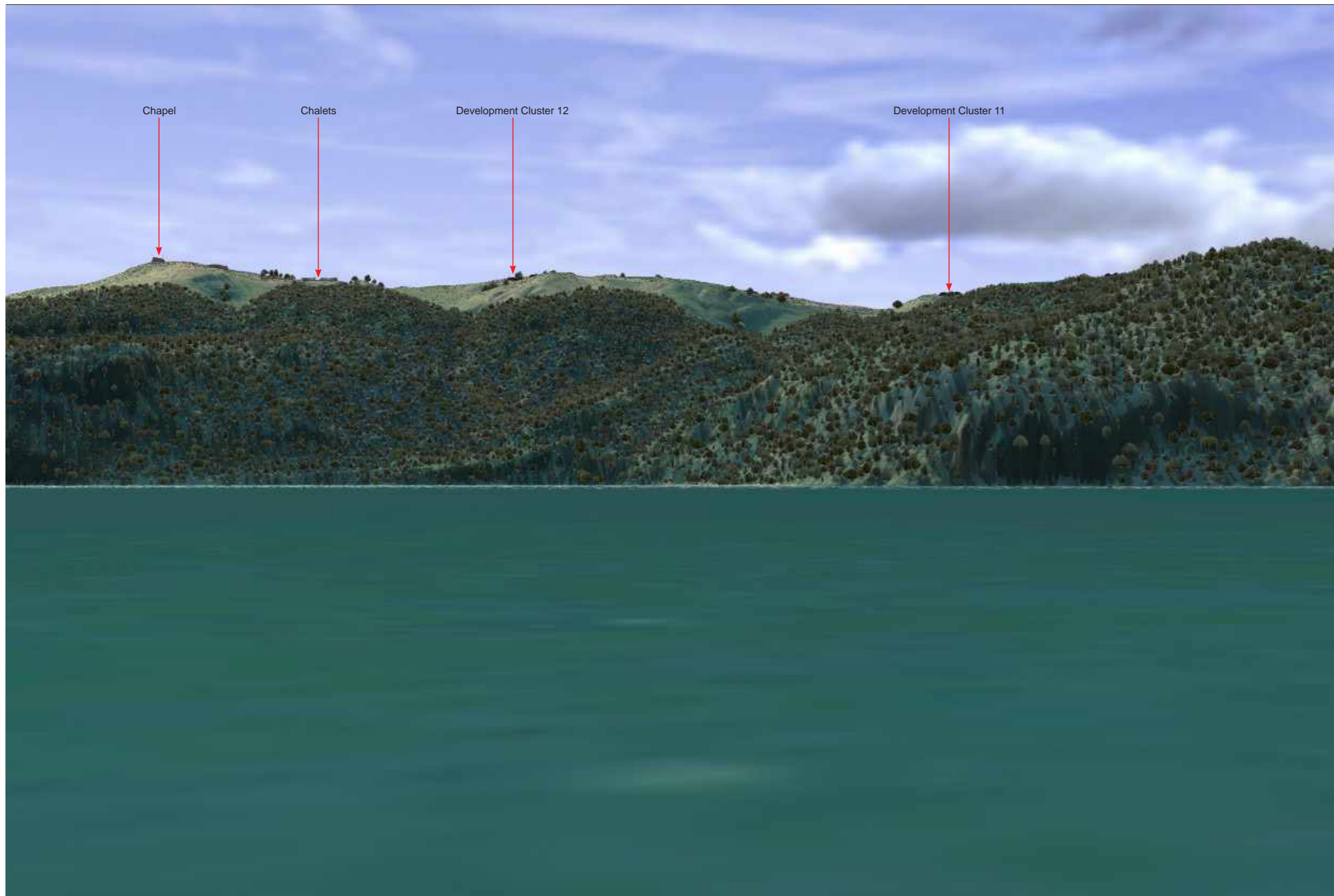
TE TUHI SUBDIVISION, AUGUST 2023, RD

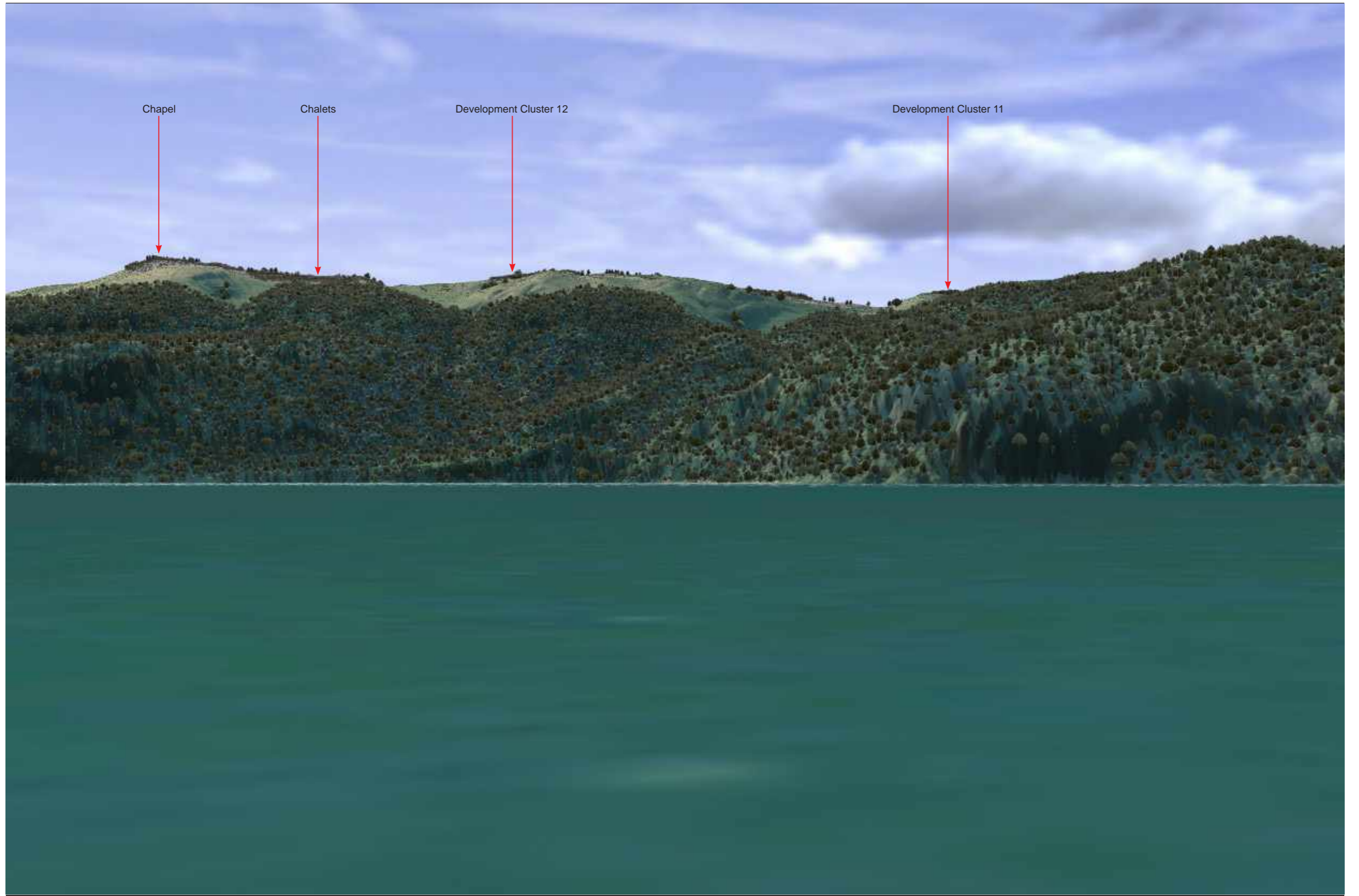




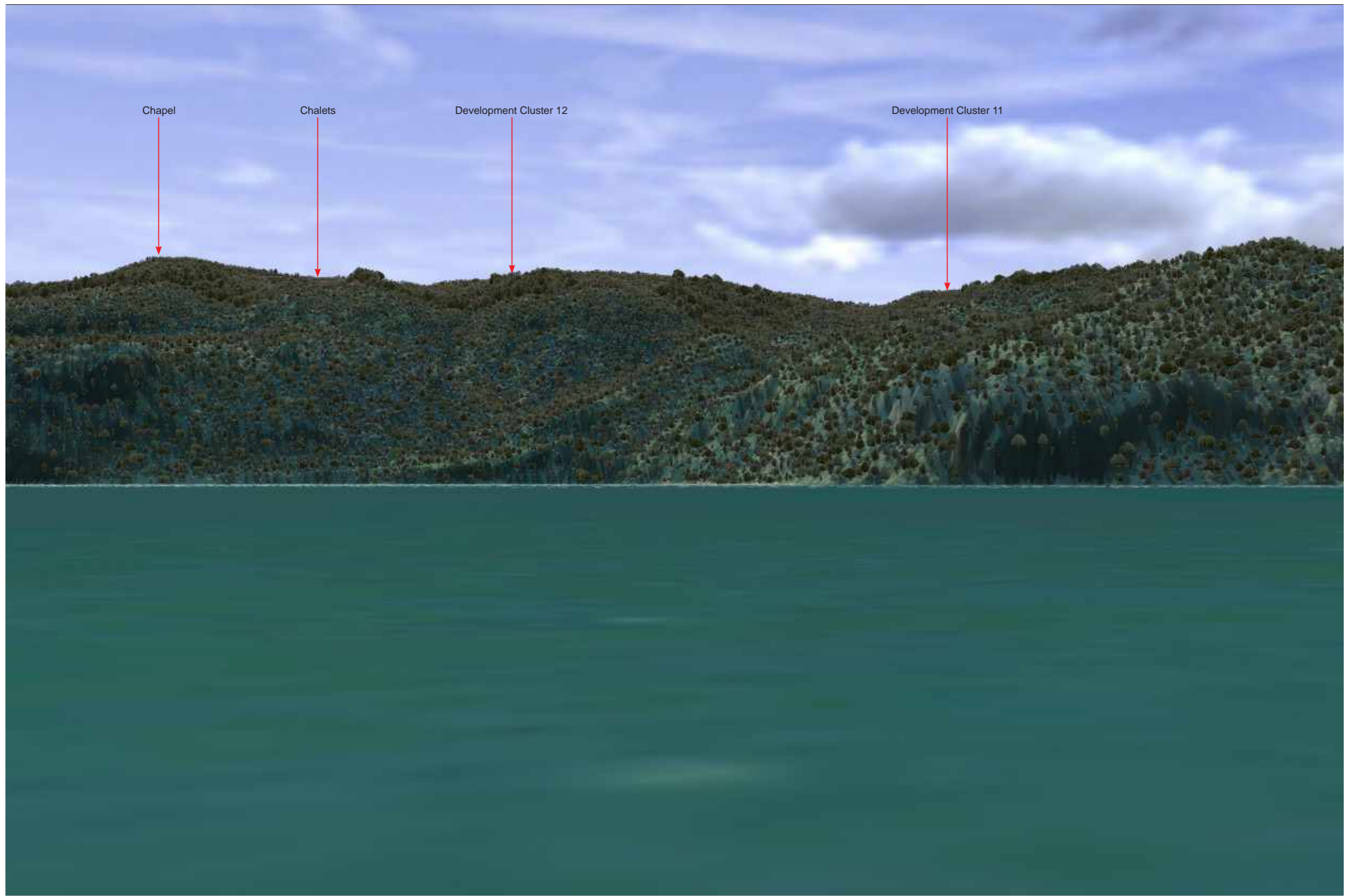
View Location Data

NZTM Easting: 1,857,591.44E
NZTM Northing: 5,713,052.46N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022





VL 28 - 3D MODEL SCREENGRAB WITH MITIGATION PLANTING (LOOKING WEST TOWARDS THE SITE)





Development Cluster 11

Development Cluster 9

Development Cluster 6

Development Clusters 4 & 5

View Location Data

NZTM Easting: 1,855,837.31E
NZTM Northing: 5,712,987.13N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



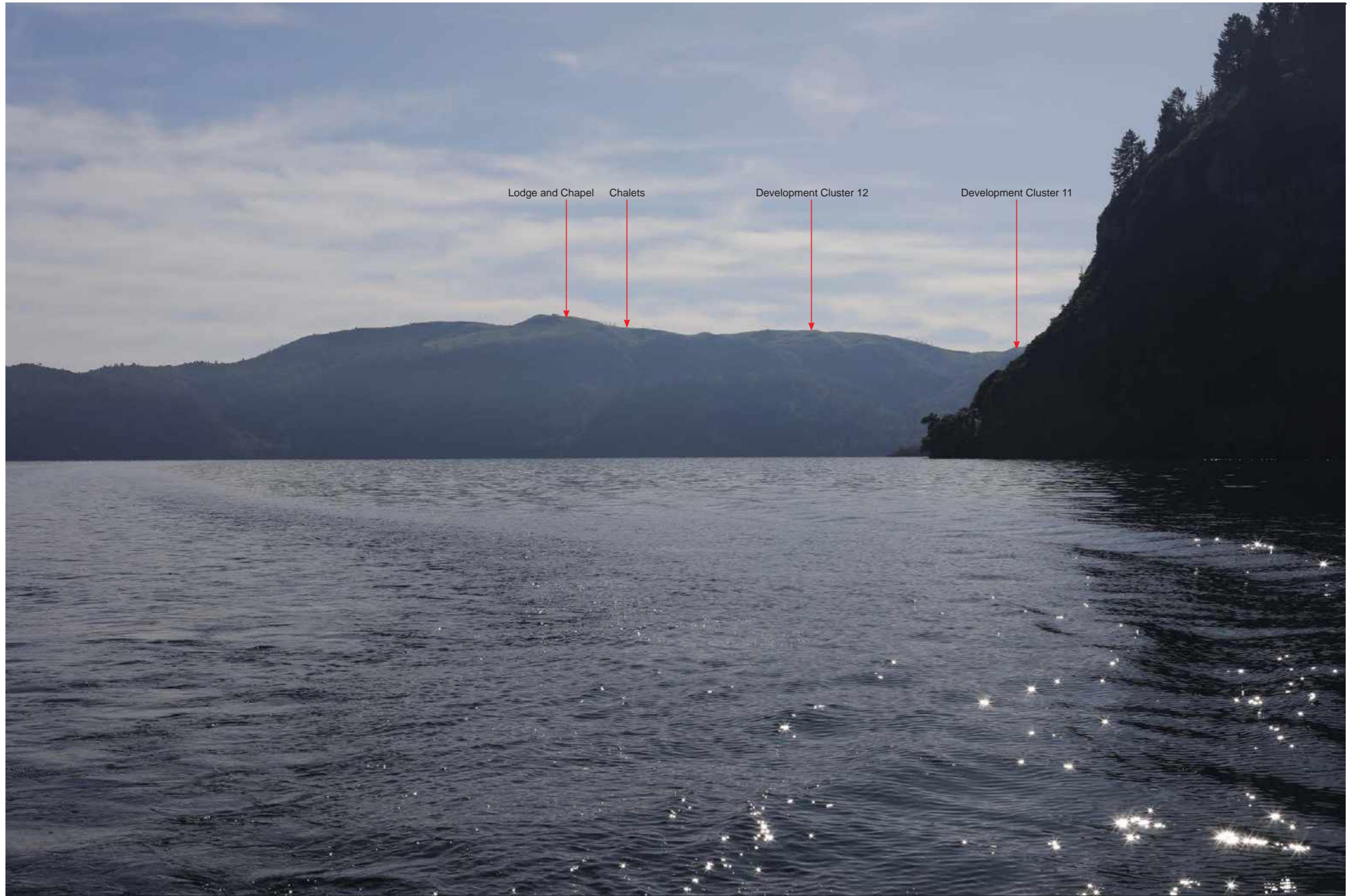
View Location Data

NZTM Easting: 1,856,502.17E
NZTM Northing: 5,712,011.86N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



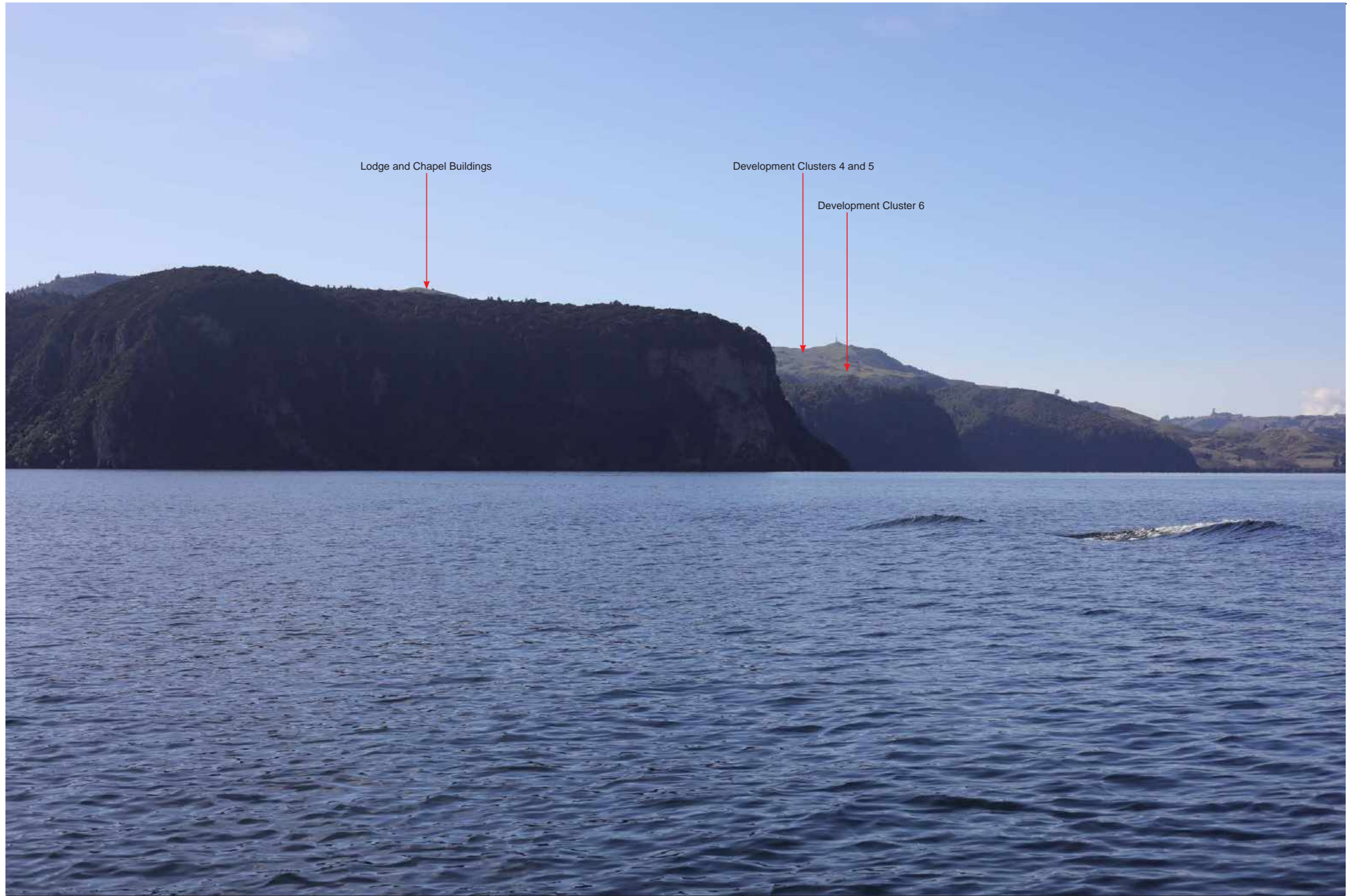
View Location Data

NZTM Easting: 1,854,423.60E
NZTM Northing: 5,711,588.71N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



View Location Data

NZTM Easting: 1,857,826.93E
NZTM Northing: 5,710,504.92N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Lodge and Chapel Buildings

Development Clusters 4 and 5

Development Cluster 6

View Location Data

NZTM Easting: 1,853,290.89E
NZTM Northing: 5,710,630.79N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



View Location Data

NZTM Easting: 1,855,881.79E
NZTM Northing: 5,709,900.80N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022

VL 34 - PHOTOGRAPH FROM LAKE TAUPO (LOOKING NORTH TOWARDS THE SITE)

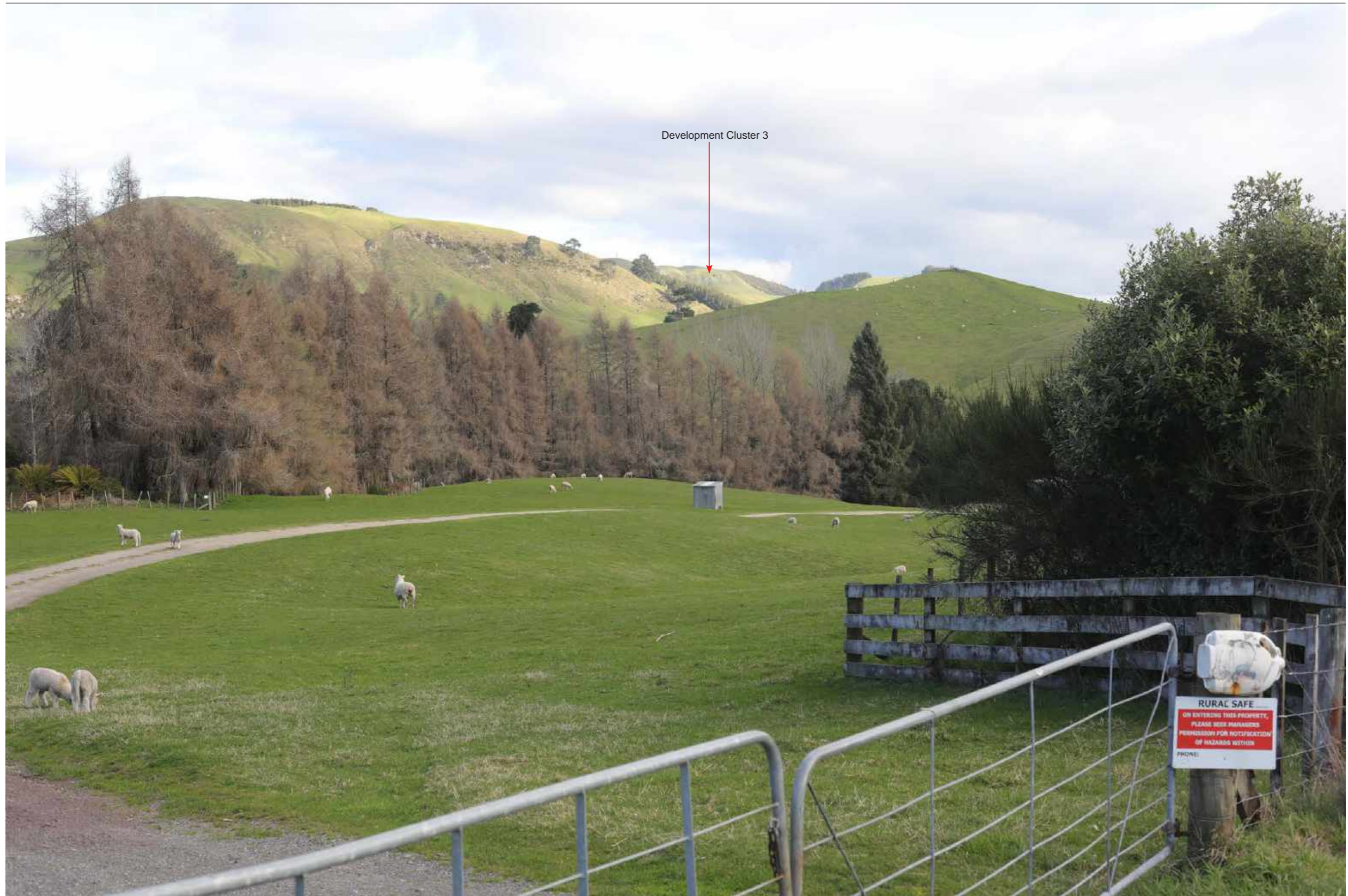
TE TUHI SUBDIVISION, AUGUST 2023, RD





View Location Data

NZTM Easting: 1,851,404.85E
NZTM Northing: 5,708,795.09N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 3

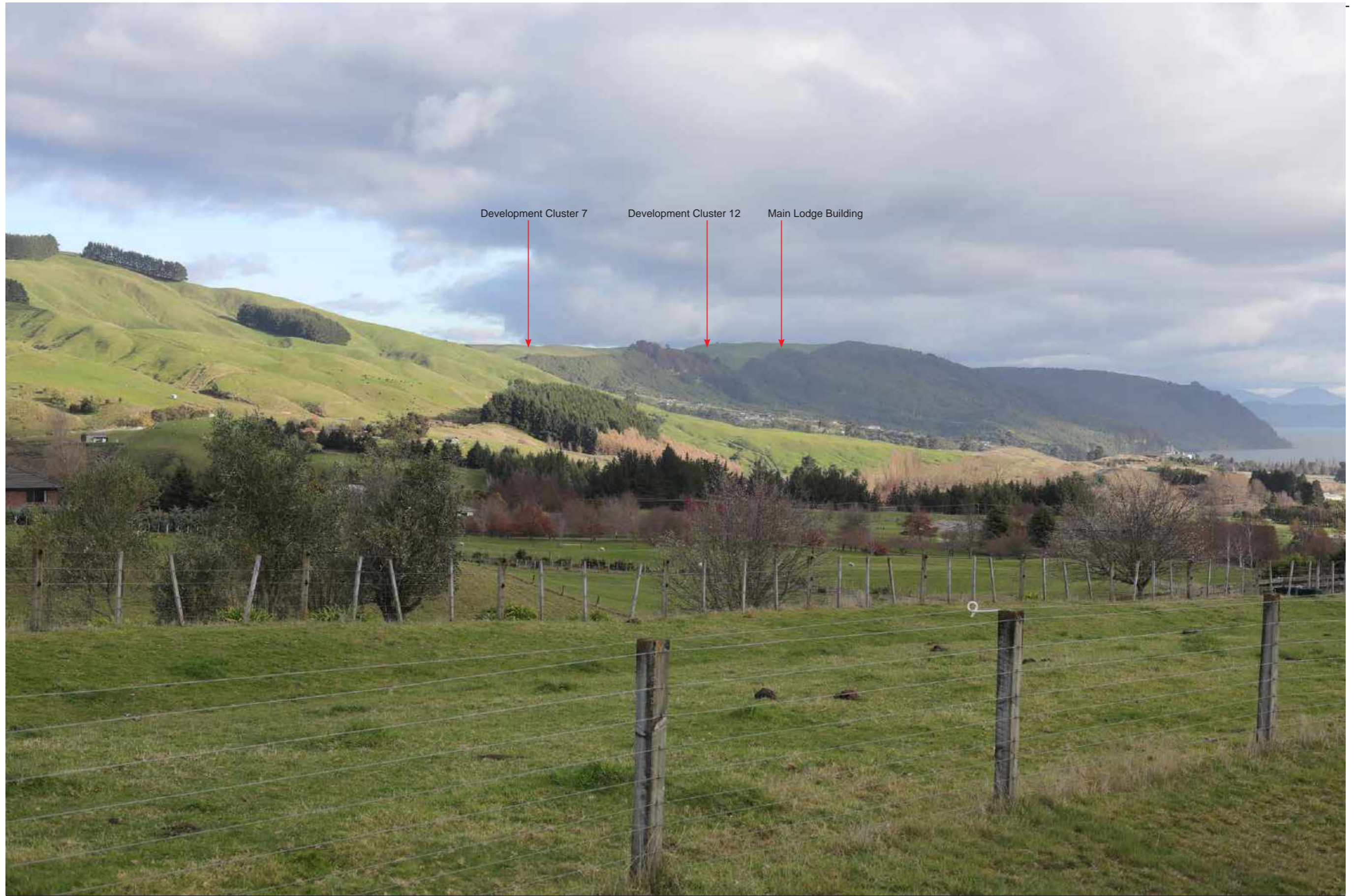
View Location Data

NZTM Easting: 1,858,260.97E
NZTM Northing: 5,720,445.79N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,857,544.46E
NZTM Northing: 5,720,241.70N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



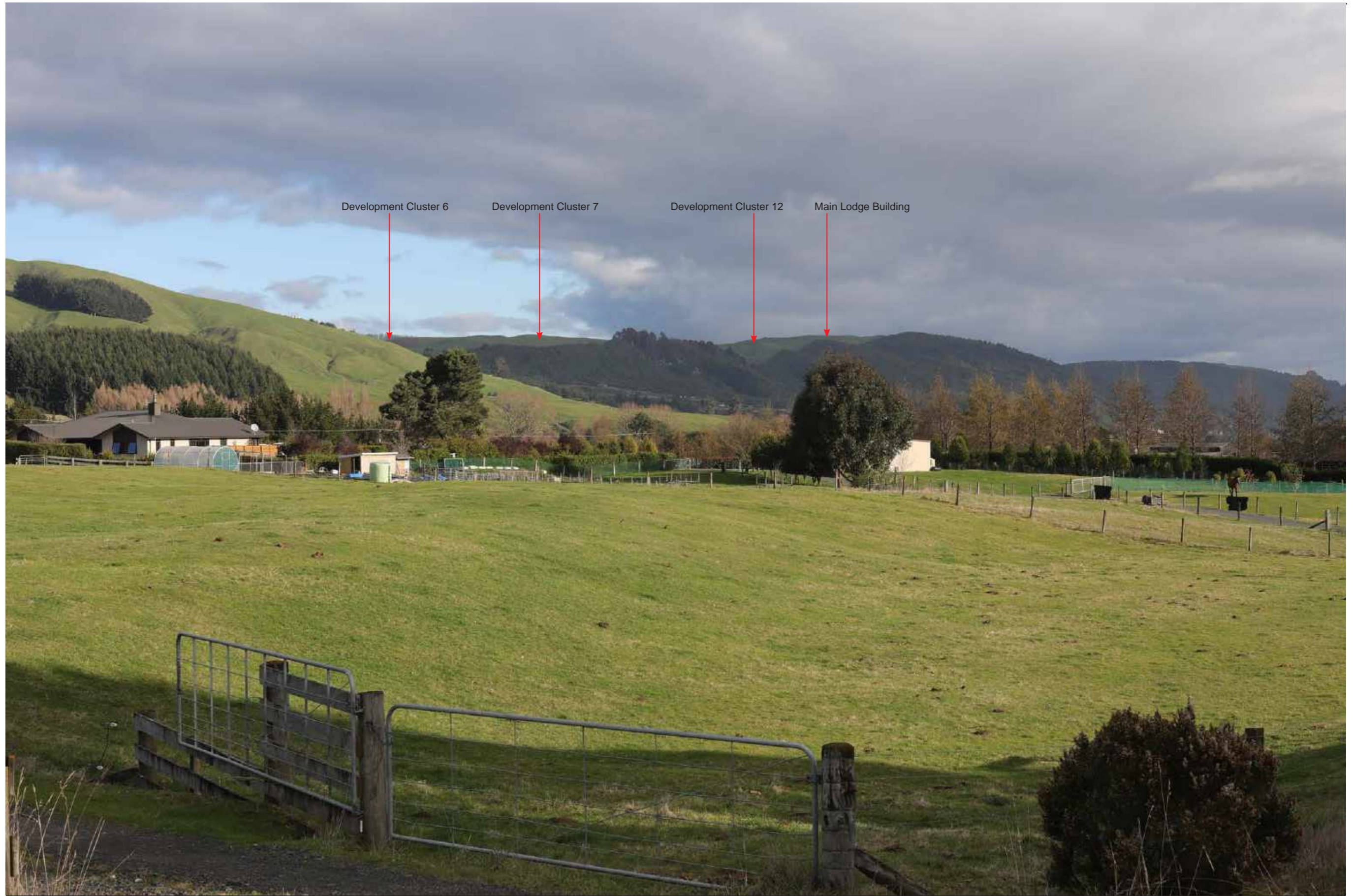
Development Cluster 7

Development Cluster 12

Main Lodge Building

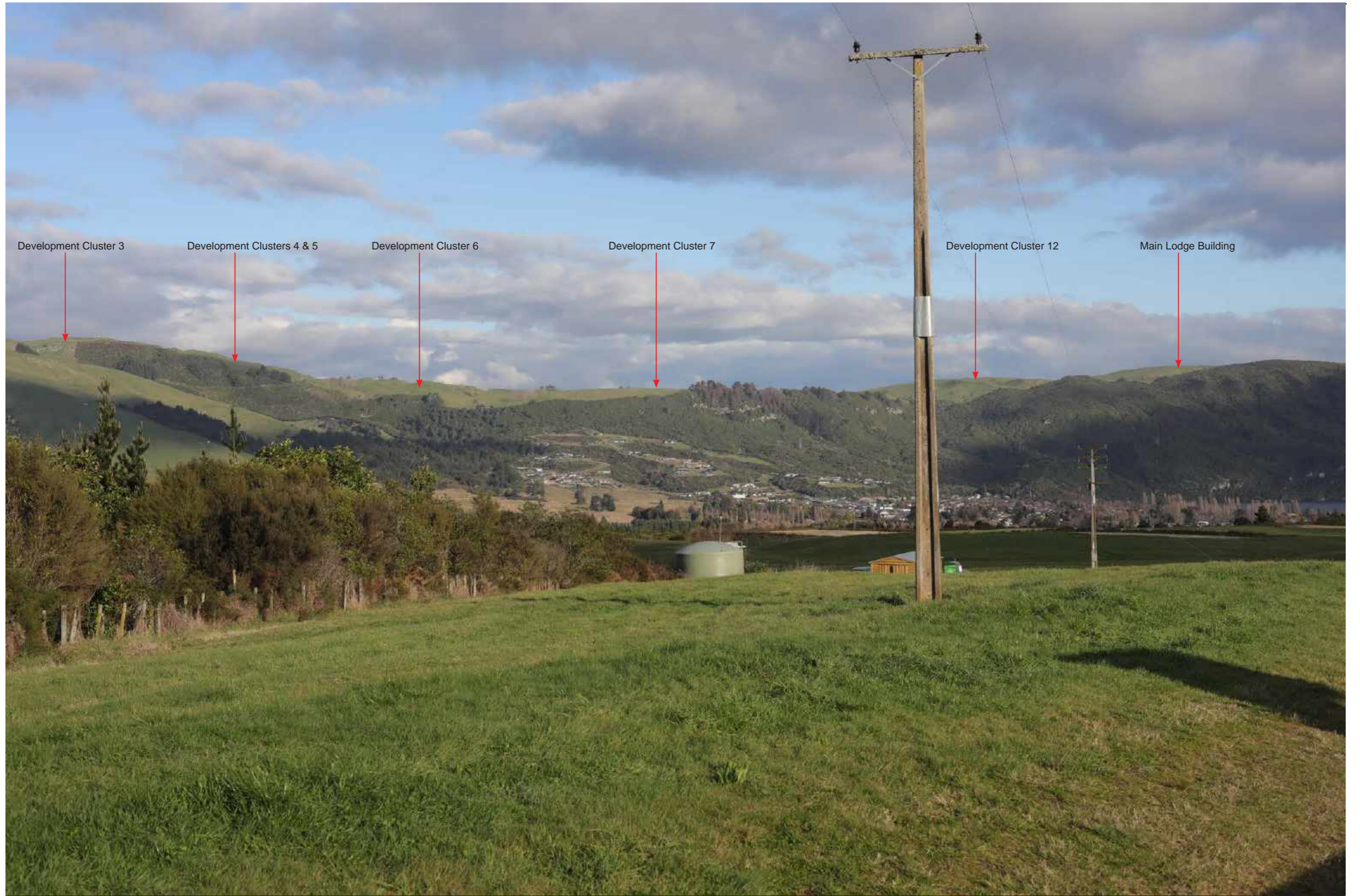
View Location Data

NZTM Easting: 1,856,679.38E
NZTM Northing: 5,719,937.89N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



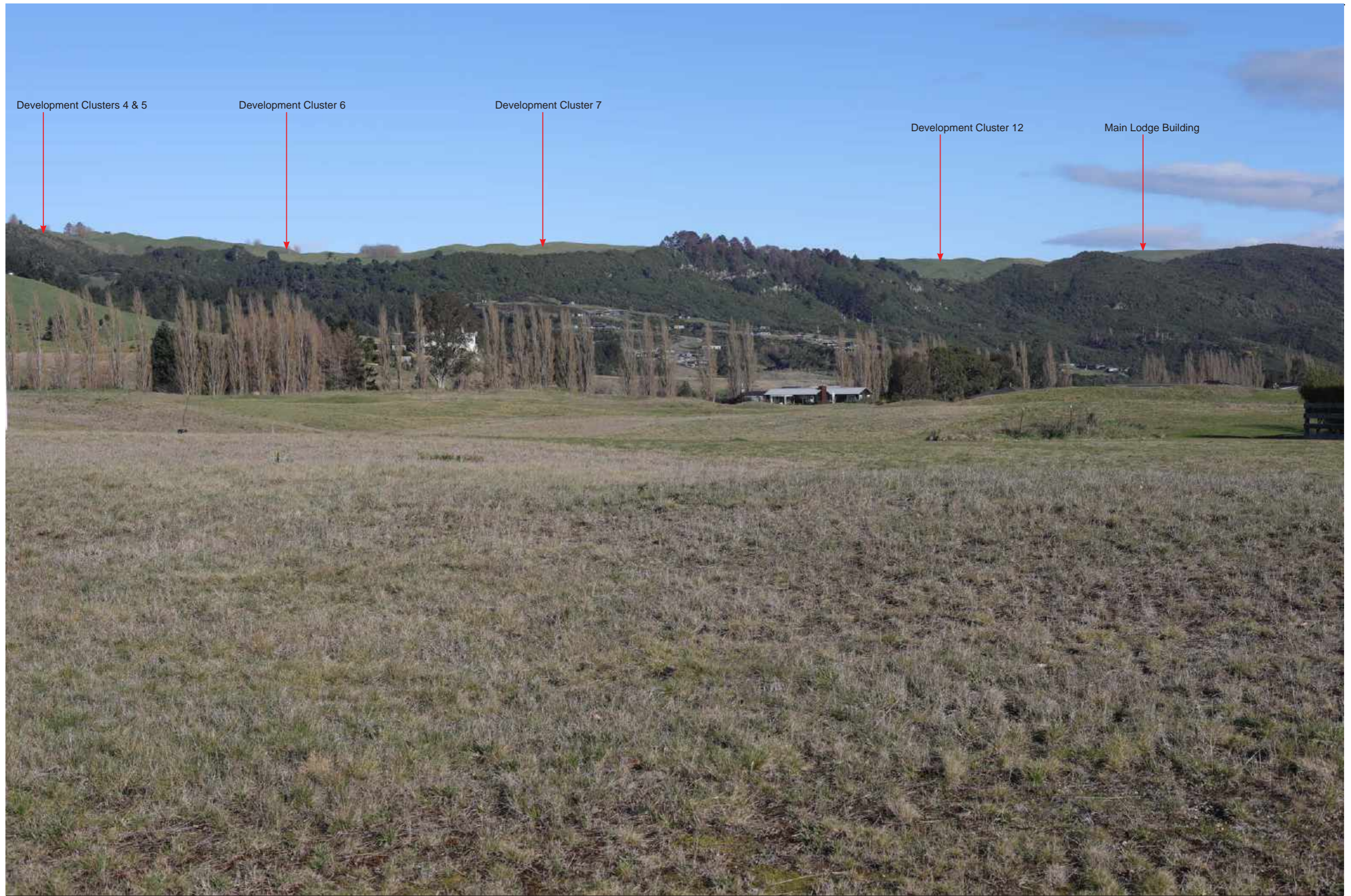
View Location Data

NZTM Easting: 1,856,209.21E
NZTM Northing: 5,719,554.59N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



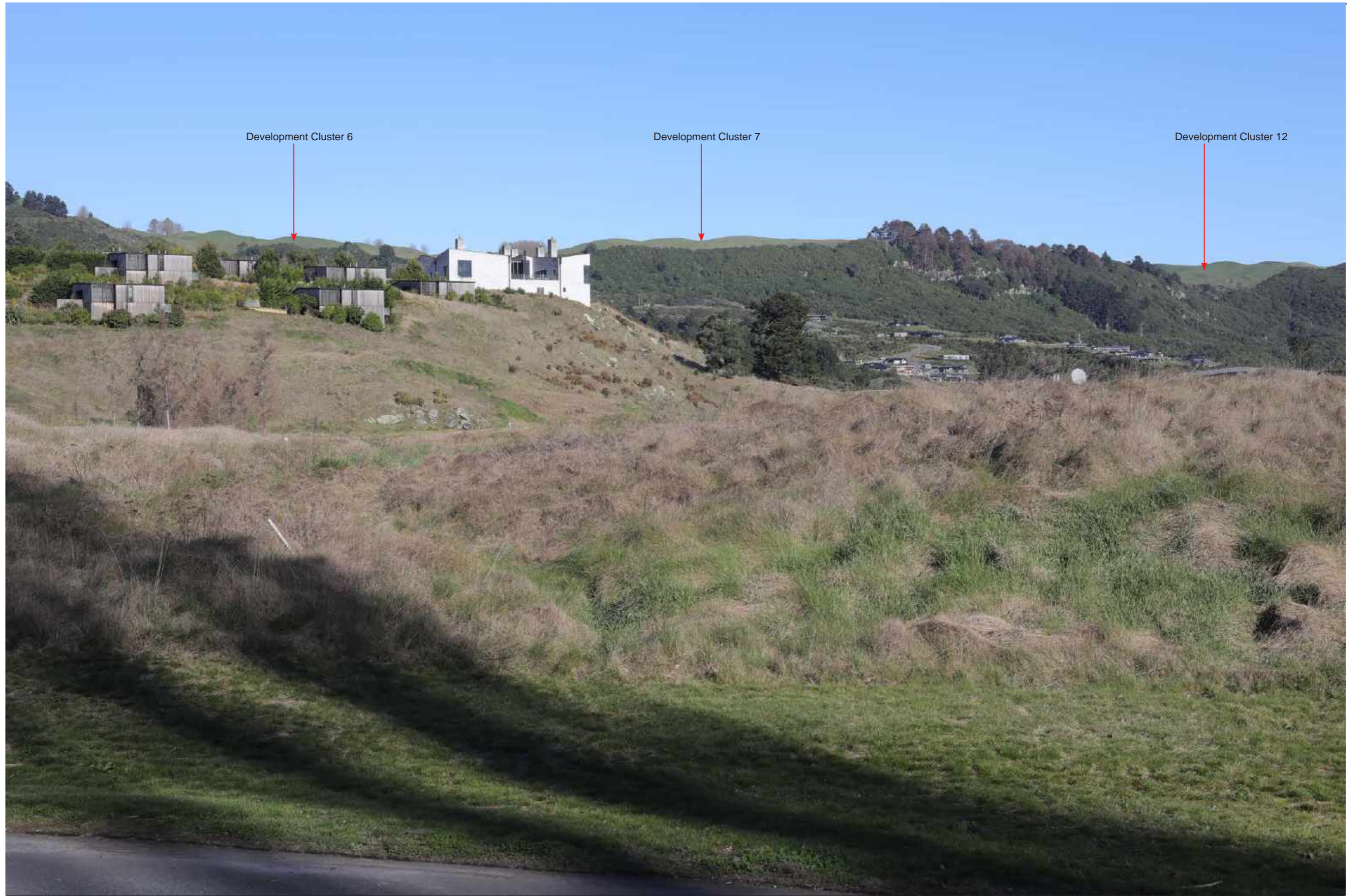
View Location Data

NZTM Easting: 1,853,650.42E
NZTM Northing: 5,719,912.41N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,855,045.08E
NZTM Northing: 5,718,695.61N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,855,186.98E
NZTM Northing: 5,718,123.60N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022





Development Clusters 4 & 5

Development Cluster 6

Development Cluster 7

View Location Data

NZTM Easting: 1,854,778.50E
NZTM Northing: 5,717,967.93N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,854,531.74E
NZTM Northing: 5,718,729.49N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,854,240.77E
NZTM Northing: 5,718,067.69N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 6

Development Cluster 7

Development Cluster 12

Main Lodge Building

View Location Data

NZTM Easting: 1,853,934.84E
NZTM Northing: 5,717,618.90N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022





View Location Data

NZTM Easting: 1,853,281.73E
NZTM Northing: 5,717,447.90N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 47 - PHOTOGRAPH FROM KAHIKATEA ROAD (LOOKING SOUTHEAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





Development Cluster 3

Development Clusters 4 & 5

Development Cluster 6

Development Cluster 7

View Location Data

NZTM Easting: 1,853,060.70E
NZTM Northing: 5,717,293.25N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022





View Location Data

NZTM Easting: 1,853,462.70E
NZTM Northing: 5,717,170.77N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



View Location Data

NZTM Easting: 1,854,110.77E
NZTM Northing: 5,717,085.25N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 50 - PHOTOGRAPH FROM NISBET TERRACE (LOOKING EAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





View Location Data

NZTM Easting: 1,854,481.03E
NZTM Northing: 5,717,102.77N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 51 - PHOTOGRAPH FROM LAKEMERE WAY (LOOKING EAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





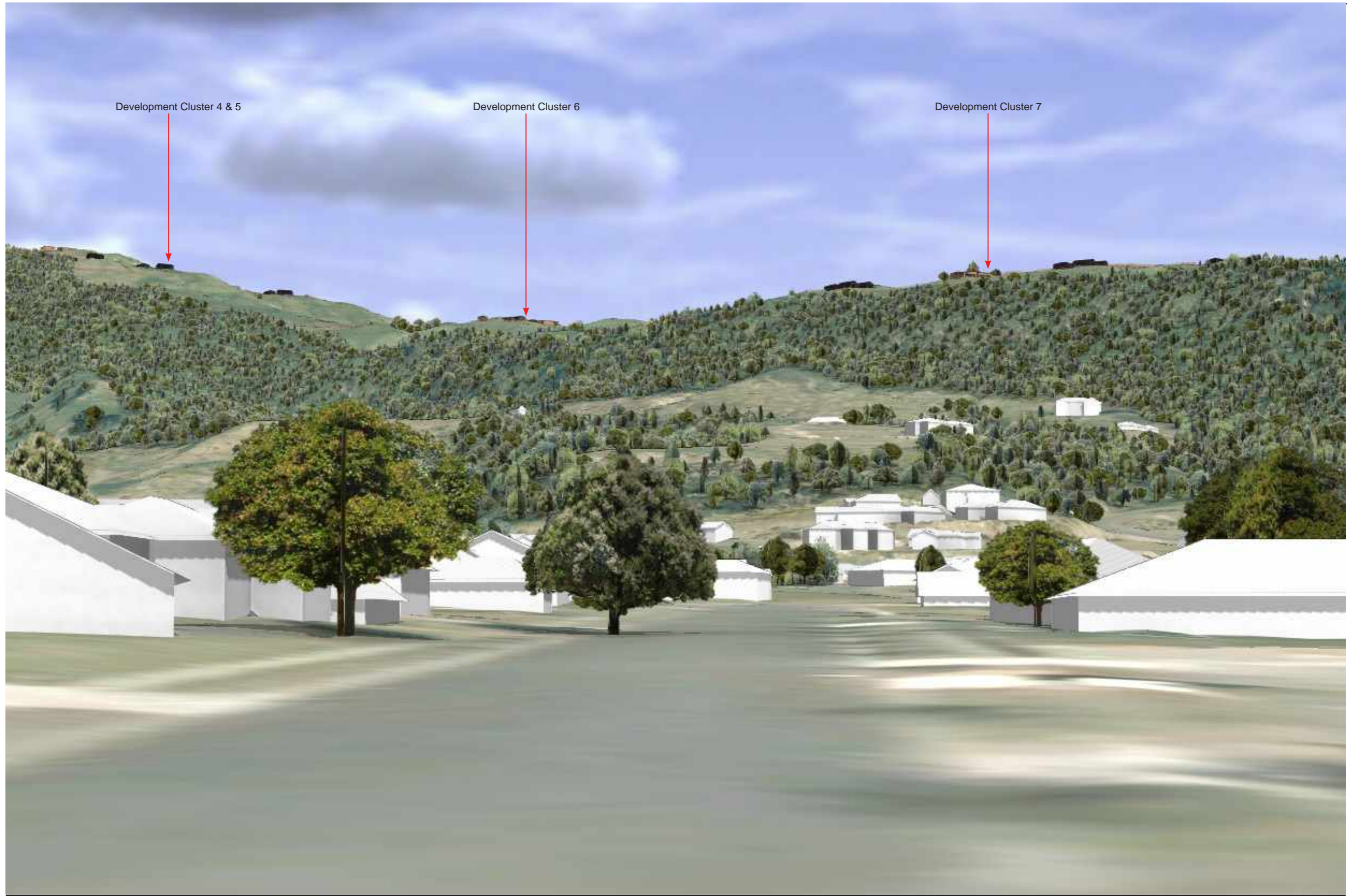
View Location Data

NZTM Easting: 1,854,481.03E
NZTM Northing: 5,717,102.77N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

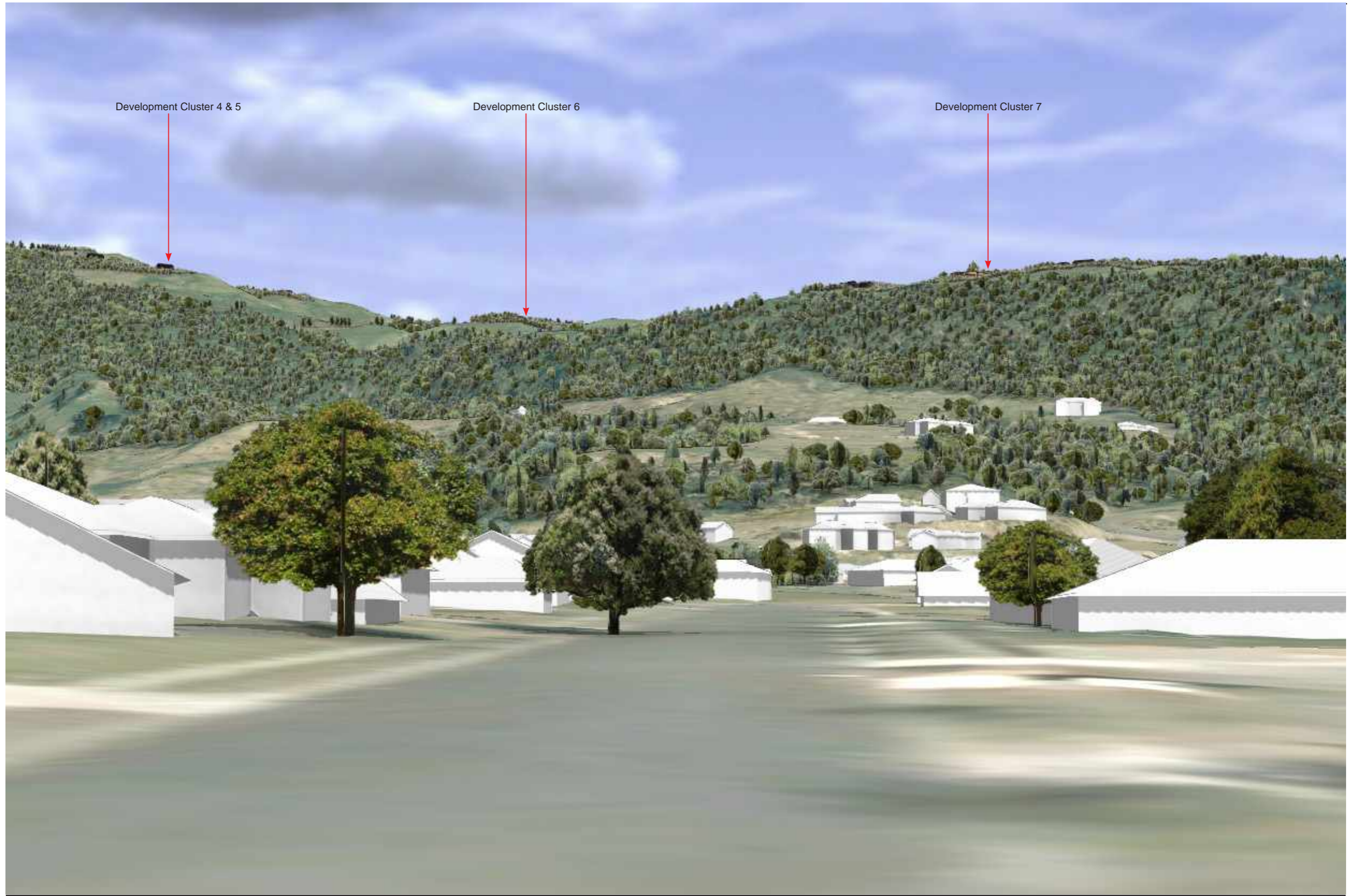
VL 52 - PHOTOGRAPH FROM THE CORNER OF KINLOCH AND KENRIGG ROADS (LOOKING EAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD

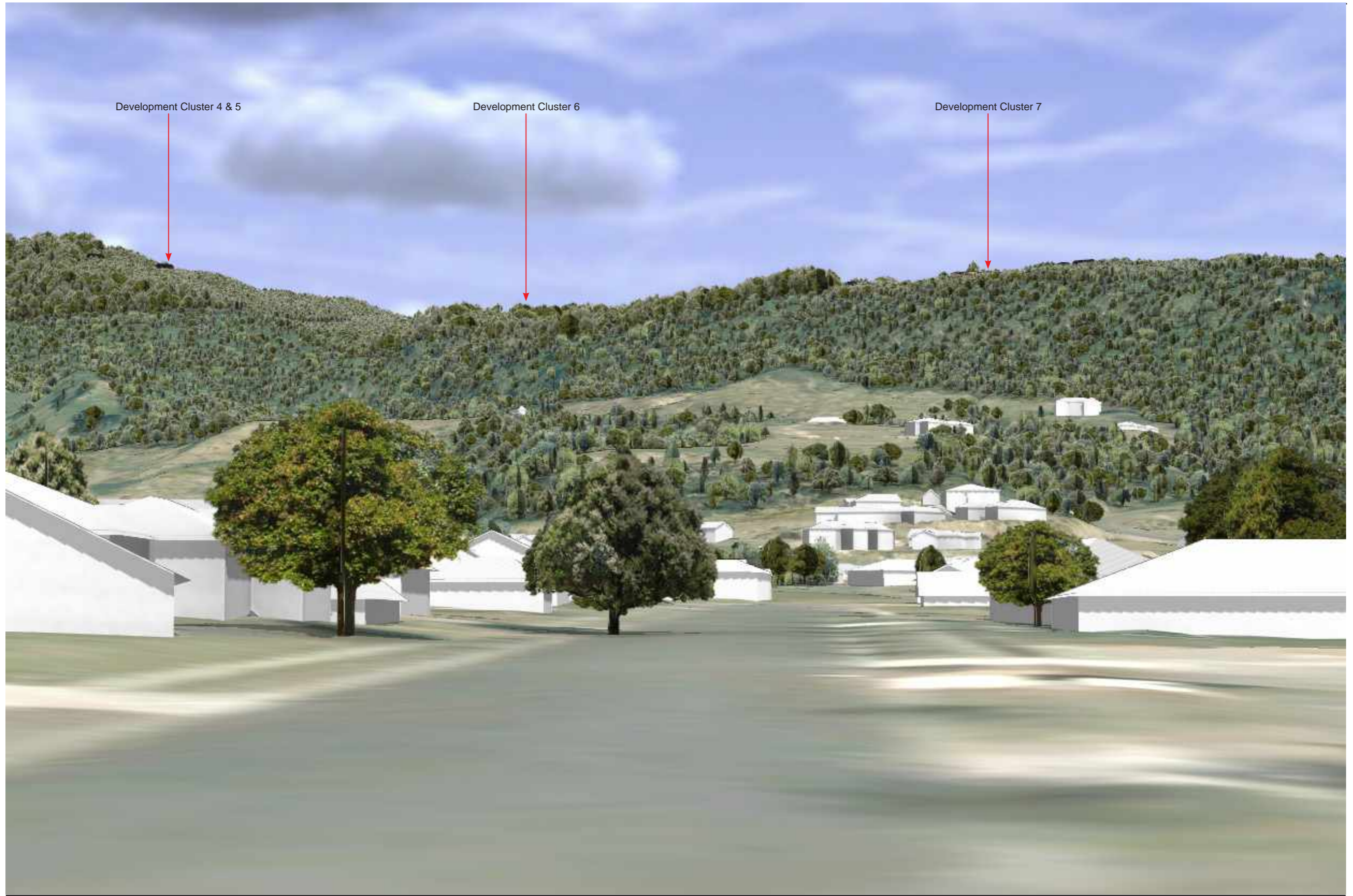




VL 52 - 3D MODEL SCRENGRAB WITHOUT PLANTING (LOOKING EAST TOWARDS THE SITE)



VL 52 - 3D MODEL SCRENGRAB WITH MITIGATION PLANTING (LOOKING EAST TOWARDS THE SITE)



VL 52 - 3D MODEL SCRENGRAB WITH MITIGATION AND RESTORATION PLANTING (LOOKING EAST TOWARDS THE SITE)



Development Cluster 3

Development Cluster 4 & 5

Development Cluster 6

View Location Data

NZTM Easting: 1,785,817E
NZTM Northing: 5,852,588N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 4 & 5

Development Cluster 6

View Location Data

NZTM Easting: 1,854,663.26E
NZTM Northing: 5,716,722.73N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022



Development Cluster 4 & 5

View Location Data

NZTM Easting: 1,855,350.93E
NZTM Northing: 5,716,349.44N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 55 - PHOTOGRAPH FROM LOCHEAGLES RISE (LOOKING EAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





Development Cluster 4 & 5

View Location Data

NZTM Easting: 1,855,193.66E
NZTM Northing: 5,716,296.30N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 56 - PHOTOGRAPH FROM LOCHEAGLES RISE LOOKOUT (LOOKING EAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





Development Cluster 4 & 5

View Location Data

NZTM Easting: 1,854,271.28E
NZTM Northing: 5,716,293.66N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 57 - PHOTOGRAPH FROM KINLOCH ESPLANADE (LOOKING NORTHEAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





View Location Data

NZTM Easting: 1,854,093.29E
NZTM Northing: 5,716,521.35N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 58 - PHOTOGRAPH FROM KINLOCH ESPLANADE RESERVE (LOOKING EAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD





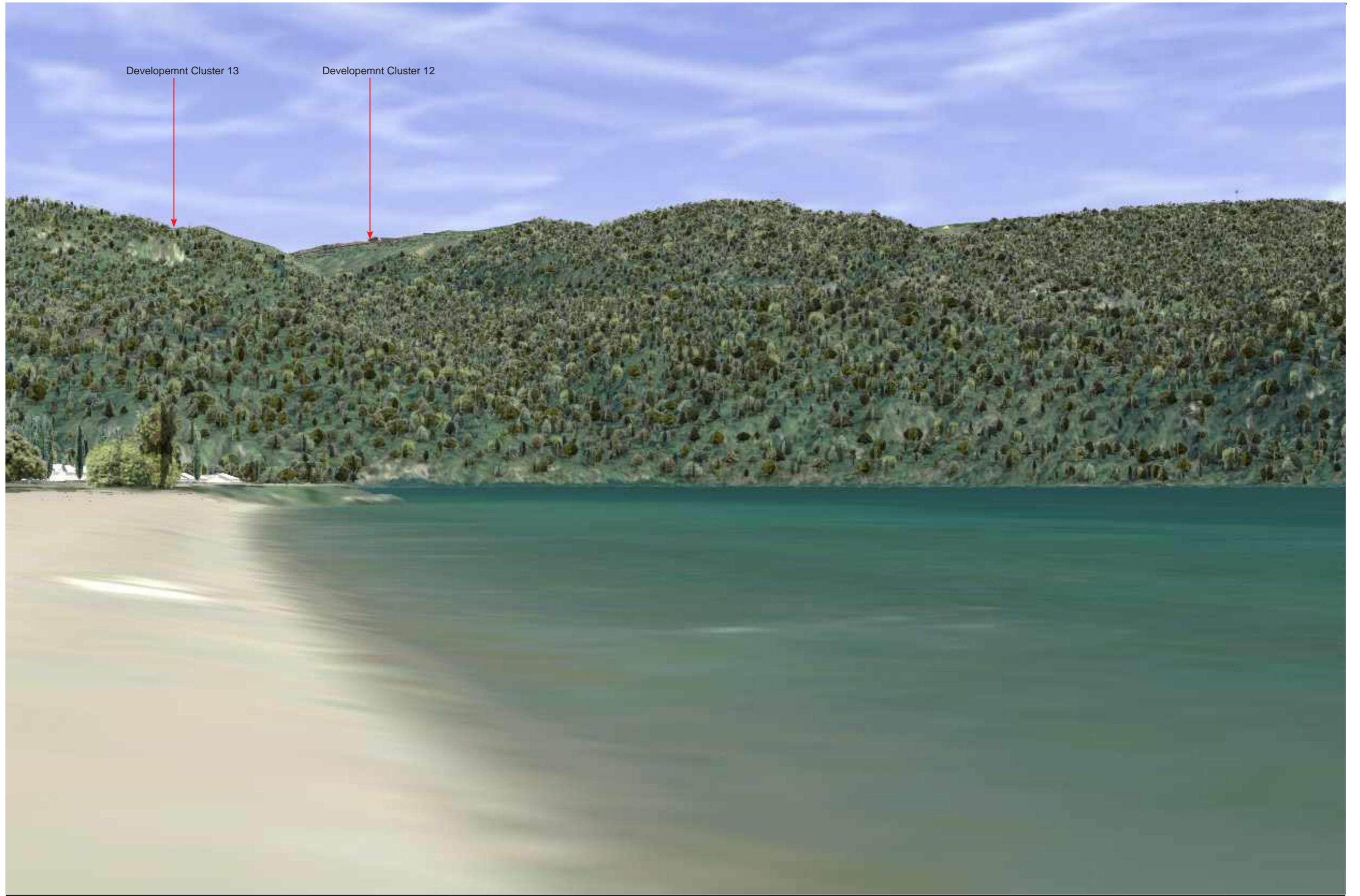
View Location Data

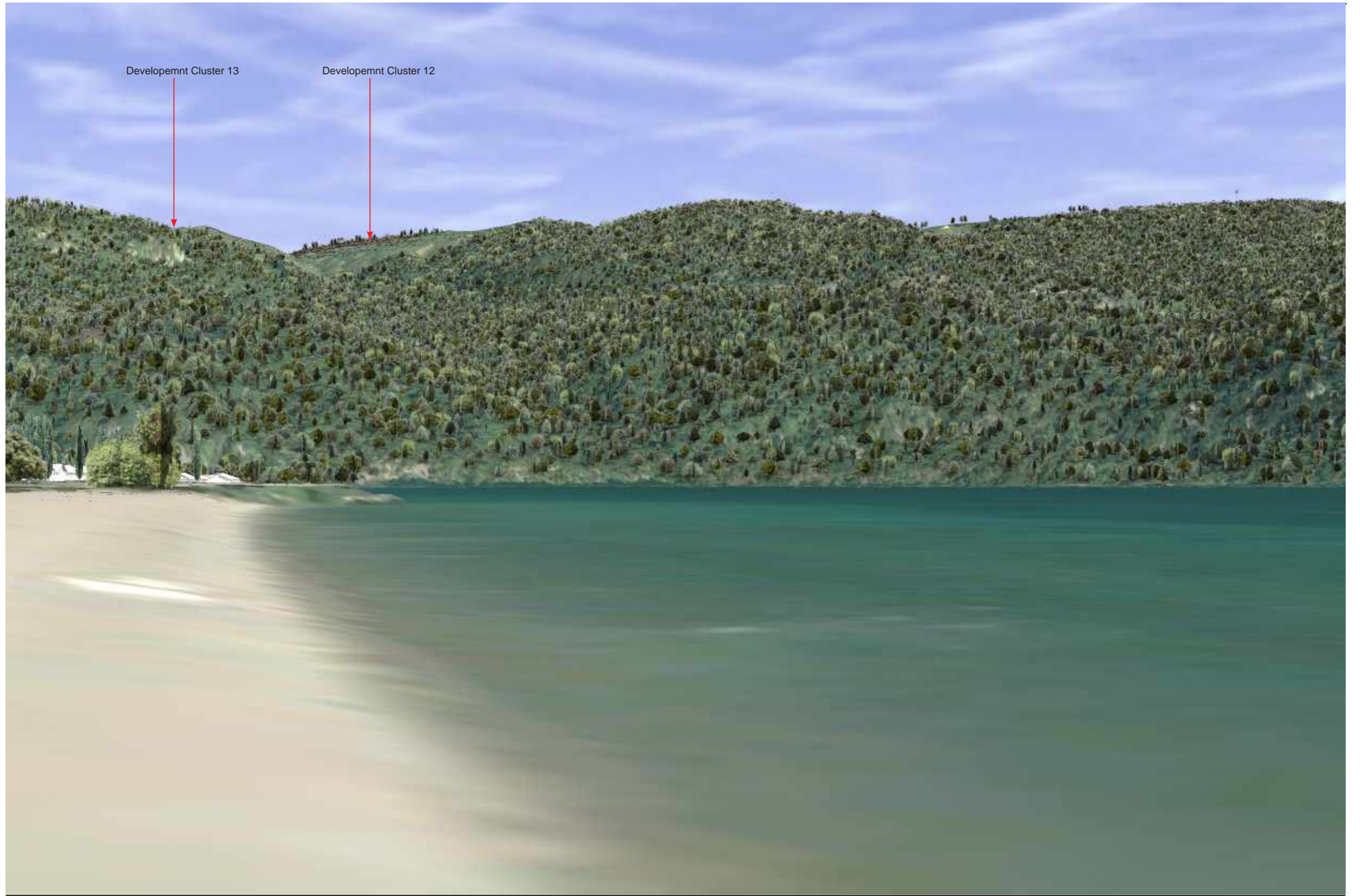
NZTM Easting: 1,853,942.14E
NZTM Northing: 5,716,601.89N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 23rd August 2022

VL 59 - PHOTOGRAPH FROM KINLOCH ESPLANADE SHORELINE (LOOKING EAST TOWARDS THE SITE)

TE TUHI SUBDIVISION, AUGUST 2023, RD

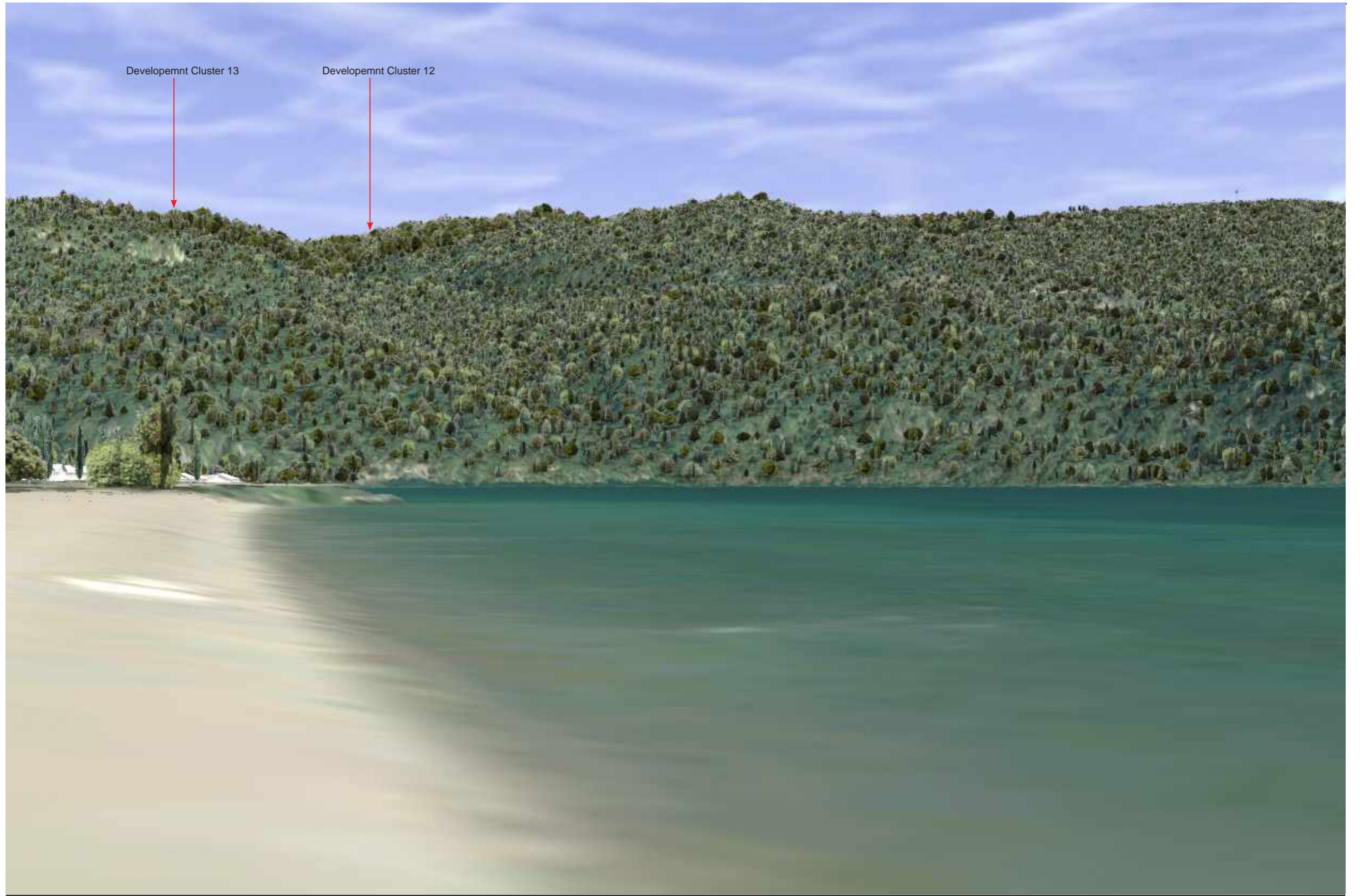






Development Cluster 13

Development Cluster 12





Development Cluster 4 & 5

Development Cluster 6

Development Cluster 13

View Location Data

NZTM Easting: 1,853,649.40E
NZTM Northing: 5,716,626.42N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



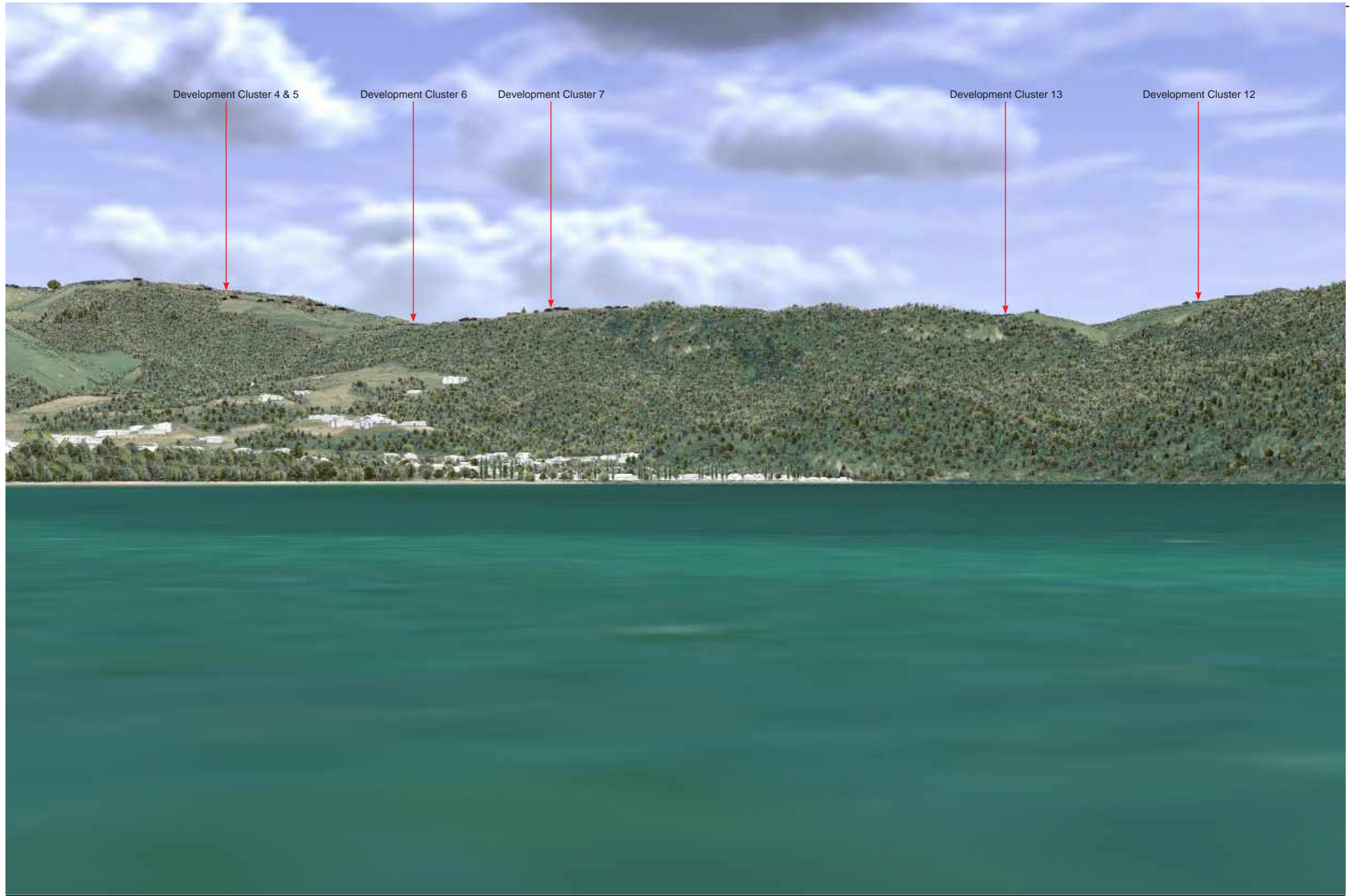
View Location Data

NZTM Easting: 1,853,876.53E
NZTM Northing: 5,716,065.14N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022

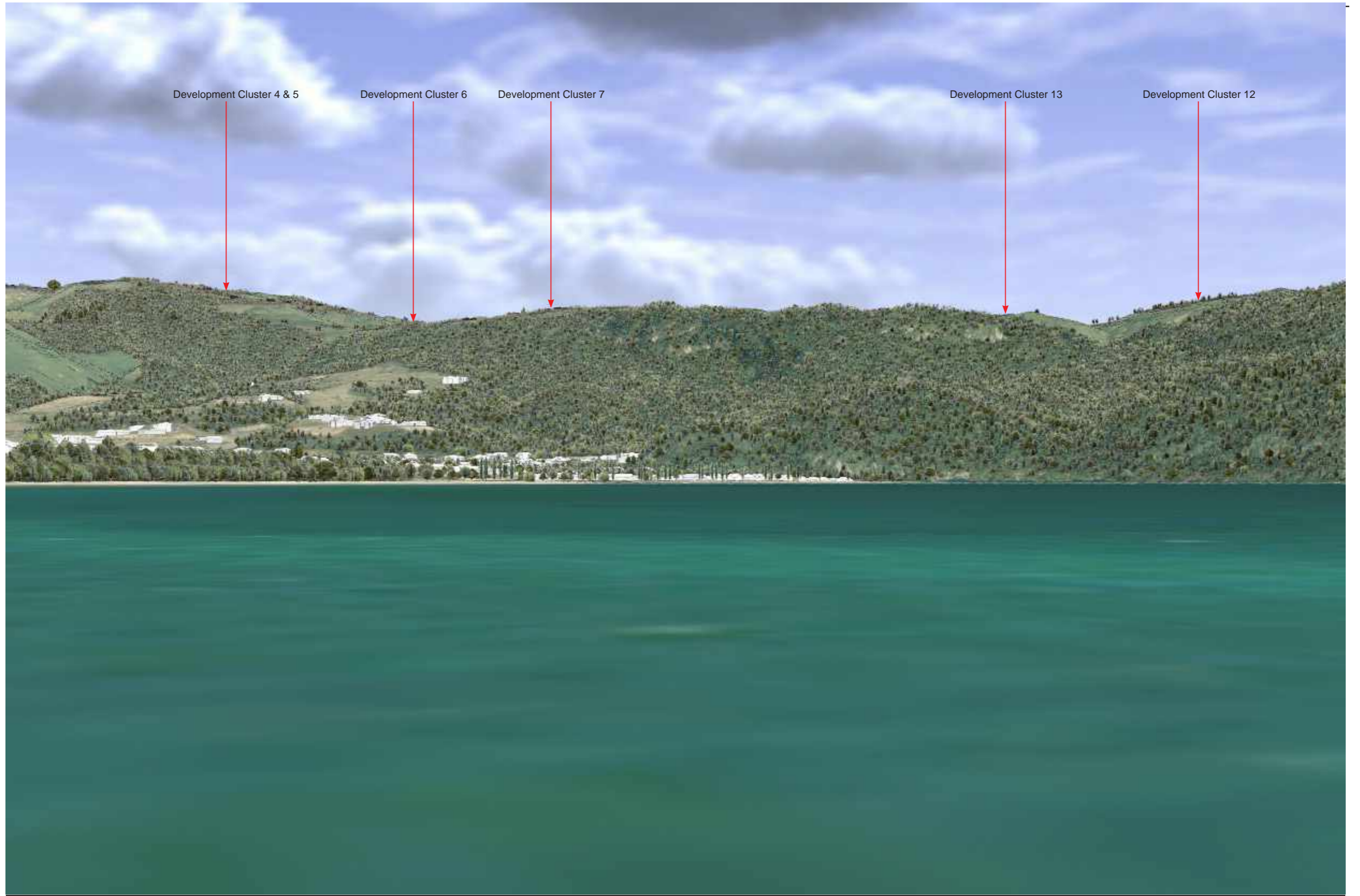


View Location Data

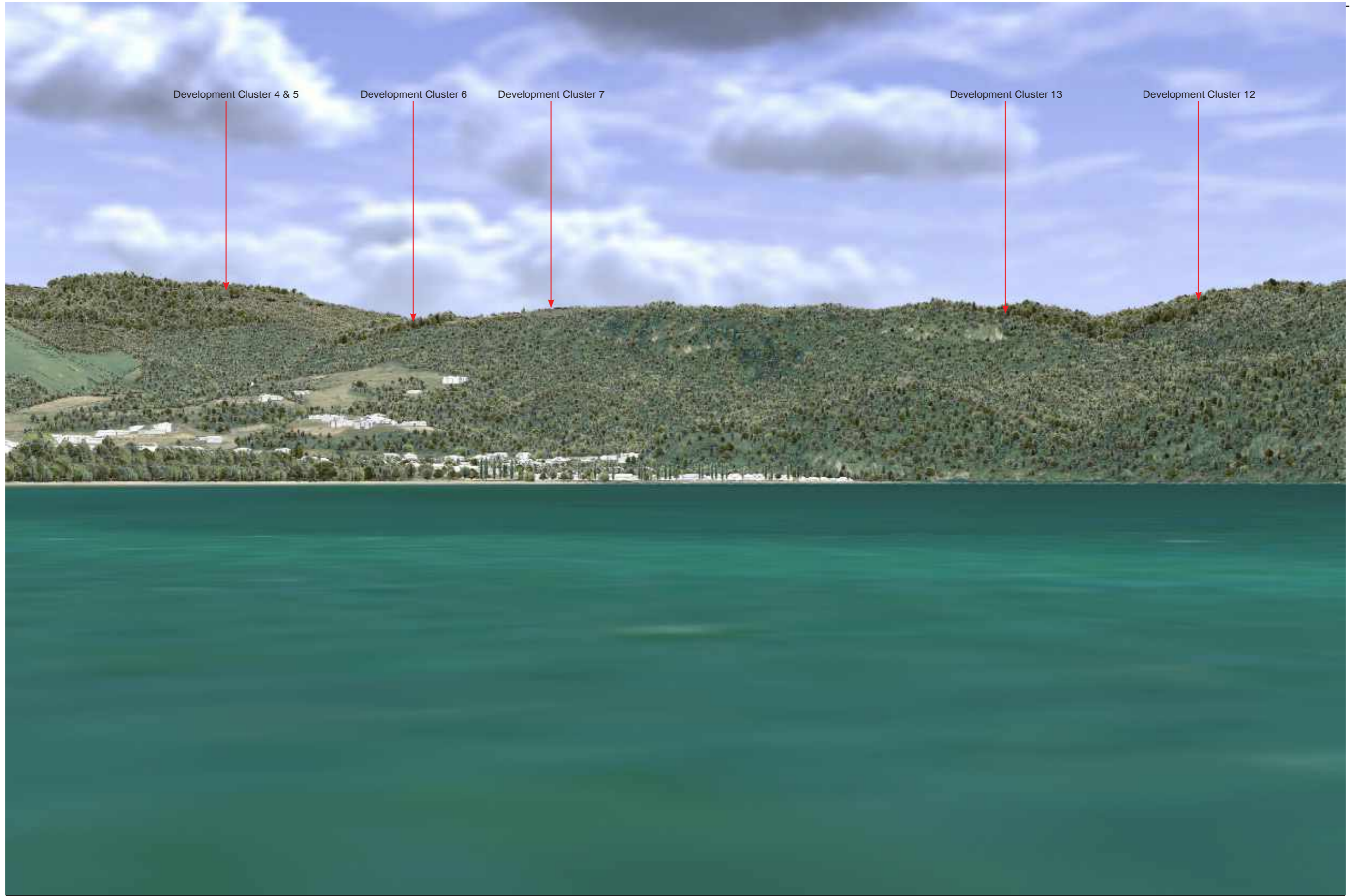
NZTM Easting: 1,853,015.29E
NZTM Northing: 5,716,966.74N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



VL 62 - 3D MODEL SCREENGRAB WITHOUT PLANTING (LOOKING NORTH TOWARDS THE SITE)



VL 62 - 3D MODEL SCRENGRAB WITH MITIGATION PLANTING (LOOKING NORTH TOWARDS THE SITE)



VL 62 - 3D MODEL SCREENGRAB WITH MITIGATION AND RESTORATION PLANTING (LOOKING NORTH TOWARDS THE SITE)



Development Cluster 4 & 5

Development Clusters 10 & 13

View Location Data

NZTM Easting: 1,852,314.02E
NZTM Northing: 5,717,001.33N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 4 & 5

Development Cluster 13

View Location Data

NZTM Easting: 1,852,830.20E
NZTM Northing: 5,715,871.46N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 2 & 3

Development Cluster 4 & 5

Development Cluster 13

Lodge and Chapel

View Location Data

NZTM Easting: 1,851,316.22E
NZTM Northing: 5,716,421.13N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 2 & 3

Development Cluster 4 & 5

Development Cluster 13

View Location Data

NZTM Easting: 1,851,838.37E
NZTM Northing: 5,715,353.92N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 7

View Location Data

NZTM Easting: 1,852,690.73E
NZTM Northing: 5,714,644.39N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 2 & 3

View Location Data

NZTM Easting: 1,852,317.09E
NZTM Northing: 5,714,529.51N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 4 & 5

Development Cluster 13

View Location Data

NZTM Easting: 1,850,567.87E
NZTM Northing: 5,715,712.92N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 4 & 5

Development Cluster 4 & 5

View Location Data

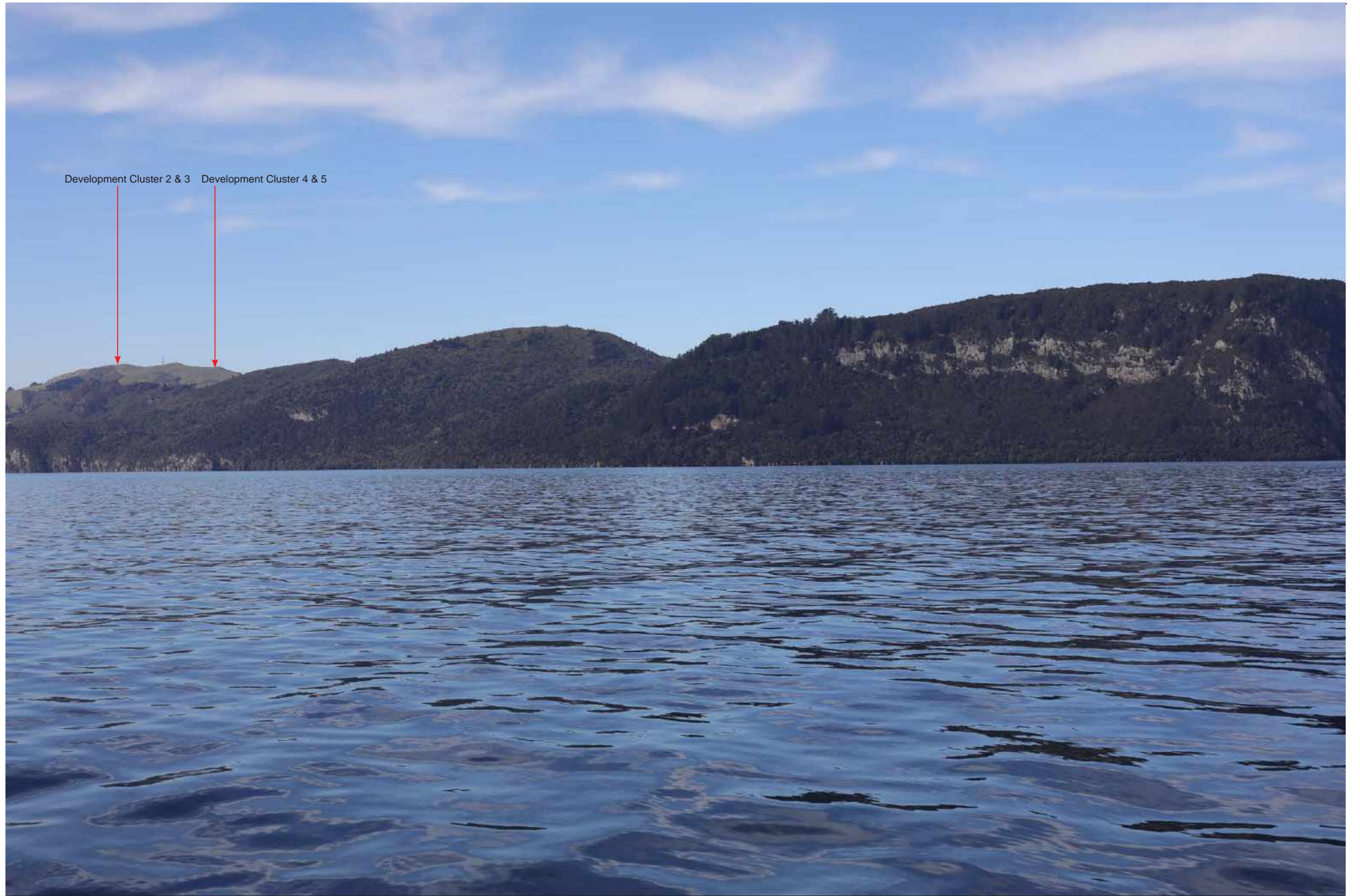
NZTM Easting: 1,851,142.90E
NZTM Northing: 5,714,047.65N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 4 & 5 Development Cluster 13

View Location Data

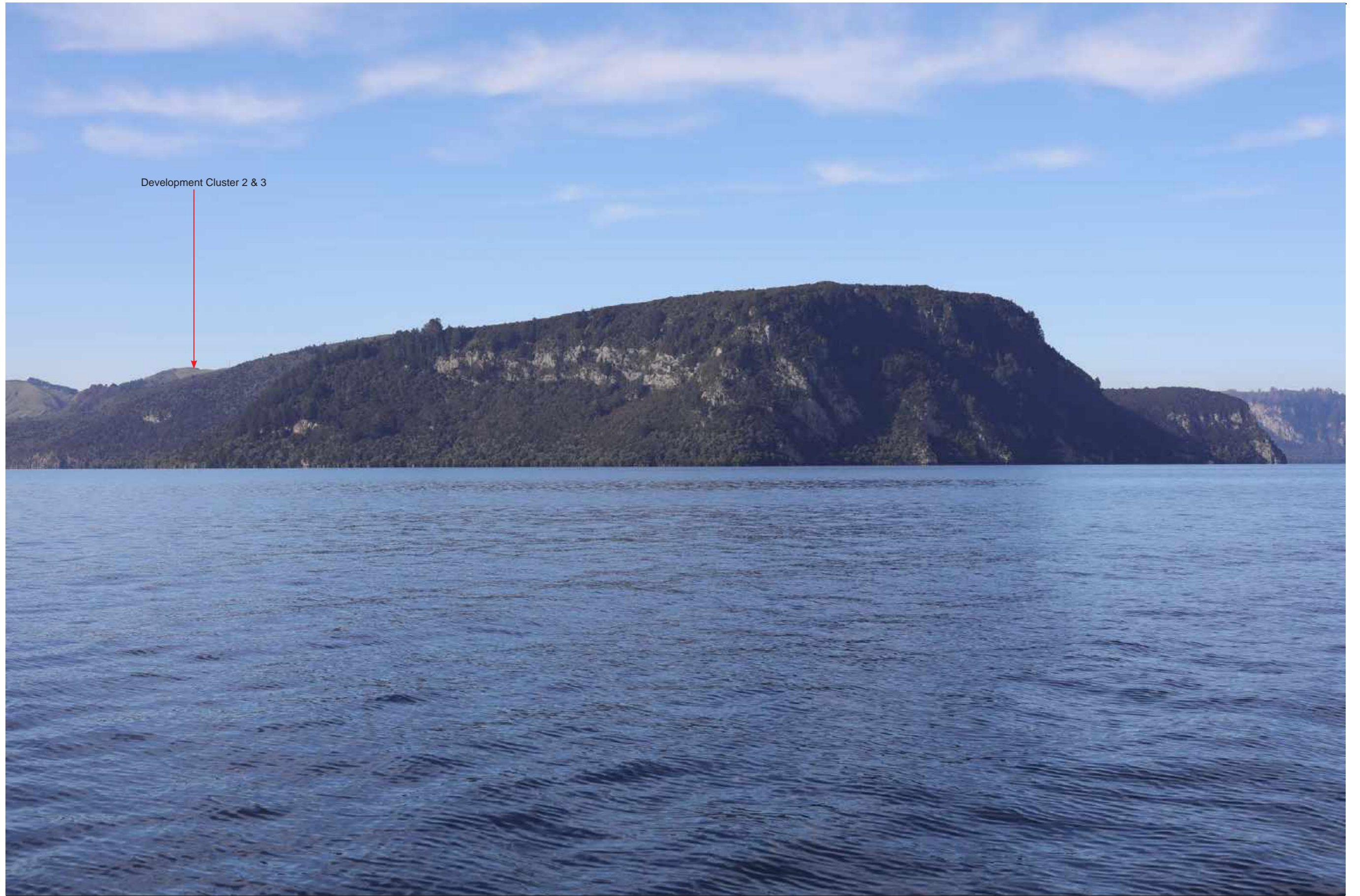
NZTM Easting: 1,850,031.15E
NZTM Northing: 5,714,711.63N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



Development Cluster 2 & 3 Development Cluster 4 & 5

View Location Data

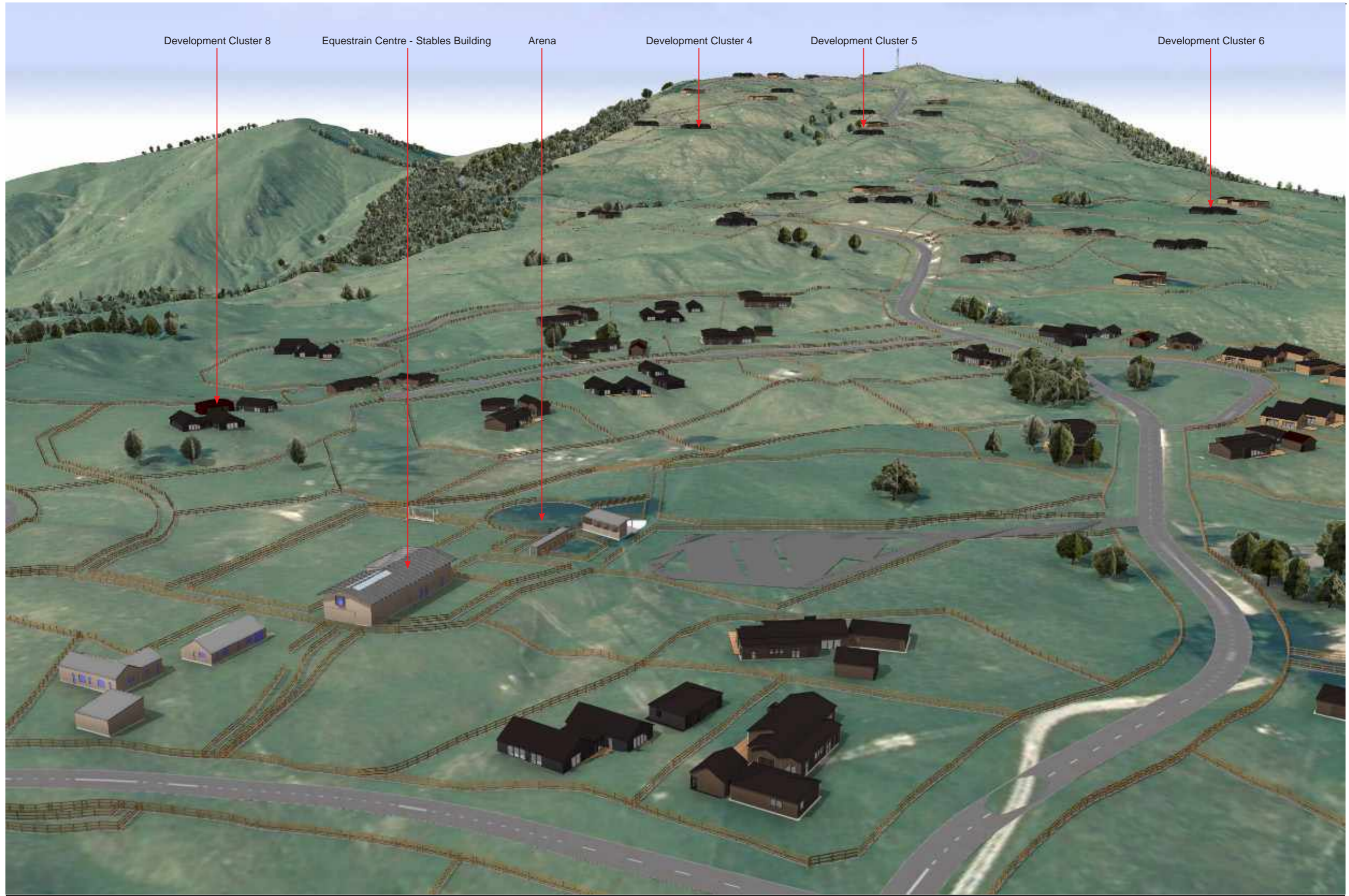
NZTM Easting: 1,849,506.50E
NZTM Northing: 5,713,506.28N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022

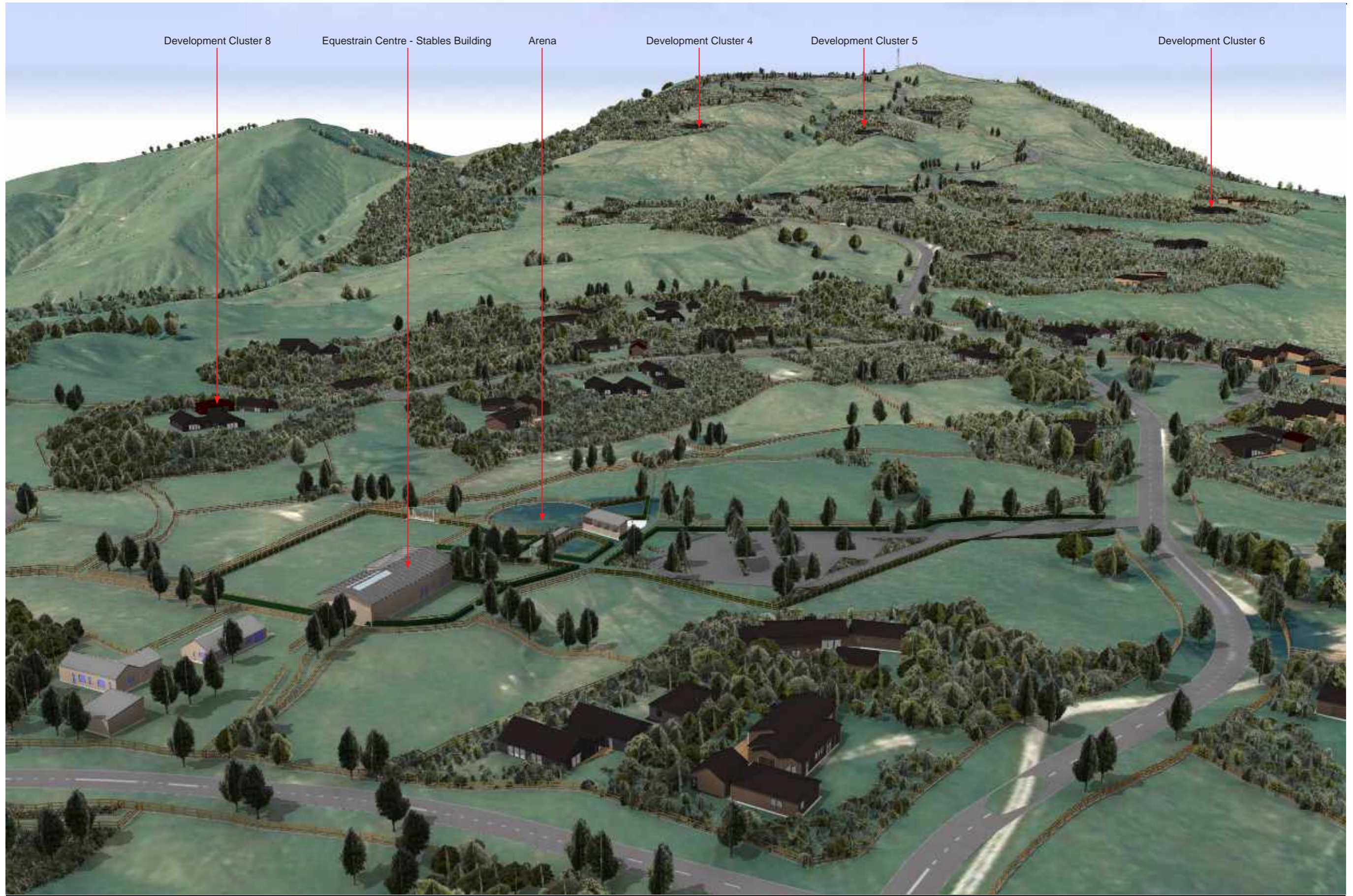


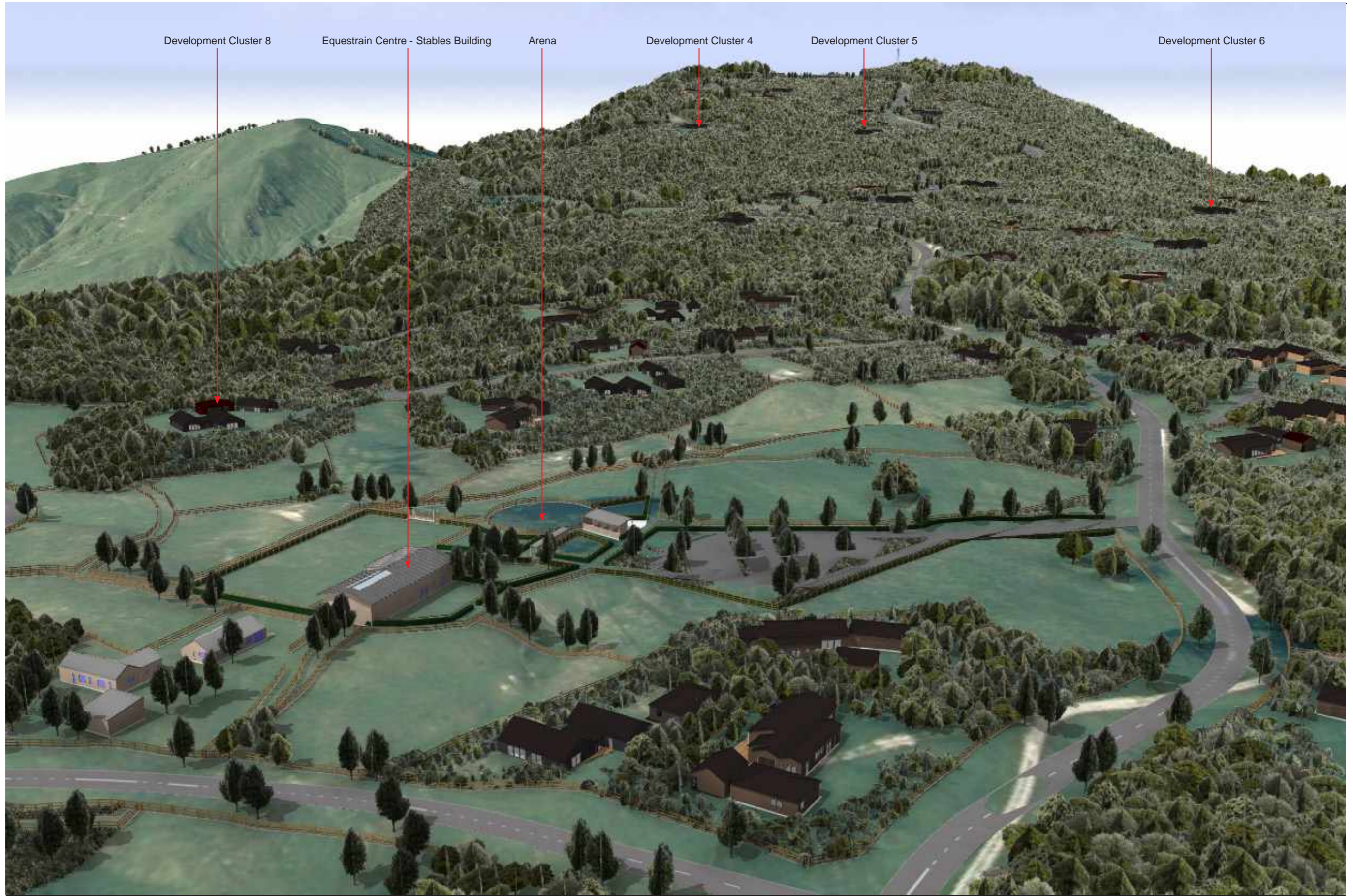
Development Cluster 2 & 3

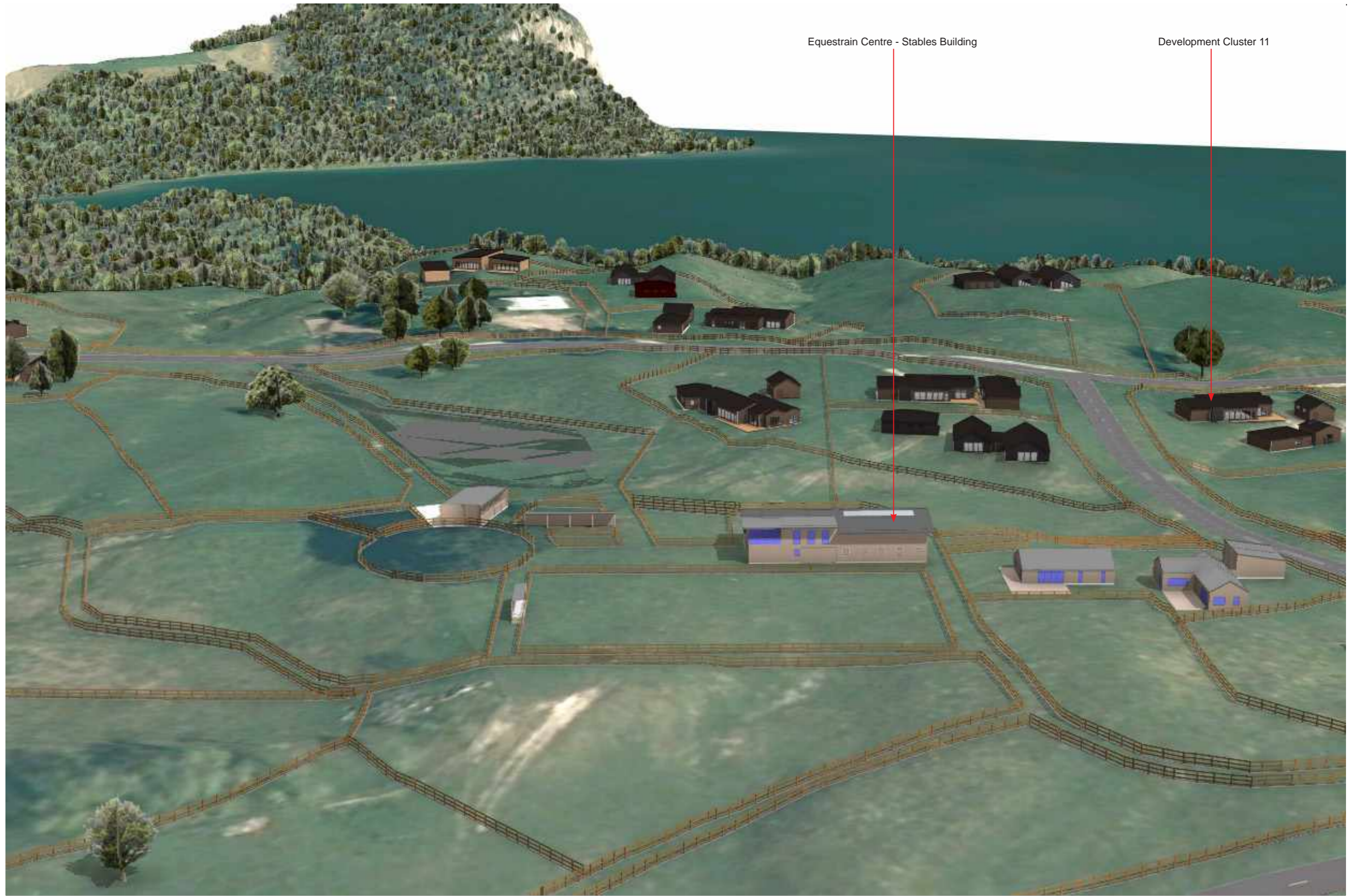
View Location Data

NZTM Easting: 1,849,510.00E
NZTM Northing: 5,712,304.45N
Focal length: 50mm
Photographer: D. Mansergh
Camera: Canon EOS D5 MK.4 Full Frame Digital
with EF 50mm F/1.4 USM (Prime)
Date: 5th August 2022



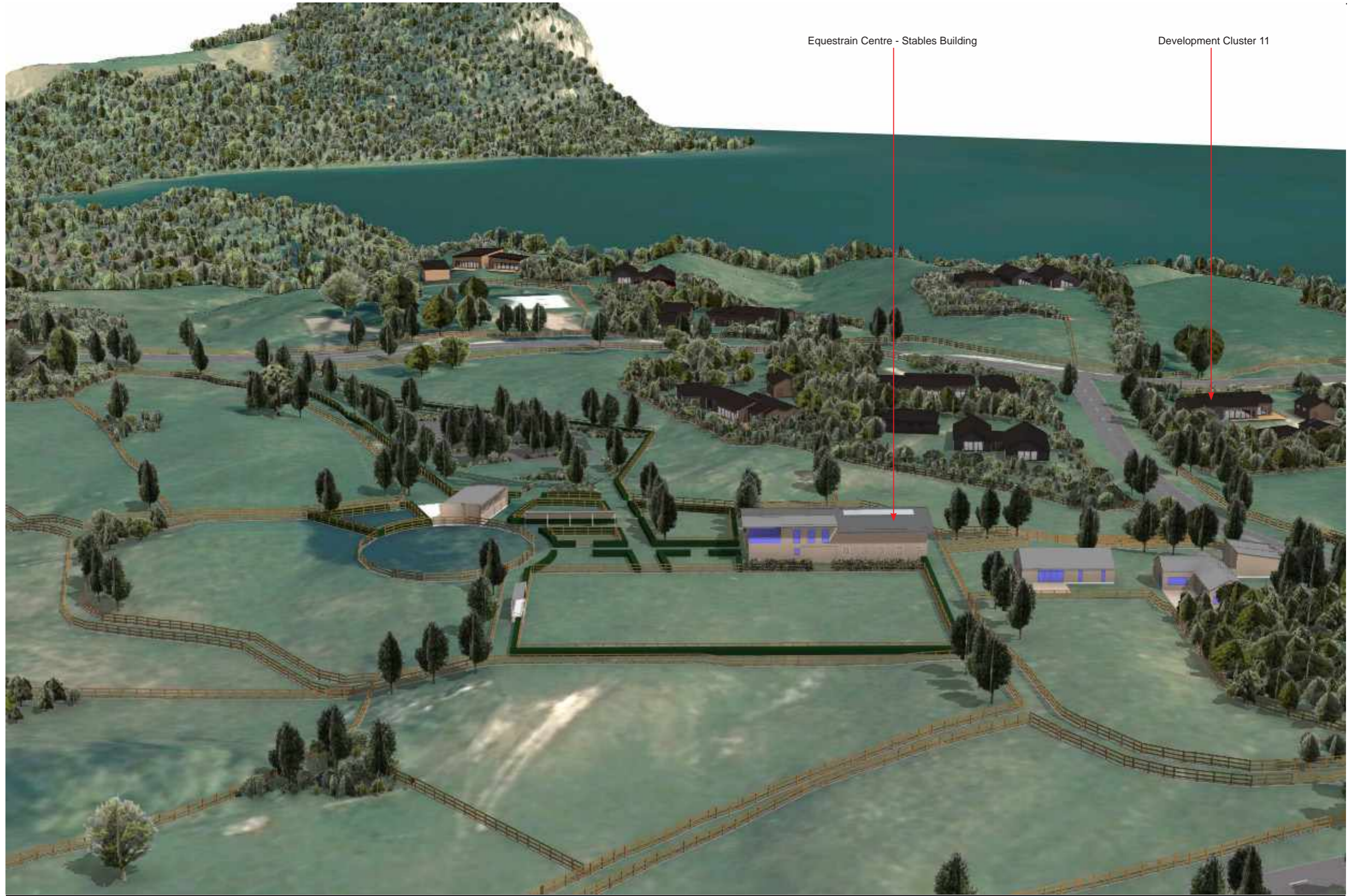






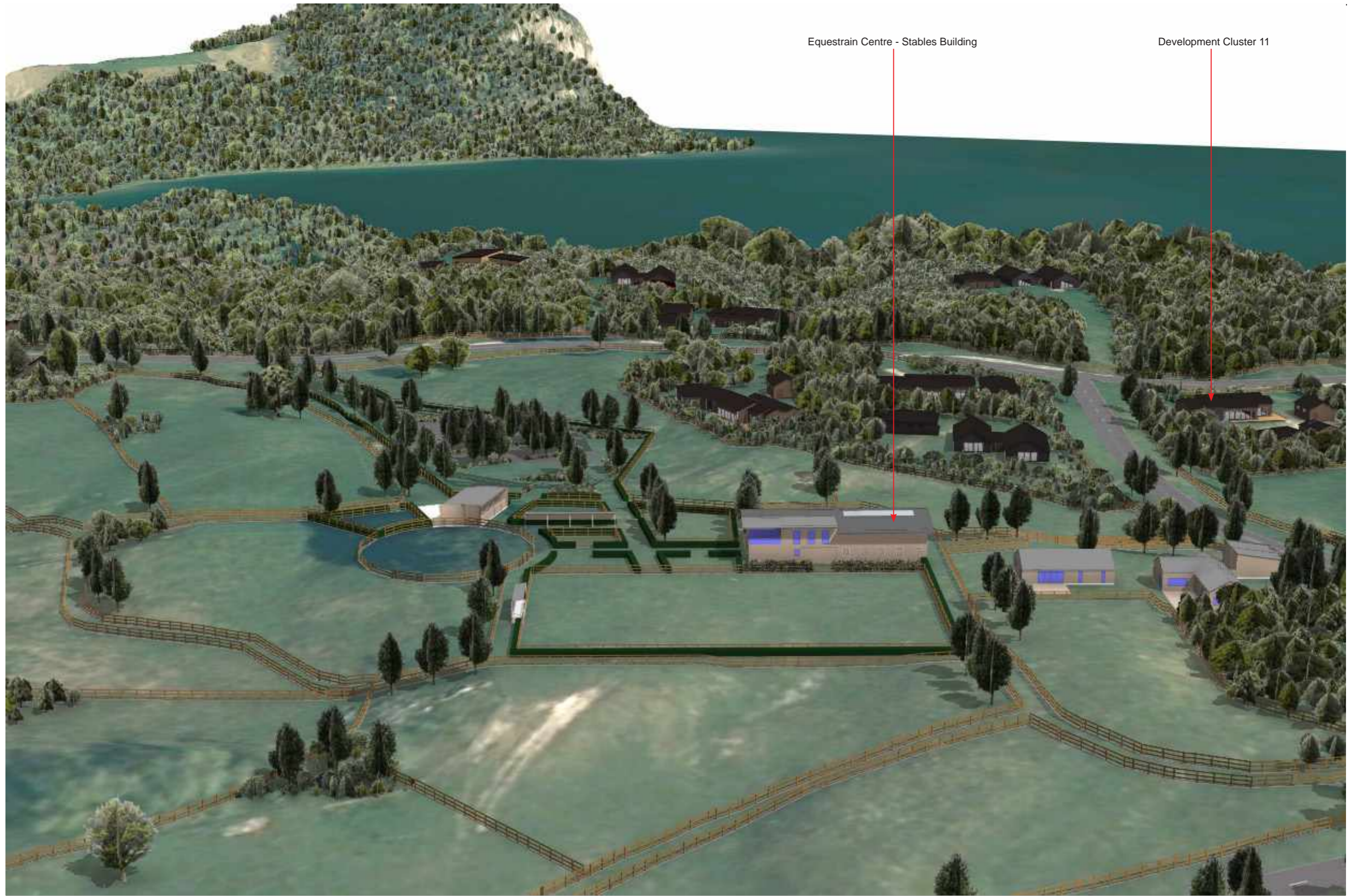
Equestrain Centre - Stables Building

Development Cluster 11



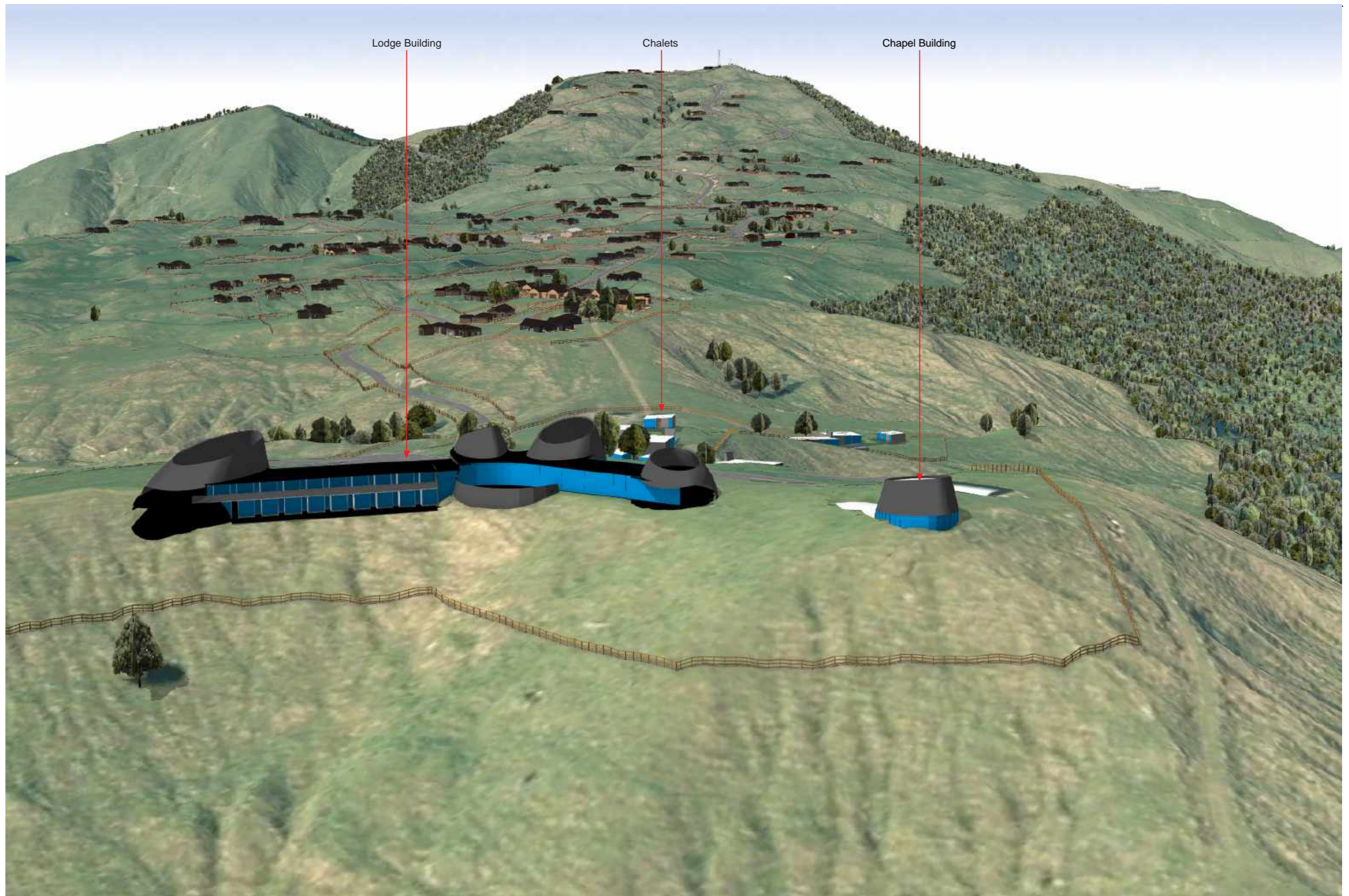
Equestrain Centre - Stables Building

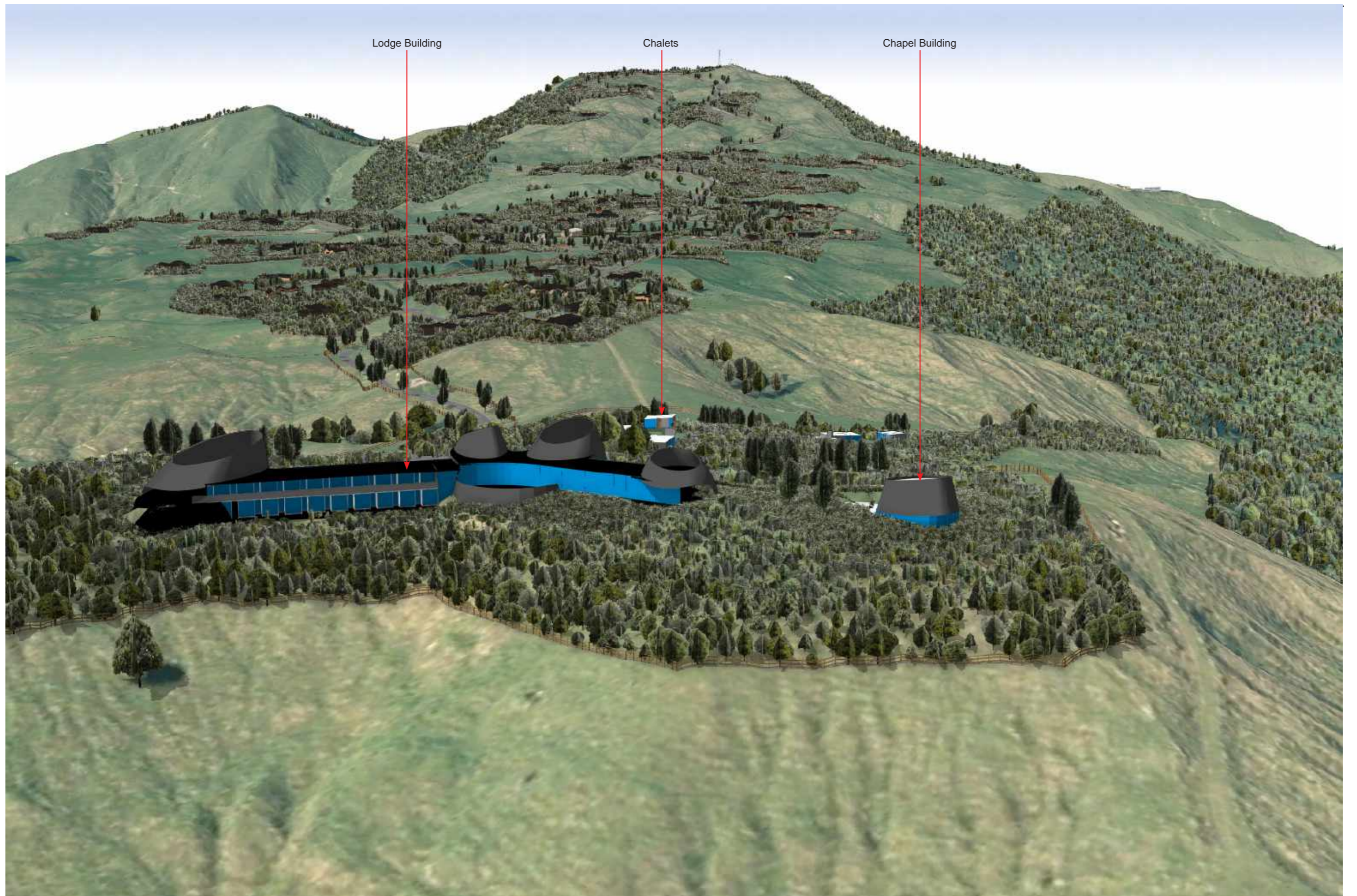
Development Cluster 11

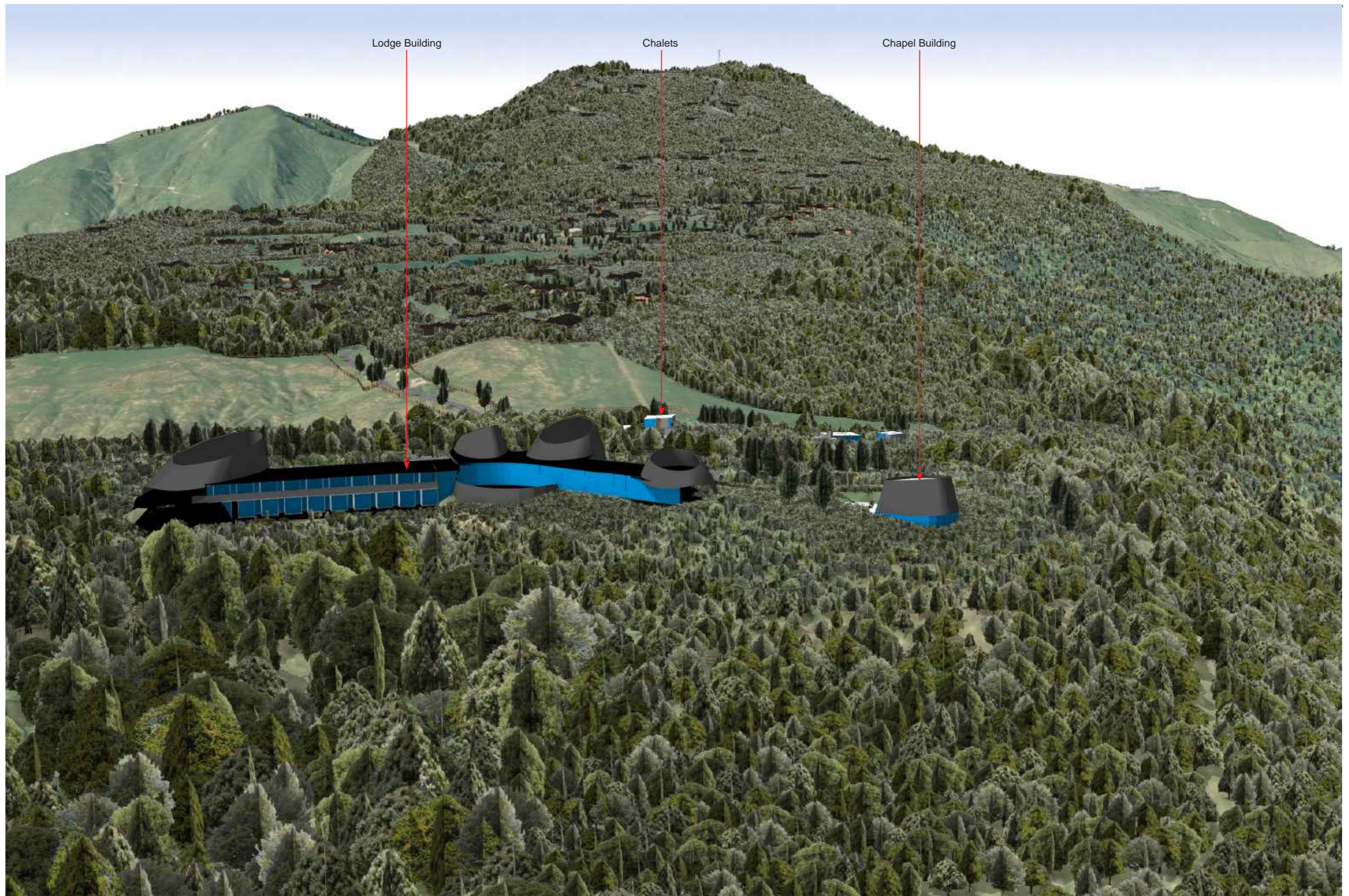


Equestrain Centre - Stables Building

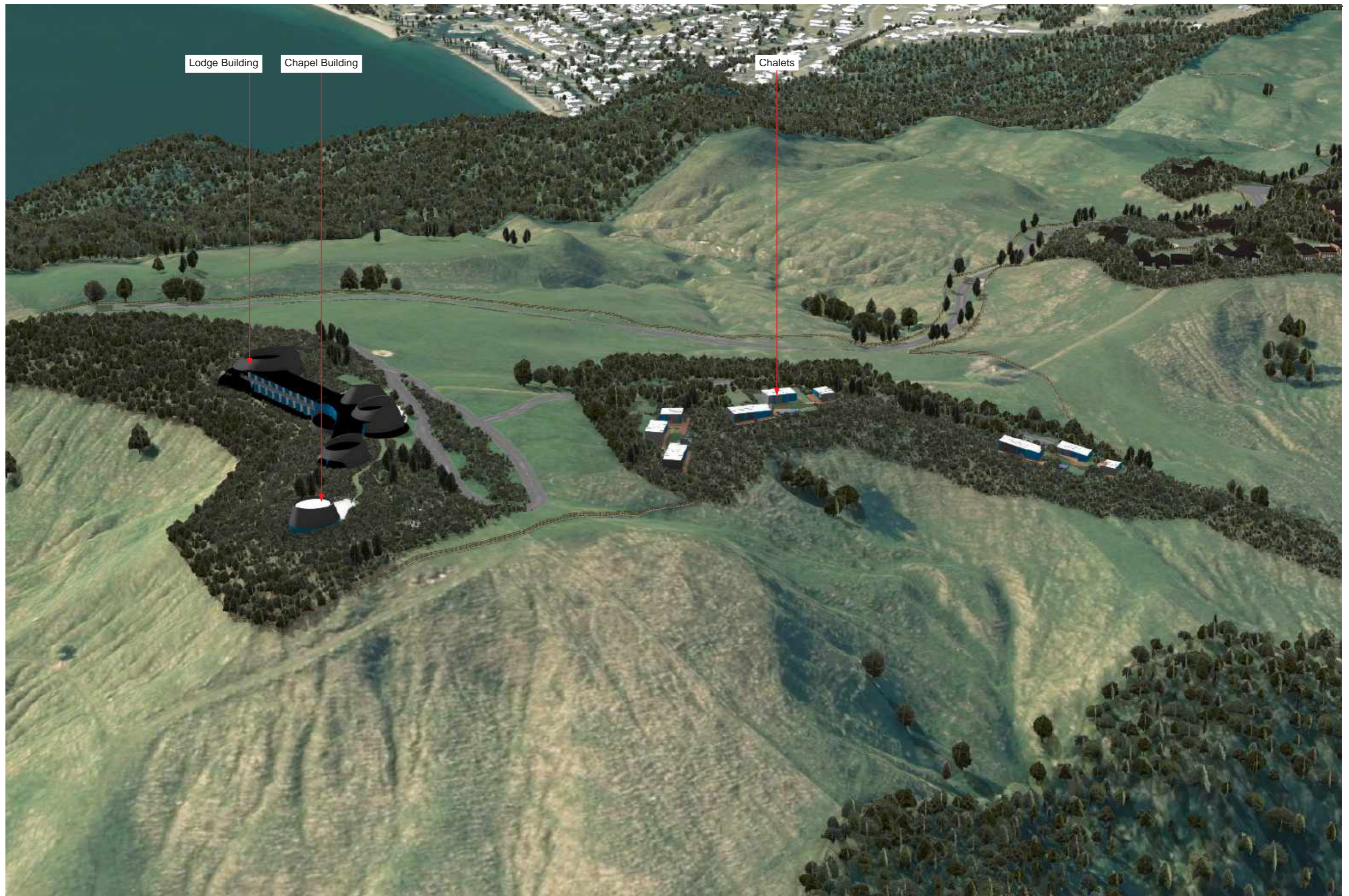
Development Cluster 11

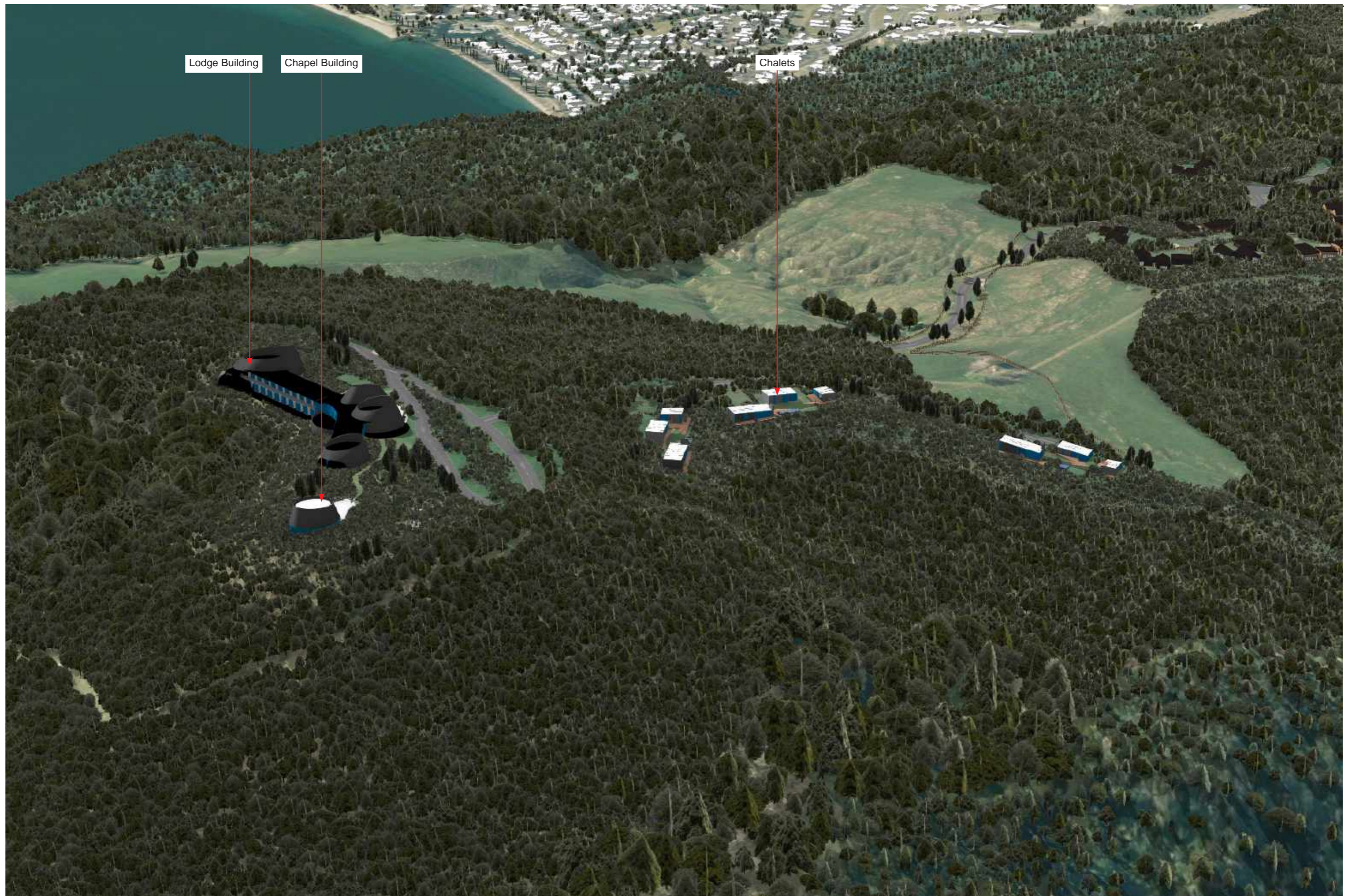














3D MODEL SCREENGRAB WITHOUT PLANTING - ALL DEVELOPMENT

TE TUHI SUBDIVISION, AUGUST 2023, R 1





3D MODEL SCRENGRAB WITH MITIGATION PLANTING - ALL DEVELOPMENT

TE TUHI SUBDIVISION, AUGUST 2023, R1





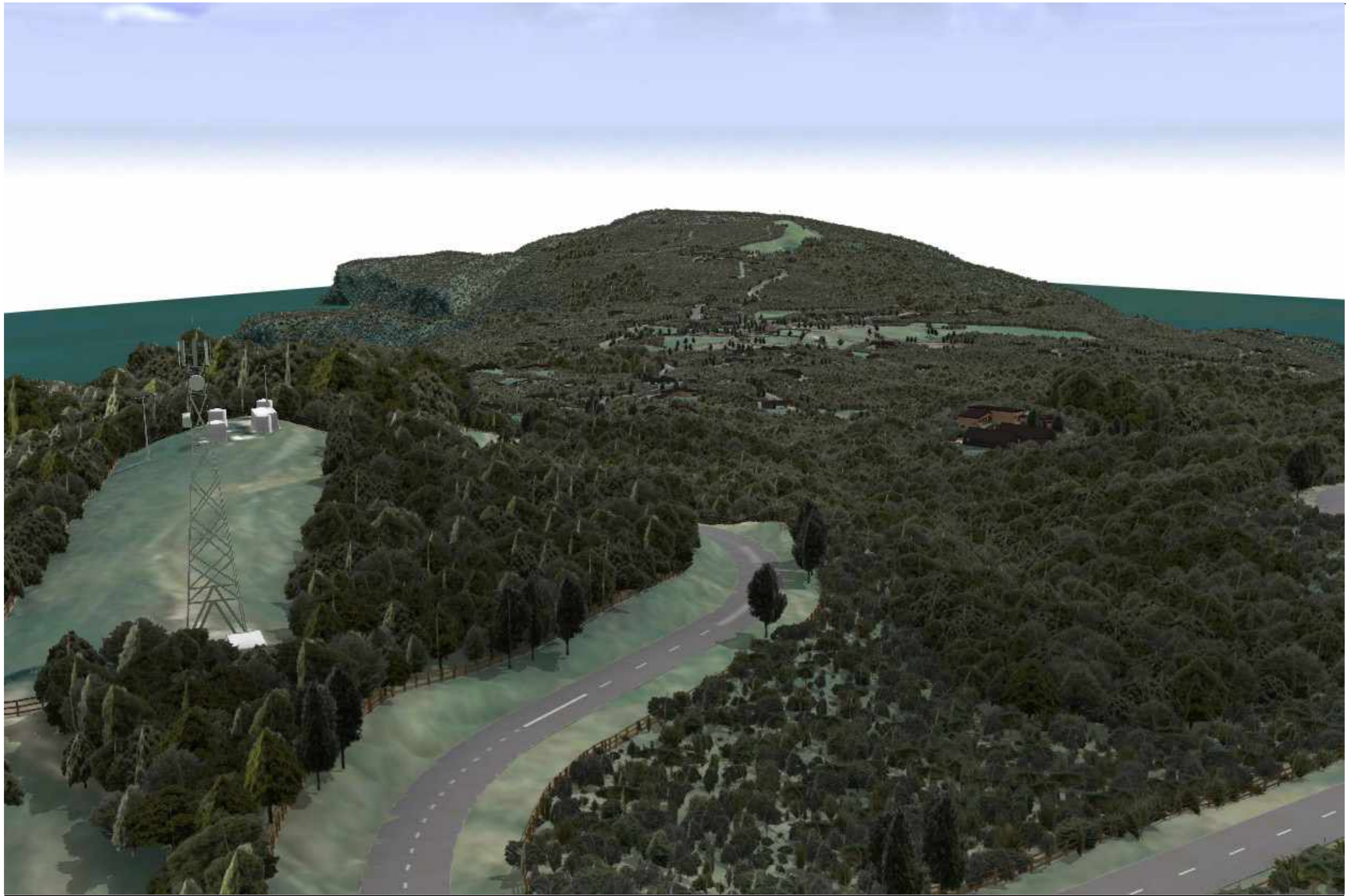


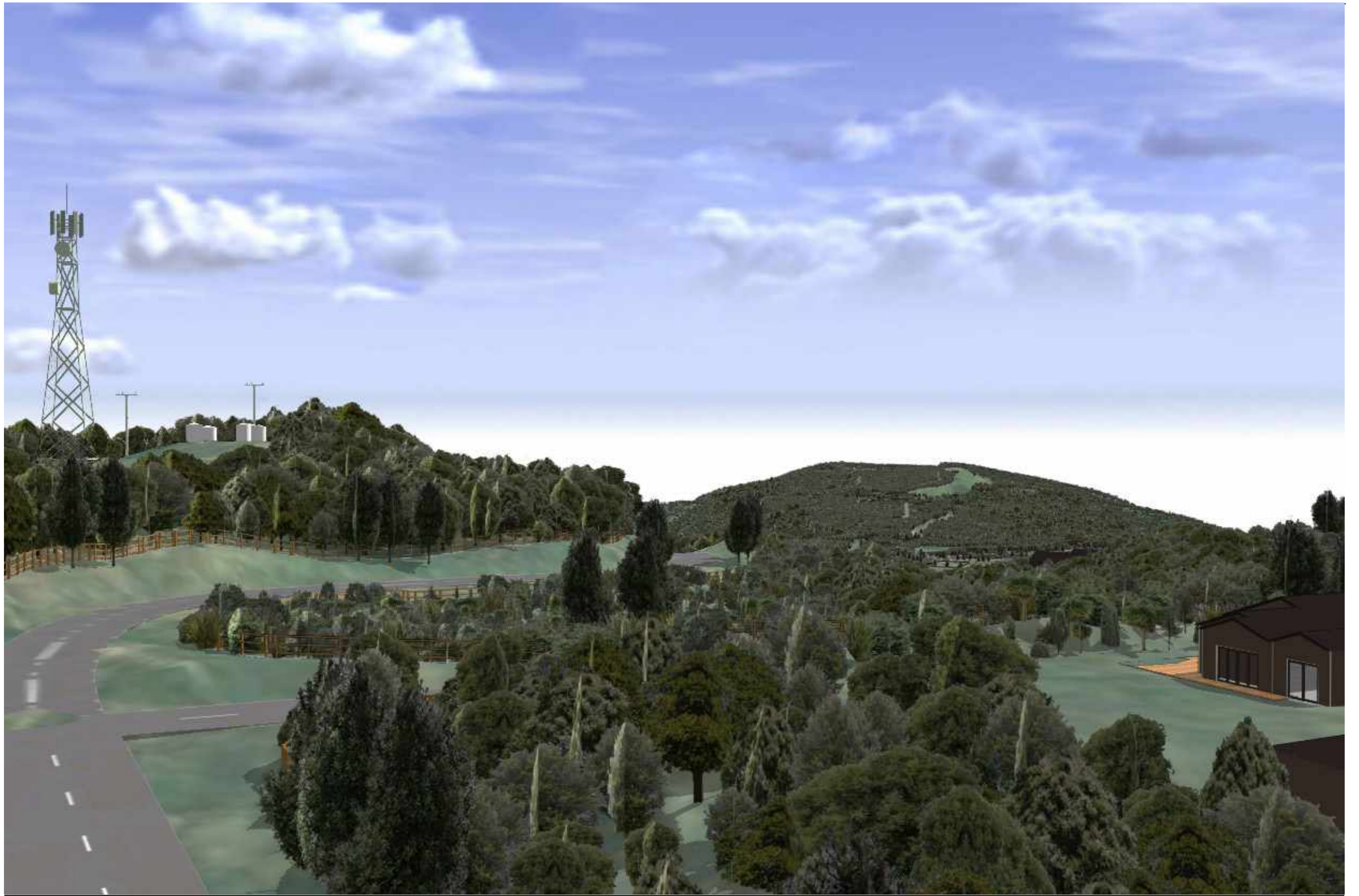


3D MODEL SCRENGRAB WITH MITIGATION PLANTING - FROM RADIO MAST

TE TUHI SUBDIVISION, AUGUST 2023, R1







3D MODEL SCREENGRAB WITH MITIGATION AND RESTORATION PLANTING - FROM TELECOM TOWER

TE TUHI SUBDIVISION, AUGUST 2023, R1

