



Seven Oaks Kinloch Ltd Subdivision, Stage 9-15

Landscape and Visual Assessment Report

This Landscape and Visual Assessment Report has been prepared as part of the application to develop a 102-lot residential subdivision at the western extent of Kahikatea Drive, Kinloch. All work has been undertaken and/or reviewed by a Registered NZILA Landscape Architect.

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Introduction

1. Mansergh Graham Landscape Architects Ltd (MGLA) has been engaged by Seven Oaks Ltd to assess the potential visual, landscape and amenity effects of the proposed 102 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 Area* but includes a portion of *Kinloch Residential Area* under the *Taupo District Plan* (TDP). Within the *Kinloch Community Structure Plan* (KCSP), which is an appendix to the TDP, these areas are identified as *Medium* and *High Density Areas* respectively.
2. Three main aspects are evaluated within this report. They are:
 - 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.

Methodological Approach

3. A standard assessment approach¹ was used to determine the nature and level of any potential effects on existing character and amenity values within the visual catchment. Site investigation for this assessment was undertaken on the 22nd of September 2022. Key factors considered included:
 - a. Surrounding urban and rural context and the existing character of the site.
 - b. The provisions of the relevant statutory documents, with regard given to the Kinloch Residential Area Objectives, Policies and Rules.
 - c. The potential viewer locations.
 - d. The changes likely to occur because of the proposed development and how these will affect existing character and amenity.
4. A combination of GIS view shed analysis and field assessment has been undertaken to identify the potential visibility of the development from surrounding areas. By considering the above, the likely effects of the proposed development can be identified and rated.
5. The approach undertaken is consistent with the *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*². Definition of the rating systems used, and a methodological flow chart is contained in the appendices.
6. A methodological flow chart is contained in appendix one.

Existing Landscape and Visual Character

7. Landscape character is a function of the landscape's visual expression. This includes elements that contribute to its appearance and the cultural modifications which have occurred upon it.
8. The landscape and visual quality of the site is a function of a series of factors including intactness of visual and physical elements such as topography and vegetation cover, the degree of modification that has occurred, surrounding landscape elements and attributes. Further contributing factors include juxtaposition and coherence between landscape elements within the application site and those of the surrounding area, as well as human attributes or values assigned to an area.

¹ Refer to the methodological flow chart is contained in attachment one.

² The *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines* were adopted by the NZILA in May 2021, replacing the NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1 (NZILA BPN 10.1).

Wider Surrounding Context and Character

9. Kinloch is a growing town on the shores of Lake Taupo, with a population of approximately 850 residents, located some 20 kilometres northwest of Taupo. The township lies within a broad shallow valley nestled between two containing ridgelines, which terminate within the lake as the native bush clad Te Kauwae Peninsula to the west, and the Whakaroa Peninsula to the east.
10. The character of the town reflects its origins. Kinloch originally developed as holiday destination with baches being built next to the Lake. Development since that time has seen Kinloch grow to include additional subdivision development, a golf course and marina. The commercial centre of Kinloch remains modest in size, comprising a general store, restaurant and fire station (volunteer) on the corner of Kinloch Road and Mata Place, fronting the Kinloch Marina and Lake Taupo.
11. The original residential development of Kinloch is concentrated within some 500m of the foreshore, contained to the west by the Whanagamata Stream and to the east by the Whakaroa Point Reserve. The overall road layout has limited connectivity³ through two long looping connections providing access to an extensive array of long, curvilinear cul de sacs. This road layout is likely a consequence of the existing water catchment which contains a number of streams and overland flow paths that are intrinsic to the valley floor and limit the available connectivity of the road network without bridging. While functioning adequately at low traffic levels, the inherent lack of connectivity and use of long curvilinear cul de sacs results in limited legibility overall.
12. The urban grain of the Kinloch is a result of the slow accumulation of development which can be characterised as small scale with a fine grain of lots which gradually transition to marginally larger lots the further away from the lake shore. More recent development, such as Lisland and Locheagles Rise extend beyond the original 'geographic' extent of Kinloch and introduce a larger lot and increased building size resulting in a coarser but denser grain of development. They contain a similar road pattern but incorporate the ability for future connections to adjacent development area, including the application site, to allow improved connectivity.
13. Since 2005 Kinloch's development has been subject to the provisions of the Kinloch Community Structure Plan (KCSP), which identified anticipated development densities. The KCSP Density Areas reflects the general pattern to manage future development in an orderly and coordinated way. The application site is captured within the western extent of the structure plan area, identified as an area of 'high density', and 'medium density', and includes an indicative collector road which passes through the application site and links back to Whangamata Road. The KCSP Density Areas anticipates a landscape character shift from pastoral land to urban development within the high to medium density areas.
14. Within the Operative Taupo District Plan (TDC), the general development density pattern of the KCSP has been replicated, with the application site containing areas identified as *Kinloch Residential Area* and *Kinloch Low Density Area* respectively.

The Existing Site

15. The application site is approximately 13.5 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, the consented existing stages of the Seven Oaks Development, which overlook the township, and the surrounding vegetated reserve areas. The application site is an extension to the original Seven Oaks development, is wholly contained within the KCSP area, and has been zoned for residential development within the TDP.
16. 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 (under construction), and by the *Otakeake Stream Scenic Reserve (SNA 152)* to the west. The *Significant Natural Areas (SNA)* are identified in the TDP. The *Okaia Stream*

³ In urban design, the term connectivity is used to describe the number of alternative routes available from one location to another. The greater the connectivity, the more route options available.

Scenic Reserve to the east separates the proposed site from the existing *Lisland Development* within Kinloch, save for a break in the reserve which aligns with the proposed road linkage to the site.

17. 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 Low Density Area* to *Kinloch Rural Residential Area*.
18. 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)*. This area is identified within the TDP as being:

Highly valued for its natural character in close proximity to the developed area of Acacia Bay. Includes contemporary Maori rock carvings in Mine Bay. High scenic value including rocky outcrops and waterfall, including Waikino⁴

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)*.

19. 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 fence lines, farm tracks and a rock outcrop. The construction of the roading infrastructure for the preceding *Seven Oaks* stages is 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 the elevated developments of *Lake Taupo* to the south, and *Locheagle Rise* and *Whakaroa Point* to the southeast.
20. 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 within 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 within the *Otaketake* and *Okaia Stream Scenic Reserves*. 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. As a consequence, both glimpsed and wider views of the site and the previously consented stages of the *Seven Oaks* development can be discerned from view locations below the application site.
21. The photographs on the following pages depict the general character of the site and the surrounding landscape.

⁴ TDP Section 7.1 Schedule of Sites lists the key attributes that contribute to the significance of each Landscape Area.



Figure 1: View within site near looking north toward dwelling beyond the site boundary.



Figure 2: East from the constructed Okaia Drive roundabout. Locheagle Rise visible in the background.



Figure 3: View from within the application site looking south to the consented subdivision under construction.



Figure 4: View across the marina looking northwest toward the application site. Site not visible.

The Proposed Development

Subdivision and Roads

22. The proposed subdivision involves 6 residential stages (the collector road being part of stage 8, while stages 9 to 14 are the residential lots), which include the creation of 102 residential lots typically ranging in size from 801 m² to 2451 m² over the 13.5 ha site. The development also includes 4 Road Reserve and 3 Stormwater (an overview plan of the subdivision is appended to this report as attachment three). Of the 102 lots, Stage 12 includes 18 lots that are of a smaller lot size predominantly around 500m² (between 492 m² to 729 m²). These lots are located internally within the development, separated from the containing scenic reserve area by roads, adjacent residential lots, or stormwater reserves.
23. The lot layout is a consequence of the elongated shaped application site, the presence of two existing lots along the northern boundary and the shape of the two adjacent scenic reserves (*Otakeake* and *Okaia Stream Scenic Reserves*), which constrain and corrugate the site's boundaries. The layout responds to these constraints by providing a generally perimeter lot configuration, with 42 of the 102 lots forming the perimeter of the development, either adjacent to the surrounding scenic reserves or open pasture. The balance of the lots are either street frontage, address a storm water reserve, as in Stage 12, or are rear lots. Rear lots, (those that are contained on all sides by other residential lots), comprise only 13 lots; 4 of which are adjacent to one or other of the 1-hectare existing lots, 6 are identified as rear lots by virtue of the potential future development of the adjacent land to the north, while only 3 are designed into the subdivision layout.
24. Excluding a portion of stage 12, the proposed development applies the *Kinloch Residential Lot Density*, which allows 25% building coverage and 30 % plot ratio. Within Stage 12, a higher density area (containing Lots 83 to 102) is proposed. This area is surrounded by a combination of Road Reserve and Storm Water Reserve, with an internal Storm Water Reserve bisecting the higher density residential component. While the Kinloch Residential density, setbacks and height restrictions remain, it is proposed that the building coverage is 40 % in this area. Overall, due to the minimum lot size and the average lot size ratios, the development is considered a *non-complying activity* under the TDP.
25. Height restrictions (*TDP Residential Environment; 4a.1 Performance Standards, 4a.1.7 Maximum Building Height*) apply over the lots within 50m of the *Okaia* and *Otakeake Reserves*, with a single storey (4.5m) height limit for the most southerly peripheral lots, including a portion of the lots within Stage 12. Due to the irregularities of the site boundaries, the height restriction has been applied where more than 50% of a lot has been captured by the height restriction overlay. The balance of the lots, located more 'internally' to the development, or toward the northern boundary, are subject to a two storey (7.5m) height limit. It is considered that these height limits, in line with the existing surrounding vegetation and proposed street tree planting will assist with integrating the development into the wider landscape.
26. While the *Kinloch Residential Lot Density* controls are proposed generally, (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 small cul de sacs. Along roads 2 and 3 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 façade must be set back a minimum of 5 metres from the street boundary.
27. The proposed road layout is a logical progression 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.
28. 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. This land is owned by Seven Oaks and forms part of a consent condition pertaining to the consented stage 8 where by the collector Road will be constructed as part of that stage.

29. 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. Road 1 services several lots within the development, before passing between the two large existing lots on the northern boundary of the site. Road 1 addresses the north south collector road shown on the KCSP and affords a potential centralised connection with any future development to the north of the site. 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

30. Due to the level of detail available for the subdivision at the time of the report preparation, only an initial overview planting scheme has been prepared based on an indicative layout, including proposed street tree selection and broad areas of planting. It is anticipated that subject to *Resource Consent* further planting plans (streetscape, amenity planting, planting for areas of Stormwater Reserve and rehabilitation planting to be used on the batters of the *Kahikatea Drive* extension to assist the post construction development to integrate with the adjacent reserves) will be prepared by a qualified landscape architect and submitted to Council for approval based on detailed design.
31. This assessment does not identify the need for additional mitigation planting to screen the development and none is proposed. It is assumed that rehabilitation planting would occur along the consented *Kahikatea Road* alignment as well amenity planting throughout the subdivision development. It is expected that this would become a condition of the *Resource Consent* and further assist with the integration of the development into the surrounding context.

Key Components

32. 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.
33. A plan of the proposed subdivision is contained within attachment three.

Ratings

34. The rating system used is consistent with the recommended 7-point scale contained within *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*⁵.

Document	Effect Rating						
Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines	Very Low	Low	Low - Moderate	Moderate	Moderate -High	High	Very High
Act/Policy	Threshold						
RMA	Less than Minor	Minor	More than Minor		Significant		

⁵ Final version - 26 August 2022.

Effects On Landscape Character

Surrounding Development Patterns and Integration

35. While Kinloch originally developed as modest holiday destination, development in more recent times has seen Kinloch grow to include additional subdivision development, a golf course and marina. The urban grain of the Kinloch is a result of the slow accumulation of development which can be characterised as small scale with a fine grain of lots which gradually transitions to marginally larger lots further away from the lake shore.
36. The KCSP identified anticipated development densities. The KCSP Density Areas reflect the general pattern to manage future development in an orderly and coordinated way. The application site is captured within the western extent of the structure plan area, identified as an area of 'high density', and 'medium density', and includes an indicative collector road which passes through the application site and links back to Whangamata Road. (Referred to as *Kinloch Residential Area* and *Kinloch Low Density Area* respectively within the TDP).
37. While this distribution of density transitions in a manner that is generally coherent and consistent from the Lake shore line, it is noted that the proposed extent of *Kinloch Residential* on the western side of Kinloch terminates arbitrarily at a narrow neck within the zoned residential area. As such much of the proposed development area falls within *Kinloch Low Density Residential*. There is no obvious rationale for the transition at this point. It is noted that in the central and eastern portions of Kinloch, the *Kinloch Residential Area/Kinloch Low Density Area* transition occurs at, or beyond, what is assumed to be an older cadastral line that corresponds with the alignment of Kahikatea Drive to the west and the Kinloch Golf Course / Bodes Lane boundary to the east.
38. From a landscape character perspective, the variation in the density transition location results in an imbalance in the distribution and extent of the *Kinloch Residential Area* density within the western portion when Kinloch is viewed as a whole. This variance reduces the overall legibility of Kinloch as it alters the general density transition location and extent of the *Kinloch Residential Area* density. The application of the *Kinloch Residential Area* density within the area of the proposed development remedies this discrepancy. While it is acknowledged that cadastral lines of this nature may themselves be arbitrary, applying a degree of consistency in the broad location of the transition between densities enhances the overall legibility of the town and improves its coherence and aesthetic appeal through balancing the level of development within the broad valley.
39. In respect to the pocket of higher density proposed in Stage 12 of the development. It is considered that, given its location, any effects of the intensification are likely to be contained within the environs of the development and unlikely to extend beyond it. The use of storm water reserve land to break up the concentration of development is consistent with good urban design practice and will be further assisted by the preparation and implementation of a planting scheme within this area. It is also noted that the layout and orientation of the lots reduces the presentation of the density of the development from future development to the north, while the presence of *Kinloch Residential Area* density development in the surrounding area largely sleeves the development internally.
40. It is considered that due to the small extent of higher density development, it's location internal to development, consistency with height controls with regard the balance of the development, the proposed layout and mitigating use of Stormwater Reserve and the sleeving effect of the surrounding development, it is considered to result in a *very low* landscape effect.

Landscape Effect Rating

41. Due to the relative scale and density of the development seen within the context of Kinloch Township and within the wider surrounding environment, and due to the limited number of locations from where the full extent of the change will be experienced, the adverse effects of the proposal on amenity values associated with the wider existing landscape character will be very low. Given the anticipated improvements to the legibility and coherence of the respective densities within the township, it is considered that this will result in a *very low* positive effect.

Effects on Natural Character

42. Natural character is defined as ‘an area’s distinctive combination of natural characteristics and qualities, including *naturalness*⁶. The proposed development is located within an area of gently undulating pasture that sits between two streams systems, the *Otakeake Stream* to the west and the *Okaia Stream* to the east. The *Okaia Stream Reserve* is also bordered by the *Lisland Residential Development* to the east. Both stream’s systems have formed gullies which are clad in regenerating indigenous vegetation and are identified as *significant natural areas* within the TDP. (*SNA 152 Otakeake 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 enhanced by the juxtaposition of residential development adjacent to it.
43. The development is in an area that has been zoned for residential development and previous stages of development have been consented and are under construction immediately to the south. The development itself is proposed to be compliant with the *TDC Performance Standards – Development Controls; Kinloch Residential Area* which require both a 7.5 metre offset from boundary adjacent to the Reserves, with a height restriction of 4.5m within 50m of the reserve. (These restrictions are similar to the underlying *Kinloch Low Density* zoning being 10m offset and 5m height restriction). 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. Therefore, it is considered that the *natural character* of the Reserve areas will be physically unaffected by this development. It is considered however that the contextual change from pastoral to residential will result in a very slight increase in the perceptual quality of the natural character.
44. With respect to the *Okaia Stream Scenic Reserve*, it is noted that an existing vehicular causeway that aligns with the *Kahikatea Drive* will be formalised, and the batter slopes associated with the gully will be rehabilitated with native vegetation to integrate with adjacent land cover in the reserves on either side.
45. With regard *Lake Taupo* itself, the development is spatially separated in excess of 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 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

46. As the development does not encroach on the *Lake Taupo OLA* or its margins, or *SNA 152 Otakeake 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 existing perceptual natural character values associated with the Stream Reserves due to enhanced perceived naturalness in juxtaposition to the proposed residential development adjacent to it.

⁶ This definition is consistent with *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines*.

Assessment of Visual Effects

47. Regarding the potential for the proposed development to integrate into the surrounding environment without affecting existing landscape character and visual amenity, the following factors were evaluated during the visual assessment.

Visual Catchment

48. As part of the initial investigation into the potential visibility of the proposed development, a zone of theoretical visibility (ZTV) analysis was carried out to identify areas from where the proposed subdivision would potentially be visible. (Refer to Attachment Five for the ZTV Map). For this analysis the typical residential buildings were set at their relative heights and indicative locations within a digital surface model. The ZTV takes into consideration surrounding vegetation, topography and structures that would potentially screen the development from view but does not consider proposed vegetation within the application site. In this regard the ZTV identifies a worst-case scenario of potential visibility.
49. Examination of the ZTV indicates that the clearest views of the development are largely restricted to the distant elevated views to the east, while intermediate visibility was potentially available between 500 to 1000 metres to the east of the site, within the Lisland development. This was verified by field investigation.
50. Site inspection, in combination with ZTV analysis identified that existing vegetation (reserve vegetation, specimen trees, shelter and avenue planting), buildings and industrial structures in and around the site play a significant role in further restricting views of the proposed development. 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 some surrounding locations. Limited views of the subdivision, however, will be afforded from some areas within proximity to the site, while broad views will be obtained from more elevated distant view locations to the east.
51. This is largely due to the angle of the available views, the screening effect of the reserve planting on the elevated landform and the distribution of the lots over the site. Consequently, when a viewer location is 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. The further away from the generation point of the visual recession plane, the higher the building can be before breaching the visual recession plane, and therefore being seen. As a result, proximity views are unlikely to yield significant views of the development.
52. Conversely when a view location is further away from the Reserve, the visual recession plane flattens out, potentially revealing more of the site. This, however, is partially mitigated by the potential for intervening elements to be captured within the view, screening the wider view beyond. This is generally the case within the Kinloch valley floor, where significant views of the development from publicly accessible view locations are largely restricted to within 500 to 1000 metres of the site and include significant foreground screening elements.
53. 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 from some 2 kilometres away and therefore are broad views which capture the subdivision and wider context of Kinloch.
54. In a similar manner, more distant views from within Whangamata Bay also afford broad views of the development. In this instance, when the lake surface is relatively free of other vessels, portions of the development are likely to be visible from some distance. As one moves closer to the shoreline however, the recession plane steepens and foreground elements become more dominant within the view, obscuring the developments visibility.

Viewing Audience

55. A number of 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.
56. 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.
57. All selected view locations are identified on the View Location Map (Refer to Attachment Four). Potential visual, landscape and amenity effects, arising from the development, are described in the following sections of this report.

Visual Absorption Capability

58. One of the main factors that will influence a development's visual effect, is the visual absorption capability of the surrounding landscape. This is the ability of the contextual landscape to integrate a development, or feature, into its existing visual character without significant change.
59. The elevated topography of the site, in combination with the screening effects of reserve planting and existing development in the surrounding landscape will ensure that from most surrounding locations, only a portion of the development will be visible from any one place.
60. As previously noted, site inspection confirmed that residential development is currently underway within previous stages of the Seven Oaks Development. This area, in addition to the adjacent Lisland Subdivision to the east, in combination with existing development on the western fringes of Kinloch, provides an existing context of residential development, which will result in the proposed subdivision appearing as a continuation of urban development rather than the introduction of an entirely new element into the landscape. While this existing context of built development will aid in the visual integration of the development, the subdivision will nevertheless represent a change to the extent of previously unbuilt area.
61. The site's VAC was rated using a 5 step scale ranging from poor to very good. Definitions for the ratings are in attachment eight of this report.
62. The site's ability to visually absorb the proposed development ranges from neutral to good. Good ratings occur predominantly from views of the site where existing vegetation and built development will largely screen the development from view and provide context for the proposal. Neutral ratings occur where broader elevated views over a greater extent of the site are obtained with limited residential context afforded.
63. Given that a shift to residential use in this area is anticipated by the TDP, it is considered that the visual effects of the development, which are outlined in the following sections of the report, are within acceptable levels and result in a *less than minor* effect on the receiving environment. With existing subdivisions currently under construction and further development earmarked for this area, this type of residential development is an expected feature of the wider Kinloch village.

Analysis of Effects on Visual Amenity

64. Visual effects of the subdivision have been assessed from a series of surrounding 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. It is the effect of development over and above that base line that has been assessed within this report.

65. 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 to this report as attachment nine
66. View location photographs from each view location and photomontages from view locations (VL2 and VL10) are contained within attachment six. Definitions for the Landscape and Visual Amenity ratings are in attachment nine of this report.

Building Typology and Amenity Planting

67. In evaluating the visual effects, several assumptions have been 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 particular building for any specific lot. The proposed street planting has not been taken into consideration when determining effects ratings as the specific location of the street trees and the configuration of houses within lots is indicative only.

Proximity View Locations

68. Approaching Kinloch from the north along Kinloch Road, the application site is largely obscured by a combination of avenue planting, wood lots and a mix of commercial and residential buildings which line the western side of the road. Shelter planting or curtilage development; either in or around these buildings or lining the road boundary provide further screening. It is only when one is within proximity of the site, or foreground elements are reduced, either through elevation relative to the site or change in the nature of the intervening surface (eg. views from the Lake), that views of the development will become evident.
69. For reference VL1 is included in the photographic set to assist with locating visual reference points within the site. The view location is located immediately south of the site, within the consented Seven Oaks Development under construction and looks toward the northeast. The location of the two existing lots along the northern boundary of the development can be approximated by the red roofed gabled dwelling located centrally within the photograph, and the 'Streamliner' Caravan and shelter. The undulating pasture and containing reserve can be seen within the view forming the eastern perimeter of the site, as can the gentle slope across the site which provides the southern aspect.
70. In general, views from the road network will be of relatively short duration due to the speed of traffic and are typically seen obliquely to the direction of travel. By contrast, residential views where obtainable, particularly within 500 to 1000 metres, are considered to have the greatest exposure to the site due to their proximal location and the frequency and duration of views.
71. 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*.
72. Due to the layout of the development, relative elevation and surrounding vegetation, the entire development will not be visible from proximity views; rather a portion the residential buildings within the subdivision will be partially visible from some locations. Such areas are seen as low visibility areas (green) in the attached ZTV Map (Attachment Four).
73. From VL2, VL3 and VL5, partial views of some of the roof lines will be seen above vegetation that is part *Okaia Stream Scenic Reserve*, with the reserve planting screening much of the development. VL 2 looks westerly and captures glimpses of some roof tops located along Road 3. Because of its location, orientation and proximity to view locations, this component is the most commonly 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.

74. These view locations do not result in the proposed development breaking the skyline due the combination of the higher ridgeline to the west beyond the site and the reserve planting containing the site; rather the portion of houses visible will appear contained within the vegetation and below the skyline. In the context of the existing development within the fore ground, the small visible component of subdivision will appear as a further extension of developments within Kinloch that interweave between the stream reserves.
75. VL2 affords the most readily comprehensible view, as while the location is immediately adjacent to the *Okaiia Stream Scenic Reserve*, which results in a steeper viewing angle toward the subdivision, the sweeping road corridor itself provides additional information to evaluate the orientation of the development beyond. This location which allows views of rooflines of some of the dwellings along Road 3 is more easily inferred and reinforces a theme of residential development interwoven amidst the vegetated stream gullies. Whereas VL3 and VL5 are less overtly connected.
76. 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 screen the potential views of the site which if visible are a relatively small component of the view. This is most noticeable from VL4 where planting within curtilage, in the mid-fore ground, forms part of the skyline and screen views beyond. By comparison, although VL 5 is further away, its view 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.
77. VL4 and VL 6 do, however, highlight the effect of continued development occurring within Kinloch. The open space contained in the foreground of VL4 is created by two undeveloped lots. The adjacent existing residential development includes dwellings two storeys high, and in the event of these two lots being developed in a similar fashion, views of the subdivision will be substantially screened. As the subdivision matures, both the built environment and the landscaped curtilage reduce the potential to obtain penetrative views.
78. 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. It is considered that the effects of the current application are largely consistent with the intention of the KCSP that identifies that residential development is to occur in this area.
79. Overall, the adverse effects on visual and amenity values as a result of the proposed subdivision from *Close Proximity View Locations* will be low.

Intermediate View Locations

80. VL7 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 maturation of subdivision, 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.
81. Overall, the adverse effects on visual and amenity values because of the proposed subdivision from *Intermediate View Locations* will be very low.

Distant View Locations

82. VL9, VL10 and VL11 represent more 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 similar to other views from *Te Kauwae Peninsula*, where they are obtainable within the vegetated areas.
83. 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.
84. 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 surrounding reserve planting to the east diminishes and the site is more readily identifiable as a continuous expanse of pasture. 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.
85. 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 townscape. The view across the lake surface removes foreground elements allowing a broader vista of the townscape 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.
86. 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 similar to the existing residential development within Kinloch. A layering of roof tops partially seen over between the swathes of bush clad gullies, and the taller exotic species that populate the town.
87. 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.
88. The proposal benefits from its proximity to recent 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 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 existing wider landscape and urban characteristics.
89. The adverse effect on visual amenity as a result of the subdivision will range between low to very low due to the limited visibility of the site and the consistency with contextual development within 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*.

Relevant Planning Matters

90. Planning documents that have been taken into consideration include the requirements of the Resource Management Act (RMA), and the TDP. Only the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters have been considered.

Resource Management Act (RMA)

91. The subdivision must satisfy the requirements of the Resource Management Act (RMA), and it is therefore important that the assessment of visual, landscape and amenity effects addresses the requirements of Part 2, of the Act. Key sections relevant to this application are S6 (a), (b), (c), and S7 (c).
92. Regarding Section 6 (a), 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. Regarding Section 6 (b) and (c), the site is not within an identified outstanding natural feature or landscape in 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.
93. 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 SNA's.
94. With regard to section 7(c), the effects of the proposed development on the maintenance and enhancement of amenity values will be 'less than minor'. The level of adverse effect on amenity has been identified in the effects section of this assessment. The proposed development is considered 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 will respond to both the existing topography and to the receiving environment.

Taupo District Plan (TDP)

95. The subdivision site is contained within the *Kinloch Residential Area (KRA)* within the *Residential Environment* identified in *Section 3a* of the TDP. The purpose of the KRA, under *objective 3a.2.3* is:

To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Structure Plan Area.⁷

96. This references the *Kinloch Structure Plan Area and Policies*. This section includes the following Policy

i. Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Structure Plan.⁸

The proposed subdivision is consistent with this policy and the development is wholly contained and follows the general intent of the *KCSP Density Areas*. (A copy of the Plan is contained in Appendix Two)

Section 4a Residential Environment

97. Section 4a contains performance standards and development controls for the *Residential Environment* with specific reference to the *Kinloch Residential Area*. The proposed development is in an area that is captured by both the *Kinloch Residential Area* and *Kinloch Low Density Area*. The proposed development seeks three variances.

⁷ TDP: Objective 3a.2.3

⁸ TDP: Policy Kinloch Community Structure Plan Area

- a. To generally apply the *Kinloch Residential Area* standards and controls across the development.
 - b. To allow Stage 12 to contain an area of higher density, such that where the lot size is less than 800m², the site coverage will be 40%.
 - c. 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.
98. With respect to the general application of the *Kinloch Residential Area* density to the development site, from a landscape perspective, this approach is supported. As stated previously, the proposed extent of *Kinloch Residential* on the western side of Kinloch terminates arbitrarily at a narrow neck of the site within the zoned residential area. There is no obvious rationale for the transition at this point, which results in an imbalance in the distribution and extent of the *Kinloch Residential Area* density within the western portion of Kinloch, when viewed as a whole. This variance reduces the overall legibility of Kinloch as it alters the general density transition location and extent of the *Kinloch Residential Area* density.
 99. From a landscape perspective it is considered that the most appropriate density transition line would occur at, or about, the cadastral line that corresponds with the alignment of Kahikatea Drive on the west, and the Kinloch Golf Course /Bode Lane boundary on the east. The application of the *Kinloch Residential Area* density within the area of the proposed development corresponds with this alignment. While it is acknowledged that cadastral lines of this nature may themselves be arbitrary, applying a degree of consistency in the broad location of the transition between densities, enhances the overall legibility of the town and improves its coherence and aesthetic appeal through balancing the level of development within the townscape.
 100. With respect to the pocket of higher density proposed in Stage 12 of the development, it is noted that this area is not readily visible from publicly accessible locations outside of the development, except when seen at distance in excess of 2 kilometres. At which distance, the fine detail of the development is lost. Given its location, any effects of the intensification are likely to be contained within the environs of the development and unlikely to propagate beyond. The use of storm water reserve land to break up the concentration of development is consistent with good urban design practice and will be further assisted by the preparation and implementation of a planting scheme within this area. It is also noted that the layout and orientation of the lots reduces the presentation of the density of the development from future development to the north, while the presence of *Kinloch Residential Area* density development in the surrounding area largely sleeves the development internally.
 101. It is considered therefore, that the small extent of higher density development, it's limited visibility, location internal to development, proposed configuration and mitigating use of Stormwater Reserve, and the sleeving effect of the surrounding development, results in a *very low* visual and landscape effect.
 102. With regard the variance for setbacks for lots adjacent to Roads 2 and 3; it is proposed that buildings can 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, it is considered that this variance will provide consistency between development stages and result in *very low* visual effect.
 103. Overall, from a landscape perspective, the areas of non-compliance outlined above are not considered to result in any significant effects beyond a *Kinloch Low Density* subdivision. This is due to the subdivisions 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, the subdivision will not result in the visual obstruction of any significant features behind it, nor will it appear out of character within the surrounding context.
 104. While it is recognised that the development may be non-compliant with respect to the *Kinloch Low Density Area*, it is considered that, from a landscape perspective, the effects of the subdivision on visual and landscape amenity are consistent with the overall intent of the rules and objectives of the TDP. The proposed development is considered to respond appropriately to the existing character of the area, given the direction identified in the TDP.

Findings

105. Analysis of the proposed development within the context of the surrounding landscape character and visual amenity found that:

- a. Limited views of the subdivision are available from areas within the proximity of the site, with broad views being able to be obtained from more distant view locations to the east. 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.
- b. While the development area is captured by the 11 recorded View Locations (VL), the effects vary depending on the context in which they are seen and the screening that is provided by a number of factors including, vegetation, topography and existing context.
 - i. From the *Close Proximity View Locations* (VL 2 to VL 6), the existing topography, relative viewing angle, extensive containing vegetation, and publicly accessible view location within the residential context, means that the effect on visual and landscape amenity is *Low*.
 - ii. From the *Intermediate View Locations* (VL 7 and VL 8), reflect the maturation of subdivision, curtilage planting and residual shelter planting within the area. Views of the development are partial and limited by intermediate and foreground screening. The existing topography, relative viewing angle, extensive containing vegetation, and publicly accessible view location within the residential context, means that the effect on visual and landscape amenity is *Very Low*.
 - iii. From *Distant View Locations* (VL 9 to VL11) the site will be visible, however the distance from the site (in excess of 2 kilometres) will make the determination of detail difficult. While discernible, the proposed subdivision will not be a prominent feature in the wider landscape and will not affect the key attributes of the surrounding landscape or detract from the existing landscape characteristics. The effect on visual and landscape amenity from these View Locations is *Very Low*.
- c. The wider landscape's ability to visually absorb the proposed development, without adversely affecting existing landscape character or visual amenity ranges from *neutral to good*. *Good* ratings occur predominantly from views of the site where existing vegetation and built development will largely screen the development from view and provide context for the proposal. *Neutral* ratings occur where distance afford broader views over a greater extent of the site are obtained with limited residential context afforded.
- d. This assessment did not conclude additional mitigation planting is necessary to screen the development. It is assumed that rehabilitation planting would occur along the consented Kahikatea Road alignment, as well amenity planting throughout the subdivision development. It is expected that this would become a condition of the *Resource Consent* and further assist with the integration of the development into the surrounding context.
- e. Due to the relative scale and proposed density of the development seen within the context of Kinloch Township, and due to the limited number of locations from where the full extent of the change will be experienced, the effects of the proposal on amenity values associated with the wider existing landscape character will be very low. The proposed increase in density, to *Kinloch Residential*, is anticipated to result in improvements to the legibility and coherence of the respective densities within the township overall.
- f. In terms of localised high density, it is considered, it's limited visibility, location internal to development, proposed configuration and mitigating use of Stormwater Reserve, and the sleeving effect of the surrounding development, the extent of non-compliance results in a *very low visual and landscape effect*. Similarly with regard the variance for setbacks for lots adjacent to Roads 2 and 3, as this has

been permitted within other consented stages of Seven Oaks, it is considered to provide consistency between development stages and result in a *very low visual and landscape effect*.

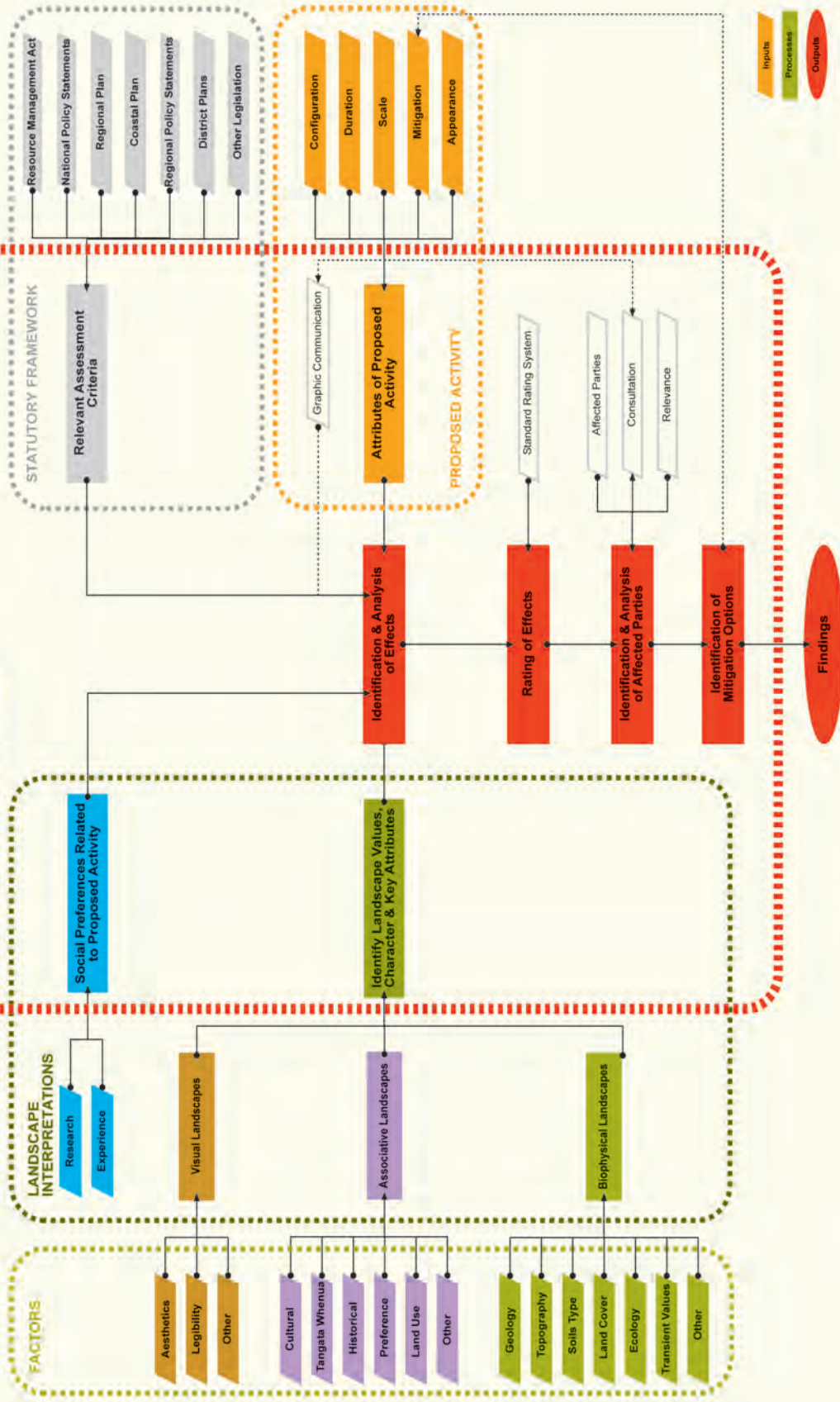
- g. The site itself is not contained within or immediately adjacent to any identified outstanding natural features or landscapes/outstanding landscape areas (OLA). The site itself is not located within *Northwestern Bays Whakaroa Point to Otuparae Point Outstanding Landscape Area (OLA 28)*. and is separated from the OLA by some 100 metres of vegetation, which is part of the *Otaketake Stream Scenic Reserve (SNA 152)*. The site is located near *OLA 20 (Lake Taupo)* but is separated by some 500m, including consented stages of Seven Oaks and vegetation cover which is part of the *Otaketake Stream Scenic Reserve (SNA 152)*. The site is bounded by scenic reserves, (being the *Okaia Stream Scenic Reserve (SNA 170)* to the east, and the *Otaketake Stream Scenic Reserve (SNA 152)* to the west. The site sits immediately adjacent to the Reserve land and does not encroach into the SNA areas.
- h. 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 of their *natural character*. It is considered, however, that the proposed development will have a *very low* positive effect on the existing perceptual *natural character* values associated with the Stream Reserves due to the change in the contextual environment from pastoral to residential.

106. The overall, adverse effect of the proposed subdivision on the existing landscape character and visual amenity values range between *Low* and *Very Low*. It is considered 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. The overall development is considered to result in *less than minor effects* on the landscape character and amenity of the receiving environment.

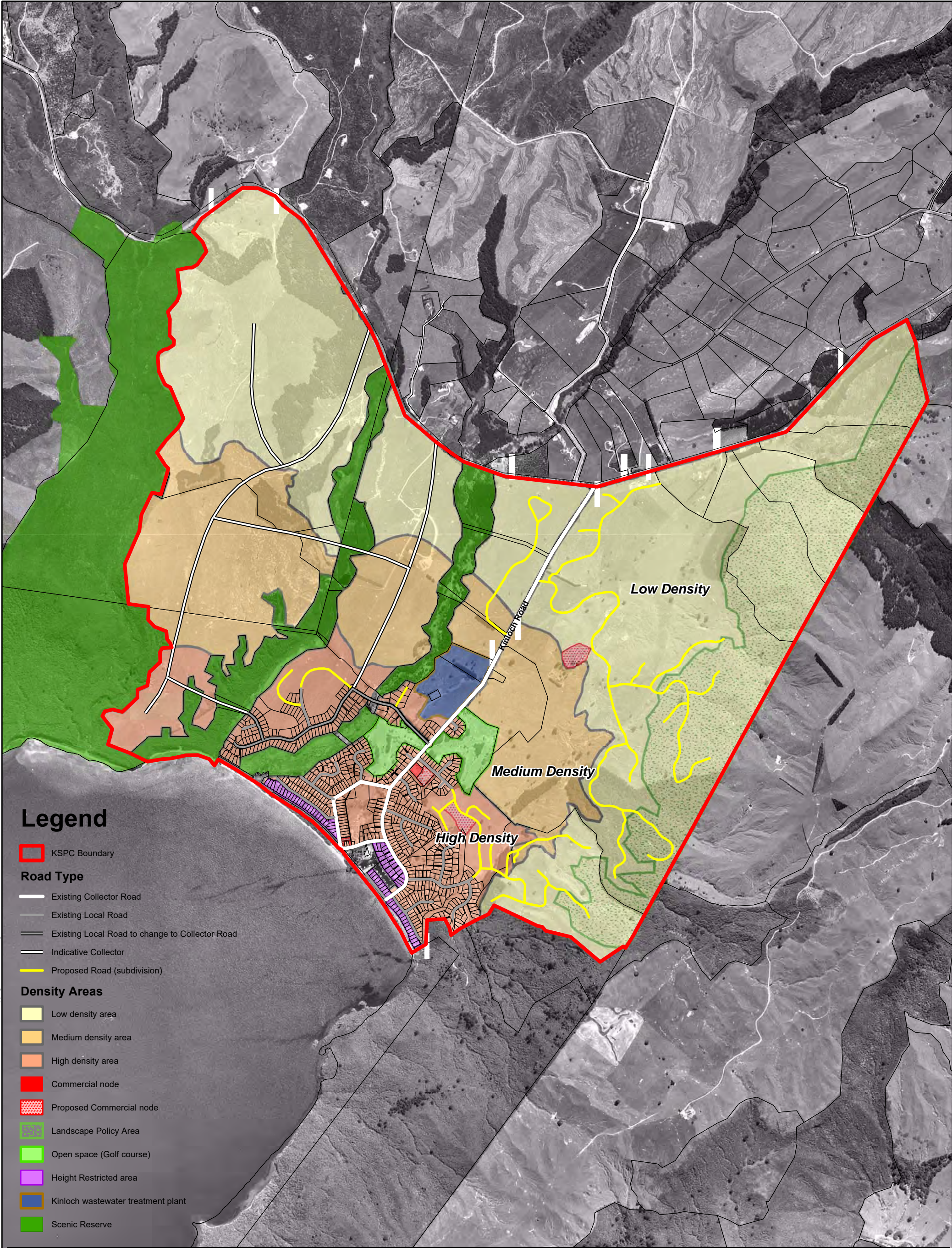
Attachment One: Methodological Flow Chart

ASSESSMENT FRAMEWORK: LANDSCAPE, VISUAL AND AMENITY EFFECTS

CORE COMPONENTS OF THE ASSESSMENT



Attachment Two: KCSP Density Area.



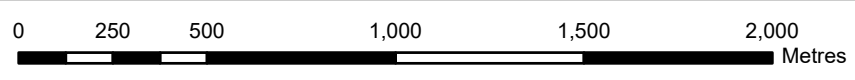
Legend

- KSPC Boundary
- Road Type**
- Existing Collector Road
- Existing Local Road
- Existing Local Road to change to Collector Road
- Indicative Collector
- Proposed Road (subdivision)
- Density Areas**
- Low density area
- Medium density area
- High density area
- Commercial node
- Proposed Commercial node
- Landscape Policy Area
- Open space (Golf course)
- Height Restricted area
- Kinloch wastewater treatment plant
- Scenic Reserve



KCSP Density Areas

Ortho Photography flown Sept 1997



Scale (A3) - 1:20,000

The information displayed in the GIS has been taken from Taupo District Council's databases and maps. It is made available in good faith, but its accuracy or completeness is not guaranteed.

This map is not to be reproduced without permission of TDC.

Map Author: Billy Brough, Karyn McDonald
 Map Date: 19/08/04
 Map Location: V://ES/Structure_plans/Kinloch/KCSP_Density_areas

Cadastral Information Sourced From Land Information New Zealand. Crown Copyright Reserved. Digital Licence Number: HN/03/3521

Attachment Three: Site Plan.

NOTES:

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Aerial Imagery has been obtained from: Taupo District Council GIS and is provided under a Creative Commons Public License and with a DJI Matrice M300 and a Zenmuse P1 Camera. It has been provided as a guide to where the boundaries are positioned, or proposed on the ground, but may not be absolute.

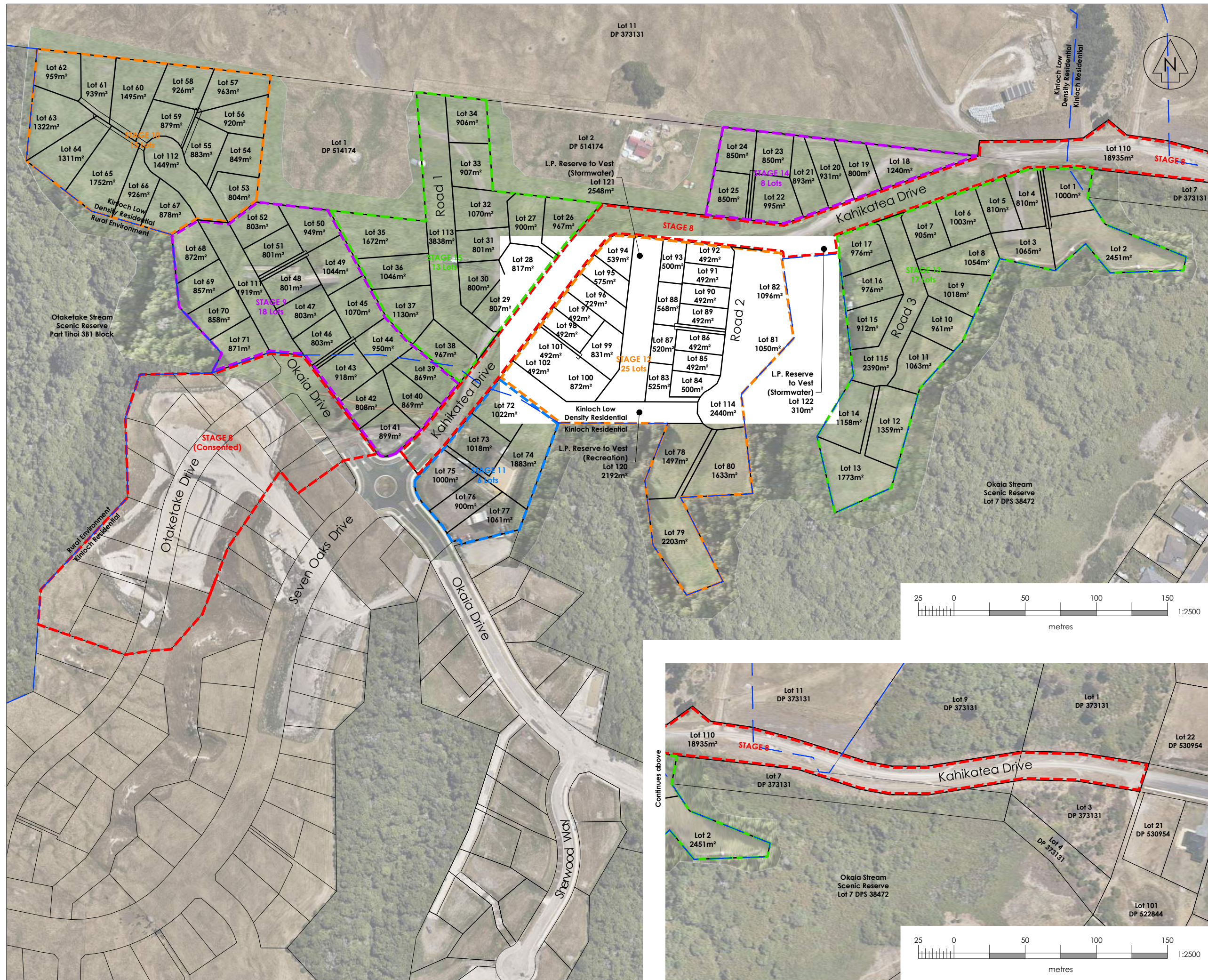
Owner: Seven Oaks Kinloch Limited
Record of Title: 1049517

Asbuilt utilities may have other services in close proximity which are not shown for the purposes of this plan. Please identify existing utility locations and depths with Taupo District Council GIS before any field investigation or construction.

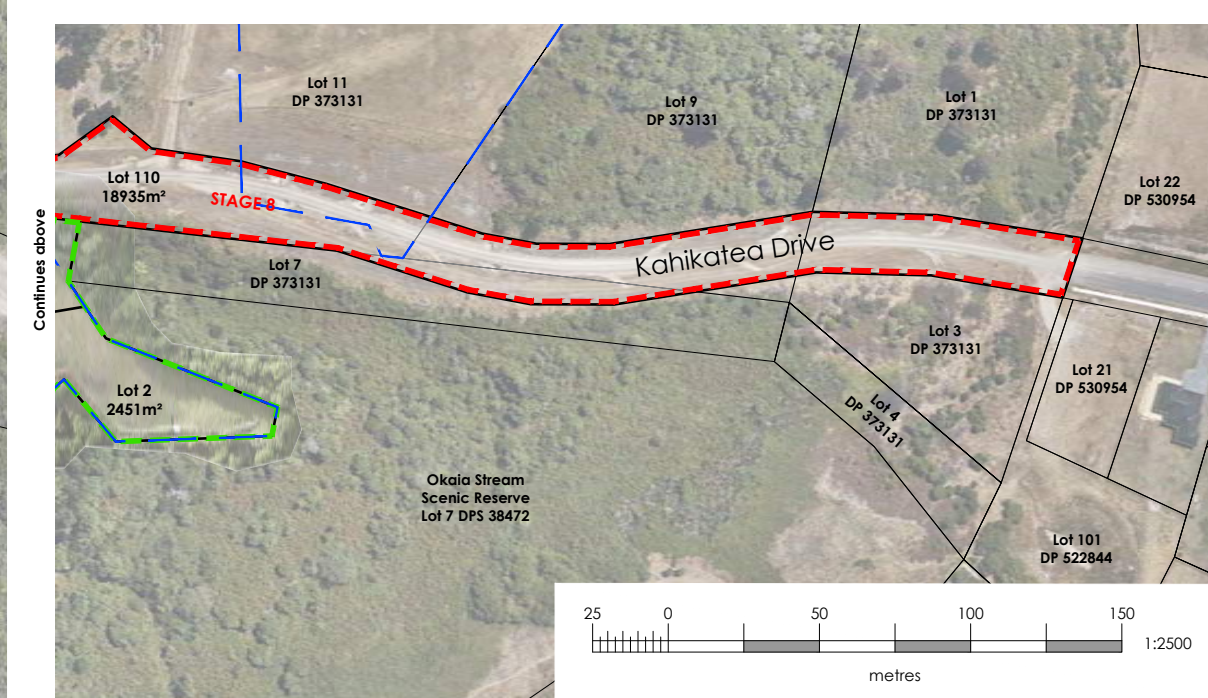
Underground services shown are indicative only. It is the contractors responsibility to identify existing utility locations and depths prior to construction.

KEY:

- Reserve to Vest
- District Plan Zone Boundary



Continues below



Rev	Date	Amendment	By	Chk	App
D	09/12/22	Revised Lot Layout	KL	TWB	TWB
C	17/11/22	Revised Lot Layout	KL	TWB	TWB
B	25/08/22	Added Zone Boundaries	KL	OB	OB
A	10/08/22	First Issue	KL	OB	OB

Project Title
**Seven Oaks Kinloch Ltd.
Okaka Drive
Kinloch**

Drawing Title
**Balance Land
Scheme Plan**

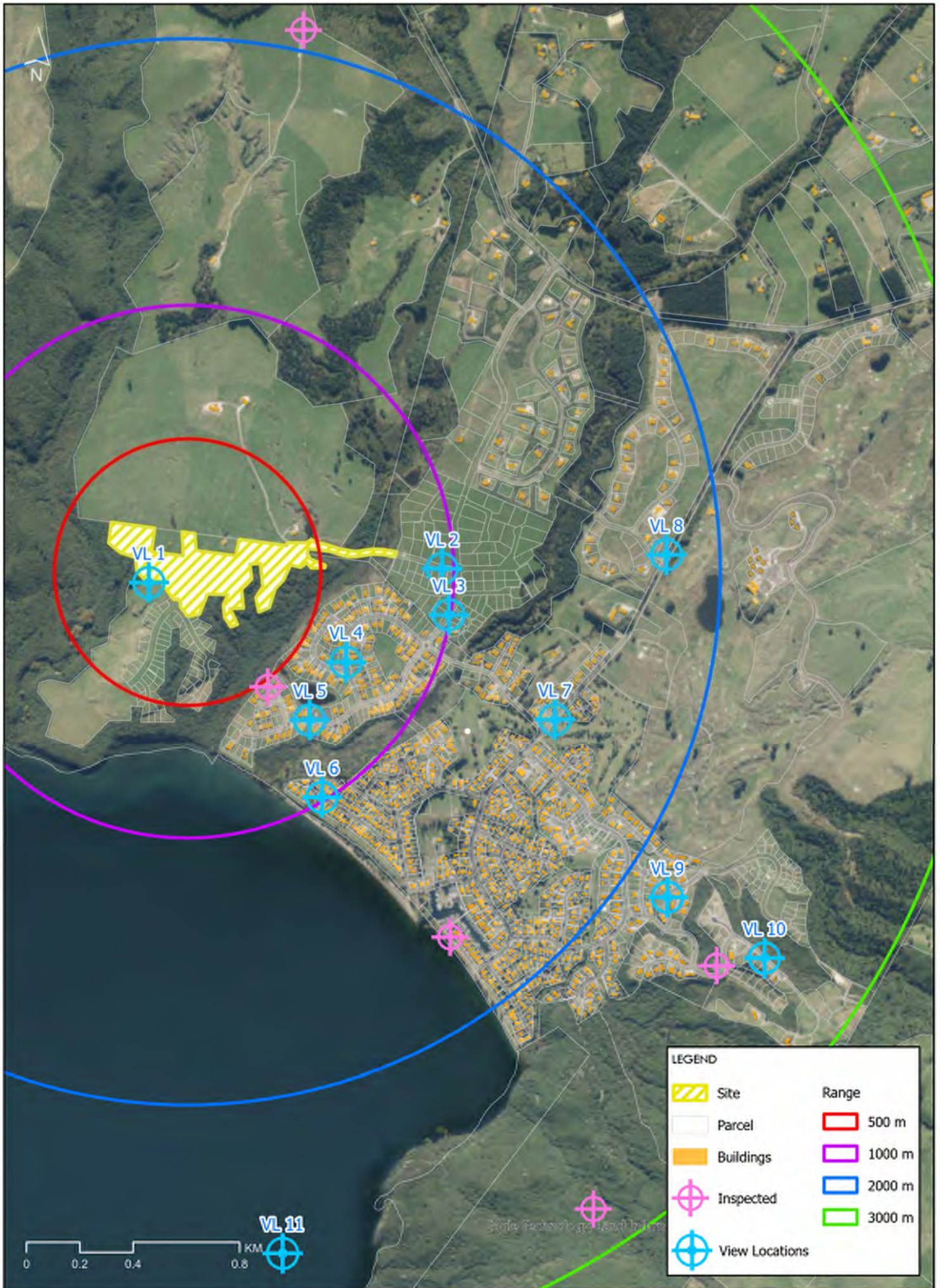
Surveyed			
Designed			
Drawn	K.Larsen	26/07/22	KL
Checked	O.Bucher	08/08/22	OB
Approved	O.Bucher	08/08/22	OB

Status **INFORMATION**

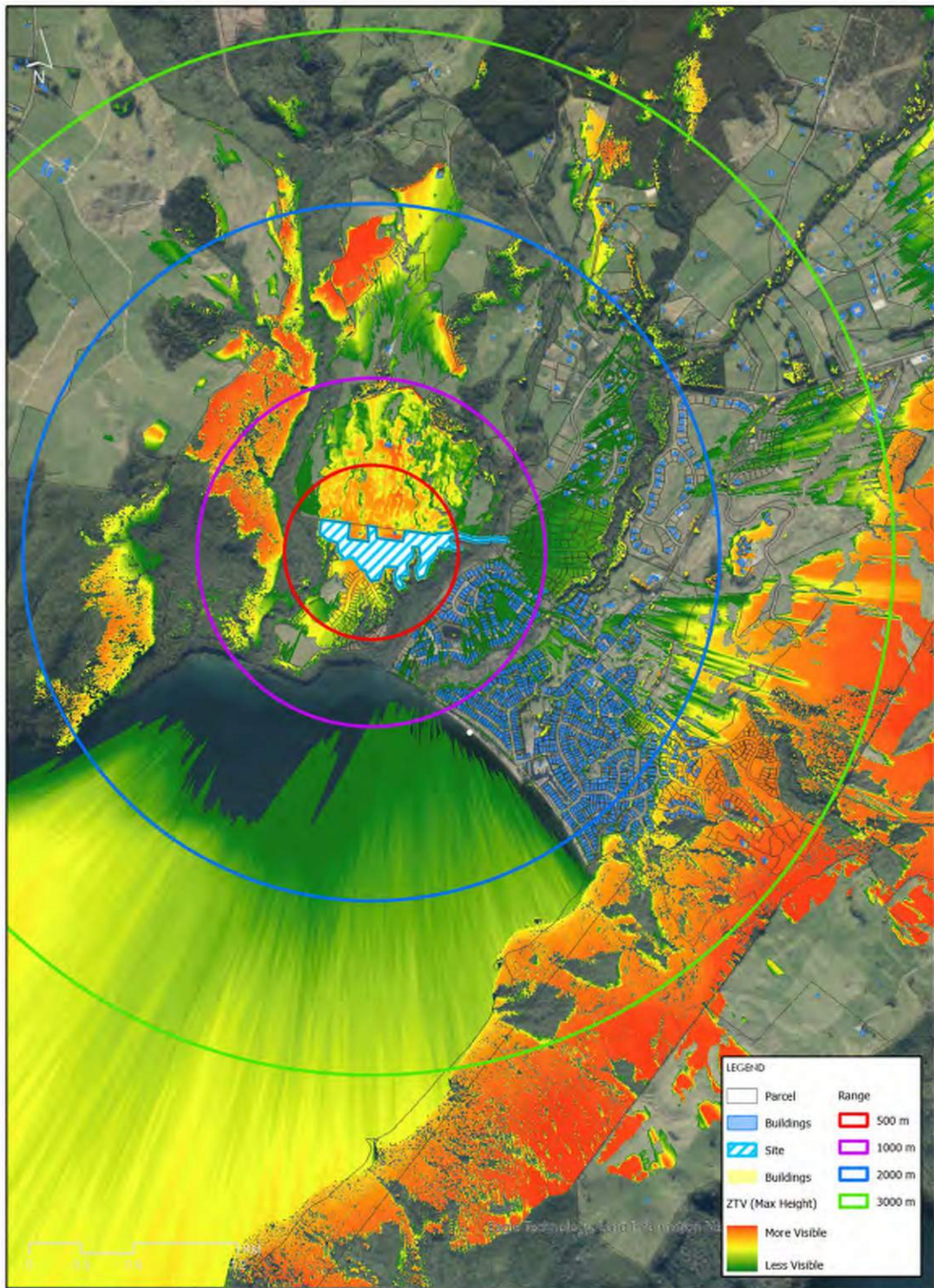
Scale A1 - | A3
A3 1:2500

Drawing Number 220225-SC001 | Rev D

Attachment Four: View Location Map



Attachment Five: ZTV



Attachment Six: View Locations Photographs

Extent of development



VIEW LOCATION ONE. VIEW OF THE SITE, LOOKING NORTH EAST
(3M FROM SITE)

View Location Data

NZTM Easting: 1853193
NZTM Northing: 5717629
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK2 Full Frame
with EF 50mm F1.4 USM (Prime)
Digital
Date: 22nd September 2022

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 mounting by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.

┌ ┐
└ ┘ SINGLE IMAGE FRAME SIZE



**VIEW LOCATION TWO. VIEW FROM LOT 5 UP TOWARD KAHIKATEA DRIVE
(180M FROM SITE)**

View Location Data

NZTM Easting: 1854163
 NZTM Northing: 5717794
 Focal length: 50mm
 Photographer: Michael G
 Camera: Canon EOS D5 MK.2 Full Frame
 Digital: with EF 50mm F1.4 USM (Prime)
 Date: 22nd September 2022

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 montage by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.






SINGLE IMAGE FRAME SIZE

NOTE: AREA OF ENLARGEMENT SHOWN IN YELLOW ON MAIN IMAGE.

ENLARGEMENT OF DEVELOPMENT ROOFLINES VISIBLE WITHIN PHOTOMONTAGE.
FOR THE PURPOSES OF THIS ENLARGEMENT BUILDINGS HAVE BEEN RENDERED IN WHITE TO ASSIST WITH THEIR VISIBILITY DUE TO LOW LIGHT CONDITIONS.



Extent of development



VIEW LOCATION TWO. PHOTOMONTAGE VIEW FROM LOT 5 UP TOWARD KAHIKATEA DRIVE (180M FROM SITE)

View Location Data

NZTM Easting: 1854163
 NZTM Northing: 5717794
 Focal length: 50mm
 Photographer: Michael G
 Camera: Canon EOS D5 MK.2 Full Frame with EF 50mm F1.4 USM (Prime)
 Digital
 Date: 22nd September 2022

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 THREE. VIEW FROM 56 OAKDALE DRIVE WEST
(300M FROM SITE)**

View Location Data

NZTM Easting: 1854188
 NZTM Northing: 5717820
 Focal length: 50mm
 Photographer: Michael G
 Camera: Canon EOS D5 MK.2 Full Frame
 Digital: with EF 50mm F1.4 USM (Prime)
 Date: 22nd September 2022

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 montage by MGLA.
 Image should be viewed at a distance of 260 mm to approximate actual scale.



SINGLE IMAGE FRAME SIZE

Extent of development



VIEW LOCATION FOUR. VIEW FROM 2 PUKEKO WAY WEST
(350M FROM SITE)

View Location Data

NZTM Easting: 1853802
NZTM Northing: 5717443
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame
with EF 50mm F1.4 USM (Prime)
Digital
Date: 22nd September 2022

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 mounting by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.



SINGLE IMAGE FRAME SIZE

Extent of development



VIEW LOCATION FIVE. VIEW FROM LISLAND DRIVE RESERVE
(460M FROM SITE)

View Location Data

NZTM Easting: 1853665
NZTM Northing: 5717226
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame
with EF 50mm F1.4 USM (Prime)
Digital
Date: 22nd September 2022

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 montage by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.

  SINGLE IMAGE FRAME SIZE

Extent of development



VIEW LOCATION SIX. VIEW FROM 37 NISBET TERRACE (800M FROM SITE)

View Location Data

NZTM Easting: 1853711
NZTM Northing: 5716933
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame with EF 50mm F1.4 USM (Prime)
Digital
Date: 22nd September 2022

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 montage by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.

┌ ┐
└ ┘ SINGLE IMAGE FRAME SIZE





**VIEW LOCATION SEVEN. VIEW FROM SEAGERS CRESCENT
(1 100M FROM SITE)**

View Location Data

NZTM Easting: 1854586
 NZTM Northing: 5717227
 Focal length: 50mm
 Photographer: Michael G
 Camera: Canon EOS D5 MK.2 Full Frame
 with EF 50mm F1.4 USM (Prime)
 Digital
 Date: 22nd September 2022

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 montage by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.






SINGLE IMAGE FRAME SIZE



**VIEW LOCATION EIGHT. VIEW FROM POPLARS KINLOCH ROAD
(1000M FROM SITE)**

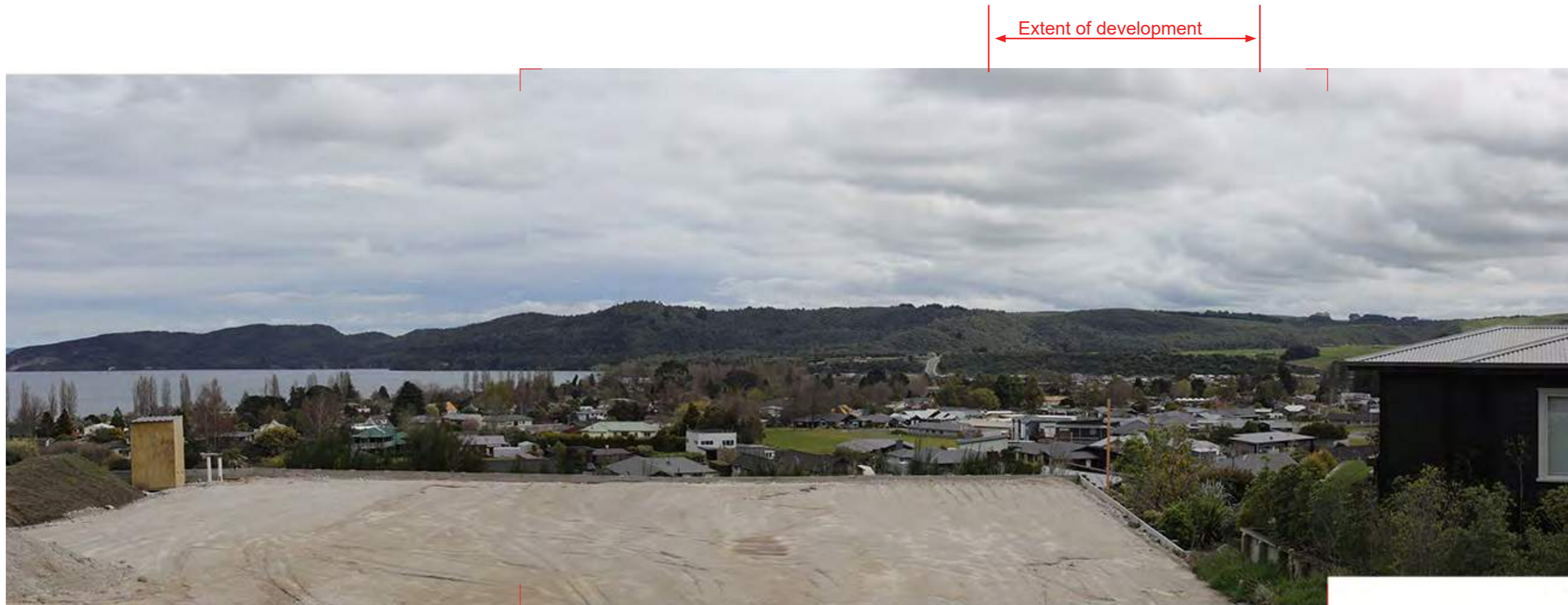
View Location Data

NZTM Easting: 1855005
 NZTM Northing: 5717846
 Focal length: 50mm
 Photographer: Michael G
 Camera: Canon EOS D5 MK.2 Full Frame
 Digital: with EF 50mm F1.4 USM (Prime)
 Date: 22nd September 2022

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 montage by MGLA.
 Image should be viewed at a distance of 260 mm to approximate actual scale.



 SINGLE IMAGE FRAME SIZE



**VIEW LOCATION NINE. VIEW FROM KITTY HAWKE DRIVE
(1800M FROM SITE)**

View Location Data

NZTM Easting: 1855008
 NZTM Northing: 5716558
 Focal length: 50mm
 Photographer: Michael G
 Camera: Canon EOS D5 MK.2 Full Frame
 with EF 50mm F1.4 USM (Prime)
 Digital
 Date: 22nd September 2022

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 montage by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.






SINGLE IMAGE FRAME SIZE

Extent of development



VIEW LOCATION TEN. VIEW FROM 23 LOCHEAGLE RISE
(2200M FROM SITE)

View Location Data

NZTM Easting: 1855373
NZTM Northing: 5716330
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame
with EF 50mm F1.4 USM (Prime)
Digital
Date: 22nd September 2022

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 montage by MGLA.
Image should be viewed at a distance of 260 mm to approximate actual scale.

┌ ┐
└ ┘ SINGLE IMAGE FRAME SIZE



Extent of development



VIEW LOCATION TEN. PHOTOMONTAGE VIEW FROM 23 LOCHEAGLE RISE (2200M FROM SITE)

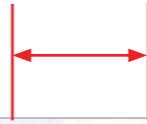
View Location Data

NZTM Easting: 1855373
NZTM Northing: 5716330
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK2 Full Frame with EF 50mm F1.4 USM (Prime)
Digital
Date: 22nd September 2022

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 mounting by MGLA.
Image should be viewed at a distance of 260 mm to approximate actual scale.

┌ ┐
└ ┘ SINGLE IMAGE FRAME SIZE

Extent of development



VIEW LOCATION ELEVEN. VIEW FROM WHANGAMATA BAY
(2400M FROM SITE)

View Location Data

NZTM Easting: 1853564
NZTM Northing: 5715224
Focal length: 50mm
Photographer: Michael G
Camera: Canon EOS D5 MK.2 Full Frame
Digital: with EF 50mm F1.4 USM (Prime)
Date: 22nd September 2022

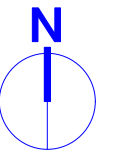
A 3D digital model of the proposed development was produced and accurately superimposed into each image using a combination of Adobe Photoshop CC 2019, ArcGIS Pro and CityEngine, in accordance with NZLA best practice guidelines. Panoramic view was merged from 50mm frame images. Photo montage by MGLA.

Image should be viewed at a distance of 260 mm to approximate actual scale.



SINGLE IMAGE FRAME SIZE

Attachment Seven: Planting Plan



Key

- Phase Boundary
- Lot boundaries
- Road
- Footpath
- Cycle path
- Lawn
- Public reserve
- Wetland
- Planted bund

- Quercus palustris
- Prunus serrulata 'Kanzan'
- Fraxinus excelsior 'Green Glow'
- Gleditsia 'Sunburst'
- Myrsine salicina

Notes:

1. Detailed planting plan including wetland and public reserves will be provided at the detailed design stage.
2. Road reserve configuration to be confirmed.
3. Final tree placement to be confirmed upon detailed design of road.

1 Overall Planting 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.



Design Intent:

Fraxinus excelsior 'Green Glow' is used down the main road 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 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.

Prunus serrulata 'Kanzan' are used on shorter tertiary streets. The trees are placed on a single side of the street, giving space for the wide spread and pink flowers to stand out.

4 Quercus palustris are included within the reserve lands, bringing the total within the development to the names sake 7 Oaks.



Fraxinus excelsior 'Green Glow'



Prunus serrulata 'Kanzan'



Myrsine salicina



Gleditsia triacanthos var. inermis 'Sunburst'



Quercus palustris

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.

Attachment Eight: Visual Absorption Capability Definition Ratings

The following standardised rating system has been developed by Mansergh Graham Landscape Architects Ltd and is consistent with the recommendations of *Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines (Draft 2021)*.

Visual Absorption Capability Definition Ratings	
VAC Rating	Use
Very Good	<p>The proposed development/activity would be completely screened, almost completely screened, or completely absorbed by existing landscape features. Any views of the development would be either unidentifiable or at a great distance, and/or;</p> <p>The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity would introduce a visual element into the landscape or view which may be viewed very frequently or continuously in that or similar landscape types.</p>
Good	<p>The proposed development/activity would be mostly screened or visually absorbed by existing landscape features, but still be identifiable. The development/activity may act as a tertiary focal attraction within the landscape or view in which it is seen, and/or;</p> <p>The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity may introduce a visual element into the landscape or view which may be viewed frequently in that or similar landscape types.</p>
Neutral	<p>The proposed development/activity would neither be screened nor become a visual intrusion or focal attraction within the landscape or view in which it is seen. The proposed development/activity may act as a minor focal attraction from some locations, and/or;</p> <p>The development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity would introduce a visual element into the landscape or view which may be viewed occasionally in that or similar landscape types.</p>
Poor	<p>The proposed development/activity would be clearly visible but would not act as a primary focal attraction, and/or;</p> <p>It would be expected that the proposed development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity may introduce a new visual element into the landscape or view. The development/activity may be viewed infrequently in that or similar landscape types.</p>
Very Poor	<p>The proposed development/activity will be highly visible and may act as a primary focal attraction or feature. It would also be expected that the proposed development/activity will significantly alter the existing character of the surrounding landscape or view in which it is seen, and/or;</p> <p>The development/activity will introduce a new visual element into the landscape or view, which will be significantly different in appearance, or scale from the landscape elements surrounding it, and/or;</p> <p>The development/activity would be found very rarely in that or similar landscape types.</p>

Attachment Nine: Landscape And Visual Amenity Effect - Rating System

The following standardised rating system has been developed by Mansergh Graham Landscape Architects Ltd and is consistent with the recommended rating system identified in the Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines (Final Version).

LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM	
Effects Rating	Use and Definition
Very High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Have a very high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have a very high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Have a high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have a high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
Threshold under the RMA. Ratings above this threshold are "Significant". Ratings below this threshold are "More than Minor". Threshold under the NZCPS. Ratings above this threshold are "Significant".	
Moderate-High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Have a moderate-high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have a moderate-high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Moderate: adjective 1 average in amount, intensity, or degree. High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
Moderate	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Have a moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have a moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Moderate: adjective 1 average in amount, intensity, or degree.</p>
Threshold under the RMA. Ratings at or above this threshold are "More than Minor". Ratings below this threshold are "Minor".	
Low-Moderate	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Have a low-moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have a low-moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior. Moderate: adjective 1 average in amount, intensity, or degree.</p>
Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Have a low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have a low level of effect on the perceived amenity derived from it.
Threshold under the RMA. Ratings above this threshold are "Minor". Ratings at or below this threshold are "Less than Minor".	
Low (continued)	<p><u>Oxford English Dictionary Definition</u> Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Very Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> a. Have a very low effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have a very low effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality. Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Detectable Effect Threshold	
No Effect	The development/activity would have no detectable effect on the receiving environment.
Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).	