

in the matter of: Proposed Plan Change 36 to the Taupō District Plan – Request under Section 1 of the RMA to rezone Rural Land to Residential Land at Whareroa North by the Proprietors of Hauhungaroa No. 6

to: Taupō District Council

Applicant: *The Proprietors of Hauhungaroa No. 6*

Statement of Evidence by Mary Monzingo on behalf of The Proprietors Hauhungaroa No. 6

Date: 29 April 2020

1 INTRODUCTION

Name and qualifications

- 1.1 My full name is Mary Anne Monzingo. I hold a Bachelor of Landscape Architecture from the University of Arizona. I have practised as a consultant Landscape Architect, primarily based in Taupō, for approximately 40 years. During this time I have been involved in a range of projects with both public and private sector clients and on many conservation, commercial and residential projects. I am typically involved with site design and, implementation and have prepared numerous landscape and visual assessments.

Expert Witness Statement

- 1.2 I have read and agree to comply with Expert Witness Code of Conduct set out in the Environment Court Practice Note 2014. This evidence is within my area of expertise, except where I state that I am relying upon the specific evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Submissions

- 1.3 I have reviewed the submissions lodged, as relevant to my area of expertise and these are addressed in Section 13 of my evidence.

2 EXECUTIVE SUMMARY

- 2.1 The proposed Plan Change 36 for Whareroa North provides for residential development on existing pasture (the Land) and requires road access through OLA 60.
- 2.2 The land is elevated above and set back from Lake Taupo to the east and the Whareroa Stream to the south.

- 2.3 The land uses and land covers of the area surrounding the Land consists of existing indigenous vegetation to the south and east, rural land planted or to be planted with manuka to the west, regenerating indigenous scrub and plantation forestry to the north and the Poukura Marae near the Lake edge to the north east.
- 2.4 The plan change proposal contains a revised Appendix 8: Whareroa North Outline Development Plan that includes the Whareroa North Concept Plan, key outcomes of the subdivision design and anticipated environmental outcomes.
- 2.5 The conclusions of the landscape and visual assessment in my evidence concludes:

Landscape effects

- the anticipated environmental outcomes of the subdivision and residential development on the Land will ensure the development visually integrates into the surrounding landscape and adverse landscape effects resulting from the proposed residential development of the Land on the character and amenity of the surrounding landscape will be moderate.
- the access will initially create localised high adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

Visual effects

- the visual effects of residential development will be moderate initially and change to low once the planting is well established.
- the access will initially create localised adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

Construction effects

- construction effects will be temporary in nature and depending on the view location and for the residential development will be low to moderate and high for the access road.

Cumulative effects

- residential development at Whareroa North is likely to have an amenity similar to the existing Village and will sit comfortably in the surrounding landscape and will not create cumulative landscape and visual effects.
- the access will initially create localised high adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in cumulative effects on the overall values and character of the OLA (described in the TDP).

3 BACKGROUND

3.1 I was engaged by the Proprietors of Hauhungaroa No 6 Trust in 2006 to provide landscape architectural input for the project.

3.2 I am familiar with the Land and the surrounding landscape, having visited them on numerous occasions.

4 SCOPE OF EVIDENCE

4.1 My evidence will address additional information to that contained in The Landscape and Visual Assessment, dated December 2017, contained in the application document.

4.2 This additional information relates to the following topics:

- a) The Land (Section 5)
- b) The surrounding landscape (Section 6)
- c) The Plan Change Proposal (Section 7)
- d) The visual catchment and the viewing audience (Section 8)
- e) Assessment of Landscape and Visual Effects (Section 9)
- f) Assessment of Cumulative Effects (Section 10)
- g) Relevant planning documents (Section 11)
- h) Comments matters raised in the professional technical review (Section 12)
- i) Comment on matters raised in submissions (Section 13)
- j) Comment on matters raised in Section 42A Report (Section 14)
- k) Conclusions (Section 15)

5 THE LAND

5.1 The Landscape and Visual Assessment, dated December 2017, contained in the application document describes the Land and the locality in Section 3, on page 3 (the Land).

- 5.2 The Land generally slopes to the east towards Lake Taupō, except for:
- an area along the southern boundary of the Land that contains a half bowl shaped, roughly south facing, depression that slopes south towards the Whareroa Stream. This south facing depression is a strong topographic feature of the Land;
 - a high point is located near the north western corner of the Land and a gentle ridge extends south east from the highpoint. The highpoint and the ridge are subtle topographic features of the Land.
- 5.3 The Land is not visually prominent nor is it on the skyline. The Land is set back from the margin of Lake Taupō and the Whareroa Stream and has been modified from its natural state.

6 THE SURROUNDING LANDSCAPE

- 6.1 The land uses and land covers of the area surrounding the Land consists of existing indigenous vegetation to the south and east, rural land planted or to be planted with manuka to the west, regenerating indigenous scrub and plantation forestry to the north and the Poukura Marae near the Lake edge to the north east.
- 6.2 The heights of existing indigenous vegetation on the area surrounding the Land are:
- in the area of scrub adjacent to the north-eastern corner of the pasture consists of mainly a thick cover of bracken with individuals or small groups of indigenous shrub trees that are approximately 5 m tall;
 - in the area to the east of the Land and on the plateau on which the Land is located is approximately 6 m – 16 m;
 - on the escarpment that drops to the shoreline of Lake Taupō is approximately 6 m – 16 m tall; and
 - on the escarpment to the south of the Land is approximately 8 m – 16 m in height.
- 6.3 I anticipate that the existing indigenous vegetation in these areas will continue to mature and larger forest species, such as Rewarewa (*Knightsia excelsa*) which is common in the area and grows to over 20 m tall, will become part of the vegetation mix.
- 6.4 Approximately 600 ha of the eastern portion of Whareroa Station, including the area west of the Land and north of the Whareroa Stream, the western slope of Rangitukua and a large area to the west of Rangitukua, has been planted with manuka for honey production. I was the project director for the planting of the manuka and while some of the manuka plants planted north of the Whareroa Stream have not survived, it is my understanding that any plants that have died will be replaced.
- 6.5 The area of Whareroa Station north of the Whareroa Stream, and the Land currently appears as a 'finger' of pasture between the escarpments above the Stream and the plantation forestry and regenerating scrub to the north. This area of pasture visually contrasts with the surrounding vegetation in both colour and texture. This is accentuated in the case of the Land as it is relatively narrow.

- 6.6 The southwestern part of the Taupō District exhibits a high degree of natural character because of the indigenous vegetation growing along the Lake margins and the predominantly pastoral land use. The importance of the contribution of the landscape and natural character is recognised in the Plan framework by the identification outstanding landscape areas in both Waikato Regional Policy Statement (WRPS) and the Taupō District Plan (TDP).
- 6.7 Plans of these outstanding landscape areas and the description of them are **attached in Appendix 1.**
- 6.8 The Taupō District Plan identifies three Outstanding Landscape Areas (OLA) in the Whareroa area.
- 6.9 The Land is located on the plateau above OLA 20, Lake Taupō (Taupō Moana) and Motutaiko Island and is separated from the Lake by existing indigenous vegetation on the escarpments and plateau.
- 6.10 OLA 40 Rangitukua is located to the south of the existing Whareroa Village
- 6.11 OLA 60, Western Lake Taupō Bays (Waihi to Whakaroa Peninsula) is located to the east and southeast of the Land and is generally separated from the Land by a variable width of existing indigenous vegetation.
- 6.12 The Waikato Regional Policy Statement (WRPS) classifies Lake Taupō as an Outstanding Natural Feature Landscape (ONFL).
- 6.13 Pages 22 and 23 of the Southern Settlement Structure Plan states that within the structure plan area there are a number of Amenity and Outstanding Landscape Areas and Significance Natural Areas and, “In most instances these significant natural areas and amenity/outstanding landscape areas provide a framework (either surrounding, or providing a backdrop) to the existing residential development (e.g. Pukawa Omori, Kuratau and Motuoapa).”
- 6.14 I would also add Whareroa to this list of existing residential development that is set in a framework of amenity/outstanding landscape areas. The existing Whareroa Village is located on the gentle ridge that extends from the northern portion of Rangitukua. In my opinion:
- the existing Whareroa Village does not detract from the landscape and natural values of Rangitukua;
 - the lakeshore settlements that are interspersed along the margins of the lake do not detract from the landscape and natural character as a result of the settlements small sizes, their compact nature and isolated lakeside locations.

6.15 Significant Natural Area 062 shares a common boundary with the Land to the south and east.

6.16 Different areas of the landscape surrounding the Land have different degrees of sensitivity to change that can be anticipated to arise as a result to the proposed residential development and access road. Physical factors such as vegetative cover and slope and aspect as well as visibility from the surrounding landscape affect sensitivity to change. These areas are identified in Figure 1 below.

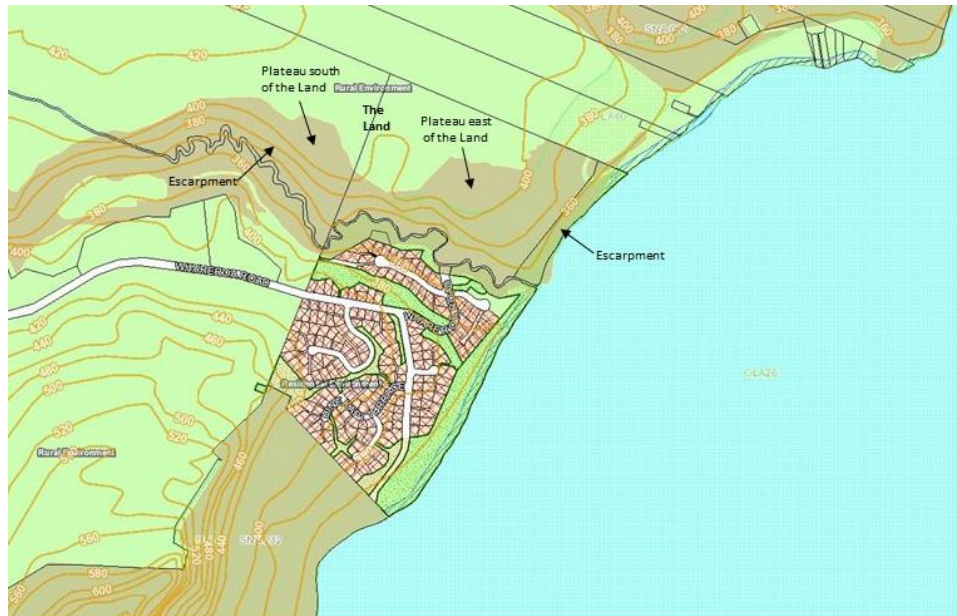


FIGURE 1

6.17 Areas of the landscape surrounding the Land, that are not classified OLA 60, will have sensitivity to change as a result of the proposed residential development and access road. The difference between these areas and factors that influence their sensitivity are:

- The area of regenerating scrub to the north and northwest of the Land, which has a low sensitivity to changes on the Land as a result of the existing vegetation that visually screens views of the Land and the low human use of this area.
- The rural land to the west of the Land which has a moderate sensitivity to changes on the Land as a result of the manuka plantation that will, in time limit views of the Land. Farm workers and visitors to the Station will access this land periodically.
- The area of the plateau to the south of the Land has a moderate sensitivity to changes on the Land as a result of the indigenous vegetation in this area that will limit views of the Land and the low human use of this area.
- The area of the escarpment to the south of the plateau (which is not classified as an OLA) has low sensitivity to change as a result of the escarpment's slope and aspect which is orientated away from the land resulting on the Land not being visible from the escarpment.
- The area of the plateau between the Land and OLA 60 has a moderate sensitivity to change as a result of the existing indigenous vegetation within this area that limit views of

the Land and the low human use of this area. This area serves as a buffer between the Land and OLA 60.

- 6.18 The areas in the vicinity of the Land, that are classified OLA 60, have high sensitivity to change because of the values, such as visibility from the Lake, that led to this area being classified as an OLA. These areas include:
- the area of the plateau that is classified as an OLA; and
 - the area of the escarpment to the east of the plateau.
- 6.19 The low lying area along the Whareroa Stream has a low visual sensitivity to change as a result of the indigenous vegetation along the stream.

7 THE PLAN CHANGE PROPOSAL

- 7.1 The Landscape and Visual Assessment, dated December 2017, provides an overview of the Plan Change in Section 6, starting on page 5. To this information I add the further comments below.
- 7.2 A revised Appendix 8: Whareroa North Outline Development Plan is attached as Appendix 2 to my evidence.
- 7.3 The revised Appendix 8 includes changes to the Whareroa North Concept Plan, key outcomes of the subdivision design and anticipated environmental outcomes.

Whareroa North Concept Plan

- 7.4 The changes to the Whareroa North Concept Plan that are of relevance to my evidence include:
- additional proposed planting within the area proposed to be rezoned and along the access road;
 - additional proposed pedestrian linkages; and
 - the words “likely to be removed” have been removed from the area of regenerating scrub.

Proposed Planting

- 7.4.1 *The proposed planting shown on the Whareroa North Concept Plan includes:*
- Planting along the western boundary of the Land and along the eastern boundary of Whareroa Station. This planting will:
 - address potential adverse landscape and visual effects of the proposed residential development on the adjacent rural land by providing visual screening and physical separation between the rural and residential land uses;
 - create a more natural edge than the straight edge indicated along the boundary of the residential development and the rural land that was shown in Appendix 8 which was part of the application;
 - help to integrate the residential development into the surrounding landscape.

- Planting along the northern boundary of the Land, that will provide a visual backdrop to the residential development and provide a visual buffer between the residential development and the land to the north;
- Planting along the top of the 'bowl' that will help to soften the view of the proposed residential development when viewed from the surrounding landscape and help to integrate the residential development into the surrounding landscape;
- Planting along the southern boundary of the 'bowl' help to integrate the residential development into the surrounding landscape; and
- Planting along edge of the area disturbed by the construction of the access road through the SNA and OLA to reduce the visual and ecological edge effect of the road.

7.4.2 I anticipate that further planting will be incorporated into the development and suitable indigenous plant species and other details of the planting will be specified during the detailed design stage of the resource consent process.

Pedestrian linkages

7.4.3 The pedestrian linkages shown on the Whareroa North Concept Plan will ensure that proposed residential development is well connected to the existing Village and the Lake edge.

Area of regenerating scrub

7.4.4 The wording "likely to be removed" has been deleted from the area of regenerating scrub located in the north east portion of the Land.

Key outcomes of the subdivision design

7.4.5 Key outcomes of the subdivision design that will help to ensure that adverse landscape and visual effects of the proposed residential development will be avoided, mitigated or remedied include:

- low impact stormwater management to prevent the risk of adverse impacts on the escarpment above the Whareroa Stream, including arresting existing erosion at the low point along the escarpment edge;
- avoiding residential lots within areas of landscape and natural values identified in the Taupō District Plan;
- minimising indigenous vegetation removal, earthworks, and the footprint of any structures (bridge, retaining structures) and roading within areas of landscape and/or natural values identified in the Taupō District;
- in areas shown as "Regenerating Scrub", provision for housing sites and protected indigenous vegetation through, for example, clusters of house sites (secured by building envelopes) at the road frontage and protected indigenous vegetation behind (to avoid fragmentation and achieve a buffer to SNA062);
- the management of the adverse effects of loss of indigenous vegetation, fauna and their habitats through best practice management and restoration methods;
- Legal protection in perpetuity of indigenous vegetation planted as part of the subdivision construction and as part of the ecological mitigation/offset planting.

- 7.4.6 Control are proposed to ensure that adverse landscape and visual effects of the proposed residential development will be avoided, mitigated or remedied include:
- limits on the density of residential lots;
 - measures to address potential adverse visual and landscape effects of the bridge;
 - limits on levels of street lighting to address night-time potential adverse visual effects; and
 - controls that will be secured by Consent Notices on future residential titles including limiting:
 - dwelling to one per lot and no further subdivision permitted;
 - further subdivision on future residential lots
 - building height;
 - exterior colours of buildings;
 - exterior lighting
 - window reflectivity; and
 - requiring that vegetation planted on residential allotments as part of the subdivision construction be maintained.

Anticipated Environmental Outcomes

- 7.4.7 The anticipated environmental outcomes, contained in Appendix 8, address Village Character and the Natural and Physical Environment.
- 7.4.8 Anticipated Environmental Outcomes that relate to village character and amenity are quality urban design and residential amenity within the development and residential development of a character and scale compatible Whareroa Village.

Anticipated Environmental Outcomes that relate to the natural and physical environment that are particularly relevant to my evidence address minimising vegetation clearing associated with the bridge and access road, the bridge design to minimise adverse effects on the natural character of the riparian area and offset planting using ecological appropriate methods.

Preliminary Stage

- 7.4.9 The preliminary stage will include landscape investigations and assessments to inform detailed design of mitigation planting in the subdivision itself and the access corridor.
- 7.5 When viewed from the surrounding landscape different areas of the Land have different visual sensitivities. This is mainly created by the existing indigenous vegetation to the east and south of the land and the visibility of areas of the Land from the surrounding landscape. I recommend that during the preliminary design stage the visual sensitivities of the Land be mapped and measures, such as building heights, to respond to these sensitivities are incorporated into the detailed design stage.

8 THE VISUAL CATCHMENT AND THE VIEWING AUDIENCE

8.1 The visual catchment is the area from which noticeable visual changes associated with the proposed development of the Land and the bridge and access road are likely to be evident to any significant degree.

8.2 As stated in the Landscape and Visual Assessment, dated December 2017, the visual catchment of the Land includes:

- portions of the existing Whareroa Village and Whareroa Road;
- portions of Lake Taupō;
- higher ground to the north and west; and
- a portion of the eastern shore of Lake Taupō.

8.3 In addition, the Land is visible from the margins of the northern portion of Rangitukua Scenic Reserve.

8.4 I will now describe the nature of the views from the Whareroa Village, Lake Taupō and Rangitukua and their viewing audience.

Whareroa Village

8.5 The Land is visible from the north facing portion of the existing Whareroa Village. Existing dwellings and vegetation within the existing reserves and lots restrict the locations that the Land is visible from in this portion of the existing Village.

8.6 The Whareroa Village viewing audience is made up of residents of and visitors to the Village.

Lake Taupō

8.7 Topography and existing vegetation limit views of the Land to:

- an eastern portion of the Lake, to the east of the Land and the adjacent eastern Lake shoreline; and
- Lake Taupō south and east of the Whareroa Stream mouth.

8.8 The viewing audience from these portions of the Lake includes people in boats who would generally be fishing and enjoying other recreational water activities.

Rangitukua Scenic Reserve

8.9 The Land is visible from the boundary of the northern portion of Rangitukua Scenic Reserve. The existing indigenous vegetation within the Rangitukua Scenic Reserve screens views of the Land from the Reserve except for near its northern boundary.

8.10 The Rangitukua viewing audience consists of visitors and conservation workers.

- 8.11 When the Land proposed to be rezoned is viewed from the boundary of the northern portion of Rangitukua Scenic Reserve the existing Village will be viewed in the fore and middle ground.

Whareroa Station

- 8.12 The Land is visible from portions of the eastern area of the Whareroa Station, including to the west of the Land and the north western slopes of Rangitukua. As previously discussed these areas have been planted with manuka, which will limit views of the Land.
- 8.13 The Whareroa Station viewing audience comprises farm workers and visitors to the Station.

9 ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

- 9.1 The Landscape and Visual Assessment, dated December 2017, describes the potential landscape and visual effects that may arise as a result of the proposed development at Whareroa North in Section 8, on page 8 and discusses these effects on page 8 and 9. In addition to this I wish to add the following comments.
- 9.2 An assessment of landscape and visual effects takes into consideration changes to the physical landscape, which may result in changes to its character and how it is experienced. Landscapes change over time from both natural processes and human activities. Change in a landscape does not necessarily result in an adverse landscape or visual effects.
- 9.3 Landscape and visual effects usually result from landform or vegetation modifications or the introduction of new structures, facilities and activities. Construction activities create their own landscape and visual effects distinct to those created by the completed development.
- 9.4 Landscape and visual effects of a proposal can be perceived as:
- Beneficial, contributing to the quality of the environment or visual character.
 - Adverse, detracting from quality of the environment or visual character.
 - Benign, having essentially no effect on the on the quality of the environment or visual character.
- 9.5 Changes to a landscape such as the introduction of housing into an area of pasture can initially create dramatic land use change and an alteration of the established visual character. Once established the changed landscape can take on an amenity similar to or of a greater aesthetic value or amenity than those of well-established residential areas.
- 9.6 In managing landscape change it is important that adverse effects are avoided or mitigated to ameliorate the effects of change. Adopting appropriate design outcomes is the key to avoiding or mitigating the effects of change and to achieving a high amenity environment that can provide an adequate substitution for existing amenity.

- 9.7 The degree that landscape and visual effects are generated depends on a number of factors, including:
- The degree to which the proposal contrasts, or is consistent with the qualities of the surrounding landscape.
 - The proportion of the proposal that is visible, which varies with the observer's location in relation to the proposal.
 - The distance that the observer is from the proposal and the foreground context within which the proposal is viewed.
 - The extent of the visual catchment from which the proposal is visible.
 - The number of viewers, their location and whether they are static or moving in relation to the view.
 - The context and backdrop within which the proposal is viewed.
 - The predictable changes of future character of the landscape.
 - The quality of the landscape created by the development and how it contributes to the wider landscape character of the area.

9.8 The definitions for the effects ratings used in my evidence are attached in Appendix 3.

Landscape Effects

Residential development on the Land

- 9.9 The introduction of residential development into an area of land that is now pasture will result in a change in the existing rural character of the land. The effects of this change on the Land will be ameliorated by the measures contained in the revised Appendix 8 that will ensure that the proposed residential development is integrated into the surrounding landscape. These measures are best summed up in the Anticipated Environmental Outcomes in Section 5 of Appendix 8. Of particular importance to landscape effects of residential development are the outcomes relating to Village character and amenity including:
- quality urban design and residential amenity;
 - controls on building height, exterior colours, lighting etc; and
 - minimising the clearance of existing indigenous vegetation and the proposed planting of indigenous vegetation.

9.10 Given the above, I anticipate that the anticipated environmental outcomes of the subdivision and residential development on the Land will ensure the development visually integrates into the surrounding landscape and adverse landscape effects resulting from the proposed residential development of the Land on the character and amenity of the surrounding landscape will be moderate¹.

Landscape effects

The bridge and access road

- 9.11 The introduction of the proposed bridge and access road will result in indigenous vegetation clearance and the introduction structures and roading into an area with high natural and landscape values. Vegetation clearance in an area that presently has a near continuous cover of indigenous vegetation will be the aspect of the proposal that induces the most change to the landscape. Minimising the development footprint as far as practicable, and mitigation planting (discussed further below) will help to mitigate adverse landscape effects of the vegetation clearance.
- 9.12 Revegetation of areas disturbed by earthworks and mitigation planting around the bridge will be particularly important to ameliorating the landscape effects of the vegetation clearance associated with the bridge and access road.
- 9.13 The final alignment and design of the bridge and access road will be informed by the preliminary stage when various site investigations and pre-design work will be undertaken. The preliminary stage will include landscape investigations and assessments to inform detailed design of mitigation planting of the access.
- 9.14 In my opinion, given the information that I now have, the access will initially create localised high adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

¹ Using the 7 point scale, extreme/very high/high/moderate/low/very low/negligible, recommended in the NZILA Best Practice Note Landscape Assessment and Sustainable Management 10.1.

Visual Effects

- 9.15 An assessment of visual effects takes into consideration the amenity values of the landscape including “those natural and physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”. Thus, an assessment of visual effects analyse the perceptual (visual) response that any identified changes to the landscape may evoke, including effects relating to views and visual amenity.

Visual effects

Residential development on the Land

- 9.16 In order to better understand potential visual effects of residential development of the Land a viewpoint was selected to represent views from the existing Whareroa Village. This photograph is Photograph 1 in Appendix 4.
- 9.17 In addition, a photograph taken from the western portion of the Land looking east is used in my evidence to illustrate the eastern portion of the Lake and the adjacent eastern lake margin from which the site is visible. This is Photograph 2 in Appendix 4.

Photograph 1

Photograph 1 illustrates the visibility of the Land, from No. 30 Turangitukua Terrace looking north-east.

- 9.18 This photograph illustrates that from this location existing indigenous vegetation to the east and south of the Land, referred to in Paragraph 6.2 of my evidence, provides visual screening of portions of the Land.
- 9.19 From this location residential development within the south facing depression and the Land to the north of it would be visible. The planting at the top of the south facing depression and along the northern boundary of the Land as well as the other measures contained in the revised Appendix 8 will help to integrate the proposed residential development into the surrounding landscape and mitigate visual effects when viewed from this location.
- 9.20 I recommended that during the detailed design stage of the subdivision special attention be given to incorporating additional vegetation within the south facing depression and the Land to the north of it to further help to integrate the proposed residential development into the surrounding landscape and mitigate visual effects when viewed from this location.
- 9.21 From this Viewpoint I anticipated that visual effects of residential development will be moderate initially and change to low once the planting is well established.

Photograph 2

- 9.22 Photograph 2 illustrates the eastern portion of the Lake and adjacent lake edge to the east of the Land that have views of the Land.
- 9.23 I anticipate that from this portion of the Lake and lakeshore future residential development on the Land would form a very small part of the view given the viewing distance.
- 9.24 I anticipate that the visual effects of the proposed residential development of the Land will be low given the viewing distance and the measures contained in the revised Appendix 8 that will ensure that the proposed residential development on the Land will be integrated into the surrounding landscape.

Visual effects of the proposed bridge and road up the escarpment

- 9.25 U6 Photomontages Limited (U6) was commissioned to prepare photomontages from 3 representative locations to illustrate the potential visual effects of the proposed road on the escarpment.
- 9.26 These Photomontages and an explanation of the methodology used in preparing them are contained in Appendix 5.
- 9.27 For each viewpoint location U6 prepared a panoramic photomontage image showing the existing landscape scene and a second one showing the landscape scene containing the proposed road, bridge and revegetation planting on the escarpment. Viewpoint 1 and 2 represent views from Whareroa Village and Viewpoint 3 represent the view from the area of the surface of Lake Taupō from which proposed bridge location and the escarpment above the bridge is visible.
- 9.28 The photomontages showing the landscape scene containing the proposed development utilise images of plants that simulate the look of kanuka plants (*Kunzea ericoides*) at 5 m tall. I anticipate that kanuka plants may achieve this heights within 10 years after planting, but plant growth is influenced by many factors. The visual mitigation provided by planting would increase as plant height increases.
- 9.29 The photomontages were based on earthworks and engineering information provided by Cheal Consultants Limited including the images contained in Appendix 6. These drawings are:
- IBA1070-110 – Proposed Development View, U6 Photo Viewpoint 1, from Whareroa Road;
 - IBA1070-111 - Proposed Development View, U6 Photo Viewpoint 2, from No. 30 Turangitukua Terrace;
 - IBA1070-112 - Proposed Development View, U6 Photo Viewpoint 3, from Lake Taupō.
- 9.30 The image IBA1070-111 - Proposed Development View, U6 Photo Viewpoint 2, from No. 30 Turangitukua Terrace illustrates the earthworks associated with the bridge will involve fill on each side of the bridge and a cutting further up the escarpment. The cutting will create banks on both sides of the road that will help to ameliorate the visual effects of the access road.

Photomontage Viewpoint 1 Viewed from Whareroa Road looking north

9.31 Viewpoint 1 was selected to represent the view from Whareroa Road, within the portion of the village adjacent to the Whareroa Stream.

9.32 From this Viewpoint I anticipated that:

- immediately following construction of the road the following will be visible:
 - proposed road and adjacent footpath between the existing road and the bridge;
 - the bridge,
 - approximately 80 m of the road above the bridge; and
 - earthworked area.
- when the proposed planting has achieved a height of 5 m the following will be visible:
 - proposed road and adjacent footpath between the existing road and the bridge;
 - the bridge; and
 - an approximately 10 m section of the road above the bridge.

9.33 To further reduce the visual effects of the bridge I recommended that:

- the colours used on the bridge surface are from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity levels of less than 35% and; and
- indigenous planting, in addition to that shown on the second photomontage for Viewpoint 1, is utilised.

9.34 From this Viewpoint the proposed bridge and access road will be viewed in the context of the existing residential development. The vegetation clearance and earthworks will initially following construction create high visual effects that will reduce the visual amenity and natural character of the escarpment. These visual effects will transition from high to moderate as the proposed vegetation grows to a height of 5 m, and that as the vegetation continues to grow in height the visual effects of the earthworks and roading would reduce to low, provided that the recommendations in the paragraph above are adopted.

9.35 In my opinion, given the information that I now have, the access will initially create localised adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

Photomontage Viewpoint 2 Viewed from No. 30 Turangitukua Terrace looking north-east

9.36 Viewpoint 2 was selected to represent the view from the north facing portion of the Whareroa Village from which the Land is visible. From this Viewpoint I anticipated that the following would be visible:

- immediately following construction of the proposed road the following will be visible:
 - the road to the bridge and adjacent footpath;
 - the bridge; approximately 80 m of the road above the bridge; and
 - the earthworked area.

- when the proposed planting has achieved a height of 5 m the following will be visible:
 - the bridge;
 - an approximately 30 m section of the road immediately above the bridge; and
 - an additional approximately 10 m section of the proposed road higher up the escarpment.

9.37 I anticipated that from Viewpoint 2 the visual effects of the earthworks and roading on the escarpment will be very high initially following construction and transition from very high to high as the proposed vegetation grows to a height of 5 m and that as the vegetation continues to grow in height the visual effects of the earthworks and roading would reduce to moderate.

9.38 In my opinion, given the information that I now have, the access will initially create localised adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

Photomontage Viewpoint 3 Viewed from Lake Taupō looking north-west

9.39 Viewpoint 3 was selected to represent the view from the area of the surface of Lake Taupō from which the escarpment above the Whareroa Stream is visible. This viewpoint is approximately 280 m from the lake shore.

9.40 From this Viewpoint I anticipated that:

- immediately following construction of the road the following will be visible:
 - a portion of the proposed bridge;
 - approximately 75 m of the road above the bridge; and
 - earthworked area.
- when the proposed planting has achieved a height of 5 m a portion of the proposed bridge will be visible.

9.41 I anticipated that from Viewpoint 3 the visual effects of the earthworks and roading on the escarpment will be high initially following construction and low once the proposed vegetation has grown to be 5 m tall, provided that the recommendations in paragraph 9.32 above are adopted.

9.42 In my opinion, given the information that I now have, the access will initially create localised adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

Construction effects

9.43 The subdivision construction at Whareroa North would be staged over a number of years as was the construction of the existing Whareroa Village.

9.44 Earthworks will be managed in stages with limited areas being active at any one time.

9.45 Initially subdivision construction would involve the access road and Stage 1 in the north eastern area of the Land. As discussed previously the earthworks associated with the access road will initially create high landscape and visual effects. I anticipated that these effects would reduce to moderate and then to low over time as the plants grow and achieve a height of 5 m tall.

9.46 The Stage 1 residential area is within the area of regenerating scrub and enclosed on the south and east by indigenous vegetation of 8 to 18 m in height. I anticipate that this adjacent indigenous vegetation will largely or totally visually screen construction activities in this area.

9.47 Depending on the stage being constructed the visual catchment and affected landscape will be limited.

9.48 Construction activities are generally temporary in nature and depending on the view location the effects are assessed as being low to moderate for the residential development and high for the access road.

10 ASSESSMENT OF CUMULATIVE EFFECTS

10.1 Cumulative landscape and visual effects arise over time or in combination with other effects in the wider area. Potential cumulative effects on the natural character and the landscape and amenity values of the area may arise from a combination of the existing Village, the residential development of the Land and additional future effects that are inevitable and predictable .

10.2 Other than the proposed manuka plantation on Whareroa Station adjacent to the Land I know of no other proposals for development or human induced landscape change in the Whareroa area.

- 10.3 Over time natural changes to the landscape might include the changes to the existing indigenous vegetation that might arise from the natural maturation of the surrounding indigenous vegetation or adverse effects that might arise from events such as the continued erosion on the escarpment below the 'bowl', fire etc.
- 10.4 The landscape changes may occur over time as a result of permitted changes in rural land uses (and associated buildings and plantings) in the surrounding area. Permitted changes to the rural land uses that have recently occurred include forestry, dry stock farming, and the introduction of the manuka forest. Other new rural initiatives may occur over time.
- 10.5 Cumulative effects that might arise would result from the combination of the effects arising from the existing Whareroa Village and future ones that might arise as a result of the Whareroa North proposed residential development. As stated above Whareroa North would be constructed in stages with effects arising over time. In my opinion residential development at Whareroa North is likely to have an amenity similar to the existing Village and will sit comfortably in the surrounding landscape and will not create cumulative landscape and visual effects.

In my opinion, given the information that I now have, the access will initially create localised high adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in cumulative effects on the overall values and character of the OLA (described in the TDP).

11 THE RELEVANT PLAN CONTEXT

11.1 The Landscape and Visual Assessment, dated December 2017, contained in the application document addresses the relevant plan context in Section 9, starting on page 9.

11.2 The Resource Management Act 1991 (RMA) provisions relevant to landscape and visual effects addressed in my evidence will be in respect to the relevant planning provisions of the Waikato Regional Policy Statement and the Taupō District Plan each of which are deemed to have given effect to the relevant provisions of Part 2 of the RMA , namely:

Section 6(a) – the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development

Section 6(b) – the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development

Section 7(c) – the maintenance and enhancement of amenity values

Section 7(f) – the maintenance and enhancement of the quality of the environment

- 12 An assessment of the proposed plan change in terms of the objective and policies (in relation to landscape and visual matters) of the Taupō District Plan and the Waikato Regional Policy Statement are attached in Appendix 7.

COMMENTS ON MATTERS RAISED IN THE PROFESSIONAL TECHNICAL REVIEW

12.1 A professional technical review , dated 17 December 2019, of the Landscape and Visual Assessment contained in the application by Rebecca Ryder, Landscape Architect (Boffa Miskell). Ms Ryder and I visited Whareroa and the Land on January 31 January 2020.

12.2 Changes incorporated into Appendix 8 include those resulting from my responses to the professional technical review.

Professional Technical Review	Response
<p>The proposal does not recommend mitigation / design controls on the new subdivision (.e.g. covenant planting, height, density, or colour restrictions) or introduce Special Requirement Areas.</p> <p>It is recommended that vegetation patterns, height, density, materiality etc are all controlled – in order to assist the development, integrate into the surrounding landscape</p>	<p>Refer to Section 7 of my evidence.</p> <p>The key outcomes of the subdivision design and anticipated environmental outcomes contained in the Whareroa North Outline Development Plan includes mitigation / design controls on the new subdivision and these are proposed instead of Specific Requirement Area provisions.</p> <p>The Whareroa North Concept Plan includes proposed planting and a maximum dwelling density. Refer to paragraph 7.5 of my evidence.</p>
<p>Resource Consent applications will likely be a stage by stage basis. Therefore, the processing will not include / address any landscape and visual effects of the development as a whole.</p>	<p>Refer to Section 7 of this evidence and the Whareroa North Concept Plan.</p> <p>The Whareroa North Concept Plan, the key outcomes of the subdivision design and anticipated environmental outcomes (which are in Appendix 8 – Whareroa North Outline Development Plan) will ensure landscape and visual effects of the development are addressed as a whole.</p>
<p>As a result of the SSSP “any plan change proposing future development in Whareroa future growth area shall consider (but not be limited to) the following:”</p> <ul style="list-style-type: none"> • Potential effects of development on the Outstanding Landscape Area (OLA) including against the relevant objectives, policies; and implementation methods of the Taupō District Plan, Waikato 	<p>Appendix 7 of my evidence includes an assessment of relevant TDP and WRPS objectives and policies</p>

<p>Regional Policy Statement and Regional Plan;</p> <ul style="list-style-type: none"> • Landscape effects of built structures and visible infrastructure including roading, retaining structures and the bridge within sensitive landscape areas; • Potential conflict that may arise between the desire for views and new vegetation planting; • The opportunity to create new recreational areas within the site and connections to other recreational corridors and the Lake; • Retaining buffer vegetation between the build environment and the remaining farmland; and • The visual effects of new development when viewed from the existing settlement and from the Lake. 	<p>Refer to Section 9 of this evidence</p> <p>The existing indigenous vegetation surrounding the Land on the east and the south will continue to development towards a climax forest vegetation type (with taller trees) and this will over time limit views.</p> <p>Refer to Section 7 of this evidence and the Whareroa North Concept Plan.</p> <p>Refer to Section 7 of this evidence and Appendix 8 – Whareroa North Outline Development Plan</p> <p>Refer to Section 9 of this evidence</p>
<p>It is expected that by addressing the above matters, the Private Plan Change would address matters of control and rules to address identified effects. The LVA can provide recommended measures to manage effects that can be included in the private Plan Change. In my opinion leaving effects matters to be addressed at the resource consent stage, does not address outstanding matters not previously addresses in the SSSP and clearly sought as an outcome by The SSSP of a plan change for the site.</p>	<p>Refer to Section 7 of this evidence and Appendix 8 – Whareroa North Outline Development Plan</p>
<p>Section 3h of the TPD includes references to relevant design guidelines. The Taupō District Council Design Guide for Rural Subdivision Amenity and Character also provides visual guidance for OLA objectives, policies and rules (4a.3.2.(e)).</p>	<p><i>The Design Guideline for Rural Subdivision</i> was applied in the preparation of the Whareroa North Concept Plan and will be applied during the detailed design stage.</p>

<p>The LVA provides a comprehensive assessment against the TDP objectives and policies and the LVA relies upon the Residential Section of the District Plan to control the scale of structures.</p>	<p>As the Plan Change proposes to rezone the Land from “Rural Environment” to “Residential Environment” the “Residential Environment” objectives and Policies will apply.</p>
<p>In my view when considering plan changes the outcomes sought and the ‘parameters’ on the development should be clearly identified. This is in order to protect the identified values of the SNA / OLA / Landscape Character / Amenity Values – from adverse identified from residential development.</p> <p>These measures could include:</p> <p>Native Planting</p> <ul style="list-style-type: none"> - Consider the covenanting of existing planting (where it is required to strengthen patterns and provide mitigation); - Increase planting in areas of highlighted sensitivity. Including: <ul style="list-style-type: none"> - The interface between the rural land to the west - Strengthening canopy vegetation in the existing native bush - Utilise vegetation to screen buffer / along sensitive escarpment edges 	<p>Refer to Appendix 8 – Whareroa North Outline Development Plan which includes the parameters/requirements and outcomes anticipated</p> <p>Refer to Section 7 of this evidence</p> <p>Refer to Section 7 of this evidence and the Whareroa North Concept Plan</p> <p>In paragraph 11.5 of Mr Weddings evidence he states:</p> <p><i>In Council’s Landscape evidence, Ms. Rebecca Ryder suggests ‘strengthening canopy vegetation in the existing native bush’ as mitigation by way of native plantings. I consider that such planting would have an overall enhancement effect on the existing vegetation and habitats in the long term given that the SNA scrub within the North Whareroa development area appears to be lacking in future climax forest species, such as totara (Podocarpus totara), rimu (Dacrydium cupressinum) and kahikatea (Dacrycarpus dacrydioides). I have provided recommendations to strengthening canopy vegetation to minimise edge effects created by the proposed road and bridge, identified in the attached appendix 8, however any further enhancement plantings within the existing vegetation could be incorporated into a biodiversity offset package that would provide for a range of enhancement measures such as pest control, weed removal and revegetation.</i></p> <p>Existing vegetation along the east and south boundary of the Land significantly screens views of the Land and no further visual screen planting is required.</p>

<ul style="list-style-type: none"> - Consider avoiding straight edge and integrate native vegetation as reserve edge to the rural boundary - Provide vegetation to provide a backdrop for the development when viewed from the existing residential to the Lake - Paragraph 8.6 identifies the LVA identifies that limits on the reflectivity of exterior surfaces of buildings and fences would help to avoid, remedy or mitigate potential adverse landscape and visual effects arising from buildings and fences - Addressing variance of building scale responding to sensitivities of the site; - Align roads and roading to natural contours and manage the effects of earthworks; - Lighting; - Ancillary building and structure controls; - Viewshaft management; and - Consider that this area would warrant the application of Specific Requirement Area (SRA) e.g. Kinloch / Mapara Hill etc. 	<p>Refer to Section 7 of this evidence and the Whareroa North Concept Plan.</p> <p>Refer to Section 7 of this evidence and the Whareroa North Concept Plan.</p> <p>Refer to Section 7 of this evidence</p> <p>Refer to paragraph 7.5 of my evidence</p> <p>Refer to Section 7 of this evidence</p> <p>Refer to Section 7 of this evidence</p> <p>No specific controls for ancillary buildings and structures are proposed as part of the plan change</p> <p>The existing indigenous vegetation surrounding the Land on the east and the south will continue to development towards a climax forest vegetation type (with taller trees) and this will over time limit views. Identifying and managing viewshafts would suggest that the existing views would remain in the long term and this is unlikely given the SNA will be protected.</p> <p>Refer to Section 7 of this evidence. The key outcomes of the subdivision and the anticipated Environmental outcomes contained in the Whareroa North Outline Development Plan and are proposed instead of Specific Requirement Area provisions</p>
<p>Assessment Approach</p> <p>To assist in evaluating the effects it would assist the application for the LVA to integrate recognised industry approaches for the assessment of</p>	<p>Refer to Section 9 of this evidence</p>

<p>landscape and visual effects. Included within this would be the application of a recognised effects rating scale. The degree (level) in conjunction with the nature of the effect, by following this approach, should be identified and described on a 7-point scale.</p>	
<p>It would be helpful to demonstrate a distinction in the assessment to distinguish the effects on the landscape character and effects on the visual catchment and its visual amenity.</p>	<p>Refer to Section 9 of this evidence</p>
<p>Existing Landscape Values</p> <p>To further demonstrate the conclusions and considerations of the visual effects use imagery / site photos or simulations with the LVA assessment is considered necessary.</p>	<p>Refer to Section 9 of this evidence</p>
<p>To further understand the landscape sensitivities that require management it is recommended the assessment include detailed analysis of the existing landscape sensitivity of the site and its capacity to accommodate change detail.</p>	<p>Refer to paragraphs 6.6 and 7.5 of my evidence</p>
<p>Landscape Effect</p> <p>The site has different degrees of sensitivity, including areas of high sensitivity to change adjacent to the Lake and OLA, areas to the west adjacent to the existing rural and areas adjacent to the stream. Lower lying areas to the north west are likely to have lower sensitivity to change and it would assist the response to the SSSP and TDP for the LVA to demonstrate these differences</p>	<p>Refer to paragraphs 6.6 and 7.5 of my evidence</p>
<p>The plan identifies a large area of regenerating scrub that is “likely to be removed”. This vegetation removal is not assessed in the LVA report and remediation and mitigation measures are not currently incorporated.</p>	<p>Refer to Section 7 of this evidence</p>
<p>This proposal includes earthworks, structures (retaining) within the OLA. No further assessment on the dimensions and factors, values and</p>	<p>These structures and earthworks will be mitigated with planting as per the concept plan. This is consistent with WRPS Policy 12.1.1.b.ii which allows for mitigation of adverse effects on characteristics and values of OLAs where those adverse effects can't be avoided.</p>

<p>associations of the two OLA has been undertaken.</p>	<p>The preliminary stage will include landscape investigations and assessments to inform detailed design of mitigation planting in the subdivision itself and the access corridor.</p>
<p>As built development, attributed to future housing, will be outside the OLA area the report considers there are 'no' adverse effects on the OLA. However, consideration of adjacent effects is a consideration that whilst not driven by policy is considered best practice, and it is supported by the Environment Court.</p>	<p>Refer to Section 9 of my evidence</p>
<p>As the majority of the site lies between three outstanding landscapes/features all three of these should be considered in the landscape assessment with a focus on the broader continuity of the landscape and specifically address potential effects on the adjacent OLA. Equally the proposed road and earthworks associated reside within the OLA and these effects should be considered against the dimensions (factors values and associations) and their respective attributes of the OLA.</p>	<p>The preliminary stage will include landscape investigations and assessments to inform detailed design of mitigation planting in the subdivision itself and the access corridor.</p>
<p>The development remains adjacent to OLA and the potential effects on the broader factors, values and associations of the OLA should be, for robustness, be addressed. There is potential for the development to affect the sensory and associated attributes of the OLA and it is recommended that the adjacent and overall effect on those values are addressed in the assessment.</p>	<p><u>Refer to Section 9 of my evidence</u></p>
<p>Natural Character It is important to note that Natural Character is a concept that occurs on a continuum and consideration of the Waikato Regional Policy Statement Objective 3.12b) should also be considered in the assessment.</p>	<p>Refer to Sections 6 and 9 of my evidence</p>
<p>Further analysis should be undertaken to consider the policy overlays relating to natural character and consider the wider margins and the proposals effect on these values. Human modifications is a key indicator in the impact on natural</p>	<p>See Section 6 and 9 of my evidence</p>

<p>character and for this reason a Natural Character assessment should be included within the assessment report. The assessment does not go on to identify the typical viewing audience or the nature and degree of the effect on the viewing audience. Representative viewpoints are needed to assist in demonstrating the analysis undertaken from the representative viewpoints. The magnitude of visual change is not identified for the viewing audience and in turn the level of visual effects is not clearly identified. The LVA should address additional views of the development from the Rangitukua Scenic Reserve, representative private views from surrounding neighbours including Whareroa Station, and the Whareroa Village and the users / visitors to the Whareroa village. and</p>	
<p>Visual Assessment</p> <p>The visual assessment should consider the development as a whole, including considerations of anticipated buildings, the proposed access, earthworks and any landscape remediation or mitigation measures and the effectiveness of these.</p>	<p>Refer to Section 9 of my evidence</p>
<p>Cumulative Landscape and Visual Effects</p> <p>The assessment does not address cumulative landscape and visual effects (effects of the proposal in conjunction with previous development). The LVA should consider cumulative effects of the proposed development on the landscape, particularly with regard to the extension of the Whareroa Settlement into the rural landscape. It is noted that the Southern Settlement Structure Plan theoretically addresses the cumulative landscape effects however further consideration of the cumulative visual effects should be considered as part of this plan change.</p>	<p>Refer to Section 9 of my evidence</p>
<p>Assessment Responses</p>	

<p>In order to better understand the actual and potential landscape and visual effects of this proposal, we recommend the applicant's expert Landscape Architect address the following matters:</p> <p>Landscape effects</p> <ul style="list-style-type: none"> a) Analysis of site-specific landscape values. b) assessment of the site-specific landscape sensitivities, identification of the nature of the effect (beneficial, neutral, adverse) and the degree of effect. c) Application of a 7-point assessment scale with evaluation of the level of the effect in regard to NZILA Best Practice Guide 10.1 and relativity to the Resource Management Act 1991 terms of <i>less than minor</i>, <i>minor</i>, <i>more than minor</i>. d) Assessment of effects upon the natural character of Lake Taupō and its margins, taking into account Waikato Regional Council's RPS. <p>Visual Effects</p> <ul style="list-style-type: none"> e) Clear identification and representation of the visual catchment and identified viewing audiences by way of mapping and photography. f) Application of a 7-point assessment scale with evaluation of the level of the effect in regard to NZILA Best Practice Guide 10.1 and relativity to the Resource Management Act 1991 terms of <i>less than minor</i>, <i>minor</i>, <i>more than minor</i>. <p>Mitigation Methods</p> <ul style="list-style-type: none"> g) Identifications of methods to manage the effects of activities including addressing vegetation management, viewshafts, and built form, scale and colour. h) Clear summary of level of landscape and visual effects with regard to NZILA Best Practice Guide 10.1 and relativity to the Resource Management Act 1991 	<p>Refer to paragraphs 6.6 and 7.5 of my evidence</p> <p>Refer to paragraph 6.6 and 7.5 and section 9 of my evidence</p> <p>Refer to Section 9 of my evidence</p> <p>Refer to Section 9 and 11 of my evidence</p> <p>Refer to Section 9 of my evidence</p> <p>Refer to Section 9 of my evidence</p> <p>Refer to Section 7 of my evidence</p> <p>Refer to Section 9 of my evidence</p>
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13 COMMENTS ON MATTERS RAISED IN SUBMISSIONS

Submitter	Submission Points	Rebuttal
Sutcliffe, Ian (#9)	<p>Impacts on the significant natural areas and landscapes</p> <p>Oppose the proposal because of potential adverse effects on the natural character of the environment, and because the area is one of</p>	Refer to Section 9 of my evidence
R and J Colman (#13)	Oppose the proposal because the it is an area of “outstanding natural beauty’ and would impact the area’s existing character.	Refer to Section 9 of my evidence
Waikato Regional Council	<p>WRPS Policy 12.2 ensures the natural character of lakes, rivers and their margins are preserved. Where natural character is deemed to be ‘outstanding’, the policy stipulates activities should avoid adverse effects on natural character. In the case of Whareroa the distinctive cliffs and elevation of the settlement offer spectacular views and a high level of uniqueness and natural character.</p> <p>The indicative access route would require removal of vegetation within the SNA and OLA and it is likely that earthworks would be required to substantially cut into the very steep slope on erodible pumice substrate. The existing erosion apparent on the slope, and the presence of underground hydrological features creates uncertainty as to the extent of the cut required and hence the scale of the impact this might have on the OLA.</p> <p>The landscape assessment confirms that the road and the associated vegetation clearance across the plateau will be visible from the Whareroa settlement and areas on Lake Taupō.</p> <p>The WRPS requirement to avoid adverse effects on outstanding natural features would also suggest that alternative access routes be considered, particularly as there are existing dwellings and forestry tracks to the north of the proposed residential development.</p>	Refer to Section 9 of my evidence

14 COMMENTS ON THE MATTERS RAISED IN THE SECTION 42A REPORT

- 14.1 Ms Ryder's evidence forms Attachment E to the s 42A report. That evidence summarises her earlier technical report and my comments are set out above and not repeated here.

15 CONCLUSIONS

- 15.1 The proposed Plan Change 36 for Whareroa North would provide for residential development on existing pasture (the Land) and requires road access through OLA 60.
- 15.2 The plan change proposal contains a revised Appendix 8: Whareroa North Outline Development Plan that includes the Whareroa North Concept Plan, key outcomes of the subdivision design and anticipated environmental outcomes.
- 15.3 The conclusions of the landscape and visual assessment in my evidence concludes:

Landscape effects

- the anticipated environmental outcomes of the subdivision and residential development on the Land will ensure the development visually integrates into the surrounding landscape and adverse landscape effects resulting from the proposed residential development of the Land on the character and amenity of the surrounding landscape will be moderate.
- the access will initially create localised high adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

Visual effects

- the visual effects of residential development will be moderate initially and change to low once the planting is well established.
- the access will initially create localised adverse effects on the natural and amenity values of OLA 60 (and that these adverse effects can be somewhat mitigated by revegetation planting and other measures to reduce these effects), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in the overall values and character of the OLA (described in the TDP) being adversely affected.

Construction effects

- construction effects will be temporary in nature and will depend on the view location. For the residential development these will be low to moderate for the access road will be high.

Cumulative effects

- residential development at Whareroa North is likely to have an amenity similar to the existing Village and will sit comfortably in the surrounding landscape and will not create cumulative landscape and visual effects.
- the access will initially create localised high adverse effects on the natural and amenity values of OLA 60 (and these adverse effects can be somewhat mitigated by revegetation planting and other measures), however because of the large extent of the OLA (described in Section 7 of the District Plan as the Western Lake Taupo bays extending from Waihi to Whakaroa Peninsula) in my view those localised effects will not result in cumulative adverse effects on the overall values and character of the OLA (described in the TDP).

Mary Anne Monzingo

29 April 2020