

**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.

Supplementary Evidence of
Michael Graham, Landscape Architect
for Seven Oaks Kinloch Limited
Dated: 11 September 2025

INTRODUCTION

This supplementary evidence has been prepared, at the Commissioners' request, to provide further analysis of the effects of the proposed development on landscape and visual amenity when viewed from the Lochridge Development to the north of the application site (*the site*). The request arises from the removal of an established shelterbelt in July 2025, which has opened views from the north. Additional visual simulations have been provided to illustrate the effects of this change graphically and are appended to this evidence.

1. As part of my further analysis, I visited the *Lochridge Development* on the 3rd September 2025.
2. The *Lochridge Development*, accessed from Whangamata Road, is located on the northern extent of the landform containing the application site. It comprises 29 lots with prescribed building pads, the closest being more than one kilometre from *the site*, while most are beyond 1.5 kilometres. At present the area remains largely pasture with building pads, but future development is expected to introduce curtilage and inter-lot screening that may reduce visibility of *the site*. The Lochridge Development occupies a generally elevated position above the site, across undulating terrain that falls south toward the Seven Oaks Development. Localised terraces on the eastern edge restrict views when set back from the terrace, meaning visibility is more limited from eastern lots, while western lots afford clearer views toward the site.
3. Taking into account the distance, the southerly fall of the landform, and the intervening consented Seven Oaks Terraces Development, a suitably elevated location within the western portion of the Lochridge Development was identified for assessment. This was adopted as View Location 12 (VL12). While a closer view at a lower elevation could be obtained, this would overly emphasise the screening effect of any adjacent foreground development and is not considered to be representative of the Lochridge Development generally.

Analysis of Effects on Visual Amenity

4. In considering the effects from this view location, 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. The view from this view location was analysed within the methodological framework and rated using the standardised rating system and rating definition table included in the original report.
5. A view location photograph and 2 photomontages were prepared identifying the existing view, a model of the developed application site *in situ*, and the combination of both models *in situ*, and are appended to this evidence with a revised *view location map*.

Building Typology and Amenity Planting

6. In evaluating the visual effects, several assumptions have been made regarding the typology of the residential development anticipated. The model incorporates the proposed roof heights and boundary offsets which are applied for under the application, while the building forms utilised are typical typologies reflective of similar developments. They model 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. Proposed street planting and curtilage development has not been taken into consideration when determining the effect rating and the configuration of houses within lots is indicative only.

View Location 12

7. VL12 represents the view from an elevated intermediate distance (1.6 kilometres) north of *the site*. The view from this location captures the undulating terrain in the fore ground with the presence of building pads within the *LochrIDGE Development* and an elevated terrace area to the east. A partial obscured view of an ancillary rural building can be seen in the intermediate distance to the left of the foreground building pad.
8. Centrally, in the mid-distance of the view, the central area of pasture contains a ribbon of disturbed soil which marks the site of the recently removed mature shelterbelt and the northern extent of the Seven Oaks Terraces development. The undulating terrain can be seen screening portions of the two existing buildings retained within the Terraces development, and, where not screened by intermediate vegetation or landform, along the margins of the two containing reserves. As evidenced in VL1, contained in the *Landscape and Visual Amenity Report*, this undulating terrain extends into the site.
9. In the distance beyond, oriented obliquely to the line of view, the currently built components of the original consented *Seven Oaks Development* can be seen within the area of narrowing of pastoral land and beyond, contained by the surrounding reserve vegetation. (On completion of the initial development an increased number of houses and extent of houses will be evident within the view). The view is completed by the enclosing reserve vegetation, and the Whakaroa and Te Kauwae peninsulas beyond which frame the view of Whangamata Bay.
10. Because the application site is located amongst other parts of the *Seven Oaks Development* that have already been consented, (and as such form part of the existing environment), from this location the proposed development will appear as an extension of the existing distant residential development seen within the view. Located immediately to the fore of that development, it will extend across the width of the visible extent of the site. Due to the configuration of the development, areas to the east and west will appear to be spaced more widely, while the central portion will appear to exhibit more density. The distance to the development and the internal lot layout, make it difficult to discern how much of this is due to actual density, or the internal orientation of the development. The development will not break the skyline but will appear as an encroaching extension of residential development. Overall, I consider it will integrate with its surroundings.
11. When considered in the context of the consented *Terraces Development*, the overall expanse of residential development that will occur, and the screening effect of foreground dwellings within the *Terraces Development* on those within the site, will further obfuscate the variations in the grain of development. The widely spaced lots within the *Terraces Development* and the layout configuration and graduation of lot sizes within the application site, create a sense of false perspective, making it difficult to evaluate the distances involved, and discern the relative areas of density within the *Seven Oaks Development* overall.
12. Although the altered surroundings of View Location 12 afford a view of the application site from a northern orientation, the consented *Terraces Development*, in combination with the

transect approach of lot development within the proposed application, visually sleeve the proposed application from this view location, largely mitigating the effect of the increased density.

13. Overall, the level of the adverse effects on visual and amenity values arising from the proposed application from this *View Location* are considered to be **very low**. This is because from this location, while observers obtain a marginally closer overview of the proposed application than more distant elevated view locations with similar ratings, the location of the application site within surrounding development and the orientation of the view along the length of the overall Seven Oaks Development make the increased density difficult to discern. Given that a shift to residential use in this area is anticipated by the *Taupo District Plan*, and the presence of the existing consented subdivisions, including the *Lochridge Development*, it is considered that the visual effects of the proposed development, are within acceptable levels.
14. While the modelling uses a simple building typology and uniformity of colour to demonstrate the effect of bulk and location within the receiving environment, the actual development will contain a greater level of variation in built form, roof styles, materiality and colours will reduce the legibility density within the application site, and the wider development. The introduction of street planting and curtilage development further act to soften and screen penetrative views into the developments.
15. On investigation and analysis from View Location 12, of the landscape, visual and amenity effects of the proposed application on the receiving environment, I do not consider that it alters the findings of my overall report or the conclusions presented in my Evidence in Chief.

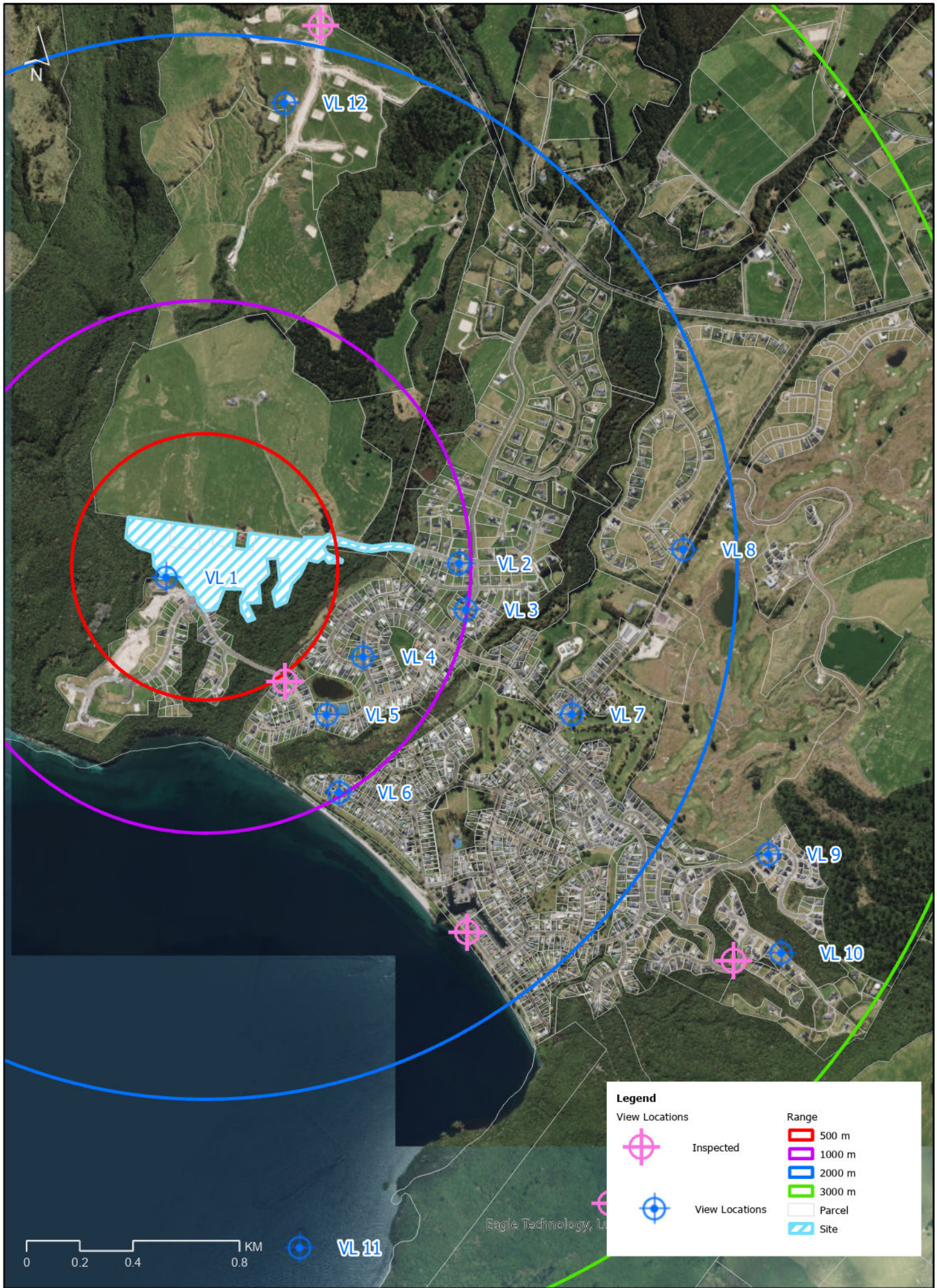


Michael Richard Graham

11 September 2025

ANNEXURE A

Seven Oaks View Location Map R2 September 2025



ANNEXURE B

View Location 12 Images

1. View of Site. September 2025
2. View of Site with Application Development. September 2025
3. View of Site with Application Development and Terrace Development. September 2025



VIEW LOCATION TWELVE. VIEW OF THE SITE, (LOOKING SOUTH)
(1.575KM FROM SITE)

View Location Data

NZTM Easting: 1853506
NZTM Northing: 5719523
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame
Digital: with EF 50mm F1.4 USM (Prime)
Date: 11th September 2025

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CC 2019, ArcGIS Pro and CityEngine, in accordance with NZLA best practice guidelines. Panoramic view was merged from 50mm frame images, Photo montaging by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale when printed at A3



SINGLE IMAGE FRAME SIZE



**VIEW LOCATION TWELVE. PHOTOMONTAGE VIEW OF THE SITE, WITH APPLICATION DEVELOPMENT (LOOKING SOUTH)
(1.575KM FROM SITE)**

View Location Data

NZTM Easting: 1853506
NZTM Northing: 5719523
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame
Digital: with EF 50mm F1.4 USM (Prime)
Date: 11th September 2025

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CC 2019, ArcGIS Pro and CityEngine, in accordance with NZLA best practice guidelines. Panoramic view was merged from 50mm frame images. Photo montaging by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale when printed at A3



SINGLE IMAGE FRAME SIZE

VIEW LOCATION IMAGES



**VIEW LOCATION TWELVE. PHOTOMONTAGE VIEW OF THE SITE, WITH APPLICATION DEVELOPMENT AND TERRACE DEVELOPMENT (LOOKING SOUTH)
(1.575KM FROM SITE)**

View Location Data

NZTM Easting: 1853506
NZTM Northing: 5719523
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame
Digital: with EF 50mm F1.4 USM (Prime)
Date: 11th September 2025

A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CC 2019, ArcGIS Pro and CityEngine, in accordance with NZLA best practice guidelines. Panoramic view was merged from 50mm frame images. Photo montaging by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale when printed at A3



SINGLE IMAGE FRAME SIZE

VIEW LOCATION IMAGES