

Before the Independent Hearing Panel at Taupō

In the matter of: A request under Section 1 of the Resource Management Act 1991
to rezone land at Whareroa (being Proposed Plan Change 36 to the
Taupo District Plan)

to: Taupō District Council

Applicant: The Proprietors of Hauhungaroa No. 6

Rebuttal Evidence of Mary Anne Monzingo on behalf of the Proprietors of Hauhungaroa No. 6

(Landscape and Visual Effects)

INTRODUCTION

1. My name is Mary Anne Monzingo. My qualifications and experience are set out in my Evidence in Chief (EiC).
2. My rebuttal statement of evidence is given on behalf of the Proprietors of Hauhungaroa No. 6.

CODE OF CONDUCT

3. 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.

PURPOSE OF THIS OF REBUTTAL EVIDENCE

4. The purpose of this Rebuttal Evidence is to respond to matters contained within the Rebuttal Evidence from Ms Ryder. I have grouped these matters into the following:
 - Scale of effects;
 - Site specific values;
 - OLA 60;
 - Landscape effects;
 - Natural character effects;
 - Visual effects; and
 - Cumulative effects.

COMMENTS ON MS RYDER'S REBUTTAL EVIDENCE

Scale of effects

5. The definition of Extreme Effects was omitted from the Definition of Effects Ratings contained in Appendix 3 to my EiC. The definition of extreme effect is:

Extreme effect

The proposal would result in the total loss of the characteristics and key attributes of the surrounding landscape and/or visual context amounting to a complete change in the landscape character.

6. I have reconsidered the definition of Moderate Effect contained in Definition of Effects Ratings contained in Appendix 3 to my EiC and have revised it as follows:

Moderate effect

The proposal will have a moderate effect on the:

- *character or key attributes of the receiving landscape; and/or*
- *the visual context within which it is viewed; and/or*
- *the perceived amenity derived from it.*

7. The revised Definitions of Effects Ratings is attached at **Appendix 1** to this rebuttal evidence.

Site Specific Values

8. The site specific values of the Land (the area proposed to be rezoned) can be categorized as:
 - an area of broadleaved forest / scrub. This area contains regenerating indigenous vegetation which creates a degree of natural landscape character in this area. This area shares a common boundary on the east and south with SNA062. The vegetation within the SNA visually screens views of this area from the east and south.
 - an area of paddock. The area of paddock has a rural landscape character. Within this area of paddock:
 - the vegetation within the SNA visually screens parts of this area from the east and south; and
 - the regenerating indigenous vegetation to the north of the paddock visually screens it from the north.
9. The area through which the access road (including the bridge) is proposed to traverse is identified as SNA062 and a portion of this area is identified as OLA 60. This area has high natural landscape character values.
10. The site specific values identified above, as well as the following factors, were used to determine the ability of areas of the Land and OLA 60 to accommodate change without adversely affecting the landscape values of the Land, OLA 60 and the surrounding landscape:
 - the sensitivity to changes on the Land of adjacent areas (addressed in paragraph 6.17 of my EIC); and
 - the topography of the Land.
11. Figure 1 below show the ability of areas of the Land and OLA 60 to accommodate change without adversely affecting the landscape values of the Land, OLA 60 and the surrounding landscape.

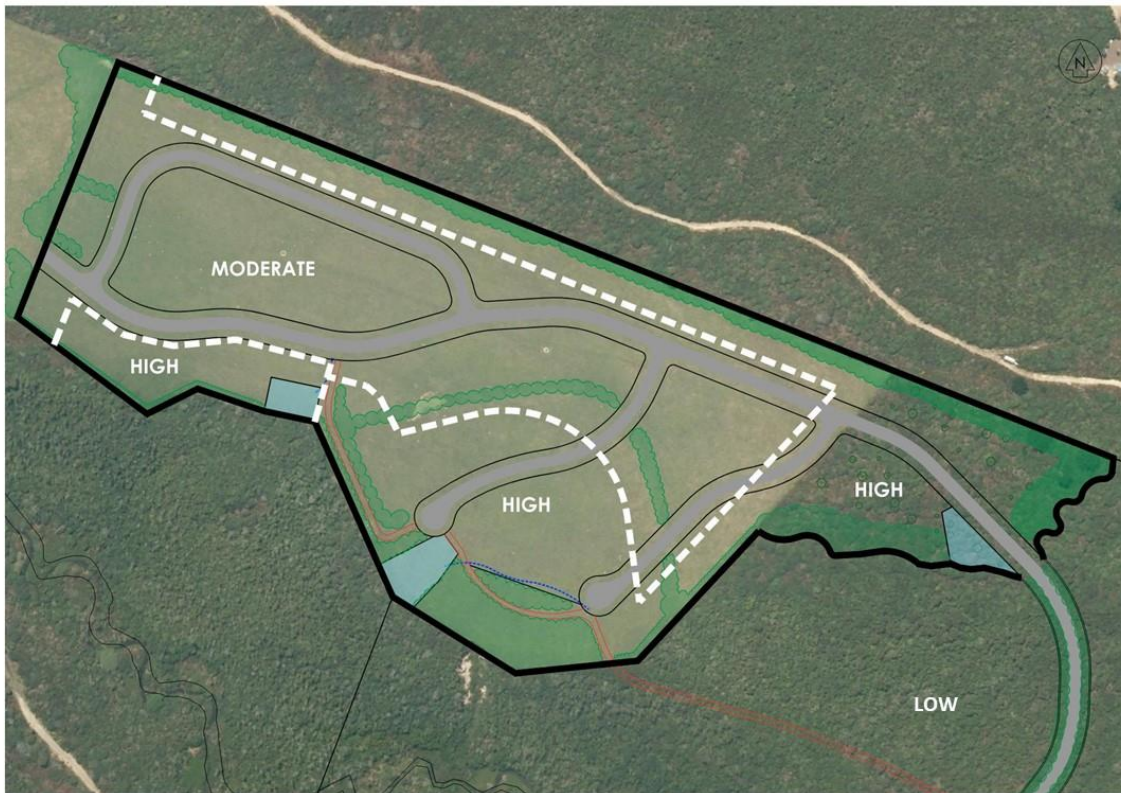


FIGURE 1
Ability to accommodate change without adversely affecting the landscape values of the Land and the surrounding landscape.

12. Areas of the Land rated as having high ability to accommodate change without adversely affecting the landscape values of the Land, OLA 60 and the surrounding landscape are:
 - within the area of broadleaved forest / scrub; and
 - along the northern, east and southern boundary of the Land; and
 - the lower lying area of the bowl;

13. Areas of the Land with moderate ability to accommodate change without adversely affecting the landscape values of the Land, OLA 60 and the surrounding landscape are:
 - the area adjacent to the rural land to the west of the Land; and
 - the central area of the Land.

14. The landscape and natural character values of OLA 60 result in it having a low ability to accommodate change without adversely affecting those values and the surrounding landscape.

15. The ability of areas of the Land to accommodate change without adversely affecting the landscape values of the Land, OLA 60 and the surrounding landscape were used to determine appropriate maximum height of buildings.

OLA 60

16. In preparing my EIC I relied on the description of OLA 60 contained in Section 7.1 of the Taupo District Plan (TPD). This description is contained in Appendix 1 of my EIC. Further research has revealed that the planning maps in the TDP show that OLA 60 is made up of five separate, relatively small areas and that there is a disconnect between the name and description of OLA 60 contained in the TDP.
17. Plans showing the locations of the areas identified as OLA 60 are attached at **Appendix 2** to this rebuttal evidence.
18. The locations of the areas of OLA 60 are along the Lake edge and:
 - south of and adjacent to the rural residential development off Parerohi Grove, south of Pukawa;
 - adjacent to residential development within Omori;
 - adjacent to residential development within Kuratau;
 - north of the Whareroa Stream; and
 - between the Karangahape Cliffs and Whanganui, near the settlement at Whanganui.
19. There are no further areas identified as OLA 60 to the north and east of the area identified as OLA 60 that is located between the Karangahape Cliffs and Whanganui.
20. The above information regarding OLA 60 establishes its:
 - general close association with existing residential development near the Lake edge; and
 - role in providing a framework to existing residential development.
21. The areas identified as OLA 60 are all relatively narrow widths of mainly indigenous vegetation and are small in size when compared with the other OLAs in the vicinity. The locations of these other OLAs, OLA 13, 40 and 10, in the vicinity of Whareroa, are shown on the plans in **Appendix 2** to this rebuttal evidence. The descriptions of these OLAs are attached at **Appendix 3** to this rebuttal evidence. From these descriptions it is clear that OLA 13, 40 and 10 are large scale prominent landscape features. This is in sharp contrast to the small scale and low prominence of the areas that make up OLA 60.
22. Although dividing up the areas that meet the criteria to be classified as OLAs into individual components is useful when describing their qualities, the landscape is viewed as a continuum without these artificial boundaries.

Landscape Effects

23. In paragraph 16 of her rebuttal evidence Ms Ryder states that she has serious concerns as to the implementation of the approach and methods applied to enable the proposed residential land use to integrate with the surrounding rural landscape, as set out in Section 7 of my EIC. The Joint Witness Statement (Landscape) records that it was agreed that my rebuttal evidence would provide further precision in terms of the plan mechanisms and that these would be translated into Appendix 8 provisions to ensure that there was greater certainty that the outcomes agreed by the Landscape Architects were to be implemented. It was also agreed that matters requiring

consideration included planting (including the western and northern interface with the Rural environment) and building heights.

24. Appendix 8, Whareroa North Outline Development Plan has been revised to include the following matters as key outcomes of the subdivision design:
 - Planting of new and supplementary indigenous vegetation in accordance with Schedule 1 Whareroa North Indigenous Planting Proposal;
 - A safer community through incorporating “Crime Prevention Through Environmental Design” (CPTED) principles. Note: A CPTED assessment is to be undertaken as part of the subdivision design process and included with any application for subdivision consent;
 - maximum building heights to be secured by Consent Notices or other suitable legal mechanisms; and
 - The requirement that the subdivision application for Stage 1 shall include a report prepared by a suitably qualified engineer, landscape architect and ecologist outlining how the proposed road design minimises physical intrusion into SNA062 and OLA 60 while providing a safe and suitable road connection.
25. In addition, the “Anticipated Environmental Outcomes” has been revised to “Required Environmental Outcomes” to ensure the anticipated outcomes are achieved.
26. The revised Appendix 8 is attached at **Appendix 4** to my rebuttal evidence.
27. It is my opinion that the revised Appendix 8 provide further precision in terms of the plan mechanisms to ensure that the outcomes agreed by the Landscape Architects will be successfully implemented through the Resource Consent processes.
28. The Joint Witness Statement (Landscape) records that it was agreed that my rebuttal evidence would provide an intermediate scale of effects assessment (within 2km to 3km of the site) on OLA 60. The Locations of OLA 60 Sheet 1, attached at **Appendix 2**, identify two points that are approximately 3 kms to the north and to the south of the Whareroa Stream.
29. Within this area the components of the landscape include;
 - Lake Taupō;
 - the southern portion of OLA 10;
 - the Poukura marae and associated buildings;
 - the portion of OLA 60 located to the north of the Whareroa Stream;
 - the existing Whareroa Village; and
 - the majority of OLA 40.
30. After considering landscape effects that might arise as a result of the proposed access, at this intermediate scale, I stand by the conclusions in Paragraph 9.14 of my EiC except for the view, of course, that the localised effects will not result in the overall values and character of the OLA 60 being adversely affected.
31. It is my opinion that the Resource Consent stage, when more information is available regarding the design of the access road, is a more appropriate time to assess the effects of it.

Natural Character Effects

32. Table 12-3: Typical factors to consider when assessing landscapes, contained in Section 12C of the Waikato Regional Policy Statement is attached at **Appendix 5** to this rebuttal evidence. As OLA 60 has been identified as an OLA I assume that this criteria was met during the assessment of OLAs in the Taupo District.
33. Through case law the Environment Court has adopted its own approach to landscape assessment. This criteria is referred to as the Amended Pigeon Bay criteria and are:
 - The natural science factors – the geology, topography, ecological and dynamic components of the landscape;
 - Its aesthetic values including memorability and naturalness;
 - Its expressive (legibility): how obvious the landscape demonstrates the formative processes leading to it;
 - Transient values: occasional presence of wildlife; or its values at certain times of the day or of the year;
 - Whether the values are shared and recognised;
 - Its value to tangata whenua; and
 - Its historic associations.
34. The area north of the Whareroa Stream that is identified as OLA 60 appears to be largely unaltered from its natural state and has retained its:
 - physical natural attributes, with no apparent human modifications and intact natural indigenous vegetation coverage;
 - aesthetic attributes, particularly its naturalness as a result of its intact indigenous vegetation coverage and the memorability as a result it being viewed adjacent to Lake Taupō; and
 - associative attributes such as sense of place, the manner in which the landscape conveys a distinctive local natural character.
35. The construction of the access road through OLA 60 will result in the removal of existing indigenous vegetation. This will result in a localised loss of natural character values of OLA 60 within the southern portion of OLA 60 north of the Whareroa Stream.
36. The construction and use of the proposal, in particularly the access road through OLA 60, will create noise and activity that will create adverse effects on the sensory values of the OLA.
37. The proposed residential development is well separated from Lake Taupō and its margins by an escarpment covered with well-established indigenous. It is my opinion that this physical and visual separation will not result in these human modifications creating adverse effects on the natural character of Lake Taupō and its margins.
38. The proposed bridge is well separated from Lake Taupo and its margins by existing indigenous vegetation along the Whareroa Stream and the existing residential development south of the Whareroa Stream. It is my opinion that these factors ensure that the proposed bridge will not create significant adverse effects on the natural character of Lake Taupō and its margins.

39. The proposed bridge is separated from OLA 60 by existing indigenous vegetation, which will be legally protected and enhanced through an Ecological Management Plan that requires pest and predator control. It is my opinion that this will ensure that the proposed bridge will not create significant adverse effects on the natural character of OLA 60.
40. The construction and use of the access road will create initial adverse effects on the natural character of OLA 60. The changes to the Appendix 8 provide further precision in terms of the plan mechanisms to ensure that the proposed mitigation will be successfully implemented through the Resource Consent processes. It is my opinion that the Resource Consent stage, when more information is available regarding the design of the access road, is the appropriate time to assess the effects of it.

Visual Effects

41. In paragraph 28 of her rebuttal evidence Ms Ryder states that it is unclear from the documentation the visual simulations contained in Appendix 5 of my EiC, what the mitigation timeframes shown within the planting are. Attachment 1 Photomontage Methodology Statement, contained in Appendix 5 of my EiC, states that the plants are depicted with 10 year growth rates supplied. The earthworks modelling included 5 m cut faces on the escarpment north of the Whareroa Stream. The visual simulations depicted *Kunzea ericoides* (Kanuka) 10 years after planting and an expected height of 5 m (the estimated height after 10 years of growth given in *The Guide to the Naturally Native Plant Range*, Third edition).
42. In paragraph 29 of her rebuttal evidence Ms Ryder states that it would be helpful to depict the proposed mitigation planting shown at 5yrs growth and the proposed building heights for Viewpoints 1 to 3. It was agreed in the joint witness conference (landscape) that additional simulations would not be required.
43. In paragraph 33 of Ms Ryder's evidence she comments that areas of proposed planting remain outside if the proposed Plan Change area. Although some of the proposed planting areas are outside of the land proposed to be rezoned, the outcomes through the Appendix 8 will nonetheless be secured through the Stage 1 Resource Consent process (and by Consent Notices on the land titles or other suitable legal mechanisms).

Cumulative Effects

44. I have reconsidered my assessment of cumulative effects I consider that the:
 - proposed bridge will create low cumulative effects; and
 - residential development will create moderate cumulative effects.
45. Regarding the access road, it is my opinion that the Resource Consent stage, when more information is available regarding the design of the access road, is the appropriate time to assess the effects of it.

Mary Monzingo
5 June 2020