Before the Hearings Panel appointed by
Taupo District Council

In the Matter of	the Resource Management Act 1991 (**Act**)
And	
In the Matter of	An application for land use consent [RM240388], subdivision consent [RM240389] and variation to subdivision consent RM200118B for: 83 residential lots, 4 reserves, 5 road and over 6 stages; land use consent for earthworks and for additional building coverage, plot ratio and building setbacks; variation to Stage 9 of the previous subdivision stage.

Statement of Evidence of
Michael Graham, Landscape Architect
for Seven Oaks Kinloch Limited
Dated: 12 August 2025

INTRODUCTION

Qualifications and Experience

1. My name is Michael Richard Graham. I am a director at Mansergh Graham Landscape Architects (MGLA) and have been in this position since 2002

2. I am a qualified Landscape Architect and a registered member of the New Zealand Institute of Landscape Architects. I hold the qualifications of a Bachelor of Science in Philosophy (from Canterbury University, Christchurch) completed in 1990, and a Bachelor of Landscape Architecture (from Lincoln University, Canterbury), completed in 1992.

3. I have prepared several district-wide landscape studies and have provided advice to various councils on the preservation of landscape character, urban design and growth strategies for both rural and urban areas. I am a current member of the Hamilton City Urban Design Panel and have been a sitting member and occasional chair since its inception in 2012.

Code of Conduct

4. While this is not an Environment Court hearing, I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on material produced by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Report and other Supporting Documents Prepared

5. I have produced or overseen the following reports and documents in relation to this application for resource consent:

   (a) A report titled Seven Oaks Kinloch Ltd ,Subdivision Stage 9 -15; Landscape and Visual Assessment Report, Version R2 dated August 2024.

   (b) A detailed Plan set titled *Seven Oaks Final Stage Revision R1 dated 29/05/25*.

   (c) A revised Plan set titled *Seven Oaks Final Stage Revision R2 dated 01/08/25*. which incorporated a *Setback and Reserve Overlay* plan. This plan set is appended to this evidence.

6. The report included graphic appendices which contained landscape concept plans in relation to the development as well as view location photographs and photomontages that were referenced within the report.

7. Subsequently in May 2025, in conjunction with a revision of the subdivision lot layout, (from 87 lots to 83 lots), a detailed planting scheme was prepared identifying the proposed street planting, specimen trees, and the Stormwater Reserve Planting. This package of drawings included cross sections showing the anticipated effect of the landscape planting on the streetscape and reserves.

8. Most recently in August 2025, following further revision of the development's setbacks, that plan set was further revised to include a Setback and Reserve Overlay plan to reflect the proposed setbacks within the development and clarify the lots proposed to be subject to the height restrictions.

SCOPE OF EVIDENCE

9. My evidence:

   (a) Provides an outline of the landscape character, natural character and visual amenity of the site and its surroundings

   (b) Identifies the components of the development and how, in my opinion, the proposed development will alter the existing landscape character, natural character and visual amenity of the site.

   (c) Identifies what effect the development will have on the landscape character, natural character and visual amenity of the site and surrounding landscape.

   (d) Sets out conclusions in terms of the appropriateness of the proposed development from a landscape, natural character and visual perspective.

   (e) Responds to submissions received relevant to landscape architectural matters and provide a response.

   (f) Responds to the Section S42A Report.

   (g) Provides a conclusion and makes recommendations regarding conditions relevant to landscape matters.

SUMMARY

10. In my assessment I identify how the existing landscape environment in and around the site, and the various features and land uses within it, influences how the proposed development will integrate with its surroundings and the effects it will have on existing landscape character, natural character, and landscape and visual amenity values.

11. In my opinion, the landscape is heavily influenced by the wider presence of more natural appearing features, associated with the juxtaposition between the surface of Lake Taupo and surrounding topographical features of Te Kauwae and Whakaroa Peninsulas that frame the wider application site, the rural development within the surrounding rural landscape, and the urban settlement of Kinloch. While I consider the wider landscape containing the application site is of ***moderate-high*** landscape amenity value, I consider the application site itself does not have any notable landscape value, other than providing the immediate context for the wider landscape experience. In other words, while the site itself is not of particular value (from a landscape character perspective), it forms part of the context within which the more valued features are juxtaposed.

12. When considering section S6 (b) of the RMA, I identified that the Site is not located within any protected landscape features. Although the site is bounded on the east by the *Okaia Stream Scenic Reserve* (SNA 170) and by the *Otaketake Stream Scenic Reserve* (SNA 152) to the west, it does not encroach either. While the eastern extent of the Northwestern Bays Whakaroa Point to Otuparae Point *Outstanding Landscape Area* (OLA 28) is located to the west of the site, it is some 100 metres at its closest point within the *Otaketake Stream Scenic Reserve*. Similarly, *Te Kauwae Peninsula* (OLA45) and *Whakaroa Peninsula* (OLA65) form the containing headlands of Whangamata Bay, but are separated from the site by several kilometres.

13. Similarly, in my opinion, the values associated with the Lake Taupo (OLA20) will not be affected by the proposed subdivision, as the development is spatially separated by more than 500m from the lake edge and vertically through its location on the elevated spur on which it sits. This spatial offset includes both a 75m band of planting associated with Okaia Stream Scenic Reserve, and the consented and partially constructed initial stages of the Seven Oaks Development south of the proposed subdivision. As such I consider the proposed subdivision is consistent with regard S6 (b) of the RMA.

14. When considering *natural character* values, (RMA S6(a)) I identified that the site itself does not contain any natural wetland, lakes or rivers (or their margins). While the closest natural water bodies are the incised streams contained in the *surrounding Otaketake Stream* and *Okaia Stream Scenic Reserves*, the proposed development does not encroach into either of the scenic reserve's extent and all storm water and earthworks are contained within the development area. As such, in my opinion, the *natural character* of the Reserve areas will not be adversely affected by this development. I consider that the contextual change from pastoral to residential, will result in a very slight increase in the perceptual quality of their natural character.

15. Similarly, when considering potential *natural character* effects on Lake Taupo, the spatial separation previously described, both vertically and horizontally, including 75m of vegetation associated with Okaia Stream Scenic Reserve, and the consented and partially constructed stages of the Seven Oaks Development south of the proposed subdivision buffer potential effects. As a result, the development will not have any adverse effect on the *natural character* of Lake Taupo and its margins. As such I consider the proposed subdivision is consistent with regard S6 (a) of the RMA.

16. Forming a small component of the wider landscape and framed within the existing urban extent of Kinloch village, the proposed development will result in a change in the land cover of the site, which is contiguous with existing residential development of previous Seven Oaks development stages. Due to the elevated topography of the site, surrounding reserve planting, shelter belts, amenity planting and existing residential development, views of the subdivision will be obscured from many surrounding locations. With only very limited views of the subdivision available from areas within close and intermediate proximity of the site, and broad but distant elevated views from the east, I consider the proposed development will have a ***very low*** adverse effect on existing landscape character and visual amenity values.

17. In my assessment no additional planting to that which is already proposed is necessary to screen the development. In addition to the existing scenic reserve planting, whose

boundaries dovetail with the site boundaries, a detailed planting scheme has been prepared incorporating extensive indigenous plantings within the Stormwater Reserves, and street tree and amenity planting within the road reserves, to assist the well screened development to further integrate into the surrounding context. It is expected that the implementation and establishment of the detailed planting scheme would become a condition of the Resource Consent should it be approved.

18. I support the proposed increase in extent of *Kinloch GRZ* standards and controls to a greater portion of the site. I consider that the existing location of the *Kinloch GRZ Kinloch LRZ transition,* as shown within the TDC planning maps (and the KCDP) occurs arbitrarily at a narrow neck within the proposed residential area. In my opinion, from a landscape character perspective, this density transition creates an imbalance, as the western transition does not align with the general density transition expressed on the valley floor.

19. In my opinion, the most appropriate density transition line would occur at, or about, the cadastral line that corresponds with the alignment of Kahikatea Drive site access and the Kinloch Golf Course /Bode Lane boundary on the east. I consider the proposed more northern extent of the of Kinloch Residential Area enhances the overall legibility of the village, improves its coherence and aesthetic appeal through balancing the distribution of density of development within the village, and providing a less abrupt transition from the *Kinloch GRZ to Kinloch LRZ* than may otherwise occur.

20. Overall, I consider that the adverse effects of the proposed subdivision on the existing landscape character and visual amenity values are ***very low***. I consider that the proposed development meets the overall intent of the relevant landscape and amenity objectives, policies, and rules of the TDP and section 6 (a), 6 (b), 6 (c) and 7 (c) of the RMA. In my opinion, the overall development will result in *less than minor* effect on the landscape character and amenity of the receiving environment. As such, I consider from a landscape and visual amenity perspective, there is no impediment to approving this resource consent.

LANDSCAPE AND VISUAL ASSESSMENT REPORT R2 DATED AUGUST 2024

21. MGLA were engaged by Seven Oaks Ltd to assess the potential visual, landscape and amenity effects of the proposed 83 lot residential subdivision on Okaia and Kahikatea Drive, Kinloch. The proposed development will be located within an area that is predominantly identified as *Kinloch Low Density Zone* (*Kinloch LRZ*), (formerly *Kinloch Low Density Area),* but includes a portion of *Kinloch General Residential Zone (Kinloch GRZ,)* (formerly *Kinloch Residential Area),* under the *Taupo District Plan* (TDP). I was the author of the Landscape and Visual Assessment Report, R2, August 2024 (**LVA Assessment**).

22. Three main aspects were evaluated in the LVA Assessment report. They were:

    (a) The existing landscape character of the site and its place in the local and regional context.

    (b) The potential landscape and visual effects of the proposed development.

(c) An overview of the effects of the proposed development on visual and landscape amenity values associated with the existing urban and rural context.

The Existing Landscape and Values

23. The LVA Assessment outlines the existing landscape and its values, providing context for the site and its surroundings. It follows current professional practice, considering landscape through three interconnected dimensions: *physical* (natural and built components), *perceptual* (how places are experienced), and *associative* (the meanings and values attached to places). This approach aligns with best practice and the *Te Tangi a te Manu – Aotearoa* New Zealand Landscape Assessment Guidelines.

Wider Surrounding Landscape Context

24. The application site is located within Kinloch, a village located on the northern shores of Lake Taupo. Kinloch lies across a broad shallow valley nestled between two containing ridgelines. The site is located on the western ridgeline which extends to form *Te Kauwae Peninsula* to the west, and the *Whakaroa Peninsula* to the east.

25. The wider surrounding area is characterised by the prominent landscape feature of Lake Taupo and a variety of complex topographical features and land uses that have been undertaken. I consider the key features and attributes that contribute to the characteristics of the wider surrounding landscape include:

(a) Lake Taupo and the underlying volcanic and tectonic topographical features associated with the wider Taupo Caldera.

(b) The shallow valley formed between the two framing landforms of Te Kauwae Peninsula to the west, and the Whakaroa Peninsula to the east.

(c) The distant southern back drop of Ruapehu and associated hill country of the central volcanic region.

(d) Areas of native vegetation typically associated with less accessible landforms, including areas of revegetation.

(e) Existing rivers and streams and their margins.

(f) Pastoral grazing.

(g) Productive forestry.

(h) Nodes of urban development, and rural and rural residential development.

26. The wider landscape surrounding the site has been subject to significant change over the past century, with large tracts of land developed as forestry, areas recontoured and converted to pastoral farmland, and the development and urbanisation of Kinloch. While many of the

more subtle landscape features that reveal the formative processes of this landscape have been lost, the context of more overt large expressive landscape features remain.

Existing Landscape Character Values

27. In the context of the landscape's *biophysical, perceptual, and associative* attributes, I consider that the existing landscape character and values of the site and its surroundings are influenced by its location on *Lake Taupo*, the containing peninsulas of *Te Kauwae* and *Whakaroa*, and past and present land management.

28. The key attributes that contribute to the existing landscape value and visual amenity of the site and its surroundings include:

    (a) The spatial relationship between the natural areas, including *Lake Taupo* and the containing *Te Kauwae and Whakaroa* peninsulas, the rural development within the surrounding rural landscape.

    (b) The aesthetic values associated with the juxtaposition between the surface of the water and surrounding topographical features of Te Kauwae and Whakaroa Peninsulas that frame the wider application site and including distant views south across Lake Taupo toward Ruapehu and the central volcanic region.

    (c) The aesthetic and natural values associated with the Lake Taupo (OLA20), Te Kauwae (OLA45) and Whakaroa Peninsulas (OLA65), Whakaroa Hills (ALA66), and the SNAs alongside the lake shore and stream corridors.

    (d) The aesthetic values associated with the interplay of wider surrounding pastoral/forestry landscape and tracts of Reserve land.

    (e) The settlement of Kinloch including contemporary development patterns which reflect expansion beyond the initial valley floor onto adjacent landforms.

    (f) Modification to the existing site and surrounding landscape, both historically (conversion to pastoral farmland) and more recently with urban and rural-residential development, extending from the Lake edge to Whangamata Road.

    (g) Māori and Pakeha values are associated with past and present occupation and use of the wider surrounding landscape (there are no physical signs of occupation having occurred within the site itself).

29. Overall, I consider the wider landscape containing the application site is of ***moderate-high*** landscape amenity value. This value is heavily influenced by the presence of the more natural appearing features associated with Lake Taupo (OLA20), Te Kauwae (OLA45) and Whakaroa Peninsulas (OLA65), Whakaroa Hills (ALA66), the SNAs alongside the lake shore and stream corridors), and the distant volcanic landforms of the central plateau to the south. While it is located adjacent to several valued landscape areas, the application site itself does not have any notable landscape value, other than providing the immediate context for the wider landscape experience. In other words, while the site itself is not of value (from a landscape character perspective), it forms part of the context within which the more valued features are juxtaposed.

The existing environment of the Application site

30. The application site is approximately 15.5 ha and is located on elevated land immediately to the west of *Okaia Stream Scenic Reserve*. The site is in an area characterised by the interplay between existing pastoral land, consented existing stages of the Seven Oaks Development, which overlook the village, and the surrounding vegetated reserve areas. The Application site is an extension to the completed and under construction Seven Oaks development, wholly contained within the *Kinloch Community Structure Plan* (KCSP) area. The Application site is zoned for residential development in the TDP, contains both *Kinloch GRZ and Kinloch LRZ areas, and is seeking higher density to that to the Kinloch LRZ* .

31. The site is bounded on the east by the Okaia Stream Scenic Reserve (SNA 170), to the south by the existing consented stages of the Seven Oaks Development, and by the *Otaketake Stream Scenic Reserv*e (SNA 152) to the west. The *Significant Natural Areas* (SNA) are identified in the TDP. The Okaia Stream Scenic Reserve to the east separates the site from the existing *Lisland Development* within Kinloch, save for a break in the reserve which accommodates the proposed road linkage to the site. To the north, the site is open to a broader area of pasture covered undulating terrain, which extends toward Whangamata Road and transitions from *Kinloch LRZ to Kinloch Rural Lifestyle Area (Kinloch RLZ)*.

32. To the west of the site, some 100 metres within the Otaketake Stream Scenic Reserve is the eastern extent of the Northwestern Bays Whakaroa Point to Otuparae Point Outstanding Landscape Area (OLA 28). The site itself is not located within OLA28 and is separated from the OLA by some 100 metres of vegetation, which is part of the Otaketake Stream Scenic Reserve (SNA 152).

33. Overall, the site has a generally southerly aspect, falling from north to south with undulating terrain. The existing site cover is predominantly pasture interspersed with farmhouse and ancillary buildings, fence lines, farm tracks and a rock outcrop. The road network and residential development of the previously consented Seven Oaks stages are clearly visible down slope to the south, with Lake Taupo beyond. The surrounding reserves give the site a sense of enclosure while expansive views are afforded above and beyond the containing vegetation. These views include Lake Taupo to the south, and the elevated development of Locheagle Rise and Whakaroa Point to the southeast.

34. In my opinion, when viewed from publicly accessible surrounding locations, the application site is characterised by the rounded ridgeline on which it sits, and the bush clad *Otaketake* and *Okaia Stream Scenic Reserves* which separate the elevated land of the application site from Kinloch village on the valley floor and the adjacent land to the west. From some locations the vegetation within the reserves screens the application site and the pasture that interweaves between them. While the application site is largely obscured by the vegetation when viewed at proximity and from lower elevations, when viewed at a distance and from higher elevations, views of the site are more readily available. Consequently, both glimpsed and wider views of the site and the previously consented stages of the Seven Oaks development can be discerned from view locations above and below the application site

The Proposed Development

Subdivision and Roads

35. The proposed subdivision involves 6 residential stages (the collector road being part of stage 8, while stages 9 to13 are the residential lots), which include the creation of 83 residential lots (reduced from 87), typically ranging in size from 800 m^2 to 3760 m^2, with an average lot size of 1300m^2 over the 14.0 ha site. The development also includes 5 Road Reserves (including the extension of Kahikatea and Okaia Drive), 4 Stormwater Reserves and 2 Recreational Reserves. A north south transect approach has been utilised within the subdivision layout with residential lots along the northern boundary interface ranging from 2058m^2 to 2582m^2.

36. The lot layout is a consequence of the elongated shaped application site, the presence of an existing lot along the northern boundary and the shape of the two adjacent scenic reserves (*Otaketake* and *Okaia Stream Scenic Reserves*), which constrain and corrugate the site's boundaries. The layout responds to these constraints by providing a central core of smaller lots, (minimum 800m^2) wrapped around by larger lots ranging from 1000m2 to 2600m2. This configuration extends *Kinloch GRZ* density into a portion of the mapped extent of *Kinloch LRZ* within the TDP. This configuration sits adjacent to the consented Seven Oaks development to the south, and transitions to larger lot density to the northern and more easterly lots.

37. Height restrictions (TDP General Residential Zone; GRZ-R5 – Standards 7. Building Height Dev1- Kinloch Development Area) apply over the lots within 50m of the Okaia and Otaketake Scenic Reserves, with a single storey (4.5m) height. In addition, a single-storey height restriction has been extended to apply to all lots within stage 12, as a result many of the buildings within the development (41) will be single storey. The unaffected lots are located to the north and northwest of Kahikatea Drive, internal to the development, or toward the northern boundary. I consider that these height limits, (7.5m height), in line with the existing surrounding vegetation and proposed street tree planting will assist with integrating the development into the wider landscape.

38. While the *GRZ-R5 – Standards. Building Setbacks 4 and 5 Dev1- Kinloch Development Area* controls are proposed generally for the internal, (5m front boundary setback, 1.5m side setbacks and 7.5 reserve setback), to be consistent with the previous stages within Seven Oaks, a variation is proposed for the two short cul de sacs, roads 2 and 3. Along these roads it is proposed that buildings can be built up to 3m from the road boundary provided any garage door does not face the street. Where a garage door does face the street, the garage door elevation must be set back a minimum of 5 metres from the street boundary.

39. Additionally, Seven Oaks proposes 10m setbacks on larger lots generally, along the northern boundary and where they address the scenic reserves and a suitable building platform can be formed. (These are generally consistent with the *LRZ -R5 – Standards including Kinloch LRZ in Dev1-Kinloch Development Area*). There are exceptions to this approach where the lot shape precludes a viable building platform and the 7.5m offset consistent with the *GRZ - R5 -Standard* is applied. Similarly, for consistency a 5m front boundary offset is applied along the length of Kahikatea Drive.

40. The proposed road layout is a logical extension from the preceding consented Seven Oaks Stages, reflecting the general intent of the road network indicated within the KCPS, while responding to the landform and available developable land contained within the application

site. A continuation of Okaia Drive extends from the constructed roundabout within the consented development, across the site in north-westerly direction, to terminate as a Cul-de-sac in the north-western corner. The north-eastern arm of the roundabout is serviced by Kahikatea Drive, which extends in a generally north easterly direction within the site, traversing Okaia Stream Reserve before connecting to the constructed extent of Kahikatea Drive within the Lisland subdivision.

41. While the collector road Kahikatea Road is not reflected in the road network of the KCSP, an existing lot which traverses the Okaia Stream Scenic Reserve is clearly shown on the KCSP. The portion of the Kahikatea Road, which traverses Okaia Stream Scenic Reserve, forms part of the consented Terraces Development and has already been constructed. This constructed western extent of *Kahikatea Road* presently terminates adjacent to lots 1 and 2 of the application site.

42. On Kahikatea Drive, some 90m northeast of the constructed roundabout, Road 1 'T' s off from Kahikatea Drive, before orienting in a generally northerly direction and aligning with the road layout within the Terraces Development to north. In this respect Road 1 addresses the north south collector road shown on the KCSP. Two short cul-de-sacs, Roads 2 and 3 service the southern side of Kahikatea drive, extending from Kahikatea Drive into the site between the fingers of adjacent reserve incursions.

Subdivision Planting

43. At the time of the preparation of the LVA Assessment, only an initial overview planting scheme has been prepared based on an indicative layout, including proposed street tree selection and broad areas of planting. I have subsequently prepared more detailed planting plans (streetscape, amenity planting and planting for areas of Stormwater Reserve) and these plans have been submitted to Council for consideration as part of the Application and will be required by way of consent condition(s).

44. Considering the existing environment, the proposed planting plans, and the nature of the proposed development, in my opinion there is no need for additional mitigation planting to screen the development and none is proposed. It is intended that indigenous planting would occur within the stormwater reserves, as well as amenity planting throughout the subdivision development and further assist with the integration of the development into the surrounding context. I expect that this would become a condition of the Resource Consent.

EFFECTS ON LANDSCAPE CHARACTER AND VISUAL AMENITY

45. Key components of the application that have the potential to affect the landscape and visual amenity of the receiving environment include:

    (a) The number of lots and their proximity to one another.

    (b) The streetscape and rehabilitation planting.

    (c) The change from open space pasture to residential development.

    (d) Relationship between the subdivision and the existing Kinloch Village

46. The following section of my evidence outlines the effects of the proposed development on the landscape character, natural character and visual amenity of the site and surrounds

Effects on Landscape Character

Surrounding Development Patterns and Integration

47. Kinloch has evolved from a modest holiday destination to a more developed settlement, now incorporating subdivision development, a golf course and marina. The urban grain of the Kinloch is a result of the slow accumulation of development that can be characterised as small scale with a fine grain of lots which gradually transitions to larger lots further from the lake shore.

48. The KCSP identified anticipated development densities with the application site is contained within the western extent of the structure plan area, identified as an area of 'high density', and 'medium density', (referred to as *Kinloch GRZ and Kinloch LRZ* respectively within the TDP) and includes an indicative collector road which passes through the application site and links back to Whangamata Road.

49. While the distribution of density, and more specifically the transitions, appears generally coherent and consistent when considered within the valley floor, I consider the transition identified within the TDC planning maps terminates arbitrarily at a narrow neck within the proposed residential area. In my opinion, from a landscape character perspective, when viewed holistically, this density transition creates an imbalance, as the western transition does not align with the general density transition expressed on the valley floor.

50. While I recognise that cadastral lines of this nature may themselves be arbitrary, applying a degree of consistency in the broad location of the transition between densities is considered to enhance the overall legibility of the village and improve its coherence and aesthetic appeal. I consider the proposed increased extent of *Kinloch GRZ* within the application reduces this imbalance as it shifts the transition further to the north.

51. With respect to landscape effects, while the increased extent of residential density within the development will be evident within the development itself, I do not consider the effect of this increased density propagates to adjacent existing residential development on the valley floor as it is largely contained on the ridgeline within surrounding reserve planting. It will only be clearly visualised from more elevated distant locations in the context of the broader Kinloch village.

52. Further I consider the more northerly density transition location is consistent with good urban design practice, due to the distribution of the larger lots along the northern and eastern boundary of the site. Although there is an increased extent of residential density beyond that envisioned by the TDC plan, I consider that the sleeving effect of the larger lots, more extensive height controls, the setbacks within the development, and improved alignment with the broader density transition within Kinloch will result in a ***very low*** landscape effect.

Landscape Effect Rating

53. The wider landscape derives much of its value from the presence of natural features, including *Lake Taupo* (OLA20), *Te Kauwae* (OLA45), *Whakaroa Peninsula* (OLA65),

Whakaroa Hills (ALA66), and the identified *Significant Natural Areas* (SNAs) along the lake edge and stream corridors, as well as the distant volcanic landforms of the central plateau. Within this context, the application site does not hold particular significance in terms of landscape character, instead forming part of the broader setting that supports these more valued features.

54. The main landscape effect of the proposal arises from a change in landcover. The site is currently pastoral land but is located adjacent to existing residential development, including previous Seven Oaks stages and Lochridge Estate to the north. The proposed residential development represents a continuation of the existing settlement pattern at a comparable density, resulting in a coherent and anticipated transition in land use. Relative to the scale and character of Kinloch village and the surrounding environment, I consider adverse effects on the wider landscape character to be ***very low***. Furthermore, as a result of the increased extent of Kinloch GRZ development, the proposal is expected to deliver a ***very low positive effect*** by enhancing the legibility and coherence of residential density distribution within Kinloch.

Effects on Natural Character

55. Natural character is defined as 'an area's distinctive combination of natural characteristics and qualities, including *naturalness'*[1]. The development is located within an area of gently undulating pasture that sits between *Otaketake Stream* to the west and *Okaia Stream* to the east. Both stream systems have formed gullies which are clad in regenerating indigenous vegetation and are identified as *significant natural areas* within the TDP. *(SNA 152 Otaketake Stream Scenic Reserve and SNA 170 Okaia Stream Scenic Reserve respectively*). The incised character and presence of the stream course and native vegetation convey a ***moderate*** natural character.

56. The proposed development does not encroach into either of the scenic reserve's extent and all storm water and earthworks are contained within the development area. Consequently, the *natural character* of the Reserve areas will be physically unaffected by this development. The contextual change from pastoral to residential development will result in a very slight increase in the perception of the naturalness of the Reserves due to the juxtaposition with built development.

57. With respect to the *Okaia Stream Scenic Reserve*, it is noted that the *Kahikatea Drive* causeway has already been formalised as part of the consented *Terraces Development*, and the batter slopes associated with the gulley rehabilitated with native vegetation to integrate with adjacent land cover in the reserves on either side.

58. With regard *Lake Taupo* itself, the natural character of the lake is ***very high*** forming the focal point for surrounding settlement with the expressive natural qualities of an expansive water body and including the margins of the lake and tracts of indigenous vegetation. The proposed development is spatially separated more than 500m from the lake edge and vertically through its location on the elevated spur on which it sits. This spatial offset includes both a 75m band of planting associated with *Okaia Stream Scenic Reserve*, and the

[1] This definition is consistent with *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines.*

consented and partially constructed stages of *Seven Oaks Development* south of the proposed subdivision. As a result, the development is not considered to have any adverse effect on the natural character of *Lake Taupo* and its margins.

Natural Character Effect Rating

59. As the development does not encroach on the *Lake Taupo* OLA or its margins, or *SNA 152 Otaketake Stream Scenic Reserve and SNA 170 Okaia Stream Scenic Reserve*, it does not affect their key attributes. It is considered that the proposed development will have a *very low* positive effect on the natural character values associated with the Stream Reserves due to an enhanced perceived naturalness in juxtaposition to the proposed residential development adjacent to it and **no adverse effect** on Lake Taupo.

Assessment of Visual Effects

Visual Catchment

60. As part of the initial investigation into the potential visibility of the development, a zone of theoretical visibility (ZTV) analysis was carried out to identify areas from where the subdivision would potentially be visible. ZTV analysis and field investigation confirm that the most prominent views of the proposed development are from distant elevated locations to the east, with some intermediate visibility from within the Lisland development (500–1000m away). However, existing vegetation, buildings, and topography significantly restrict views of the site from most surrounding areas.

61. The combination of the site's location on an elevated landform, reserve planting, shelter belts, and residential structures helps obscure the development from close-range viewpoints. This is largely due to the angle of the available views. From view locations with at elevations below the site, close to the Okaia Scenic Reserve, the viewing angle is largely limited by the height of the vegetation at the highest point within the Reserve. This creates a visual recession plane whereby buildings set below this plane are unable to be seen. As viewer distance increases, the recession plane flattens, potentially exposing more of the site, though intervening vegetation and built elements often intervene reduce this effect.

62. Similarly, limited views may be gained from Whangamata Bay when lake surface conditions allow, though these are also distant (over 2km), foreshortened visually, and partly screened by vegetation and landform. As one approaches the shoreline, foreground elements become more prominent and further obscure visibility of the development.

63. Greater relative elevation of the view location increases the visibility of the development as it reduces the screening effect of the fore ground reserve vegetation. Due to the broad valley within which Kinloch sits, view locations in and around Locheagles Rise development afford views toward the site from elevated positions which are not unduly compromised by foreground elements. They are some 2 kilometres away which result in broad views which capture the site and wider context of Kinloch.

Viewing Audience

64. Potential view locations were investigated during the preparation of this report. Eleven view locations were selected for review, on the basis of existing views, viewing frequency, viewer types, and availability of the view from public or private property, viewer distance and the viewing time and framework available at the time of study.

65. The potential viewing audience was identified to likely comprise of:

(a) Residents and Visitors to Kinloch;

(b) Those using the local amenities (shops, marina, walkways).

(c) People using the Lake (Whangamata Bay) for recreation.

Analysis of Effects on Visual Amenity

66. Visual effects of the subdivision have been assessed from a series of eleven representative view locations to determine the likely effect of the development on landscape character and visual amenity values. These locations represent the views attainable from locations on Kahikatea Drive, Oakdale Drive, Pukeko Way, Lisland Drive, Nisbet Terrace, Seager Crescent, Kinloch Road, from elevated locations within Locheagle Rise and within Whangamata Bay. In considering the effects from these view locations, it is recognised that the site is zoned for residential activity, with the majority of the site being zoned *for Kinloch Low Density* within the TDP. I have considered the landscape and visual amenity effects of the proposed increase in density of the proposed development, bearing in mind the anticipated density of development under the *Kinloch Low Density* zone. I acknowledge that this is not a "permitted baseline" *per se, and,* accordingly, I have not "disregarded" the effects of the *Kinloch Low Density* zone when reaching my conclusions.

67. The view from each view location was analysed within the methodological framework and rated using a standardised rating system. A rating definition table is appended in the *Seven Oaks Kinloch Ltd, Subdivision Stage 9 -15; Landscape and Visual Assessment Report, Version R2 dated August 2024* as attachment nine. View location photographs from each view location and photomontages for view locations (VL7, VL9 and VL10) are contained within attachment six. Definitions for the Landscape and Visual Amenity ratings are in attachment nine of that report.

Building Typology and Amenity Planting

68. In evaluating the visual effects, several assumptions were made regarding the typology of the residential development anticipated. While the proposed roof heights and boundary offsets are that which is being applied for under the application, the forms utilised are typical typologies reflective of similar developments. They result in a level of general effect that is typical of developments of this nature but should not be construed as being the proposed form of any building for any specific lot.

69. The revisions to the setbacks, reduction in lot numbers and the proposed street planting are not captured in the photomontages. As the visual effect of the development was already identified to be ***very low*** on the receiving environment in the original assessment, the further revisions do not alter that rating but rather consolidate it within the continuum of that value.

70. These changes will not greatly alter the limited visual effect of the development but are likely to enhance the landscape effect of the development, improving the integrating with surrounding development when seen from elevated distance, and appear more coherent when observed internally to the development.

View Locations

71. View location VL1 is included in the photographic set to assist with locating visual reference points within the site, looking northeast. The red-roofed gabled dwelling marks the approximate location of an existing eastern lot along the northern site boundary. The image illustrates the undulating pasture and adjoining reserve forming the site's eastern edge, as well as the gentle south-facing slope across the site.

Proximity View Locations

72. Approaching from the north along Kinloch Road, the site is mostly screened by avenue planting, wood lots, and surrounding buildings. Additional shelter planting and curtilage development further limit visibility. Views toward the site generally only emerge when close by or when intervening elements are reduced, such as from elevated positions or the lake. Views from the road network are typically brief and oblique to the direction of travel, while nearby residential properties, particularly within 500 to 1000 metres, have the greater and more sustained visual exposure to the site.

73. Proximity View Locations (VL's) are considered those within 500 to 1000 metres of the application site. These include VL's 2 through 6, which are located on Kahikatea Drive, Oakdale Drive, Pukeko Way, Lisland Drive, Nisbet Terrace and Pukeko Way. To obtain views of the site the VL's are located where possible across undeveloped residential lots or Reserves to capture the view of the application site. In the case of VL 2, it is located at the current extent of Kahikatea Drive and looks along the proposed road alignment over the Okaia Stream Scenic Reserve.

74. Due to the layout of the development, relative elevation and surrounding vegetation, the entire development will not be visible from proximity views; rather partial views of some of the residential buildings within the subdivision will be visible from some locations.

75. From VL2, VL3 and VL5, partial views of some of the roof lines may be seen within vegetation that forms part of the Okaia Stream Scenic Reserve, with the reserve planting screening much of the development. VL 2 looks westerly and may afford glimpses of some roof tops located along Road 3. Because of its location, orientation and proximity to view locations, this component of the development is the most readily seen aspect of the development. Development further into site is screened by intervening fingers of vegetation further to the west and the diminishing effect of perspective. While VL 3 and VL5 look to the northwest and capture glimpsed portion of roofs associated with development along Road 3 seen over and above foreground residential development contained within the Lisland subdivision.

76. From these view locations the proposed development does not break the skyline due the combination of the higher ridgeline to the west beyond the site and is largely screened by the reserve planting containing the site; rather the glimpsed partial rooflines where visible will appear contained within the vegetation and below the skyline. In the context of the existing development within the foreground, the small visible component of subdivision will appear as

a further extension of developments within Kinloch that interweave between the stream reserves.

77. VL2 affords the most readily comprehensible view, as this view location is immediately adjacent to the Okaia Stream Scenic Reserve, which results in a steeper viewing angle toward the subdivision, while the sweeping road corridor itself provides additional information to infer the connection to and orientation of the development beyond. This location potentially affords some views of rooflines along Road 3, is more easily interpreted and reinforces a theme of residential development interwoven amidst the vegetated stream gullies. Whereas VL3 and VL5 are less legible with partial rooflines potentially visible behind the foreground vegetation without any connecting road element.

78. VL4 and VL 6 are similar to VL3 and VL5 in that they look north-westerly toward the site, the effect of localised foreground elements screens the potential views of the site which, if visible, are a relatively small component of the view. This is most noticeable from VL4 where the house in the mid-fore ground, forms part of the skyline and screen views beyond. By comparison, although VL 5 is further away, its view is less encumbered by intermediate foreground elements. VL6, however, combines both greater distance from the site, greater maturity of curtilage planting and development of smaller lots in its vicinity, to largely remove the potential for views toward the site.

79. VL4 and VL 6 highlight the effect of continued development occurring within Kinloch. The open space contained in the foreground of VL4 is created by one undeveloped lot. When this lot is developed, views of the subdivision will be substantially screened. As the subdivision matures, both buildings and the landscaped curtilage reduce the potential to obtain penetrative views.

80. The character and amenity of Kinloch resides in part from the interplay of residential development within the network of stream reserves that weave through the valley floor and delineate the residential areas. From the above locations, the proposed development will result in a small change to the amenity of the existing view where it appears as an extension of the previously consented and under construction stages of Seven Oaks and the existing Lisland development. In my opinion, the effects of the application are largely consistent with the intention of the KCSP that identifies residential development is to occur in this area.

81. Overall, I consider the adverse effects on visual and amenity values as a result of the proposed subdivision from Close Proximity View Locations will be ***very low***.

Intermediate View Locations

82. L7 and VL8 represent the views from an intermediate distance to the east of the site. Both locations are more than a kilometre from the site on the broad valley floor, and reflect the mature subdivisions, curtilage planting and residual shelter planting within the area. Consequently, views of the development are limited by intermediate and foreground screening. While it is anticipated that some rooflines may be discernible in the distant mid portion of the VL7, they will only appear as a very small component of the wider view before being screened by foreground elements. Within VL 8, the site is not visible as it is wholly obscured by the planting within the mid distance of the view. These views provide an appreciation of the extent and distribution of existing residential development and the extensive curtilage and amenity reserve planting that contribute to the amenity of Kinloch and

serve to inform the landscape character. Both these latter aspects give rise to the limited viewing opportunities within the village.

83. Overall, I consider the adverse effects on visual and amenity values because of the proposed subdivision from Intermediate View Locations will be ***very low***.

Distant View Locations

84. VL9, VL10 and VL11 represent distant view locations, more than two kilometres from the site. VL9 and VL10 differ from VL11 as they are located within the *Locheagle Rise* subdivision and are elevated relative to the site, while VL11 is taken from on the water in *Whangamata Bay* below the site. View VL9 and VL10 are like other views from *Te Kauwae Peninsula*, where obtainable within the vegetated areas.

85. VL9 and VL10 look to the west and provide a clear appreciation of the relative landform and land cover distribution that the site sits within. Most noticeably the nature and extent of the bush clad landform to the west beyond the site, the relative extent of pasture to the north of the site, the interweaving of the reserve vegetation and pasture, and the consented Seven Oaks stages under construction.

86. The relative elevation and distance of VL9 and VL10 from the site, flattens the appearance of the site and reduces the perception of the elevational difference between the site and the subdivision to the east. With the greater elevation of VL10, the screening effect of the reserve planting immediately to the east diminishes and the site is more readily identifiable as a continuous expanse of pasture.

87. In both instances, due to the distance from the site, the finer detail of the subdivision will not be readily discernible; It will appear as a very small component of the wider view; the residential development will be visible as an area of built development, rather than the existing areas of pasture. *Okaia Drive* and the extension of *Kahikatea Drive* will visually connect the site to the existing Kinloch development and serve to bookend the development. In combination these aspects will result in the subdivision appearing similar to the existing residential development and be perceived as an extension of the Kinloch Village.

88. By contrast VL11 presents a very different view of the site from within *Whangamata Bay*. This view looks to the north and captures the foreshore of *Lake Taupo*, seen clad with indigenous plantings, while more exotic plantings typically populate the Kinloch village. The view across the lake surface removes foreground elements allowing a broader vista of the cape and the landscape rising beyond. The vertical relationship between the valley floor and the elevated spur that the development is located on, are more readily apprehended. A portion of the site is identifiable, but due to the elevation and orientation of the view, the site is foreshortened and partially screened by surrounding reserve planting.

89. Where visible, the finer detail of the subdivision will not be readily discernible; and will appear as a thin band of roof tops seen above and beyond the consented Seven Oaks stages to the south, with potentially the occasional partial roof line within the Okaia Reserve vegetation to the east. In combination these aspects will only form a very small component of the overall view and result in the subdivision appearing like the existing residential development within Kinloch. A layering of roof tops partially seen over and between the swathes of bush clad gullies, and the taller exotic species that populate the village.

90. From these locations the development will form a small portion of the overall view and be seen as a minor change in the extent and distribution of the existing residential development present within the wider view. As residential development, including the consented stages of 7 Oaks are already a significant component within the view, this minor increase in extent when viewed from these more distant VL's is considered to result in a ***very low*** visual and amenity effect.

91. In summary I consider the proposal benefits from its proximity to recent and existing development within Kinloch, and its location on an elevated landform contained by surrounding reserve vegetation. The subdivision layout responds to the existing landform, resulting in sensitive landform integration. In addition, street tree planting and the rehabilitation of the road causeway will assist in integrating the development into the surrounding landscape. Overall, the development will appear as an extension to Kinloch and will be consistent with the interplay of the existing wider landscape and urban characteristics.

92. The adverse effect on visual amenity as a result of the subdivision is considered ***very low*** due to the limited visibility of the site and the integration with development within the view catchment. Overall, the effects of the development on the visual and amenity values of the existing environment are considered to be ***less than minor.***

Temporary Effects

93. Due to the site's relative elevation to the valley floor and visual screening afforded by the containing vegetated reserve areas, temporary effects from construction are likely to be negligible from close and intermediate proximity view locations. More distant elevated view locations may result in a slightly higher effect, particularly during earthworks development and building construction when contrasting (exposed earthworks) or atypical, coloured material is exposed, (such as breathable /waterproof membranes) and due to the movement of vehicles in and around construction sites. These effects are short term, and in my opinion these short term effects will be ***less than minor*** due to the distance from the site and the small portion of the wider view such elements may occupy. Such effects are typically encountered within developing residential subdivisions.

Relevant Planning Matters

94. In terms of the LVA Assessment and this evidence, only the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters have been considered.

Resource Management Act (RMA)

95. I consider relevant sections of the Act (RMA) to this application are Part 2, of the Act, S6 (a), (b), (c), and S7 (c).

96. S6 (a) of the RMA. The Lake Taupo outstanding natural landscape (identified as OLA 20 within the TDP), to the south of the proposed subdivision, will not be affected by the proposed subdivision. The buffer of existing reserve planting between the site and OLA 20 (including OLA 28), will prevent any adverse effect on the amenity of the lake.

97. Section 6 (b) and (c). The site is not within an identified outstanding natural feature or landscape within the TDP and is sufficiently separated from OLA 28 by existing reserve planting (some 50 metres) so as not to affect the natural character associated with OLA 28.

98. With respect to SNA 152 and SNA 170, the site is adjacent to the reserve land, it does not encroach into the SNA areas. The extension of Kahikatea Drive is located within the consented road alignment. The batter slopes associated with the culverted gully crossing will be rehabilitated with native vegetation to integrate with adjacent land cover in the reserves on either side. The development does not result in any adverse landscape and amenity effects on the SNAs.

99. Section 7(c). I consider the effects of the proposed development on the maintenance and enhancement of amenity values will be ***very low*** which is consistent with ***less than minor***. I consider the proposed development to be visually compatible with the existing residential development within Kinloch and through the careful design of streetscape planting, connecting road network and lot layout responds to both the existing topography and to the receiving environment contained by the adjoining Reserves.

Taupo District Plan (TDP)

100. The subdivision site is contained within the Kinloch Residential Area (KRA) identified in Section 13.1 the General Residential Zone of the TDP and Section13.3 the Low Density Residential Zone.

101. These sections includes the same following area specific objective;

> *GRZ-04 / LRZ-04; To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential development in the Kinloch Community Development Plan Area.*

And policies**;**

102.

*GRZ-P10/**LPZ-P8** … 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 reflect the intent of the Kinloch Community Development Plan Area. While *Section 14 Development Areas, 14.1 DEV1 – Kinloch; Kinloch Community Development Plan Area* discussion identifies the *Kinloch Community Development Plan (KCDP)* which;

> *… provides guidance into what density and form of subdivision and development is appropriate within parts of the development plan area.*
>
> *There will be situations where it may be appropriate for subdivision to occur to densities which are characterised by smaller lot sizes than those identified below in Table 4: Minimum and average lot sizes for density areas. Such development needs to be designed in a way where any effects to the amenity or character of the area are suitably avoided remedied or mitigated. These more intensive areas for development should be offset by expansive areas of open space and/or planting to retain the lower density character of the Kinloch Community Development Plan Area. A strong framework of tree and vegetation planting should also be carried out so that the development is not out of character with the wider development plan area.*

103. I consider the proposed subdivision is consistent with the intent of the objectives, policies contained within *13.1 GRZ* and *13.3 LRZ* in respect to Kinloch and the guidance contained in *14.1 DEV1 – Kinloch* discussion. This is achieved through the interwoven vegetated gully fingers and stormwater reserves breaking up the development, framed by adjacent reserve land and framework of trees and vegetation identified in the detailed planting plans (appended to this evidence). Although the extent of GRZ residential density proposed exceeds the indicated extent of GRZ density shown on KCDP, I consider that the proposed alignment presents an improved outcome relative to the overall coherence of density distribution from a landscape perspective.

Section 13.1 Kinloch General Residential Zone and Kinloch Low Density Residential Zone

104. *Section 13.1* contains performance standards and development controls for the Residential Environment with specific reference to the *Dev1- Kinloch Residential Area*. The proposed development is in an area that is captured by both the *Kinloch GRZ* and *Kinloch LRZ*. The proposed development seeks two variances.

(a) To generally increase the extent of the application of *Kinloch GRZ* standards and controls across the development, but apply *Kinloch LRZ* setbacks to larger lots where a suitable building platform can be obtained. (Typically to the larger lots on the northern and north-western extent, but also along the boundary interface with Reserve land within larger lots on the north eastern extent).

(b) To allow lots adjacent to Roads 2 and 3 to build up to 3m from the road boundary, provided that the garage door does not address the roadway. Where a garage door addresses the road frontage, the garage façade must be set back a minimum of 5 metres.

105. With respect to the extension of the application of *Kinloch GRZ* density and controls to the site, I consider this approach is supported from a landscape character perspective.

106. As stated previously, I consider the proposed extent of *Kinloch GRZ* and transition *to Kinloch LRZ* as shown in *KCDP* terminates arbitrarily at a narrow neck of the site within the development area. I consider that the most appropriate density transition line would occur at, or about, the cadastral line that corresponds with the alignment of Kahikatea Drive site access and the Kinloch Golf Course /Bode Lane boundary on the east. The proposed more northern extent of *Kinloch GRZ* enhances the overall legibility of the village and improves its coherence and aesthetic appeal through balancing the level of development within the village.

107. In my opinion, the increase in extent of *Kinloch GRZ* density proposed within the development, is not readily visible from publicly accessible locations outside of the development, except when seen from elevated locations at distances of more than 2 kilometres, at which distance, much of the detail of the development is lost.

108. I consider the application of the *Kinloch LRZ* setbacks to the distribution of larger lots along the north, north-west and north-east extents of the development further reinforces the transect approach of the locating larger lots along the northern boundary interface, and where discernible, will provide a less abrupt transition to future *Kinloch LRZ* density to the north. while the distribution of larger lots within the development to the north, north-west and north-east assist by sleeving the smaller lots internally within the development.

109. In addition, the use of the storm water reserves to further break up the concentration of development, consistent with good urban design practice, will be further assisted by the implementation of the detailed planting scheme throughout the development. It is also noted that the layout and orientation of the lots, in addition to the proposed height control over Stage 12 in conjunction with the extensive 50m reserve offset height control (*13.1 GRZ 7. TDP*), assist in reducing the potential visibility of the development externally.

110. Given the site's location, beyond distant elevated views, I consider that the landscape and visual amenity effects of the extension of *Kinloch GRZ* density are contained within the environs of the development and unlikely to propagate beyond. On balance, I consider that, due to the proposed height controls, variation in setbacks (including *Kinloch LRZ setbacks*), the sleeving effect of the surrounding larger lot development, the existing interwoven fingers of Scenic Reserve vegetation and the intensity of Stormwater Reserve and streetscape planting, the increased extent of Kinloch GRZ development results in a ***very low visual and landscape effect***.

111. With regard the variance for setbacks for lots adjacent to Roads 2 and 3; it is proposed that buildings can be built up to 3m from the road boundary, provided that no garage door addresses the roadway. Where a garage door faces the road frontage, the garage façade must be set back a minimum of 5 metres. As this has been permitted within other consented stages of Seven Oaks, I consider that this variance will provide consistency between development stages and result in ***very low*** and localised visual effect.

112. Overall, from a landscape and visual amenity perspective, I consider the areas of non-compliance outlined above will not result in any significant effects on the wider receiving environment beyond that of compliant Kinloch GRZ/Kinloch LRZ density subdivision. This is due to the subdivision's location on an elevated landform, immediately adjacent to previously consented stages of the Seven Oaks development, with a higher ridgeline back drop to the west and significant extent of surrounding vegetation. As a result, the subdivision will not cause visual obstruction of any significant features behind it, nor will it appear out of character

within the surrounding context. While I consider the shift of the transition from *Residential GRZ density* to *Kinloch LDZ* density, to a more northerly location will result in a more coherent density distribution for the village. On this basis, I consider the proposed development responds appropriately to the existing character of the area, given the direction identified in the TDP.

SUBMISSIONS RECEIVED

113. I have reviewed the submissions received in support and opposition to the proposed development. Submissions in opposition, relevant to landscape character and visual amenity, can be summarised as including the following key issues:

(a) Inconsistency with the KCSP.

(b) Effects on the existing character and visual amenity of the village.

(c) Effects on the Reserves.

(d) Lighting Effects.

114. Most of the submissions opposing the proposal raise general concerns regarding the applications deviation from the KCSP. While the specific concerns of the effect are not always detailed, the general issues address the increased number of lots and the consequential effects on Kinloch's landscape character and amenity. A number also make specific reference to the effects of development on the adjacent Reserve. (And while outside my area of expertise, it is noted that comment is frequently made of the effect on infrastructure, particularly water supply).

115. With respect to the general character and amenity effect, I have previously outlined my opinion and have not been presented with any matters that would alter that. The visual effect of the development externally is very limited. When viewed from elevated locations, it is at a distance of 2 km and I consider that while the development does not align with the transition identified within the KCDP, the realignment creates a more coherent outcome overall, from a landscape character perspective, while the resulting transect, because of the larger lots, will result in a less abrupt transition with future Kinloch LRZ development.

116. With respect to the setback from the Scenic Reserve boundaries, of the 29 lots that are adjacent to the Scenic Reserves, 16 maintain the 10m setback, while the balance maintains a 7.5m setback. And typically, these are adjacent to the existing constructed development with the same offset.

117. With respect to the concerns expressed regarding lighting, it is noted that the same standard of road lighting is to be applied as previous stages of the Seven Oaks subdivision. I note condition 34. (d) and (e) address detailed outdoor lighting matters related to the setback from the scenic reserve. The additional potential lighting from residential houses within this development, where seen this will form part of the overall nighttime lighting generated by the village of Kinloch and result in a similar visual coherence with respect to the distribution of the wider night lighting of Kinloch.

118. Several submissions were received in support of the application and expressed a general approval of the quality of amenity resulting from developments by the applicant within the area.

119. **Response to Section 42A Report**

120. I have read relevant sections of the Section 42A Planning Report pertaining to landscape and visual amenity matters and agree with their conclusion.

CONCLUSION

121. The existing landscape in and around the site, and the various features and land uses within it, influence how the proposed development will integrate with its surroundings and the effects it will have on existing landscape character, natural character, and landscape and visual amenity values. Having comprehensively assessed the Landscape and Visual Amenity effects of the proposal, in my opinion:

(a) The landscape is heavily influenced by the presence of the more natural appearing features, associated with the juxtaposition between the surface *of Lake Taupo* and surrounding topographical features of *Te Kauwae* and *Whakaroa Peninsulas* that frame the wider application site, the rural development within the surrounding rural landscape, and the urban settlement of Kinloch. While the wider landscape containing the application site is of ***moderate-high*** *landscape amenity value*, the application site itself does not have any notable landscape value, other than providing the immediate context for the wider landscape experience. In other words, while the site itself is not of value (from a landscape character perspective), it forms part of the context within which the more valued features are juxtaposed.

(b) The site is not located within any identified protected landscape features. The site is bounded on the east by the *Okaia Stream Scenic Reserve* (SNA 170) and by the *Otaketake Stream Scenic Reserve* (SNA 152) to the west but does not encroach within them. While to the west of the site, some 100 metres at its closest point within the *Otaketake Stream Scenic Reserve*, is the eastern extent of the *Northwestern Bays Whakaroa Point to Otuparae Point Outstanding Landscape Area* (OLA 28). Te Kauwae Peninsula (OLA45) and Whakaroa Peninsula (OLA65) form the containing headlands of Whangamata Bay but are separated from the site by several kilometres. The values associated with the Lake Taupo (OLA20), will not be affected by the proposed subdivision as the development is spatially separated more than 500m from the lake edge and vertically through its location on the elevated spur on which it sits. This spatial offset includes both a 75m band of planting associated with Okaia Stream Scenic Reserve, and the consented and partially constructed initial stages of the Seven Oaks Development south of the proposed subdivision.

(c) The site does not contain any natural wetland, lakes or rivers (or their margins). While the closest natural water bodies are the incised streams contained in the surrounding Otaketake Stream and Okaia Stream Scenic Reserves, the proposed

development does not encroach into either of the scenic reserve's extent and all storm water and earthworks are contained within the development area. It is considered that the natural character of the Reserve areas will not be adversely affected by this development, however the contextual change from pastoral to residential will result in a very slight increase in the perceptual quality of their natural character.

(d) In respect to Lake Taupo, the proposed development is spatially separated by more than 500m from the lake edge and vertically through its location on the elevated spur on which it sits. This spatial offset includes both 75m of vegetation associated with *Okaia Stream Scenic Reserve*, and the consented and partially constructed stages of the Seven Oaks Development north and south of the proposed subdivision. As a result, I do not consider the development to have any adverse effect on the natural character of Lake Taupo and its margins

(e) Forming a small component of the wider landscape and framed within the existing urban extent of Kinloch village, the proposed development will result in a change in the land cover of the site, which is contiguous with existing residential development of previous Seven Oaks development stages. Due to the elevated topography of the site, surrounding reserve planting, shelter belts, amenity planting and residential development, views of the subdivision will be obscured from many surrounding locations. With only very limited views of the subdivision available from areas within close and intermediate proximity of the site, and broad but distant elevated views from the east, the proposed development will have a ***very low*** adverse effect on existing landscape character and visual amenity values.

(f) This assessment concluded that no additional mitigation planting is necessary to screen the development. In addition to the existing scenic reserve planting, a detailed planting scheme has been prepared incorporating extensive indigenous plantings within the Stormwater Reserves, and street tree and amenity planting within the road reserves to assist with the integration of the development into the surrounding context. It is expected that the implementation of detailed planting scheme and its establishment would become a condition of the Resource Consent should it be approved.

(g) I consider the proposed increase in extent of *Kinloch GRZ* to a greater portion of the development site is supported. In my opinion the existing location of the *Kinloch GRZ/ Kinloch LRZ transition* is considered to occur arbitrarily at a narrow neck of the site within the development area. This density transition creates an imbalance, as the western transition does not align with the general density transition expressed on the valley floor. From a landscape perspective the most appropriate density transition line would occur at, or about, the cadastral line that corresponds with the alignment of Kahikatea Drive site access and the Kinloch Golf Course /Bode Lane boundary on the east. The proposed more northern extent of the *Kinloch GRZ* enhances the overall legibility of the village, improves its coherence and aesthetic appeal through balancing the distribution of density of development within the village, and providing a less abrupt transition from the *Kinloch GRZ* to *Kinloch LRZ* than may otherwise occur.

122. I consider that the overall adverse effects of the proposed subdivision on the existing landscape character and visual amenity values are ***very low***. I consider that the proposed development meets the overall intent of the relevant landscape and amenity objectives, policies, and rules of the TDP and section 6 (a), 6 (b), 6 (c) and 7 (c) of the RMA. In my opinion, the overall development will result in ***less than minor*** effects on the landscape character and amenity of the receiving environment. As such, I consider from a landscape and visual amenity perspective, there is no impediment to approving this resource consent.

123. In respect to the recommended conditions pertinent to landscape matters, I note condition 8 of the *Seven Oaks Proposed Draft Conditions* prepared by *Cheal Consultants Ltd dated 4th July 2025*. I recommend the inclusion of the Planting Plan set *Seven Oaks Final Stage Revision R2 dated 01/08/25* prepared by MGLA be included in this condition.

_____

Michael Richard Graham

12 August 2025

ANNEXURE A

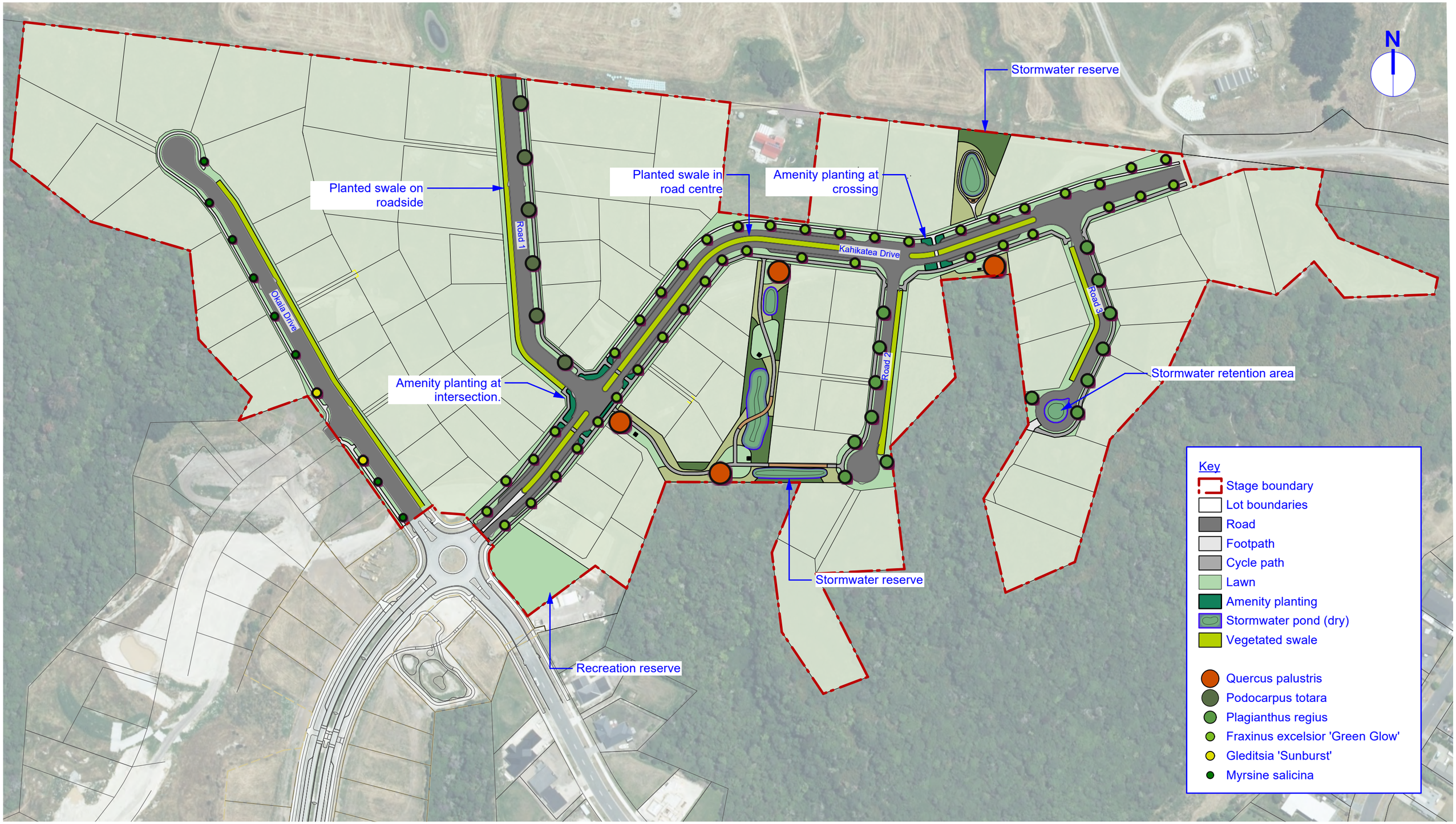
Seven Oaks Landscape Planting Plans R2 1/08/2025

Plan Register

Project
Name: Seven Oaks Final Stage
Address: Kinloch, Lake Taupo
Project ID: 2024-020

Day	16	29	1						
Month	5	5	8						
Year	25	25	25						

Sheet No.	Sheet Title	Current Revision	Previous Revisions							
C00	Plan Register	R2	R0	R1	R2					
C01	Overall Plan	R2	R0	R1	R2					
C02	Setback Plan	R0			R0					
C03	Sheet Reference Plan	R2	R0	R1	R2					
C04	Street Trees	R2	R0	R1	R2					
C05	Amenity Planting	R2	R0	R1	R2					
C06	Swale Planting Kahikatea Drive	R2	R0	R1	R2					
C07	Swale Planting Kahikatea Drive	R2	R0	R1	R2					
C08	Kahikatea Drive Cross Sections	R2	R0	R1	R2					
C09	Swale Planting Side Roads	R2	R0	R1	R2					
C10	Stormwater Reserve Overview	R2	R0	R1	R2					
C11	Stormwater Reserve Sections	R2	R0	R1	R2					
C12	Stormwater Reserve Planting Plans	R0	R0	R1	R2					
C13	Stormwater Reserve Planting Plans	R1		R0	R1					
C14	Stormwater Reserve Planting Plans	R1		R0	R1					
C15	Specifications	R1		R0	R1					



1 **Overall Plan**
Scale: 1:2000

The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham LANDSCAPE ARCHITECTS

Seven Oaks Final Stage — Overall Plan

Project No. **2024-020** I Client **Seven Oaks Kinloch Ltd** I Phase **Initial Concept** I Scale **shown @ A3** I Revision No. **R2** I Date **1/08/2025** I Drawn **SW** I Approved **MG**

Plan No. C01

N

Key

- Kinloch 'General Residential Zone' setbacks
- Exceptions:
- 3m setback from road frontage
- 5 setback
- 10m setback
- Lots with height restrictions
- 50m offset from scenic reserves
- Stage boundary
- Lot boundaries

1 Setback Plan
Scale: 1:2000

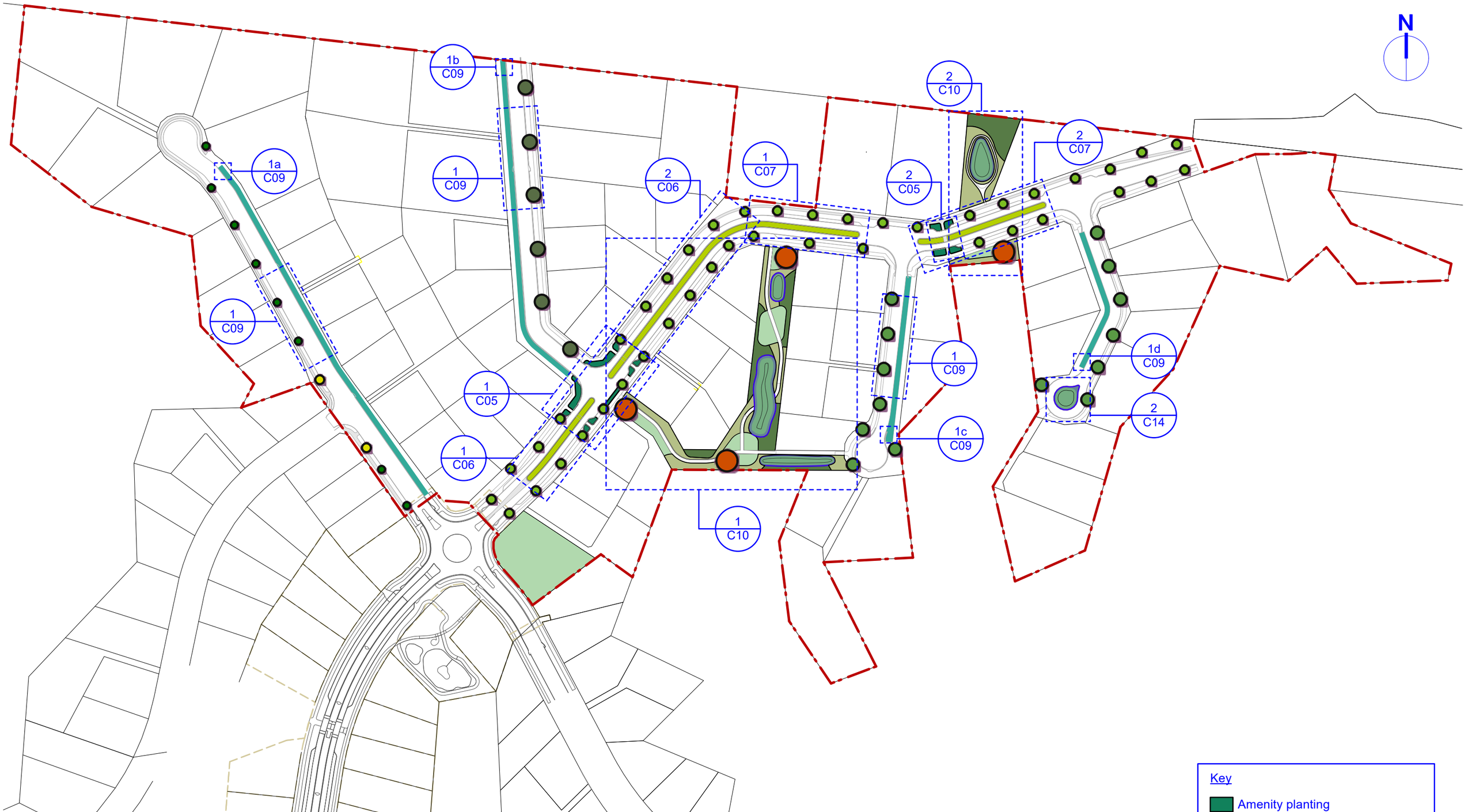
The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham LANDSCAPE ARCHITECTS

Seven Oaks Final Stage — Setback Plan

Project No. **2024-020** | Client **Seven Oaks Kinloch Ltd** | Phase **Initial Concept** | Scale **shown @ A3** | Revision No. **R0** | Date **1/08/2025** | Drawn **SW** | Approved **MG**

Plan No. C02



1 Sheet Reference Plan
Scale: 1:2000

Key
- Amenity planting
- Vegetated swale - Kahikatea Drive
- Vegetated swale - Side Roads

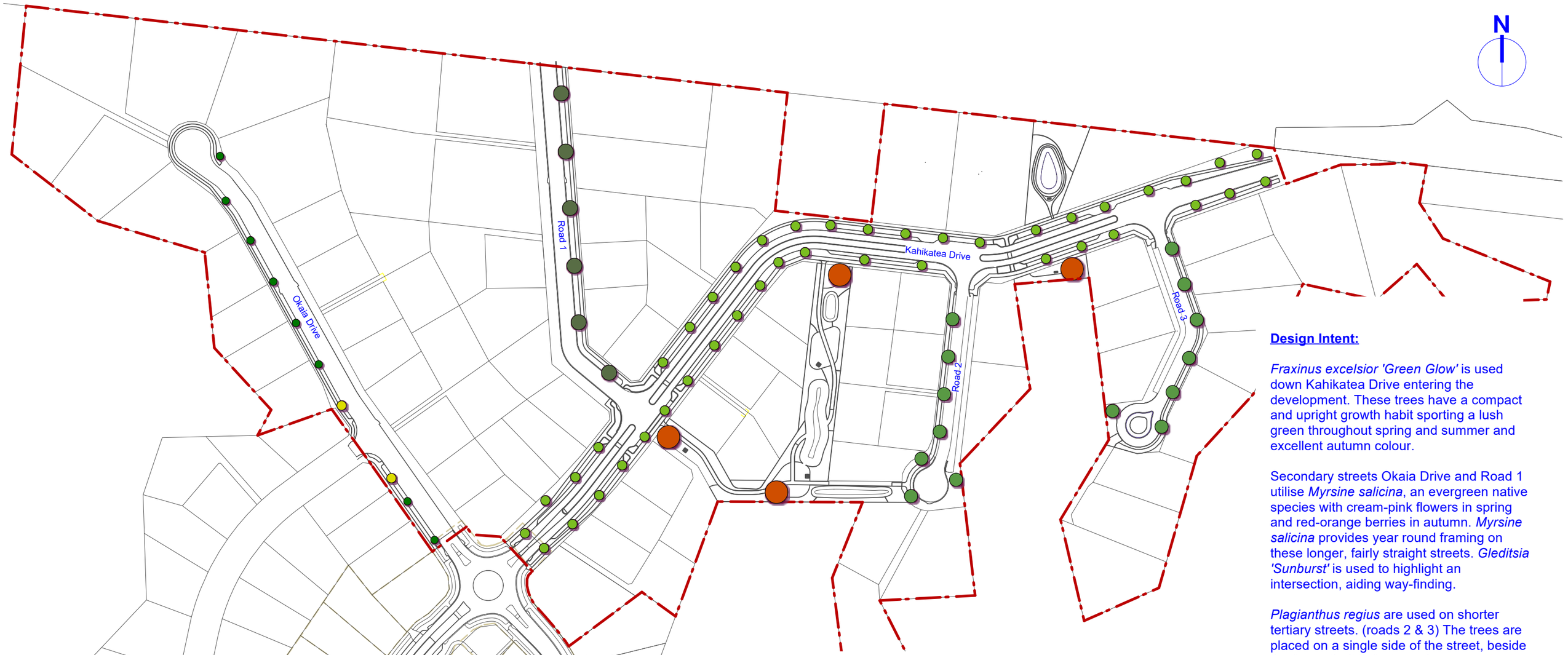
The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham LANDSCAPE ARCHITECTS

Seven Oaks Final Stage — Sheet Reference Plan

Project No. **2024-020** I Client **Seven Oaks Kinloch Ltd** I Phase **Initial Concept** I Scale **shown @ A3** I Revision No. **R2** I Date **1/08/2025** I Drawn **SW** I Approved **MG**

Plan No. C03



1 **Street Tree Locations**
Scale: 1:2000

Design Intent:

Fraxinus excelsior 'Green Glow' is used down Kahikatea Drive entering the development. These trees have a compact and upright growth habit sporting a lush green throughout spring and summer and excellent autumn colour.

Secondary streets Okaia Drive and Road 1 utilise *Myrsine salicina*, an evergreen native species with cream-pink flowers in spring and red-orange berries in autumn. *Myrsine salicina* provides year round framing on these longer, fairly straight streets. *Gleditsia 'Sunburst'* is used to highlight an intersection, aiding way-finding.

Plagianthus regius are used on shorter tertiary streets. (roads 2 & 3) The trees are placed on a single side of the street, beside the footpath. It is fast growing, semi-deciduous with showy cream flowers.

4 *Quercus palustris* are included within the reserve lands, bringing the total within the development to the namesake Seven Oaks.

Street Trees

ID	Latin Name	Common Name	Scheduled Size	Height	Spread	Quantity
FEX	Fraxinus excelsior 'Green Glow'	Ash	1.5-2m at time of planting	10	5	42
GSU	Gleditsia 'Sunburst'	Golden Honey Locust	1.5-2m at time of planting	6	5	2
MSA	Myrsine salicina	Toro	1.5-2m at time of planting	8	4	8
PRE	Plagianthus regius	Ribbonwood	1.5-2m at time of planting	10	7	14
PTO	Podocarpus totara	Totara	1.5-2m at time of planting	15	8	6
QPA	Quercus palustris	Pin Oak	1.5-2m at time of planting	15	12	4
Total						**76**

This plant list refers the street trees as shown on this plan only.
With the exception of the Quercus palustris, specimen trees within the reserve areas are not shown on this plan.


Quercus palustris


Podocarpus totara


Plagianthus regius


Fraxinus excelsior 'Green Glow'


Gleditsia triacanthos var. inermis 'Sunburst'


Myrsine salicina

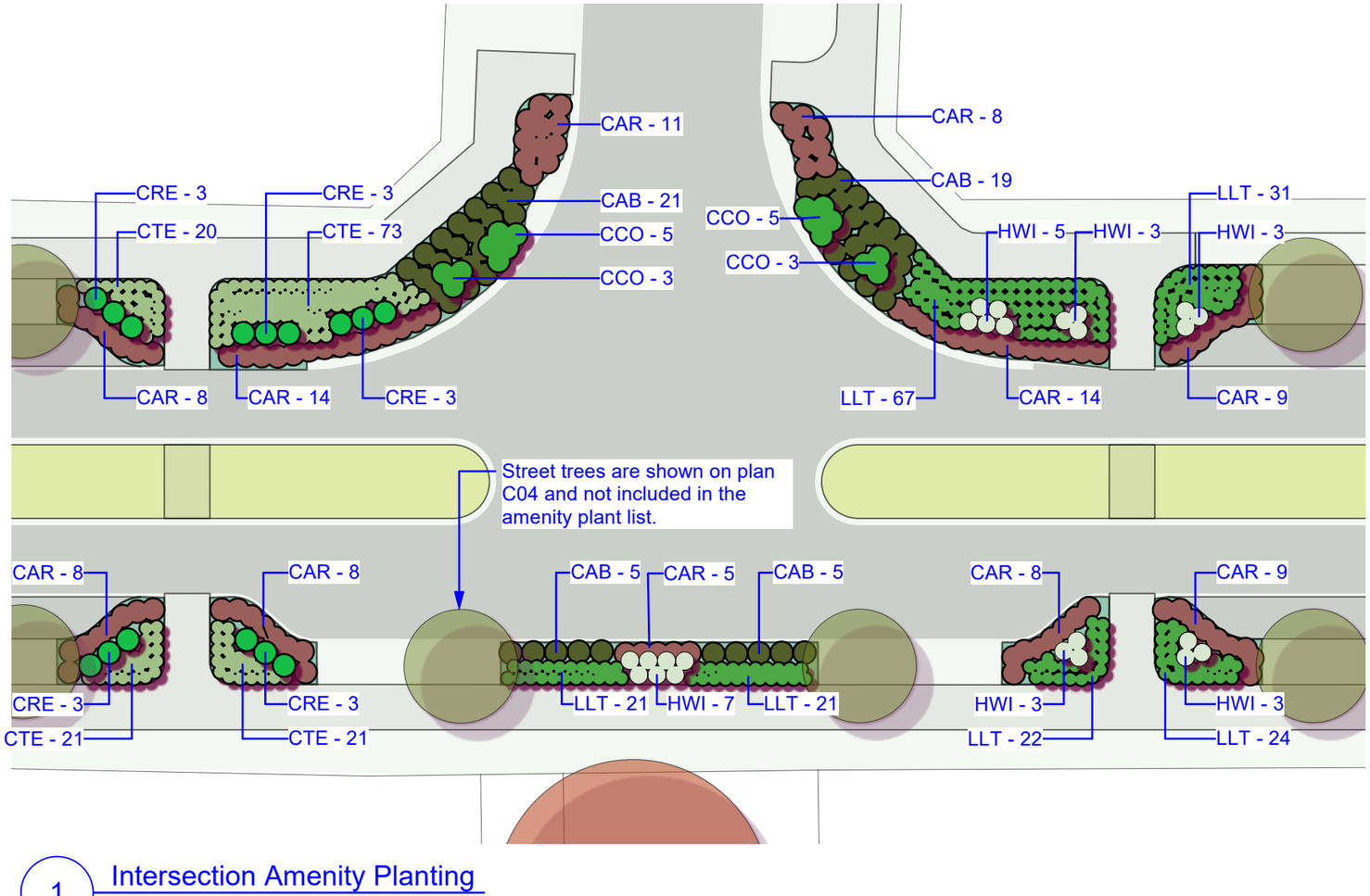
Key
- Quercus palustris
- Podocarpus totara
- Plagianthus regius
- Fraxinus excelsior 'Green Glow'
- Gleditsia 'Sunburst'
- Myrsine salicina

mansergh graham LANDSCAPE ARCHITECTS

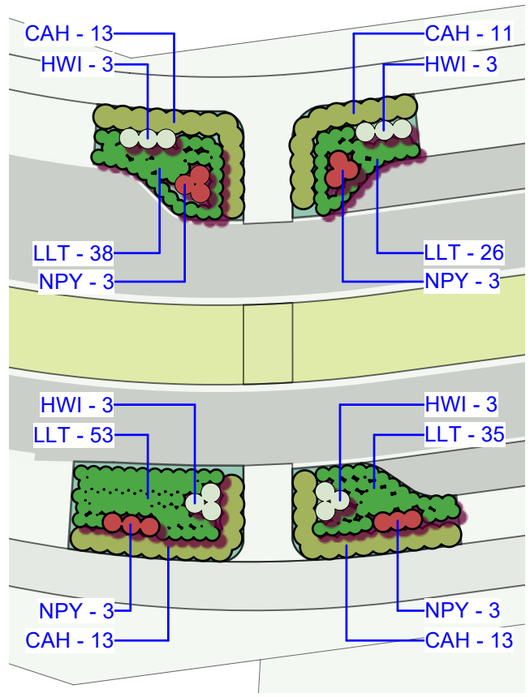
Seven Oaks Final Stage — Street Trees

Project No. **2024-020** | Client **Seven Oaks Kinloch Ltd** | Phase **Initial Concept** | Scale **shown @ A3** | Revision No. **R2** | Date **1/08/2025** | Drawn **SW** | Approved **MG**

Plan No. C04



1 **Intersection Amenity Planting**
Scale: 1:250



2 **Crossing Amenity Planting**
Scale: 1:250

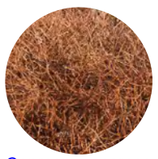
Amenity Plant List

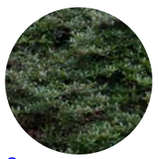
ID	Latin Name	Common Name	Scheduled Size	Height	Spread	Spacing	Quantity
CAB	Coprosma acerosa 'Black Cloud'	Groundcover Coprosma	2.5L	0.2	1	1	50
CAH	Coprosma acerosa 'Hawera'	Groundcover Coprosma	2.5L	0.3	1	0.7	50
CAR	Coprosma acerosa 'Red Rocks'	Groundcover Coprosma	2.5L	0.2	1	0.7	102
CCO	Coleonema compactum	Coleonema	3.5L	1	1	0.8	16
CRE	Coprosma repens 'Poor Knights'	Groundcover Coprosma	2.5L	0.6	1	1	15
CTE	Carex testacea	Speckled Sedge	2.5L	0.6	0.6	0.5	135
HWI	Hebe 'Wiri Mist'	Hebe 'Wiri Mist'	3.5L	0.6	0.8	0.8	36
LLT	Lomandra 'Lime Tuff'	Lomandra 'Lime Tuff'	2.5L	0.6	0.6	0.5	338
NPY	Nandina pygmaea	Nandina pygmaea	3.5L	0.8	0.8	0.6	12
Total							**754**

This plant list refers to the amenity planting on Kahikatea Drive only.
For the plant list for the vegetated swale planting on Kahikatea Drive, refer to sheet C07.
For the plant list for the vegetated swale planting on the side of Road 1, Road 2, Road 3 and Okaia Drive, refer to sheet C09.
For street trees, refer to sheet C04.


Carex testacea


Coprosma repens 'Poor Knights'


Coprosma acerosa 'Red Rocks'


Coprosma acerosa 'Black Cloud'


Coleonema compactum


Lomandra 'Lime Tuff'


Hebe 'Wiri Mist'


Coprosma acerosa 'Hawera'


Nandina pygmaea

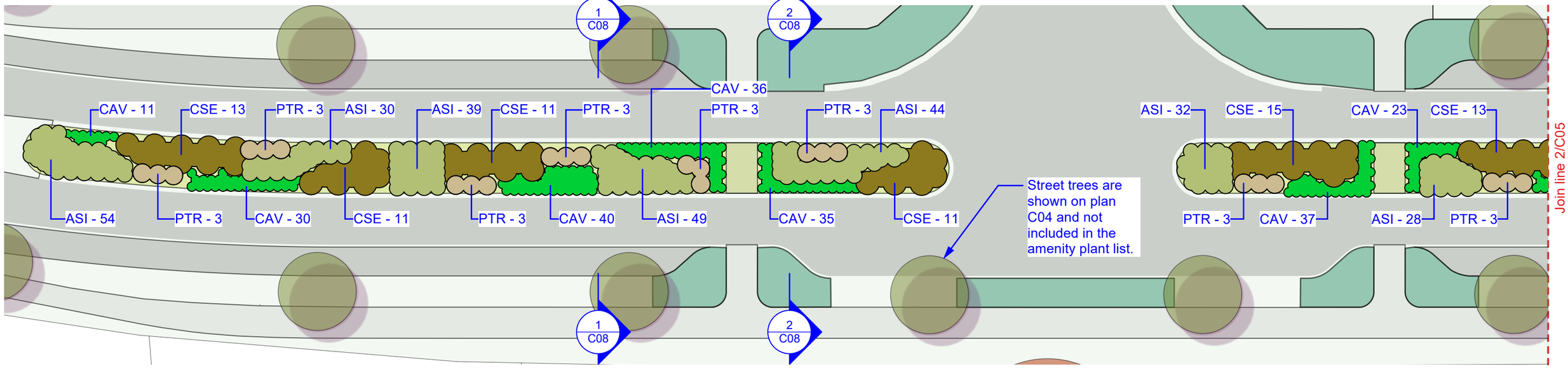
The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham LANDSCAPE ARCHITECTS

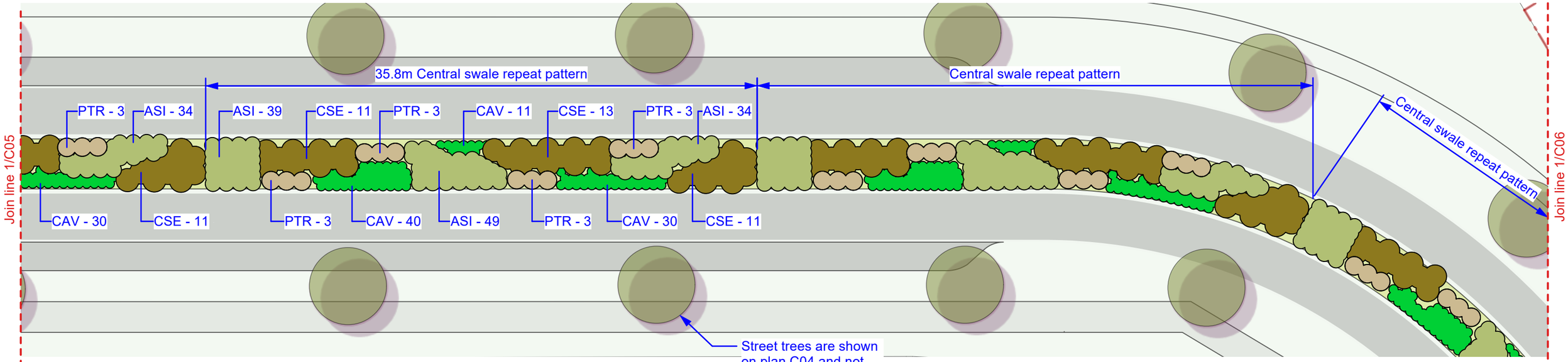
Seven Oaks Final Stage — Amenity Planting

Project No. **2024-020** I Client **Seven Oaks Kinloch Ltd** I Phase **Initial Concept** I Scale **shown @ A3** I Revision No. **R2** I Date **1/08/2025** I Drawn **SW** I Approved **MG**

Plan No. **C05**



1 Vegetated Swale - Kahikatea Drive
Scale: 1:250



2 Vegetated Swale - Kahikatea Drive
Scale: 1:250

Notes:
The vegetated swale down the centre of the main road consists of a primary *"Central swale repeat pattern"* (as shown in 02/C06). This pattern is varied at pedestrian crossings and at the ends of the swales.

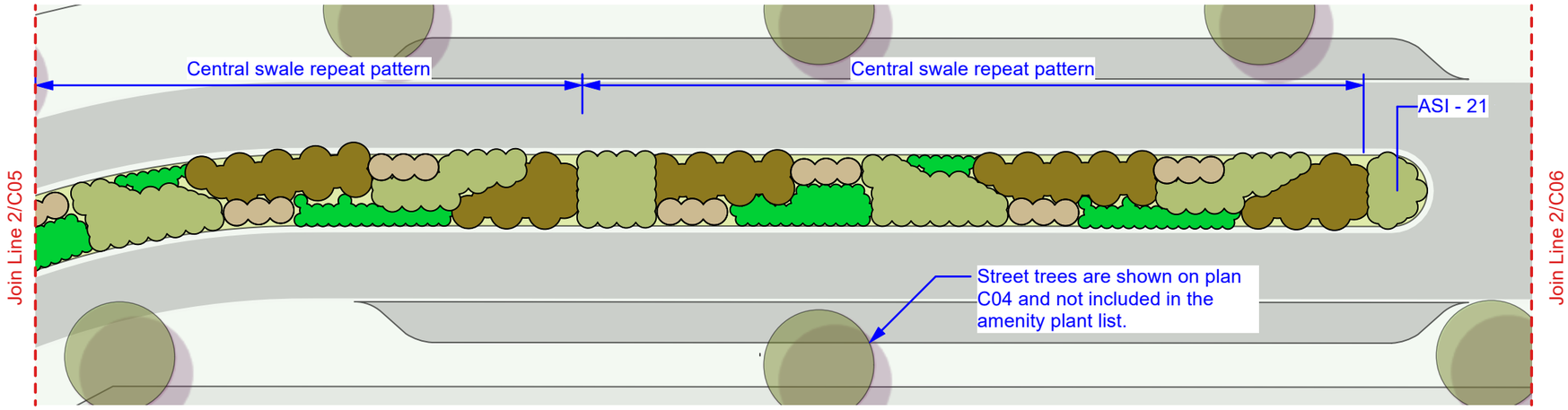
Where plant callouts are noted on the plan, contractor is to follow the arrangement as shown. Where the plan shows a planting extent with *"Central swale repeat pattern"* shown, repeat planting section as shown in 02/C06.

mansergh graham LANDSCAPE ARCHITECTS

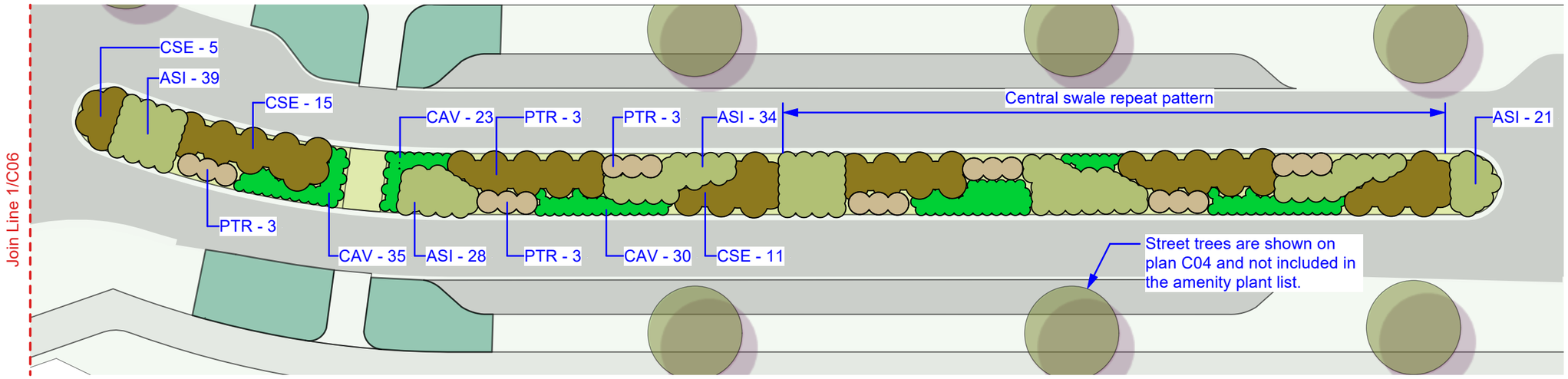
Seven Oaks Final Stage — Swale Planting Kahikatea Drive

Project No. **2024-020** | Client **Seven Oaks Kinloch Ltd** | Phase **Initial Concept** | Scale **shown @ A3** | Revision No. **R2** | Date **1/08/2025** | Drawn **SW** | Approved **MG**

Plan No. C06



1 Vegetated Swale - Kahikatea Drive
Scale: 1:250



2 Vegetated Swale - Kahikatea Drive
Scale: 1:250

Vegetated Swale - Main Road Plant List							
ID	**Latin Name**	**Common Name**	**Scheduled Size**	**Height**	**Spread**	**Spacing**	**Quantity**
ASI	Apodasmia similis	Oioi	2.5L	0.4	1	0.5	1054
CAV	Carex virgata	Pukio / Swamp Sedge	1.5L	0.3	0.6	0.5	735
CSE	Carex secta	Makura Sedge	2.5L	0.3	1.5	1	304
PTR	Phormium c. Tricolour	Flax	2.5L	1	1.2	1	96
Total							**2189**

This plant list refers to the central vegetated swales on Kahikatea Drive only.
For amenity planting on Kahikatea Drive, refer to sheet C05.
For the plant list for the vegetated swale planting on the side of Road 1, Road 2, Road 3 and Okaia Drive, refer to sheet C09.
For street trees, refer to sheet C04.

Notes:
The vegetated swale down the centre of the main road consists of a primary *"Central swale repeat pattern"* (as shown in 02/C06). This pattern is varied at pedestrian crossings and at the ends of the swales.

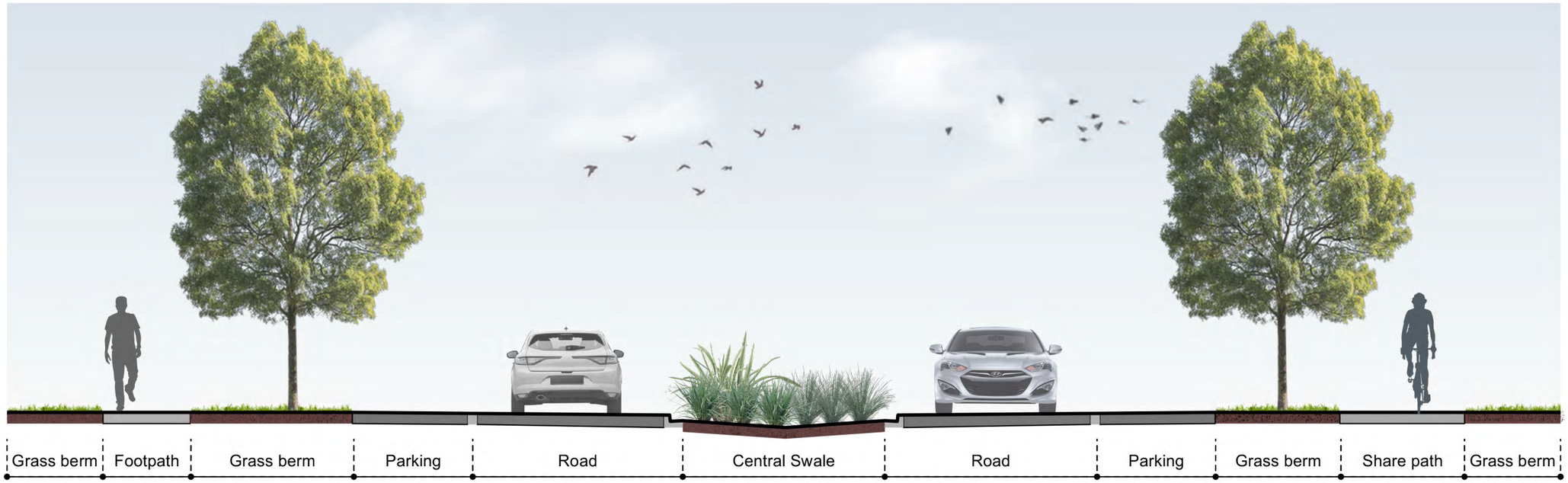
Where plant callouts are noted on the plan, contractor is to follow the arrangement as shown. Where the plan shows a planting extent with *"Central swale repeat pattern"* shown, repeat planting section as shown in 02/C06.

mansergh graham LANDSCAPE ARCHITECTS

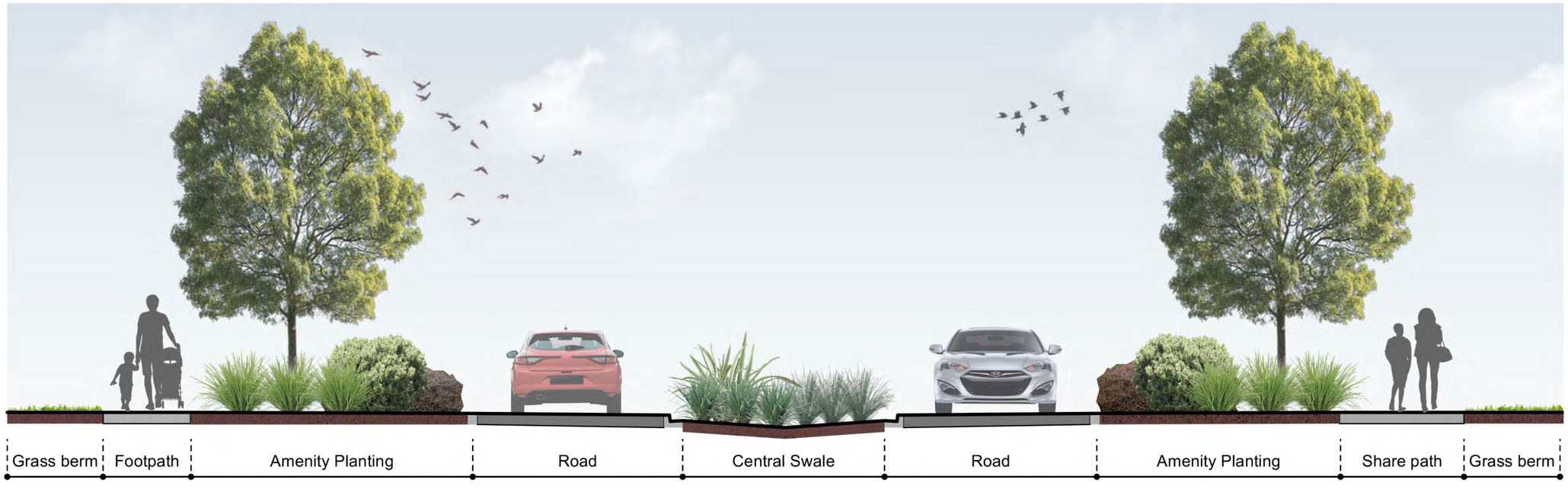
Seven Oaks Final Stage — Swale Planting Kahikatea Drive

Project No. **2024-020** I Client **Seven Oaks Kinloch Ltd** I Phase **Initial Concept** I Scale **shown @ A3** I Revision No. **R2** I Date **1/08/2025** I Drawn **SW** I Approved **MG**

Plan No. C07



1 Main Road Section (Typical)
Scale: 1:75



2 Main Road Section with Amenity Planting
Scale: 1:75

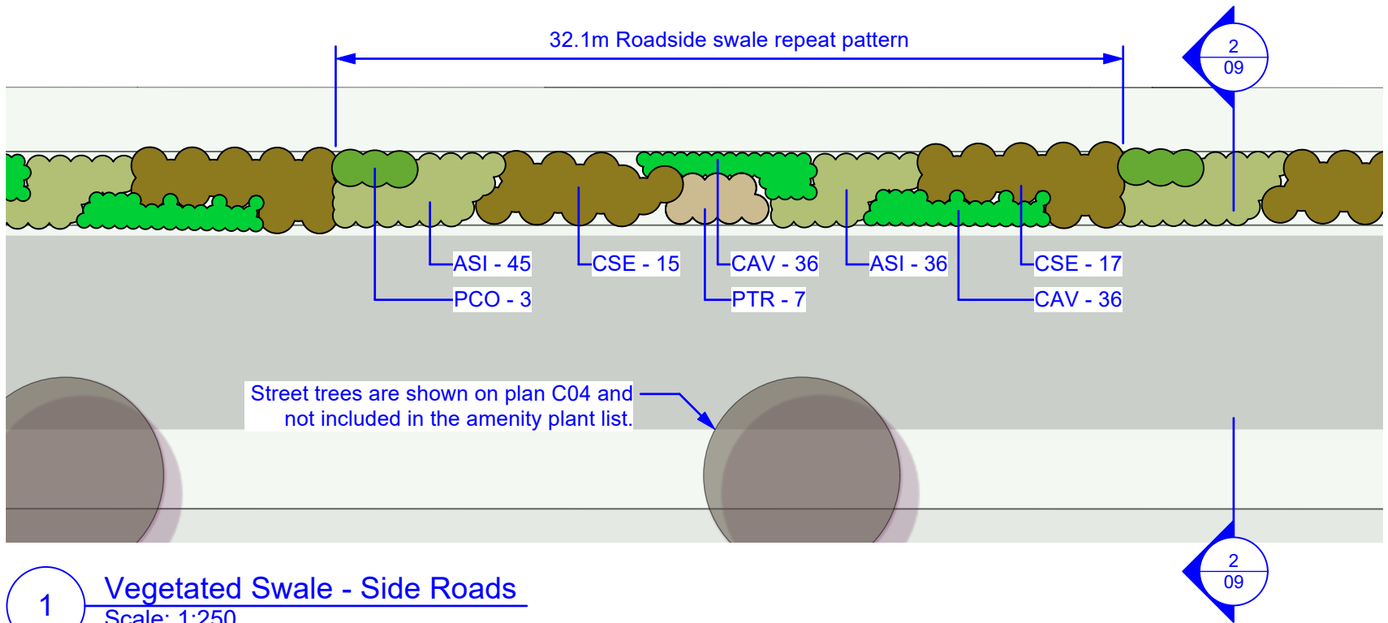
The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham LANDSCAPE ARCHITECTS

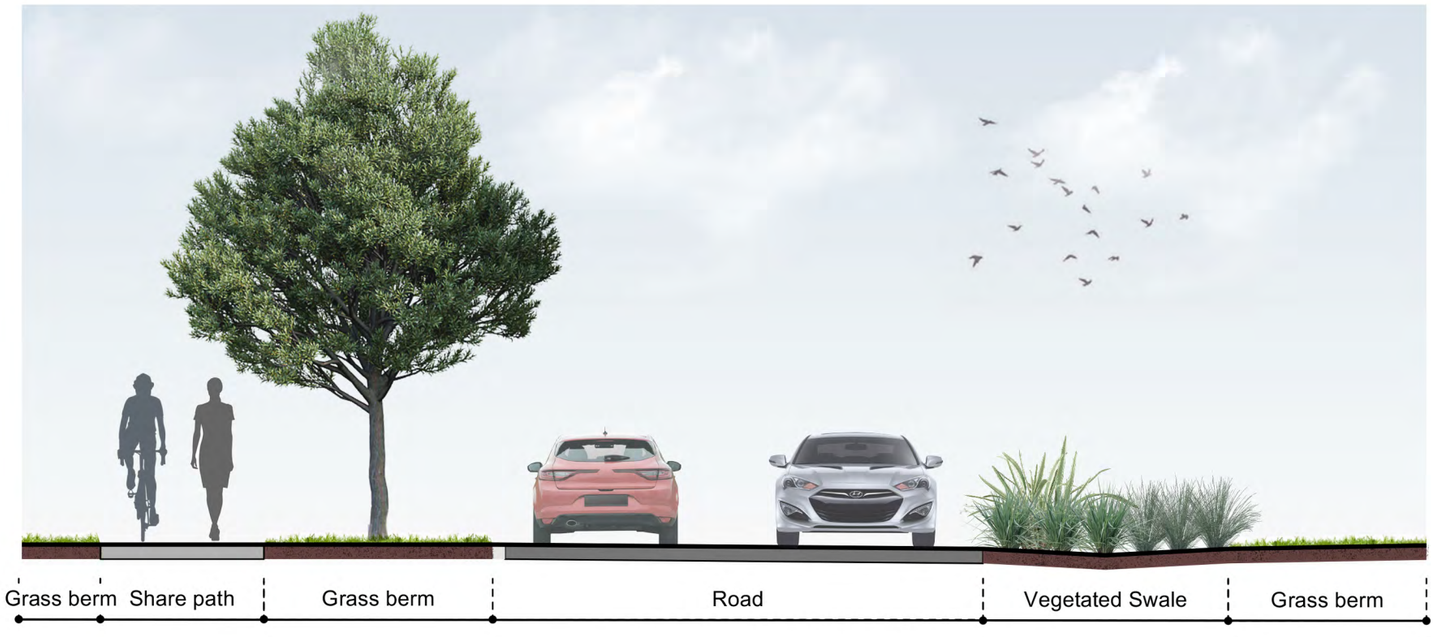
Seven Oaks Final Stage — Kahikatea Drive Cross Sections

Project No. **2024-020** | Client **Seven Oaks Kinloch Ltd** | Phase **Initial Concept** | Scale **shown @ A3** | Revision No. **R2** | Date **1/08/2025** | Drawn **SW** | Approved **MG**

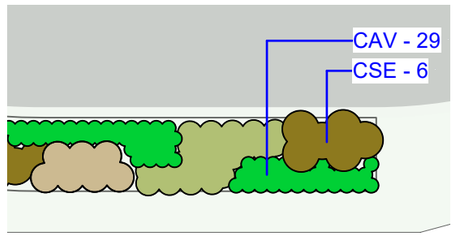
Plan No. C08



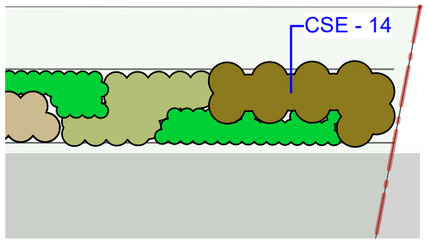
1 Vegetated Swale - Side Roads
Scale: 1:250



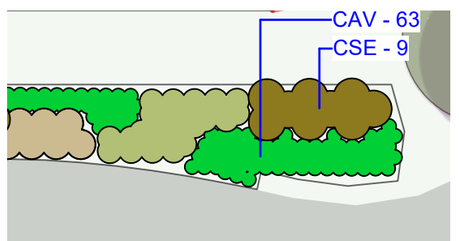
2 Side Road Section
Scale: 1:75



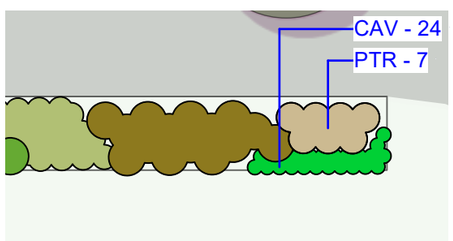
1a) Okaia DriveTermination Planting



1b) Road 1 Termination Planting



1c) Road 2 Termination Planting



1d) Road 3 Termination Planting

Vegetated Swale - Side Roads Plant List

ID	Latin Name	Common Name	Scheduled Size	Height	Spread	Spacing	Quantity
ASI	Apodasmia similis	Oioi	2.5L	0.4	1	0.5	1503
CAV	Carex virgata	Pukio / Swamp Sedge	1.5L	0.3	0.6	0.5	1340
CSE	Carex secta	Makura Sedge	2.5L	0.3	1.5	1	569
PCO	Phormium cookianum	Mountain Flax	2.5L	1.5	1.5	1	57
PTR	Phormium c. Tricolour	Flax	2.5L	1	1.2	1	133
Total							**3602**

This plant list refers to the vegetated swales on the side of Road 1, Road 2, Road 3 and Okaia Drive only.
For the plant list for the vegetated swale planting on Kahikatea Drive, refer to sheet C07.
For street trees, refer to sheet C04.


Apodasmia similis


Carex secta


Carex virgata


Phormium cookianum


Phormium cookianum 'Tricolour'

Notes:
The vegetated swales on side roads consists of a simple repeating pattern of naturalistic plant groupings *"Roadside swale repeat pattern"* (as shown in 01/C09). Swale planting is to begin at the road intersection end, and the pattern is repeated down the road. Termination planting for each road have been shown for clarity.

Drawing 01/C09 is typical a layout only. Street tree locations vary. Street tree positioning is to be as per plan C04.

mansergh graham LANDSCAPE ARCHITECTS

Seven Oaks Final Stage — Swale Planting Side Roads

Project No. **2024-020** | Client **Seven Oaks Kinloch Ltd** | Phase **Initial Concept** | Scale **shown @ A3** | Revision No. **R2** | Date **1/08/2025** | Drawn **SW** | Approved **MG**

Plan No. C09

Key
- Stormwater pond (dry)
- Low amenity planting
- Tall amenity planting
- Lawn
- Shared cycle and pedestrian path
- Timber boardwalk

- Quercus palustris
- Hoheria angustifolia
- Cordyline australis
- Pseudopanax ferox
- Knightia excelsa

N

Stormwater pond (dry)

1 / C13

1 / C12

1 / C11

2 / C11

Tall planting consisting of native flax and large shrubs

Native trees add height within planting beds

Lawn area with picnic table

Concrete shared path

Timber boardwalk

Stormwater pond (dry)

Low planting consisting of native grasses, flax, ground covers and small shrubs

Lawn area with picnic table

Concrete shared path

0 50 m

1 Stormwater Reserve Planting Plan
Scale: 1:750

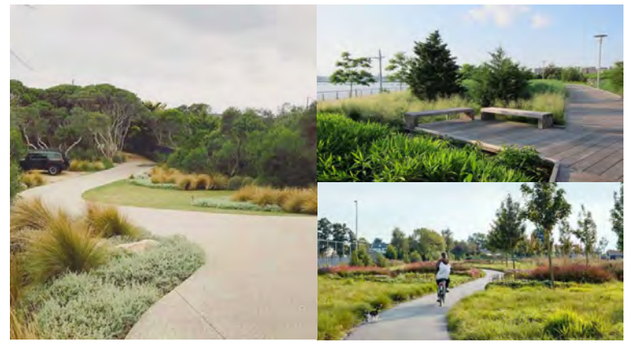
Design Intent

Three stormwater reserves are included in the development, two of which provide an opportunity for public recreation. The larger reserve includes open lawn spaces with picnic tables. A shared path network provides connectivity throughout the site, with meandering paths and mass areas of native planting.

A small secondary reserve is located off the main road. This reserve is fully planted and provides a short pedestrian loop with seating area overlooking the dry pond.

The third occupies a roundabout on Road 3.

Theming Imagery



N

Native trees add height within planting beds

2 / C13

1 / C14

High planting consisting of native flax and large shrubs

Stormwater pond (dry)

Concrete footpath

Seating area on timber boardwalk

Low planting consisting of native grasses, flax, ground covers and small shrubs

Small reserve space with Oak tree, low planting and bench seat with outlook over gully to south

2 Stormwater Reserve Planting Plan
Scale: 1:750

The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham LANDSCAPE ARCHITECTS

Seven Oaks Final Stage — Stormwater Reserve Overview

Project No. **2024-020** | Client **Seven Oaks Kinloch Ltd** | Phase **Initial Concept** | Scale **shown @ A3** | Revision No. **R2** | Date **1/08/2025** | Drawn **SW** | Approved **MG**

Plan No. C10

1 Stormwater Reserve Section
Scale: 1:75

2 Stormwater Reserve Section
Scale: 1:75

The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham
LANDSCAPE ARCHITECTS

Seven Oaks Final Stage — Stormwater Reserve Sections

Project No. **2024-020** I Client **Seven Oaks Kinloch Ltd** I Phase **Initial Concept** I Scale **shown @ A3** I Revision No. **R2** I Date **1/08/2025** I Drawn **SW** I Approved **MG**

Plan No.
C11

Notes:
Low planting and *tree species* have been shown on this plan in detail. Where plant callouts are noted on the plan, contractor is to follow the detailed planting arrangement as shown.

For *stormwater ponds* and *tall amenity planting* areas, plant mixes have been provided with the amount of each plant called out for each area. When laying out plants within these areas, all shrubs shall be planted in groups of odd numbers (3,5,7...) rather than in pairs or even numbers. All grasses and flaxes should be planted in swathes.

Refer to page C14 for stormwater reserve plant lists.

Join line 1/C12

N

CTE - 106
PCG - 7
PCG - 12
PCI - 102
PCG - 7
PFE - 5
CAH - 68
HWI - 69
PCI - 181

Quercus palustris has been included on C04 Street Trees and is not included in the Reserve Planting Schedules on page C14.

CAH - 41

PPR - 3
HAN - 3
CFG - 468

PFE - 3

Tall amenity planting
AFU - 47
PCO - 47
ACH - 28
LSC - 28
HST - 38

CFG - 136
PCG - 6
PCI - 39
PCG - 7
CTE - 166
HWI - 7
PCG - 11

Tall amenity planting
AFU - 18
PCO - 18
ACH - 11
LSC - 11
HST - 14

HAN - 1
HWI - 5
PCG - 15
PCI - 186
HAN - 3

PPR - 5
CAH - 28

PCG - 7
CTE - 84
PPR - 5
PCG - 11

CTE - 89
CAH - 37

Stormwater pond edge
LPE - 337
CDI - 337
CAV - 506
ACH - 42
AFU - 84

CAH - 29
CFG - 146

Stormwater pond centre
CDI - 86
JED - 137
ACH - 9
CAV - 86

PFE - 3

Tall amenity planting
AFU - 38
PCO - 38
ACH - 23
LSC - 23
HST - 30

HAN - 1
PFE - 5
PCI - 43

Stormwater pond edge
LPE - 123
CDI - 123
CAV - 185
ACH - 15
AFU - 31

Stormwater pond centre
CDI - 91
JED - 146
ACH - 9
CAV - 91

PCI - 78
CAH - 50

PCG - 12
PPR - 3
CAU - 3
PCG - 11
CTE - 204
PCI - 85

Quercus palustris has been included on C04 Street Trees and is not included in the Reserve Planting Schedules on page C14.

CAH - 36
PCG - 14
HWI - 32
HAN - 1
CFG - 205

Tall amenity planting
AFU - 22
PCO - 22
ACH - 13
LSC - 13
HST - 18

PFE - 5
CAU - 3
PFE - 1
CAU - 1
CTE - 191
PFE - 1

0 25 m

Overall Reserve Plant List

ID	Latin Name
ACH	Astelia chathamica
AFU	Austroderia fulvida
CAH	Coprosma acerosa 'Hawera'
CAU	Cordyline australis
CAV	Carex virgata
CDI	Carex dissita
CFG	Carex flagellifera Green
CTE	Carex testacea
HAN	Hoheria angustifolia
HWI	Hebe 'Wiri Mist'
JED	Juncus edgariae
KEX	Knightia excelsa
LPE	Libertia peregrinans
PCG	Phormium cookianum 'Green Dwarf'
PCI	Poa cita
PFE	Pseudopanax ferox
PPR	Pimelea prostrata
Total	

Key
- Stormwater pond (dry)
- Tall amenity planting
- Lawn
- Shared cycle and pedestrian path
- Timber boardwalk

1 Stormwater Reserve Planting Plan
Scale: 1:350

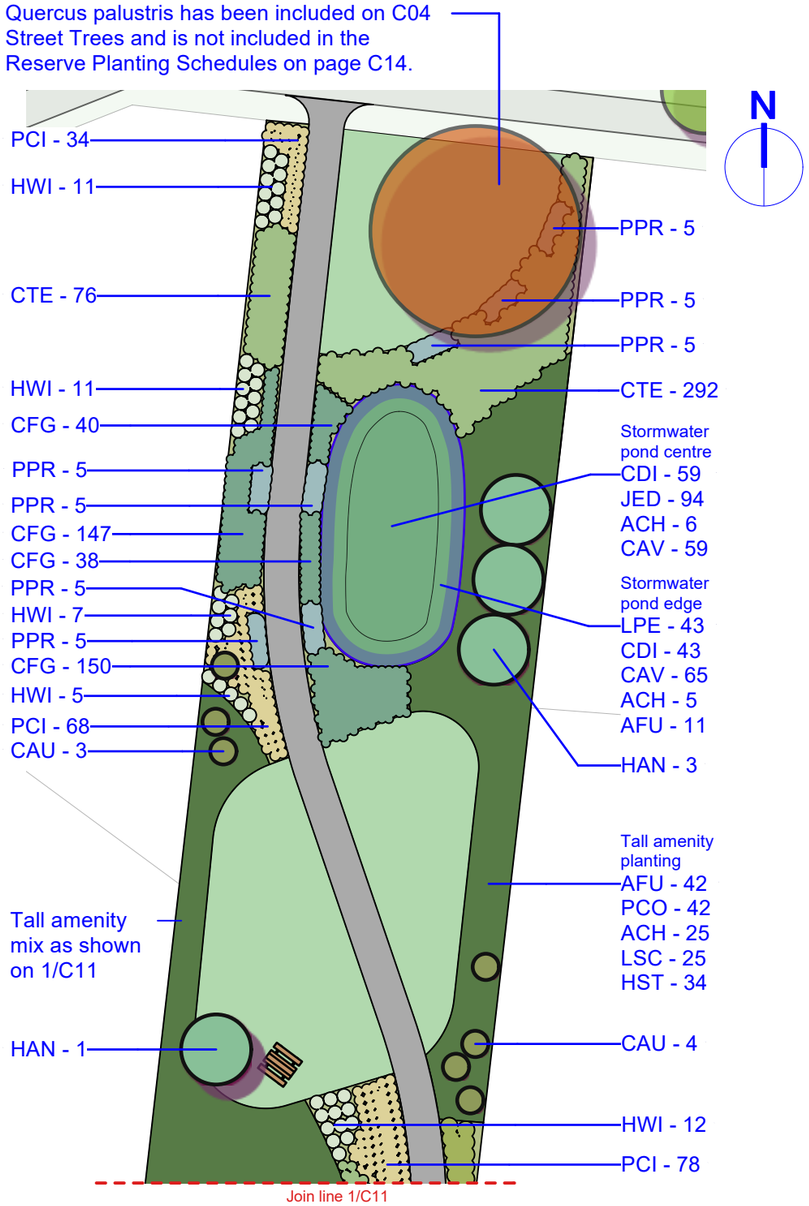
The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

mansergh graham LANDSCAPE ARCHITECTS

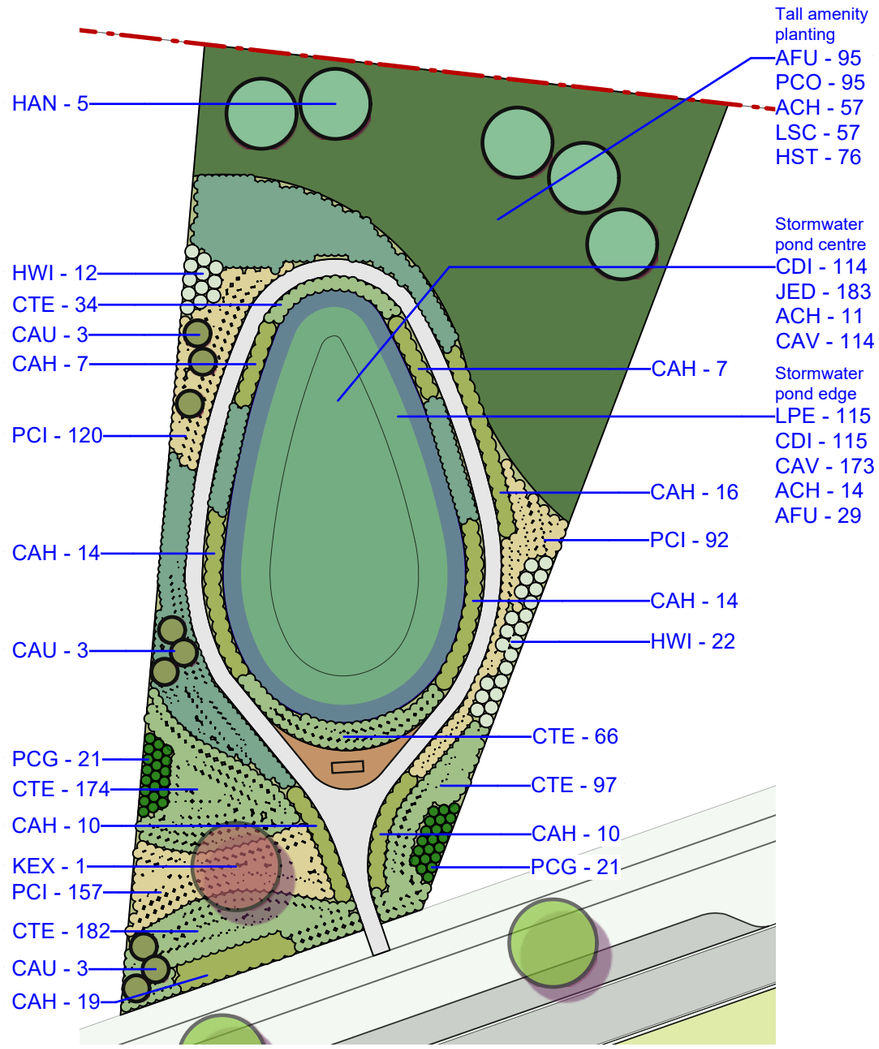
Seven Oaks Final Stage — Stormwater Reserve Planting Plans

Project No. **2024-020** | Client **Seven Oaks Kinloch Ltd** | Phase **Initial Concept** | Scale **shown @ A3** | Revision No. **R0** | Date **1/08/2025** | Drawn **SW** | Approved **MG**

Plan No. C12



1 Stormwater Reserve Planting Plan
Scale: 1:350



2 Stormwater Reserve Planting Plan
Scale: 1:350

Notes:
Low planting and *tree species* have been shown on this plan in detail. Where plant callouts are noted on the plan, contractor is to follow the detailed planting arrangement as shown.

For *stormwater ponds* and *tall amenity planting* areas, plant mixes have been provided with the amount of each plant called out for each area. When laying out plants within these areas, all shrubs shall be planted in groups of odd numbers (3,5,7...) rather than in pairs or even numbers. All grasses and flaxes should be planted in swathes.

Refer to page C14 for stormwater reserve plant lists.

Key
- Stormwater pond (dry)
- Tall amenity planting
- Lawn
- Shared cycle and pedestrian path
- Timber boardwalk

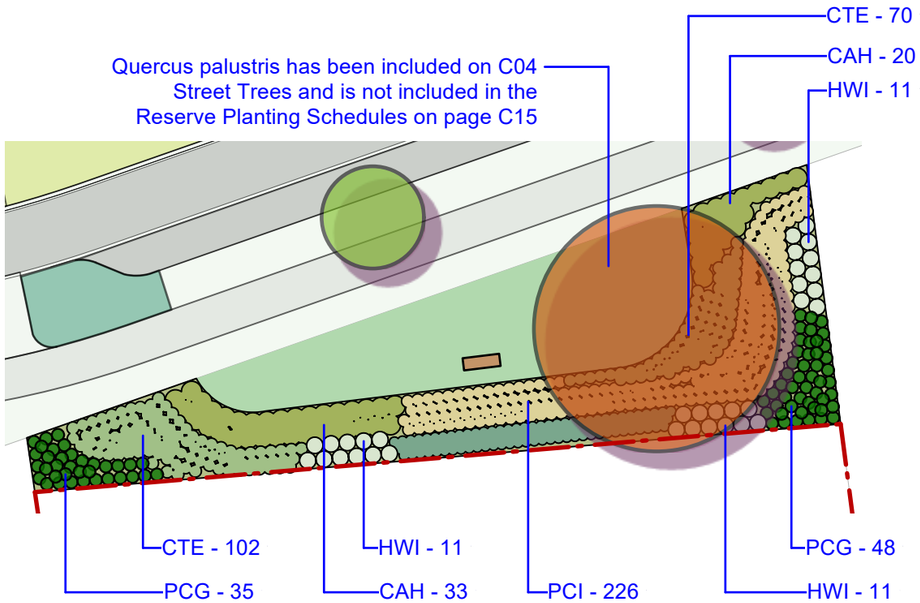
Overall Reserve Plant List	
ID	**Latin Name**
ACH	Astelia chathamica
AFU	Austroderia fulvida
CAH	Coprosma acerosa 'Hawera'
CAU	Cordyline australis
CAV	Carex virgata
CDI	Carex dissita
CFG	Carex flagellifera Green
CTE	Carex testacea
HAN	Hoheria angustifolia
HWI	Hebe 'Wiri Mist'
JED	Juncus edgariae
KEX	Knightia excelsa
LPE	Libertia peregrinans
PCG	Phormium cookianum 'Green Dwarf'
PCI	Poa cita
PFE	Pseudopanax ferox
PPR	Pimelea prostrata
Total	

mansergh graham LANDSCAPE ARCHITECTS

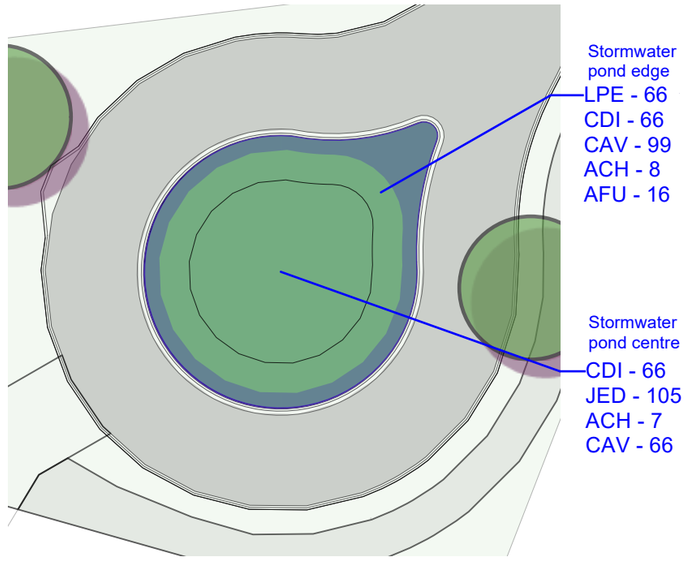
Seven Oaks Final Stage — Stormwater Reserve Planting Plans

Project No. **2024-020** I Client **Seven Oaks Kinloch Ltd** I Phase **Initial Concept** I Scale **shown @ A3** I Revision No. **R1** I Date **1/08/2025** I Drawn **SW** I Approved **MG**

Plan No. C13



1 **Roadside Reserve Planting Plan**
Scale: 1:300



2 **Roadside Planting Plan**
Scale: 1:300

The plant lists below are for the stormwater reserves as shown on sheets C10-C14. Mass planting mixes have been provided for the stormwater ponds and tall amenity planting, while detailed plant layouts are provided for the low amenity planting and specimen trees.

Stormwater Pond Edge						
ID	**Latin Name**	**Common Name**	**% Mix**	**Qty**	**Size**	**Spacing**
LPE	Libertia peregrinans	Mikoikoi	20	684	1.5L	4 Plants/sq m
CDI	Carex dissita	Tussock, sedge; purei	20	684	1.5L	4 Plants/sq m
CAV	Carex virgata	Pukio / Swamp Sedge	30	1028	1.5L	4 Plants/sq m
ACH	Astelia chathamica	Silver spear	10	84	3.5L	1 Plants/sq m
AFU	Austroderia fulvida	Toi Toi	20	171	3.5L	1 Plants/sq m
Stormwater Pond Centre						
ID	**Latin Name**	**Common Name**	**% Mix**	**Qty**	**Size**	**Spacing**
CDI	Carex dissita	Tussock, sedge; purei	25	416	1.5L	4 Plants/sq m
JED	Juncus edgariae	Wiwi	40	665	1.5L	4 Plants/sq m
ACH	Astelia chathamica	Silver spear	10	42	3.5L	1 Plants/sq m
CAV	Carex virgata	Pukio / Swamp Sedge	25	416	1.5L	4 Plants/sq m

This plant list refers to the mass planting species to be used within the stormwater ponds. This includes the four ponds within the public stormwater reserves and one stormwater pond at the end of Road 3, as shown on sheets C12, C13 and detail 2/C14 beside.

Tall Amenity Planting						
ID	**Latin Name**	**Common Name**	**% Mix**	**Qty**	**Size**	**Spacing**
AFU	Austroderia fulvida	Toi Toi	25	262	3.5L	1 Plants/sq m
PCO	Phormium cookianum	Mountain Flax	25	262	2.5L	1 Plants/sq m
ACH	Astelia chathamica	Silver spear	15	157	3.5L	1 Plants/sq m
LSC	Leptospermum scoparium	Manuka	15	157	3.5L	1 Plants/sq m
HST	Hebe stricta	Koromiko	20	210	3.5L	1 Plants/sq m

This plant list refers to the tall amenity mass planting species to be used within the public stormwater reserves as shown on sheets C12 & C13.

Stormwater Reserve Specimen Trees						
ID	**Latin Name**	**Common Name**	**Size**	**Height**	**Spread**	**Qty**
CAU	Cordyline australis	Cabbage Tree	1.5m	8	1.5	23
HAN	Hoheria angustifolia	Lacebark	1.5m	8	4	18
KEX	Knightia excelsa	Rewarewa	1.5m	20	5	1
PFE	Pseudopanax ferox	Toothed Lancewood	1.5m	5	2	23
Total						**65**

This plant list refers to the specimen tree species to be used within the public stormwater reserves. It does not include street trees.

Low Amenity Planting						
ID	**Latin Name**	**Common Name**	**Size**	**Spread**	**Spacing**	**Quantity**
CAH	Coprosma acerosa 'Hawera'	Groundcover Coprosma	2.5L	1	0.7	439
CFG	Carex flagellifera Green	Green Carex	1.5L	0.5	0.4	2156
CTE	Carex testacea	Speckled Sedge	2.5L	0.6	0.5	1933
HWI	Hebe 'Wiri Mist'	Hebe 'Wiri Mist'	3.5L	0.8	0.8	226
PCG	Phormium cookianum 'Green Dwarf'	Mountain Flax 'Green Dwarf'	3.5L	0.6	0.6	245
PCI	Poa cita	Silver Tussock	2.5L	0.6	0.5	1489
PPR	Pimelea prostrata	NZ daphne	2.5L	1.2	0.5	51
Total						**6539**

This plant list refers to the low amenity planting species to be used within the public stormwater reserves. These are the species shown in detail on sheets C12, C13 and detail 1/C14 beside.

Planting Implementation Strategy

The plants used are a mix of indigenous and exotic species that provide a variety of scale, seasonal interest, and form to the streetscape, while being robust and easily maintained.

Within the stormwater swales, native species suited to moist conditions have been selected.

The two stormwater reserve areas are planted with a variety of native trees, shrubs, grasses and groundcovers. These are planted in naturalistic patterns, and combines the functional role of the stormwater ponds with recreational public use.

Site Preparation Notes

i. All areas to receive amenity planting shall have a minimum 300 mm topsoil depth.
ii. Where specimen trees are planted, a minimum depth of 1m of topsoil is provided .Break up any compacted subsoil to a minimum depth of 200mm beneath the base of the tree pit to ensure root penetration and free drainage.
iii. Install 50 x 50 H4 treated 1.8m stakes with ties for each tree. Ensure stakes do not penetrate rootball. Ties should allow minor movement of the tree trunk.
iv. All areas of lawn shall have a minimum 150mm topsoil depth.
v. All areas of stormwater swale planting to be prepared as per engineers instructions.
vi. Heavily compacted areas shall be loosened by ripping or cultivation before final leveling.
vii. Final grading of topsoil shall be carried out to avoid dishing or depressions where water may collect.
viii. Where not part of a swale, the contractor shall ensure that all soil in the planting beds is crowned to a gentle rounded profile, draining to the outside edge.
ix. Herbicide spraying of all areas to be planted shall be carried out two weeks prior to planting to remove all grasses and weeds from planting area. Complete die off shall have occurred before planting commences.
x. People applying the herbicide shall have growsafe' certification (or equivalent) for safe handling and application of chemicals.
xi. Care shall be taken to ensure no spray enters any water course. Unused spray shall not be disposed of into nearby drains or watercourses.
xii. Bark mulch to minimum 75mm on amenity planted areas and 100mm around tree pits. No treated mulch or pallet mulch to be used.

Implementation Notes

xiii. Planting shall occur in the locations and configurations shown on these plans. All plants shall conform to the species grades and requirements indicated in the Plant Schedules.
xiv. Where no detailed plant layout is given, plants shall be planted in the species and spacing provided in the plant mix. When laying out plants within these areas, all shrubs shall be planted in groups of odd numbers (3,5,7...) rather than in pairs or even numbers. All grasses and flaxes should be planted in swathes.
xv. Indigenous plant species shall be eco-sourced where possible.
xvi. All plants shall be of best nursery stock, healthy specimens with well developed root systems well, branched and symmetrical, and typical of normal habit for the species. Root bound stock shall be rejected.
xvii. Where a detailed planting plan has been prepared, the plants shall be laid out in the spacing, pattern and configuration shown.
xviii. Ensure that protection is given to all plants and their root systems during transportation and storage, and that plants do not become dehydrated. Bare rooted plants shall be planted the day of delivery.
xix. Plant holes shall be twice the diameter of the root ball. Plants shall be planted to the same depth as they are growing in their planter bags. Roots shall be spread radially and the hole, back filled with soil and firmed in.
xx. Fertilise all trees and shrubs at the time of planting with Osmocote controlled release fertiliser tablets, or similar, at the manufacturers recommended rates.
xxi. All plants shall be well watered in immediately following planting. Planting shall not be carried out during heavy rain or on excessively hot/cold and /or windy days.
xxii. Any plant substitutions must be presented to, and approved by, the Landscape Architect prior to implementation.

Maintenance and Monitoring Programme

The maintenance and monitoring programme shall include all soft works identified on these plans for a period of 24 months after implementation. Maintenance shall include weed control, pest and disease control, and replacement of dead or damaged plants. During the establishment phase (first 12 months) planting shall be inspected on a monthly basis, after which inspections will be reduced to every 3 months.

xxiii. Inspection regime:
Planted areas shall be inspected for weed infestation every month during establishment, and 3 monthly thereafter. Where weeds exceed more than 5% area coverage weed control shall be undertaken.
a. Hand weeding shall occur and care shall be taken to minimise any disturbance to planting. Any disturbed bark mulch shall be redistributed.
b. If using weed killer, care shall be taken to prevent spray drift or accidental contact with tree, shrubs, grasses, and groundcovers. Do not dispose of unused spray into nearby drains or watercourses.
c. Where mechanical trimmers and weed eaters are used for weed control, ensure that ring barking of trees or shrubs does not occur.
d. Replace dead or dying plants with healthy specimens of the same species and varieties as indicated on the drawings, unless agreed otherwise by the Landscape Architect. Replacement shall occur at time of identification unless climate conditions are unsuitable for planting, in which case replacement shall occur in the next planting season.
e. Ensure that adequate hydration is provided to all plants. Ensure that no water stress is experienced by the plants during implementation and the maintenance period.
f. Monitor plants for sign of damage from pests such as rabbits and possums. If signs occur, take appropriate pest control action to minimise damage and replace all dead and dying plants.
g. A record of each inspection shall be provided to the engineer to contract within one week after each inspection has been undertaken identifying; the date of inspection, a photographic record of the site, identification of any issues and actions undertaken to remediate them.

xxiv. A general slow-release fertiliser should be used annually in spring for the extent of the monitoring programme.
xxv. Mulched areas shall be kept in a tidy state and maintained at a minimum depth of 75mm. Bark mulch should be replenished annually. No treated mulch or pallet mulch to be used.
xxvi. Any plants, dead or unhealthy shall be removed and replacements supplied and planted. All replacements shall be the same species and varieties as indicated on the drawings, unless agreed otherwise by the Engineer.
xxvii. Ensure that adequate water is provided to all trees and plants to ensure water stress is not experienced in the long term.
xxviii. Ensure all stakes and ties are in good repair and do not constrict plant growth. Stake any trees which are being damaged by excessive movement in the wind. Replace worn or broken ties. Replace broken stakes.
xxiv. Monitor trees for appropriate growth habit or structural damage. Where growth habit is not true to species form or structural damage is identified consult an arborist for appropriate remedial action.

Overall Plant List

ID	Latin Name	Common Name	Scheduled Size	Spacing	Quantity
ACH	Astelia chathamica	Silver spear	3.5L	1	283
AFU	Austroderia fulvida	Toi Toi	3.5L	1	433
ASI	Apodasmia similis	Oioi	2.5L	0.5	2557
CAB	Coprosma acerosa 'Black Cloud'	Groundcover Coprosma	2.5L	1	50
CAH	Coprosma acerosa 'Hawera'	Groundcover Coprosma	2.5L	0.7	489
CAR	Coprosma acerosa 'Red Rocks'	Groundcover Coprosma	2.5L	0.7	102
CAU	Cordyline australis	Cabbage Tree	1.5m	N/A	23
CAV	Carex virgata	Pukio / Swamp Sedge	1.5L	0.5	3519
CCO	Coleonema compactum	Coleonema	3.5L	0.8	16
CDI	Carex dissita	Tussock, sedge; purei	1.5L	0.5	1100
CFG	Carex flagellifera Green	Green Carex	1.5L	0.4	2156
CRE	Coprosma repens 'Poor Knights'	Groundcover Coprosma	2.5L	1	15
CSE	Carex secta	Makura Sedge	2.5L	1	873
CTE	Carex testacea	Speckled Sedge	2.5L	0.5	2068
FEX	Fraxinus excelsior 'Green Glow'	Ash	1.5-2m at time of planting	N/A	42
GSU	Gleditsia 'Sunburst'	Golden Honey Locust	1.5-2m at time of planting	N/A	2
HAN	Hoheria angustifolia	Lacebark	1.5m	N/A	18
HST	Hebe stricta	Koromiko	3.5L	1	210
HWI	Hebe 'Wiri Mist'	Hebe 'Wiri Mist'	3.5L	0.8	262
JED	Juncus edgariae	Wiwi	1.5L	0.5	665
KEX	Knightia excelsa	Rewarewa	1.5m	5	1
LLT	Lomandra 'Lime Tuff'	Lomandra 'Lime Tuff'	2.5L	0.5	338
LPE	Libertia peregrinans	Mikoikoi	1.5L	0.5	684
LSC	Leptospermum scoparium	Manuka	3.5L	1	157
MSA	Myrsine salicina	Toro	1.5-2m at time of planting	N/A	8
NPY	Nandina pygmaea	Nandina pygmaea	3.5L	0.6	12
PCG	Phormium cookianum 'Green Dwarf'	Mountain Flax 'Green Dwa	3.5L	0.6	245
PCI	Poa cita	Silver Tussock	2.5L	0.5	1489
PCO	Phormium cookianum	Mountain Flax	2.5L	1	319
PFE	Pseudopanax ferox	Toothed Lancewood	1.5m	N/A	23
PPR	Pimelea prostrata	NZ daphne	2.5L	0.5	51
PRE	Plagianthus regius	Ribbonwood	1.5-2m at time of planting	N/A	14
PTO	Podocarpus totara	Totara	1.5-2m at time of planting	N/A	6
PTR	Phormium c. Tricolour	Flax	2.5L	1	229
QPA	Quercus palustris	Pin Oak	1.5-2m at time of planting	N/A	4
Total					**18463**