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LANDSCAPE CHARACTER ASSESSMENT

LOCHEAGLES RISE, KINLOCH DWELLING PROPOSAL

May 2022

Prepared by

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EXECUTIVE SUMMARY

1. This application is for a dwelling proposed at 36 Locheagles Rise (Lot 1 DP 474891) in Kinloch, Taupō. The proposed dwelling has a floor area of 1,456m² on a 1.14ha section and is 15.74m in height at its highest point. Earthworks will be required over approximately 60% (0.68ha) of the total lot area. Given the scale of the building footprint, height exceedances and earthworks required for the proposal, a landscape assessment is necessary as part of the resource consent application.
2. The project is a discretionary activity under the Taupō District Plan. The proposal has the potential to affect the area's landscape character by introducing a large house into the existing environment. This report provides an assessment of these potential effects. The existing landscape is characterised by a terraced hill subdivision, layered with revegetated native species on the steeper slopes. The subdivision is backdropped by Whakarua Hill, which is vegetated with dense indigenous bush.
3. The broader landscape context is assessed as having high existing landscape character, while the localised area is considered to have moderate-high existing landscape character. The following factors contribute to lessening potential adverse effects of the proposal on landscape character:
 - The broken/modulated building facades of the dwelling are characteristic of the wider subdivision.
 - The use of recessive colours and materials to ensure the dwelling is consistent with the amenity and character of the area.
 - The dwelling is integrated into the topography of the site.
 - Proposed planting assists in integrating the dwelling into the landscape and reflects the existing natural patterns of the area.
 - The dwelling will not intrude into the outlook or privacy of nearby allotments.
 - The prominence of the surrounding landscape, including Whakarua Hill.
 - The avoidance of adverse effects on ONFLs.
4. It is assessed that there will be very low landscape character effects on the broader context and low effects on the localised area. Cumulative effects will vary between no effects to very low.

5. Overall, effects on landscape character are assessed as low at most and, as such, it is considered that that the proposal is appropriate in relation to landscape character matters.

INTRODUCTION

6. The following assessment of landscape character effects has been prepared by Hudson Associates in support of the application for resource consent by the Bruce Bartley Family Trust (**the Applicant**) for a proposed dwelling at 36 Locheagles Rise (Lot 1 DP 474891) in Kinloch, Taupō. The project is a discretionary activity under the Taupō District Plan.
7. The site has a consent notice restricting the future building on the property as follows:
 - Building envelope – reduced level of upper limit of building envelope 528.5m, maximum building height of 7.5m.
 - A set building platform.
 - Reflectivity limits for colours and materials of cladding and roof.
 - No further subdivision.
 - Foundation requirements.
 - Maximum building coverage of 5%.
 - Maximum earthworks disturbance at any one time of 10%.
 - Minimum building setbacks of 10m from all boundaries – building envelope is set back approximately 15m from the northwest boundary, 10m from the southwest and southeast boundaries and 10-15m from the northeast boundary.
 - Limits to water supply pressure.
8. Information gathered during a site visit was used to inform landscape character commentaries and assessments within this report. This assessment also relies on information provided by resources online, which are referenced as appropriate.

METHODOLOGY

9. The landscape methodology used for this assessment follows the concepts and principles outlined in the New Zealand Institute of Landscape Architects Tuia Pito Ora (**NZILA**) Assessment Guidelines.¹ Several key terms used in this report are defined in [Attachment 1](#).

Landscape character assessment

10. A landscape character assessment begins by identifying the relevant landscape (including both its extent and context). This is followed by a description and analysis of the attributes for that landscape and interpreting how the attributes come together as the landscape's character. From there it is then possible to evaluate and explain the landscape's values and the attributes on which the values depend.²
11. Landscape effects are then assessed against the landscape values and the relevant provisions (what the objectives and policies say with respect to landscape values, as well as what type and magnitude of development is anticipated).³ Effects on landscapes are assessed in terms of appropriateness, i.e., appropriateness in terms of what is to be protected which arises from the specific landscape character of an area, and the relevant statutory provisions (such as Regional and District Policy Statements/Plans).

Information sources

12. A site visit was undertaken for this project on 24 February 2022. Many photos of the area were recorded as part of the visit, as well as extensive site notes. Photographs taken during the site visit have been used to assist in assessing effects, as have architectural drawings and simulations depicting the layout and overall look of the proposal.
13. Desktop research has also been undertaken, including research on relevant statutory documents, as well as reference to Google Earth and online resources.
14. Statutory documents which have been reviewed as part of this assessment include: the Taupō District Plan (**TDP**), Waikato Regional Policy Statement (**WRPS**), and the Resource Management Act 1991 (**RMA**).

¹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021)

² Ibid

³ Ibid

Key matters assessed

15. Key matters assessed in this report include effects of the proposed works on landscape character (including visual effects). As part of this assessment, consideration is given to potential effects of the proposal on the protection of ONFLs, maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.
16. Consideration has been given to measures to avoid, remedy and mitigate potential adverse effects, and these are discussed throughout the assessment and are considered when assessing effects.

Assessment scale

17. The assessment uses a seven-point scale to rate effects:

Table 1: Effects rating table

Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High
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18. The following table relates the effects rating scale to RMA terminology and is based on direction provided in the NZILA Guidelines:⁴

Table 2: Rating of effects and RMA terminology.

	Effects rating scale	RMA terminology
	Very low	Less than minor effects
	Low	Minor effects
	Low-moderate	Minor effects
	Moderate	More than minor effects
	Moderate-high	More than minor effects
	High	Significant effects
	Very high	Significant effects

⁴ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021)
Locheagles Rise Dwelling Landscape Assessment Final 18 May 2022

PROPOSAL

19. The proposal is located at 36 Locheagles Rise in Kinloch, Taupō (Figure 1 - Figure 3).



Figure 1 Location of the application site.



Figure 2 House plan within property boundaries.



Figure 3 Architectural simulation of the proposed dwelling.

20. The proposed dwelling has a floor area of 1,456m² on a 1.14ha section and is 15.74m in height at its highest point. Required earthworks will

include 8,679m³ of cut and 1,093m³ of fill, with a net total of 7,568m³ of cut.

21. The dwelling is to be constructed with recessive colours and materials, including stone and timber. While the dwelling is large, its facades will be modulated, breaking up the surfaces of the building.

22. Planting of mixed species (including trees and other plantings) is proposed to create a substantial garden within the property. The planting will also be within a framework of grassed walkways.

23. Elements of the proposal which could generate landscape character effects are:

- Size and height of the dwelling.
- Elevated location of the dwelling.
- Extent of earthworks.
- Landscaping structures, such as retaining walls.

RELEVANT STATUTORY PROVISIONS

24. Statutory documents which have been reviewed as part of this assessment include the TDP, WRPS, and RMA.

25. The purpose of reviewing the provisions is to help frame the landscape assessment. It is not to undertake a comprehensive appraisal of the provisions or a planning assessment of the proposal against the provisions.

Taupō District Plan

26. The project is located within the Kinloch rural residential area. The proposal is a discretionary activity, with the project exceeding the consent notice limits on the property for maximum building coverage, maximum building height and maximum earthworks.

27. The land directly to the east of the application site is recognised as an outstanding landscape area (**OLA**, Figure 4). The outstanding natural area is identified as Whakaroa Peninsula (OLA65). Landscape attributes for the area include:

- 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 area on the headland, with grazed pasture on the plateau.
- Presence of farm structures including sheds, and a transmission aerial.
- Highest point is 707m above sea level (330m above lake level).
- Although not as physically prominent as some of the other lakeside cliffs, it has very high cultural significance to the Kinloch community and local iwi.

28. The application site is located within an amenity landscape area (**ALA**), identified as Whakaroa Hills (ALA66, Figure 4). Landscape attributes for the area include:

- Back hills of the Whakaroa Peninsula, providing an important hill and ridge backdrop to Kinloch township.
- Predominately rural setting, interspersed with clusters of regenerating bush, plantation forestry, and small hillside settlements on the foot slopes.
- Not as physically outstanding as the Whakaroa Peninsula due to lack of native vegetation, less prominent ridge peaks and location being inland from the lake.
- Forms part of the Kinloch Ridgeline Protection Area.

29. Also, directly adjacent to the site, to the east, is a significant natural area (**SNA**). This area is identified as Whakaipo Bay Scenic Reserve (SNA309, Figure 4).

30. Relevant objectives and policies are included in [Attachment 2](#).



Figure 4 Overlays from Taupō District Council mapping.

Waikato Regional Policy Statement

31. In Table 12-1 (section 12A Outstanding natural features and landscapes) Lake Taupō is recognised as an ONFL (ONFL 9, Figure 5 and Figure 6). Characteristics and values identified for the area include:

- Expansive area of water, memorable and vivid, natural character.
- Forms the foreground to Tongariro National Park when viewed from the north.
- Significance to tāngata whenua.
- Recreational values, including trout fishing, water skiing and boating.

32. Section 12B outlines the approach to be followed in assessing landscapes.

33. Relevant objectives and policies are included in [Attachment 3](#).

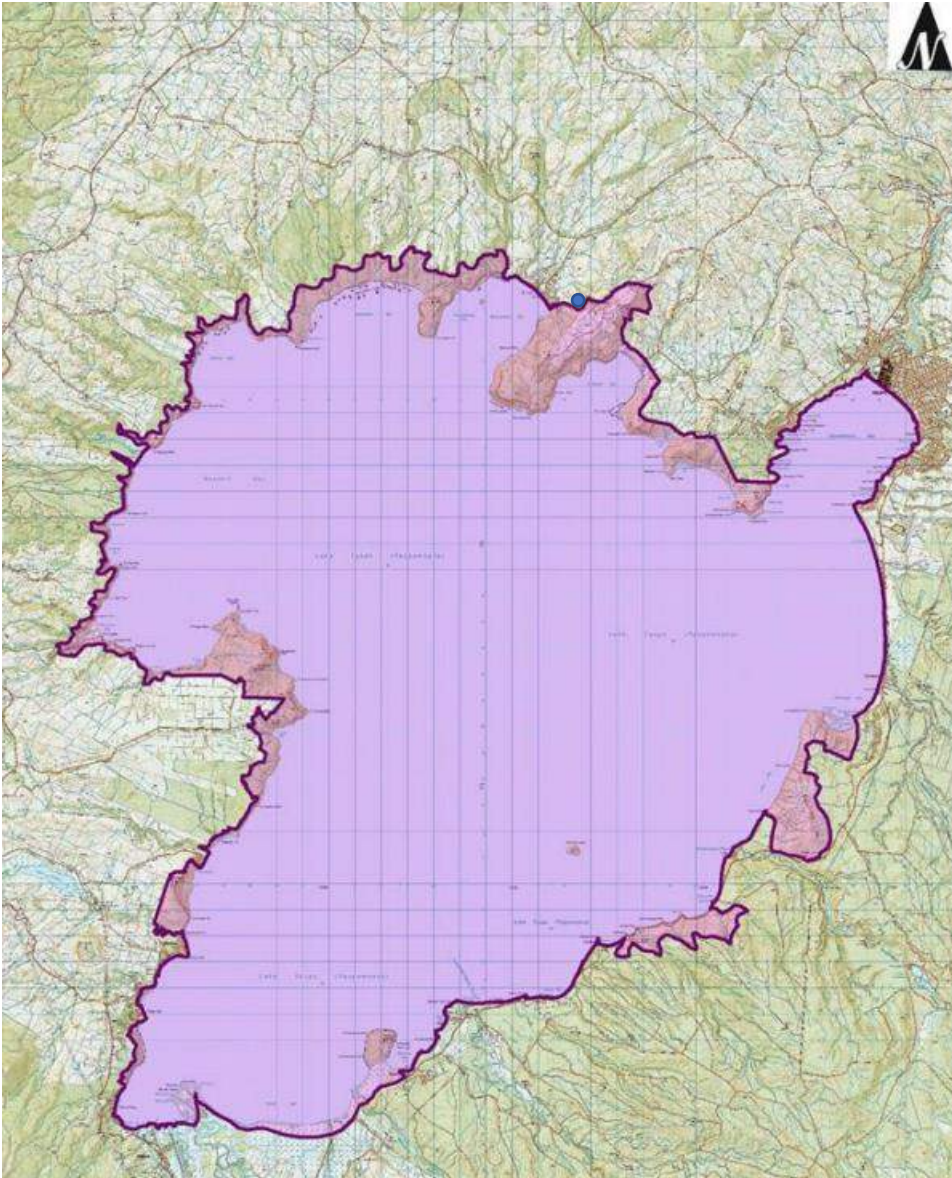


Figure 5 Lake Taupō (ONFL 9). Site indicated by the blue dot.



 **Outstanding Natural Features and Landscapes**

Figure 6 Lake Taupō (ONFL 9) as shown in Waikato Regional Council mapping. Site outlined with black and white dashed line.

Resource Management Act

34. Part 2, Section 6 of the RMA sets out “matters of national importance”, while Section 7 sets out “other matters”. Considered in relation to this application are Section 6(b) which requires the protection of ONFLs, Section 7(c) which requires that regard is given to the maintenance and enhancement of amenity values, and Section 7(f) which requires that regard is given to the maintenance and enhancement of quality of the environment.

EXISTING LANDSCAPE

35. The proposal is located within Kinloch, in Taupō. The wider landscape is characterised by a variety of landscapes, including residential development on the lower contours, farmland within the hillsides, reserves with dense native bush, and Lake Taupō.
36. Taupō is recognised for its scenic and recreational values and has been described as ‘nature’s ultimate playground’. It is a popular tourist resort town. Māori have deep cultural roots in the area, with Māori settlement of the Lake Taupō region estimated to have been approximately 700 years ago.⁵
37. To best enable the potential effects of the proposal to be understood, the landscape character has been characterised at two scales: the ‘broader context’ and the ‘localised area’.
38. The broader context (Figure 7) is defined by a radius of between 1.2-3.5km and includes parts of Kinloch and Lake Taupō. To the west, the boundary is defined by the extent of current subdivision development and the green corridor which runs north towards Whangamata Road. While Whangamata Road provides the northern extent for the broader context. The topography of the land defines the area to the northeast and east, with the highest ridge of Whakaroa Hill providing the boundary directly east of the application site. The boundary then follows this ridgeline down to Lake Taupō to provide the western extent of the broader context.

⁵ <https://www.tourism.net.nz/new-zealand/about-new-zealand/regions/taupo/history.html#:~:text=Lake%20Taupo%20%2D%20M%C4%81ori%20Legend&text=When%20Ngatoirangi%2C%20the%20chief%20tohunga,to%20seed%20a%20new%20forest.>



KEY



-  APPLICATION SITE
-  BROADER CONTEXT



Figure 7 Broader context map.

39. The localised area (Figure 8) is defined by a 120 – 700m radius. The houses to the west of Kittyhawk Drive and at the end of Peregrine Place provide the northwestern and western boundary for the area. The extent of development to the southwest of the application site defines the boundary of the localised area on this side, while the top of the first ridge of Whakaroa Hill directly east of the application site forms the eastern boundary. The north and northeastern boundary is defined by a gully in the Taupō District scenic reserve and the edge of development on this side.

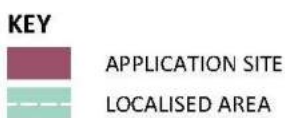


Figure 8 Localised area map.

Landscape Character

40. Landscape character is each landscape's distinctive combination of physical, associative, and perceptual attributes. The following two sections describe and interpret the landscape character and values of the identified landscape, including for both the broader context and the localised area.

Broader Context

41. After considering the physical, associative, and perceptual attributes of the broader context it was assessed that the existing landscape character of the broader context is high, with reasons for this conclusion detailed below.

Rural elements

42. The broader context is characterised by rolling countryside to the east. Pasture is one of the dominant landcovers within the broader context, which is interspersed with some pockets of trees and shelterbelts (Figure 9).



Figure 9 View northeast towards rolling countryside, with some shelterbelts, residential development in the foreground.

Extensive native vegetation

43. To the east and south there is an extensive area of established native vegetation within a Department of Conservation (**DOC**) scenic reserve on the Whakaroa Hills (Figure 10).



Figure 10 View southeast towards Whakaroa Hill scenic reserve.

Residential development

44. To the west, the broader context is defined by residential development on the flatter contours of the land. This contrasts with the rural context to the east and the areas of native vegetation to the east and south (Figure 11).



Figure 11 View east towards residential development on the flatter areas, with rural and native vegetation characterising the hills behind.

Modification present

45. Modification exists within the broader context. Modifications include altered landcovers, particularly pastoral farmland, and housing development, with associated roading (Figure 12).



Figure 12 New roading for expanding residential development within Kinloch.

Historical values

46. The area now known as Kinloch was originally owned by Māori, with sections of the area purchased from Māori in 1884, while other sections of Kinloch were purchased at later dates, including the purchasing of land owned by Ngāti Tūwharetoa in 1956 by former Prime Minister and Governor General Sir Keith Holyoake (which involved some controversy).⁶ It was Sir Keith Holyoake's vision, with his farming partners, which directed the evolution of Kinloch in present times.⁷

Recreational attributes

47. Taupō is a popular tourist destination, including for golf. The New Zealand Professional Golfers Association ranked the Kinloch Golf course as the country's best 18-hole amenity. Kinloch also includes walkways to Lake Taupō (such as the Whangamata Stream walkway), sculptures, fitness trails and parks.⁸ Kinloch is also a popular area for cyclists and fishers (Figure 13).⁹

⁶ http://www.nzjh.auckland.ac.nz/docs/2010/NZJH_44_2_03.pdf

⁷ <https://www.nzherald.co.nz/hawkes-bay-today/sponsored-stories/kiwi-keiths-vision-for-kinloch-unfolds/GCZONJ34FERFZ3AHRPTGPVO4FM/>

⁸ <https://www.nzherald.co.nz/hawkes-bay-today/sponsored-stories/kiwi-keiths-vision-for-kinloch-unfolds/GCZONJ34FERFZ3AHRPTGPVO4FM/>

⁹ <https://www.kinloch.org.nz/>

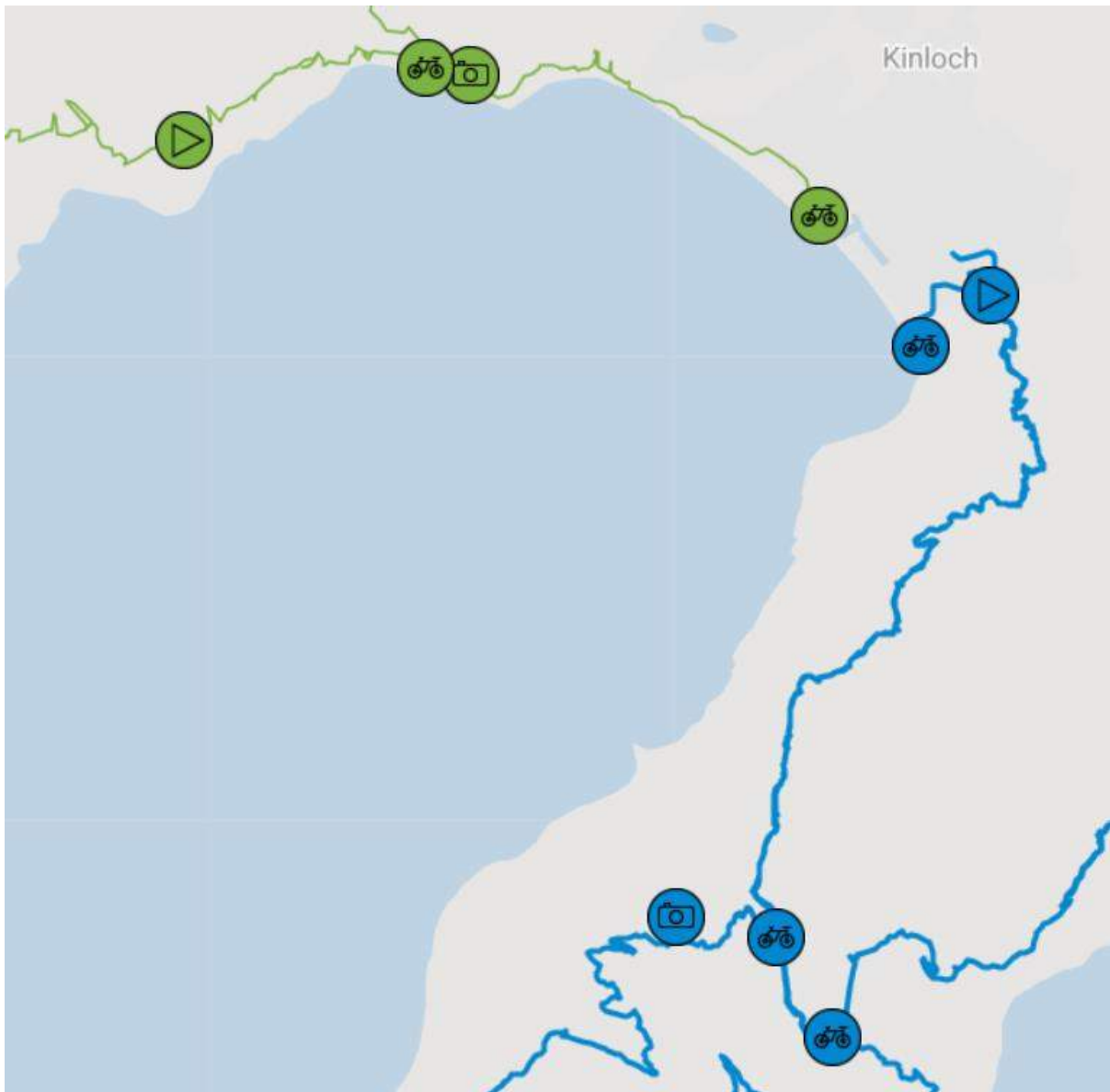


Figure 13 Mountain bike trail map within the broader context and connecting areas (including the W2K and K2K mountain bike trails).¹⁰

Distinctive landuse patterns

48. Together the rolling, pastoral hills and the relatively flat residential development of Kinloch, as well as the dense vegetation on the Whakaroa Hills, provides distinctive landscape patterns, each area having its own values of coherence (Figure 14).

¹⁰ <https://www.google.com/maps/d/viewer?mid=1hvJT6T5TZsu6x2nHIZjgl6akCych-o4D&ll=-38.67814139797862%2C175.91188551304265&z=14>



Figure 14 Distinctive landscape patterns are evident between ecological, rural and residential areas.

Sense of wildness and legibility of landforms

49. The flatter expanses of the broader context have low levels of wildness due to the extensive modification of residential development. However, the more remote hills contain higher wildness values, especially those areas densely covered in native vegetation. In addition, the legibility of the landforms is highly visible, including the rolling forms of the rural and vegetated hills and the flatter plains of Kinloch.

Scenic attributes

50. The rural areas and locations with native vegetation to the north and east in the broader context have high scenic values due to their lower levels of development. Views of Lake Taupō to the west are attainable in areas and further contribute to the scenic values of the broader context (Figure 15).



Figure 15 Views out west towards Lake Taupō from within Kinloch.

Natural darkness of the night sky

51. While the night sky will be able to be appreciated to the east, to the west, where housing development is present, there will be low levels of natural darkness of the night sky.

Existing amenity and quality of the environment

52. The rural and densely vegetated, rolling hills to the east and south of the broader context contribute to people's appreciation of the pleasantness of the area. Aesthetic coherence is provided by the distinctive landscape patterns of rural, ecological and residential landscape patterns. The broader context has some cultural and heritage layers, as well as recreational values.

Overall existing high landscape character

53. Considering physical, associative and perceptual attributes, it is assessed that the broader context has a high existing landscape character.

Localised Area

54. After considering the physical, associative and perceptual attributes of the localised area, it was assessed that the existing landscape character of the localised area is moderate-high, with reasons for this conclusion detailed below.

Application site

55. The application site is located on the eastern slopes of Kinloch, overlooking the settlement and Lake Taupō to the west of the site. The site is located at the eastern end of the subdivision and is accessed off a right of way from the end of Locheagles Rise. The property slopes to the northwest, however, flat areas have been constructed for building platforms as part of the subdivision development.
56. The site adjoins five lots. Adjoining the northern boundary, downslope of the site, is a reserve owned by Taupō District Council. The lot is vacant and covered with scattered vegetation. On the eastern boundary is a scenic reserve covered in mature native vegetation, which is owned by DOC. The adjoining sites to the northwest and southwest are at lower elevations than the application site.
57. The lower part of the Locheagles residential subdivision contains several sites that have been developed with large, modern dwellings. To the south and east are the Whakaroa Hills, that are largely DOC land. To the north is the Kinloch Golf development.

Ecological and residential attributes

58. The localised area is characterised by gently sloping land, backdropped to the east by the steepness of Whakaroa Hill. There are some existing roads and housing development, as well as some extensive revegetation on the steeper slopes amongst the residential development. This planting complements the mature bush cover on Whakaroa Hill and in the Taupō District scenic reserve to the north (Figure 16 and Figure 17).



Figure 16 Residential development on gentle slopes, with steeper areas amongst houses revegetated with native species. The mature vegetation on Whakaroa Hill backdrops the application site.



Figure 17 View towards vegetation in the Taupō District Council scenic reserve.

Existing modification

59. Existing modification within the localised area includes roading, residential development and earthworks (Figure 18). The application site itself is modified and is currently covered in grass. Before being subdivided the site was used for farming deer.



Figure 18 Example of earthworks for building platforms undertaken within the localised area.

Recreational use of the area

60. Kinloch is a popular area for fishing, golf, walking and cycling. The localised area joins onto several areas which have recreational values, including the Kinloch golf course. There is also a small picnic area at the western end of Sparrowhawk Road, as well as a short walkway towards the western end of Locheagles Rise (Figure 19).



Figure 19 View from small picnic area at the western end of Sparrowhawk Road.

Historic values

61. The land identified as the localised area was once owned by Māori, with a rich cultural history being present within the wider landscape, such as the special relationship Ngāti Tūwharetoa have with the area.¹¹ Taupō District Council has not recorded any places of historic value or heritage sites within the localised area.¹²

Coherence of the setting

62. There is a coherent pattern to the localised area, with the landscape perceived as a series of layers. These layers are created by the clusters of houses, interspersed with the revegetated steeper slopes (Figure 20).

¹¹ Kinloch Community Structure Plan

¹² Taupō District Plan mapping



Figure 20 Schematic depicting the existing layering of vegetation and residential development.

Legibility, scenic and wildness qualities

63. The legibility of the landform is apparent within the localised area, with the revegetated slopes accentuating steeper land areas. However, the landform has been modified in places to create flat building platforms, altering the natural form of the landscape. The revegetated steeper slopes, as well as the mature vegetation on Whakaroa Hill and within the scenic reserve to the north, provide scenic qualities in the area. Although as the area is a residential subdivision, these scenic attributes do not translate into wildness qualities, with modifications in the area providing a sense of accessibility and connectedness (**Error! Reference source not found.**).



Figure 21 The mature vegetation of Whakaroa Hill provides scenic qualities and values of wildness, giving a natural and wild backdrop to, the housing and residential development .

64. Broad tiers also provide legible definition of the housing areas versus vegetated layers. The revegetated swaths provide containment of the built areas. Density varies between the urban character in Kittyhawk Drive (Figure 22) and the more open rural-residential character on upper Locheagles Rise (Figure 23).



Figure 22 Example of housing on Kittyhawk Drive, illustrating the urban character of the street.

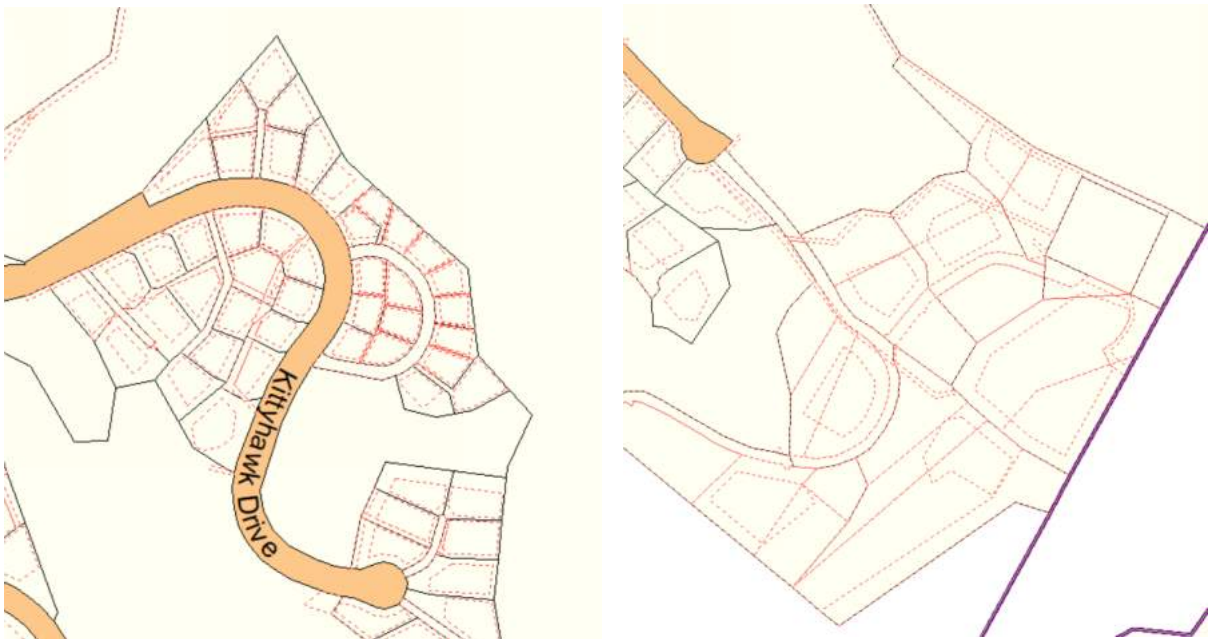


Figure 23 Plan view of properties on Kittyhawk Drive (left) and at the end of Locheagles Rise (right).

Natural darkness of the night sky

65. There is existing lighting in the localised area from residential development, as such, there are some limited existing effects on the natural darkness of the night sky

Existing amenity and quality of the environment

66. The scenic qualities contributed to by native vegetation, including the revegetated slopes amongst the houses, Whakaroa Hill and the scenic reserve to the north, contribute to people's appreciation of the pleasantness of the localised area. Aesthetic coherence is provided by the layered landscape of housing and vegetation. The localised area has some cultural and recreational values.

Overall existing moderate-high landscape character

67. Considering physical, associative and perceptual attributes, it is assessed that the localised area has a moderate-high existing landscape character.

POTENTIAL ISSUES

68. Potential issues that could arise due to the proposed project works include effects on existing landscape values. The characteristics and values of the broader context and localised area are particularly noted for their contrasting landscape patterns of residential use, rural development and ecological areas.
69. Other potential issues to consider include the application's consistency with relevant provisions, such as avoiding adverse effects on outstanding areas.

ASSESSMENT OF EFFECTS: LANDSCAPE CHARACTER

70. These sections consider the nature and magnitude of effects from the proposal on the landscape character of the existing environment.
71. Landscape effects are assessed against the landscape values (identified in the previous sections) and the relevant provisions (what the objectives and policies say with respect to landscape values, as well as what type and magnitude of development is anticipated).¹³

¹³ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021)
Locheagles Rise Dwelling Landscape Assessment Final 18 May 2022

Landscape character effects

72. Landscape character effects from the proposal on the existing environment at the broader context, as well as the localised area, are discussed in the following two sections.

Broader context

73. After considering the physical, associative, and perceptual attributes of the broader context it was assessed that there will be very low landscape character effects on the broader context, with reasons for this conclusion detailed below.

Existing modifications lessen potential effects

74. The presence of existing modifications within the area, including landcover modification, extensive landform modifications, widespread residential development (including some existing large dwellings), and roading, reduce the sensitivity of the broader context to development of the type proposed in this application. In addition, the proposed dwelling is located amongst other housing of a grand style.

Effects on shared and recognised values will be varied

75. The proposal has the potential to cause adverse effects on shared or recognised attributes. The potential of these adverse effects will vary based on individual perspectives. However, the proposed dwelling is within a subdivision area and, as such, a dwelling in this area is expected. The size of the dwelling, while larger than others in the area, will blend in with the broader context due to its fragmented form, natural materials, modulated facades and its integration with the landscape and proposed planting.

Landscape patterns will remain

76. The proposal will not affect current landscape patterns as it is proposed within the residential development area of the broader context and, as such, it will not disrupt existing rural and ecological landscape patterns. The dwelling is on a large section, and it is therefore possible to integrate the dwelling with extensive planting. This planting will complement revegetation which has already occurred within the area. The fragmented form, natural materials, recessive colours and modulated facade of the dwelling will also assist in ensuring the proposal appears at a scale which is consistent with existing character of the broader and local context.

Visual effects

77. Within the broader context, the proposed subdivision will be visible from various vantage points, particularly from the west. The proposed dwelling is located on one of the higher slopes in the residential subdivision area and, therefore, is more visible than some other allotments (Figure 24).



Figure 24 View looking east from the western end of Kenrigg Road, near Yasmin Lane.

78. Several visual simulations have been provided by the project architect to assist in understanding the potential visual effects of the proposal on the landscape character of the area. The simulation below depicts the proposed dwelling, showing planting with expected vegetation growth after five years (Figure 25).



Figure 25 Visual simulation from Kenrigg Road, near Antonia Place.

79. The simulation illustrates that while the proposed dwelling is visible, the vegetated background of the proposal, as well as the proposed planting, assist in integrating the dwelling with the landscape and the existing character of the area. Furthermore, since the application site was subdivided, it has been anticipated that a house would be built on the section.
80. As demonstrated by the simulation, the recessive colours and materials of the dwelling, as well as its colour, natural materials and modulated facades, reduce visual and amenity effects and consistently reflect the scale of the surrounding development. In addition, the proposed planting complements existing vegetation patterns within the broader context.

No effects on sense of wildness or legibility

81. The project will not affect existing levels of wildness or legibility. The residential area, in which the proposal is located, has lower levels of wildness than those rural and natural areas within the broader context. While earthworks will be carried out as part of the proposal, these are largely being undertaken to sit the dwelling more sympathetically into the surrounding topography. It is also noted that the landform within the application site is already modified and that much of the earthworks will be covered by parts of the proposed house

Some effects on scenic attributes

82. As the project will introduce further development into the area, there will be some effects on existing scenic values. However, a residential development has been an expected element in this setting since the subdivision of the application site. The proposed dwelling will not affect views of Lake Taupō from outside the application site. Overall, the scenic qualities of the broader context will not be compromised.

No effects on the natural darkness of the night sky

83. The proposal will result in a small increase of residential lighting within the broader context. However, this will not be to an extent that would further affect the current levels of the natural darkness of the night sky.

Effects on amenity and quality of the environment

84. The proposal will have minimal effects on people's ability to appreciate the pleasantness provided by the rural and densely vegetated rolling hills as it is small in comparison to these features and is discretely located at the base of the vegetation on the western slopes of Whakaroa Hill. It is also located within a residential development area. The proposed dwelling will not affect the aesthetic coherence provided by the distinctive landscape patterns within the broader context, as it will be located in an area already associated with residential development. There is existing housing and modifications within the broader context, which potentially assists in reducing effects from the proposal on cultural and heritage values. As such, it is assessed that the existing amenity and quality of the environment in the broader context will be maintained.

Summary: very low effects on landscape character

85. Considering physical, associative and perceptual attributes, it is assessed that the proposal will have very low landscape character effects on the broader context.

Localised area

86. After considering the physical, associative, and perceptual attributes of the localised area it was assessed that there will be low landscape character effects on the localised area, with reasons for this conclusion detailed below.

Dwelling within the application site is an anticipated element

87. A dwelling within the property has been anticipated since the application site was subdivided. As such, the key concerns of the proposal are its height, footprint and earthwork exceedances of the current consent for the property.

Dominant backdrop mitigates height

88. While the height of the proposed dwelling exceeds the current consent notice for the property, the additional height of the proposal will be mitigated by the extensive scale of Whakaroa Hill, which forms the backdrop to the application site. The proposal is located at the base of this vegetated slope, well away from the ridgeline, ensuring the hill remains the dominant feature. Additionally, there is no further development proposed uphill, to the east of the application site and, as such, the additional height of the dwelling will not affect the outlook of future buildings.

Planting for integration

89. Extensive planting within the application site is proposed to ensure the proposed dwelling is in keeping with the character of the wider Kinloch area and to integrate the dwelling into the landscape. This planting will reflect existing vegetation patterns within the localised area, including the layered revegetation planting amongst the residential development and the mature plants on Whakaroa Hill.

Modulated facades mitigate effects

90. The modulated facades of the proposed dwelling will break up the appearance of the building, effectively giving the illusion of multiple smaller dwellings. This will ensure the proposal reflects the scale of development in the surrounding environment (Figure 26).



Figure 26 Architect drawing illustrating the modulated facades of the proposed dwelling.

Avoidance of effects on privacy and outlook

91. Due to the topography of the area, the building envelopes of adjoining sites are at a much lower elevation than that of the application site. As such, the proposal is not considered to be visually dominant or to affect the privacy or outlook on any other adjoining site. The substantial separation of the proposed dwelling from these sites also assists in mitigating potential effects. Together these attributes aid in screening the proposed dwelling from views of adjoining sites (Figure 27).



Figure 27 Architect drawing depicting the elevation of the proposed dwelling.

Integration with the landform

92. While the proposal will require earthworks which exceed what the application site consent notice currently provides for, the earthworks are required to ensure the built form does not appear dominant. This is achieved by siting the dwelling sympathetically into the landform by cutting into the slope of the higher contours and constructing the dwelling at a lower contour level. This will assist the proposal in complementing the character of the area and maintaining amenity within the localised area (Figure 28 and Figure 29).

Figure 29 Architect drawings depicting the proposed dwelling in relation to the landform.

93. Some additional earthworks are proposed to create terraced outdoor areas, as well as a retained pond and swimming pool. The terrace will be retained with stepped stone walls less than 1m high, while the walls for the pond and swimming pool will be less than 2m. Potential effects from the proposed terrace will be reduced by proposed planting in the foreground, the natural appearance of the stone walls and the limited height of the walls (Figure 30).



Figure 30 Architect simulation depicting the terraced outdoor area.

Recessive materials and colours mitigate effects

94. The proposed dwelling will be constructed using recessive materials and colours, including stone and timber (Figure 31). This will assist in maintaining the amenity of the area and being consistent with the character of the localised area and Kinloch.



Figure 31 Architect drawings highlighting the extensive use of recessive materials and colours.

Effects on recreational use

95. The proposal will not encroach on any public recreation areas. While the proposal will be visible from the small picnic area at the end of Sparrowhawk Road, this will not adversely affect the amenity of the area for reasons outlined above.

Varied effects on shared and recognised values

96. The proposal has the potential to create adverse effects on shared or recognised attributes. The potential of these adverse effects will vary based on individual perspectives. However, the application site avoids identified heritage sites and places of historic value. It is also located in an area where a dwelling is anticipated.

Visual effects

97. A visual simulation has been provided by the project architect to assist in assessing potential visual effects. The simulation below depicts the proposed dwelling, showing planting with expected vegetation growth after five years (Figure 32).



Figure 32 Visual simulation from the eastern end of Locheagles Rise.

98. The potential visual effects caused by the scale and height of the proposed dwelling are mitigated by the proposed planting, the scale of the vegetated backdrop, the modulated form of the building, and the use of recessive materials and colours which are consistent with other housing in the area. The proposed planting and the dwelling will also obscure views of earthworks. Together these factors ensure the proposal will maintain the amenity and character of the area, and the built form of the proposal will not visually dominate its surrounding environment. The proposed planting will also provide some visual enhancement to this character by complementing existing revegetated areas elsewhere within the localised area.

No effects on coherence

99. The proposal will not affect the localised area's existing coherence as it will be consistent with the existing residential landscape and layered vegetation pattern dominant in the area.

Some effects on legibility, as well as scenic qualities

100. The proposal will have some minimal effects on the legibility of landform due to the introduction of a large building and further earthworks. However, the application site was already modified at the time of subdivision to create a building platform. The proposal will also have some effects on scenic qualities, although, the area is zoned for rural residential development and a dwelling is an anticipated element within the site. Additionally, the proposed dwelling is located discretely at the base of the vegetated slopes of Whakaroa Hill, ensuring it does not compromise the scenic values attributed to this feature. The proposed planting will also provide some additional scenic value for the area.

Some effects on the natural darkness of the night sky

101. The proposal will introduce some additional lighting into the area, this will decrease the natural darkness of the night sky to some extent. However, lighting associated with the proposal will be consistent with effects on the night sky produced by existing residential development within the localised area.

Effects on amenity and quality of the environment

102. The proposal will introduce additional modifications into the localised area and has the potential to affect people's appreciation of the pleasantness and aesthetic coherence of the area. However, as a dwelling is an already anticipated element within the application site, and as the proposed dwelling will not compromise the amenity or quality associated with the scenic reserves within the localised area, it is considered that the amenity and quality of the environment will be maintained. Additionally, the proposed planting will further enhance the current coherence provided by the layered landscape pattern of terraced housing and vegetation.

Summary: low effects on landscape character

103. Overall, the proposed dwelling will avoid adverse effects on the landscape values of the Kinloch Landscape Area. Considering physical, associative and perceptual attributes, it is assessed that the proposal will have low landscape character effects on the localised area.

Effects on ONFLs and Amenity Landscapes

104. The application site is directly adjacent Whakaroa Peninsula (OLA65), as identified in the TDP. The proposal will avoid adverse effects on this outstanding area for the following reasons:

- The proposal is relatively small in comparison to the height and extent of the recognised area.
- The OLA will remain dominant over the proposal.
- The proposed dwelling is located discretely at the base of the western vegetated slopes of Whakaroa Hill.
- The proposal will not affect vegetation within this identified area.
- A dwelling is an anticipated element within the application site.

105. The application site is also adjacent to Lake Taupō (ONFL 9), as identified in the WRPS. The proposal will avoid adverse effects on this outstanding area for the following reasons:

- The proposal is some distance from the waters of Lake Taupō and it will not encroach on views of the lake outside of the application site.
- The proposal is relatively small compared to the extensive scale of this recognised area.

106. The application site is located within Whakaroa Hills (ALA66), as identified in the TDP. The proposal will avoid adverse effects on this amenity area and will maintain its landscape attributes due to the following:

- The proposed dwelling will not encroach on the backdrop provided by the Whakaroa Peninsula for Kinloch township as it is discretely located near the base of the hill. The proposed planting will further integrate the proposal with the vegetated sloped of Whakaroa Hill.
- The recessive colours and materials of the proposal will integrate the dwelling into the landscape.
- A dwelling is an anticipated element within the application site.

107. Overall, the proposal will avoid adverse effects on ONFLs and amenity landscapes.

Cumulative effects

187. Cumulative effects are those effects of the proposal in conjunction with those of previous developments. A cumulative effects assessment considers if the landscape has the capacity to accommodate the proposed change without compromising its landscape character.

188. There is the potential for the proposed dwelling to have cumulative effects with existing modifications within the broader context and

localised area, these include the cumulative effects with the modified pastoral farmland, roading and residential development.

189. While there are other modifications within the area it is assessed that the area has the capacity to accommodate the proposed works in conjunction with existing modifications. This conclusion has considered effects ratings provided in this assessment (very low for the broader context and low for the localised area), the sensitivity of the setting to this type and scale of development, and the proposed planting which will further extend existing natural patterns.

190. Within the broader context it is considered that there will be no cumulative effects on landscape character and with effects within the localised area assessed as very low.

Effects summary

191. The following tables summarise the existing landscape character ratings, as well as the effects of the proposal on landscape character, including cumulative effects. The proposal will also avoid adverse effects on characteristics and values relating to ONFLs and amenity landscapes.

Table 3 Existing landscape character ratings

Scale	Existing landscape character
Broader context	High
Localised area	Moderate-High

Table 4 Landscape character effects

Scale	Landscape character effects
Broader context	Very Low

Localised area	Low
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Table 5 Cumulative effects for landscape character

Scale	Cumulative landscape character effects
Broader context	No Effects
Localised area	Very Low

ASSESSMENT OF EFFECTS AGAINST THE POLICY FRAMEWORK

192. An assessment of effects against the relevant policy framework was undertaken to assess the consistency of the proposal with the requirements, outcomes, or limits in the relevant statutory plan provisions.

Taupō District Plan

108. The character and amenity of the residential environment of Kinloch will be maintained as the proposed dwelling will be consistent with the nature of activities and scale of development already present within the area. Several mitigation measures have been incorporated into the design to mitigate potential adverse effects on landscape values.

109. The proposed dwelling has been sited sympathetically into the landform to ensure the built form is not dominant and does not detract from Whakaroa Hill, which is a landscape feature in the Kinloch residential area. The built form of the dwelling complements the character of other existing dwellings within the area due to its modulated facades and use of recessive colours and materials. The proposed planting also reflects existing natural patterns within the area and will soften and screen the proposed dwelling,

assisting in integrating the built form into the landscape. Together these aspects mitigate potential adverse effects caused by the proposal's exceedance of height, footprint and earthwork extent beyond the application site's current consent.

110. The height and footprint exceedance of the proposed dwelling will not reduce the privacy of adjacent allotments or intrude into their outlook in comparison to the effects of a complying activity due to the higher elevation of the proposal than that of adjacent properties and the building's setbacks from the property boundary.

111. The proposal reflects the intent of the Kinloch Community Structure Plan. The proposal will retain the rural outlook from the Kinloch settlement and the prominence of natural elements in the landscape, including the slopes of Whakaroa Hill. The proposed planting will also contribute to the existing strong framework of tree and shrub planting. Furthermore, the proposed dwelling will not affect views of the skyline.

112. As assessed earlier in this report, the proposal will avoid adverse effects on ONFLs, including Whakaroa Peninsula (OLA65).

113. The proposal will also maintain the amenity and landscape attributes of the Whakaroa Hills (ALA66) and avoid adverse effects on this identified area, with effects on landscape character assessed as low at most. The proposed planting also has the potential to enhance existing amenity values.

114. No vegetation within the DOC reserve will be affected by the proposed dwelling, as such the natural values of the Whakaipo Bay Scenic Reserve (SNA309) will be maintained.

115. It is considered that the project meets the objectives and policies of the TPD in relation to landscape character.

Waikato Regional Policy Statement

116. As discussed in the landscape character effects section of this report, the proposal will avoid adverse effects on Lake Taupō (ONFL 9).

117. Qualities and characteristics which contribute to the amenity of the broader context and localised area are also considered to be maintained.

Furthermore, the proposed planting has the potential to enhance the amenity of the area and existing ecological corridors.

118. Overall, effects on landscape character are assessed as low at most, ensuring that the landscape values of the area will be maintained.

119. It is considered that the project meets the objectives and policies of the WRPS in relation to landscape character.

Resource Management Act 1991

188. The protection of ONFLs from inappropriate subdivision, use and development is directed as a matter of national importance under the RMA. As discussed under the landscape character effects section of this report, it is concluded that adverse effects on ONFLs will be avoided.

189. The maintenance and enhancement of amenity values outlined in Section 7(c) and the maintenance and enhancement of the quality of the environment in Section 7(f) are addressed through the landscape character assessment provided within this report, which concludes that the existing amenity and quality of the environment within the broader context and localised area will be maintained.

MEASURES TO REDUCE EFFECTS

190. The proposal includes several mitigation measures to reduce potential effects. These have been considered as part of the assessment of effects in this report and include:

- Modulated building facades.
- Proposed planting.
- The use of recessive materials and colours (including stone and timber).
- Siting of the dwelling sympathetically into the topography of the land.

CONCLUSION

191. It is assessed that there will be very low landscape character effects on the broader context and low effects on the localised area. Cumulative effects will vary between no effects to very low.

192. Several factors assist in reducing potential effects, including:

- The broken/modulated building facades of the dwelling are characteristic of the wider subdivision.
- The use of recessive colours and materials to ensure the dwelling is consistent with the amenity and character of the area.
- The dwelling is integrated into the topography of the site.
- Proposed planting assists in integrating the dwelling into the landscape and reflects the existing natural patterns of the area.
- The dwelling will not intrude into the outlook or privacy of nearby allotments.
- The prominence of the surrounding landscape, including Whakarua Hill.
- The avoidance of adverse effects on ONFLs.

193. Overall, it is concluded that the proposal can be accommodated by the existing landscape context as the key characteristics and values which contribute to the character of the existing environment will be maintained and as the proposal will be consistent with the relevant statutory provisions. As such, from a landscape character perspective, it is considered an appropriate development in an appropriate location.

ATTACHMENT 1

Key terms

Several key terms have been used in this report. The following descriptions provide the definitions for these terms as used in this report.

Amenity – is those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.¹⁴ From a landscape perspective, amenity encapsulates some perceptual and associative attributes but is confined to interpreting these attributes in terms of pleasantness, aesthetic coherence, and cultural and recreational qualities.

Associative attributes¹⁵ – are the relationship between people and place. These include spiritual, cultural and social associations, such as tangata whenua, historic, and shared and recognised associations (e.g. the area may be highly valued for its contribution to local identity and recognised as a special place).

Broader context – is defined by a radius of between 1.2-3.5km and includes parts of Kinloch and Lake Taupō (Figure 7).

Environment – includes ecosystems and their constituent parts, including people and communities, all natural and physical resources, amenity values, and the social, economic, aesthetic and cultural conditions which affect those matters aforementioned.¹⁶

Landscape – embodies the relationships between people and place. It is an area’s collective physical attributes, how they are perceived, and what they mean for people.¹⁷

Landscape attributes – tangible and intangible characteristics and qualities that contribute collectively to landscape character.¹⁸

Landscape character – each landscape’s distinctive combination of physical, associative and perceptual attributes.¹⁹

¹⁴ RMA definition for “amenity values”.

¹⁵ The term attributes, qualities and characteristics are used interchangeably throughout this report.

¹⁶ RMA definition for “environment”.

¹⁷ Definition in the Final Draft NZILA Assessment Guidelines 2021

¹⁸ Definition in the Final Draft NZILA Assessment Guidelines 2021

¹⁹ Definition in the Final Draft NZILA Assessment Guidelines 2021

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Landscape values – the reasons a landscape is valued. Values are embodied in certain attributes.²⁰

Localised area – is defined by a 120 – 700m radius (Figure 8).

Perceptual attributes – are derived from the sensory experience of the five senses (what you see, hear, smell, touch and taste). These include, but are not limited to, the perceptual qualities of a landscape, such as legibility (e.g. clearly shows the formative natural processes), wayfinding and mental maps (e.g. legibility or visual clarity of landmarks), memorability (e.g. visually striking or iconic), coherence (e.g. patterns of landcover), aesthetic qualities, naturalness, and views.

Physical attributes – these include abiotic and biotic qualities of landscape (such as landform, marine and terrestrial ecology, hydrology and natural processes), as well as humanmade developments (such as roads, powerlines and buildings).

Quality of the environment – considers natural and physical qualities of an area, as well as the area's amenity values, and social, aesthetic and cultural conditions.

Visual effects – are relevant to physical, associative and perceptual attributes, as such they are one means for assessing the effects on landscape character and natural character. Schedule 4 7(1)(b) of the RMA requires visual effects to be addressed by an assessment of environmental effects.

²⁰ Definition in the Final Draft NZILA Assessment Guidelines 2021
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ATTACHMENT 2

Taupō District Plan

Relevant objectives and policies include:

Objective 3a.2.1

The maintenance and enhancement of the character and amenity of the Residential Environment.

Policies 3a.2.1

i. Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.

v. Any relevant Structure Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.

vi. Encourage a wide range of activities and development within the Residential Environment while ensuring any adverse effects are avoided, remedied or mitigated.

ix. Avoid, remedy or mitigate adverse effects of subdivision, use and development in the residential areas on cultural, historic, landscape and natural values, as identified through the provision of this Plan.

Objective 3a.2.3

To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Structure Plan Area.

Policies 3a.2.3

Kinloch Community Structure Plan Area

i. Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Structure Plan.

ii. Enable and Encourage development in the Kinloch Low Density Residential and Rural Residential Areas to be carried out in a manner which reflects the intent of the Kinloch Community Structure Plan.

Kinloch Landscape Policy Area

v. Subdivision design should make use of existing landform and landscape features to ensure that the built form complements the character of the area and does not detract from it.

vi. Buildings should be located to minimise earthworks that may adversely affect the character of the area.

vii. Buildings should be integrated into the site so that the built form is not dominant.

Objective 3h.2.1

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

Policies 3h.2.1

- 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.*

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.*
 - 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.*

Objective 3h.2.2

Maintain the Landscape Attributes of Amenity Landscape Areas.

Policies 3h.2.2

- i. Ensure new subdivision, use, and development is located and designed in a way that maintains the Landscape Attributes of Amenity Landscape Areas, while considering the existing landscape character and the underlying District Plan Environment.*
- iii. Manage the scale and intensity of subdivision, use and development in Amenity Landscape Areas to avoid, remedy, or mitigate more than minor adverse effects on the Landscape Attributes, considering:*
 - a. The suitability of the site for the activity proposed.*
 - b. The scale, location, design, and nature of the subdivision, use or development in relation to the provisions of the underlying Environment, and whether it will be sympathetic with the Landscape Attributes of the Amenity Landscape Area.*
 - c. The extent to which the Landscape Attributes will be affected.*
 - d. The ability to remedy or mitigate more than minor adverse effects.*

- f. The effectiveness and appropriateness of any 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.*
- g. Recognise specific site requirements for use or development.*

Objective 3h.2.3

Recognise and encourage the enhancement of Amenity Values within Landscape Areas in the Taupō District.

Policies 3h.2.3

i. 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:

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.*

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.*
- ii. Encourage the utilisation of design guidelines that maintain and enhance Amenity Values within Landscape Areas in the Taupō District.*
- iii. Enable activities that result in a Net Environmental Gain for Landscape Areas in the Taupō District.*

Objective 3h.2.4

Acknowledge and encourage mechanisms that appropriately manage Landscape Areas in the Taupō District.

Policies 3h.2.4

- i. Consider existing protection mechanisms where they provide an appropriate level of management of Landscape Areas.*
- ii. Recognise existing efforts of landowners to manage Landscape Areas in the Taupō District.*
- iii. Recognise the historical and current role of Māori in the long-term appropriate management of Landscape Areas in the Taupō District.*
- iv. Encourage new efforts to manage Landscape Areas.*

4a.7 Assessment Criteria

4a.7.1 General Assessment Criteria

- a. Impact of the activity on the amenity and character of the Residential Environment, surrounding allotments and other Environments.*
- b. Potential for conflict between the activity and other existing activities within the Residential Environment.*
- c. Consideration of any relevant Structure Plan, Growth Management Strategy, Management Plan, Design Guidelines or Strategy as guidance during the resource consent process.*

4a.7.4 Building Height

- a. The extent to which the extra height will:*
 - i. adversely affect the character and visual amenity of the area and the Residential Environment by enabling development which is not consistent with the scale of development in the surrounding environment*
 - ii. reduce the privacy of adjacent allotments by comparison with the effects of a complying activity*
 - iii. result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effects of a complying activity*
 - iv. have an overbearing effect on sites within the Residential Environment*
- b. Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:*
 - i. the extent to which topography, alternative design, planting, or setbacks can mitigate the adverse effects of the extra height.*

4a.7.6 Coverage, Total Coverage and Plot Ratio

- a. The extent to which the increased coverage, total coverage, and/or plot ratio will:*
 - i. adversely affect the character and visual amenity of the area and the Residential Environment by enabling development which is not consistent with the scale of the development in the surrounding environment*
 - ii. reduce the privacy and outlook of adjoining allotments by comparison with the effects of a complying activity*
 - iii. result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effect of a complying activity*
 - iv. result in a building or building(s) that is inconsistent with the character of the area due to long unbroken building facades along one or more boundaries*
 - v. significantly shade useable outdoor living space on an adjacent allotment.*
- b. Proposed methods for avoiding, remedying or mitigation of potential adverse effects, and the degree to which they would be successful including:*
 - i. The design and location of the building(s) to avoid long unbroken building facades along one or more boundaries*
 - ii. Design of buildings or groups of buildings which reflect the scale of the surrounding environment*

iii. The ability to mitigate adverse effects through the imposition of conditions such as landscaping.

4a.7.13 Earthworks

a. The extent to which the earthworks will change the ground level of the site, including the relationship of the site to adjacent reserves, and foreshore protection areas, and adjacent sites.

b. The degree to which the finished ground levels reflect the contour of adjoining the sites, and any potential impacts on stability of neighbouring properties and existing stormwater flow patterns.

c. The degree to which the earthworks will enable building facades to be extended below natural ground level and result in buildings that are more visually dominant off-site and inconsistent with the character of the Environment.

d. Detraction from the amenity of adjoining allotments in terms of such matters as noise and dust occurring as a result of the earthworks, and the resulting impact on the use of these allotments.

h. Proposed methods and timing for the avoidance, remedying or mitigating of potential adverse effects and the degree to which they would be successful including:

i. planned rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation

ATTACHMENT 3

Waikato Regional Policy Statement

Relevant objectives and policies include:

Objective 3.12 Built Environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

- a. promoting positive indigenous biodiversity outcomes;*
- b. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use and development;*

Objective 3.20 Outstanding natural features and landscapes

The values of outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.

Objective 3.21 Amenity

The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.

Policy 6.1 Planned and co-ordinated subdivision, use and development.

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

- a. has regard to the principles in Section 6A;*
- b. recognises and addresses potential cumulative effects of subdivision, use and development;*
- c. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and*
- d. has regard to the existing built environment.*

6A Development principles

General development principles

New development should:

- j. maintain or enhance landscape values and provide for the protection of historic and cultural heritage;*
- k. promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors should be encouraged;*
- t. recognise and maintain or enhance ecosystem services.*

Policy 12.1 Outstanding natural features and landscapes

Identified values and characteristics of outstanding natural features and landscapes (including seascapes) of regional or district significance are protected from adverse effects, including cumulative effects, arising from inappropriate subdivision, use and development.

Policy 12.3 Maintain and enhance areas of amenity value

Areas of amenity value are identified, and those values are maintained and enhanced.

These may include:

- a. areas within the coastal environment and along inland water bodies;*
- b. scenic, scientific, recreational or historic areas;*
- c. areas of spiritual or cultural significance;*
- d. other landscapes or seascapes or natural features; and*
- e. areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.*