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The Residences at Wairakei Golf + Sanctuary

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Landscape and Visual Assessment

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Disclaimers and Limitations

This report ('**Report**') has been prepared by WSP exclusively for TW Property ('**Client**') in relation to the Landscape and Visual Assessment ('**Purpose**') and in accordance with the Short Form Agreement signed between TWPH Management Company Ltd and WSP New Zealand Ltd dated 19th July 2021. The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

1 Introduction

Wairakei Golf + Sanctuary and TW Property proposes to develop a 31 lot subdivision at 1/527 Wairakei Drive, Wairakei, Taupō. The site is zoned Rural Environment and is located adjacent to the Taupō tourism hub of Wairakei Tourist Park and Wairakei Tauhara Geothermal Area.

This Landscape and Visual Assessment (LVA) is part of a new subdivision and land use consent application and will be used to assess the potential landscape and visual effects of the proposed rural lifestyle farm park development proposed in the northern quarter of the site (See **Figure 1.1**).

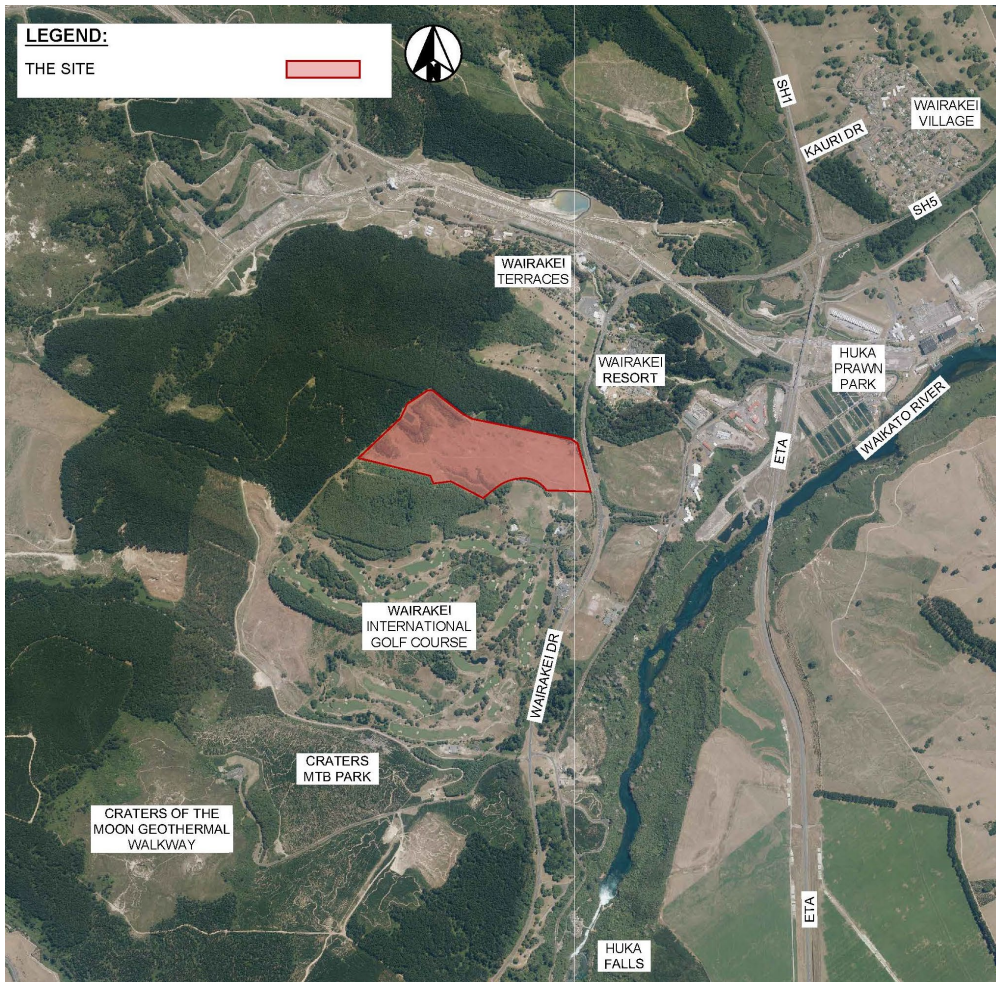


Figure 1.1 Location plan

This LVA evaluates the degree of change that would result from the development envisaged by the subdivision and whether this is consistent with the relevant provisions of Part 2 of the Resource Management Act 1991 (RMA) with regards to landscape and visual effects.

The assessment will be used to help guide and inform the preparation of a Resource Consent application for the proposal. In doing so, it recommends landscape design and mitigation measures to ensure landscape and visual effects are minimised, so that the proposed subdivision fits well with its surroundings.

1.1 Previous Resource Consent Application

Previous subdivision and land-use applications approved in 2017 (RM170294 & RM170295) and 2018 (RM180138) allow for the construction of a 20 room hotel with lodge/restaurant building, 40

standalone chalets, a dwelling and a subdivision consent to create allotments around the chalets and dwelling, the hotel and two balance lots over six stages.

A Landscape and Visual Assessment of Environmental Effects (previous LVA) was submitted within the previous resource consent, prepared by Kara Scott, Landscape Planner, Registered Landscape Architect from Perception Planning (dated: 25 October 2017) and is attached in **Appendix C**. The previous LVA concluded that the potential adverse landscape and visual effects of the proposed development will be “*no more than minor*”. In reaching this determination, the LVA relied on the following matters:

- *The site and surrounding environment was unique, dominated by a high concentration of recreational and tourism activities that would be hard to replicate within the traditional, purely agricultural or rural production landscape within the wider Rural Environment.*
- *Subdivision to smaller lot sizes in the Rural Environment is recognised by the Taupō District Plan as potentially appropriate where associated with recreation, commercial accommodation and tourism activities, providing site specific issues are dealt with.*
- *Site-specific issues can be dealt with through sensitive site locations, maintaining parent property boundary setbacks, and a coherent sensitive building design, and planting mitigation.*
- *Large parts of the site can be seen from distant viewing locations such as State Highway 1. These areas can be seen by very brief glimpses when travelling on the road, or from unoccupied farmland.*
- *Bespoke architecturally designed buildings that integrate with the existing high amenity Golf and Sanctuary character, and utilise colours and materials that assist with integration with the landscape will minimise the potential adverse landscape and visual effects.*
- *Additional planting will assist in softening buildings and proposed roading, and further assisting with integration of the development into the landscape.*
- *The existing golf course and sanctuary along Wairakei Drive will continue to dominate the site when viewed from Wairakei Drive and the surrounding recreational and tourism activities. Landscaping along the road frontage will further assist in maintaining this dominance.*

1.2 Previous Landscape and Visual Assessment

In 2017, a landscape and visual effects assessment¹ in support of the previous subdivision consent was undertaken which concluded that “*the potential adverse landscape and visual effects of the proposed development will be no more than minor*”.

¹ “Landscape and Visual Assessment of Environmental Effects, Wairakei Golf Hotel Accommodation” prepared for whom by Perception Planning, 2017



Figure 1.2 Consented scheme layout

The subdivision and land-use activities proposed in this farm park development will have the same or similar attributes and adverse effects as those activities approved as part of the previous resource consent applications. As these consents are yet to lapse (the consents have a ten year duration, and are valid until the 14 February 2027) the activities and their adverse effects on the lower part of the site form part of the existing environment. In this regard, the higher density area proposed in the application and their adverse effects associated in the lower part of the site is anticipated, therefore the adverse effects of this part of the proposal can be disregarded.

This latest subdivision will contribute fewer dwelling/chalet buildings on larger allotments, spread further afield across the site. The development proposed nearest the road will have the same or similar visual effects as what has been approved. Further, with the removal of the hotel, the built development over the wider site will be considerably reduced, despite development higher up the site. Like the chalets, the future dwellings will incorporate design features to ensure that the dwellings blends into landscape.

2 Description of the Project

The site is located approximately 6 km north of the Taupō Central Business District. It is immediately to the north of the existing Wairakei Golf + Sanctuary (golf course); bounded by Wairakei Drive to the east.

In developing the current, proposed subdivision as shown at **Figure 2.1**, a series of landscape design measures were identified to help inform and enhance the layout and design of the future development of the site. These will act to mitigate any adverse effects, in particular from locations where it can be viewed from.

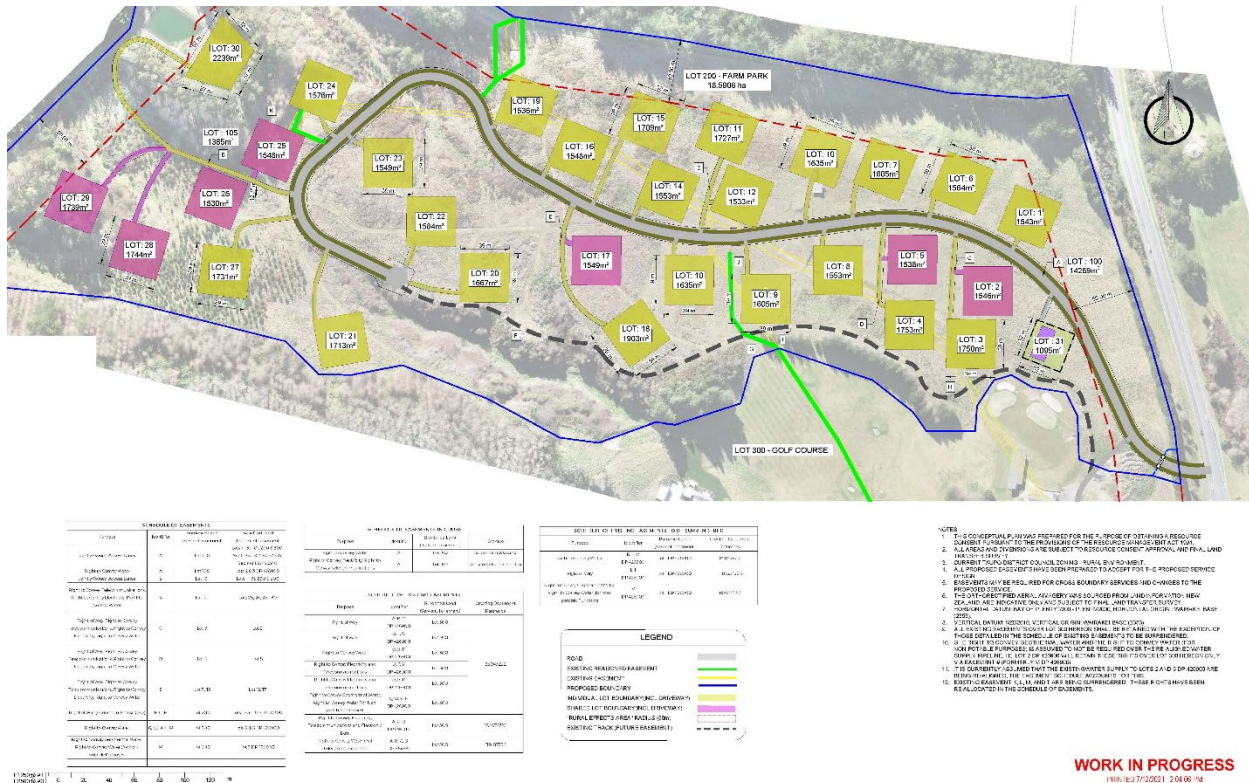


Figure 2.1 Scheme plan showing the proposed development

3 Masterplan

A Farm Park Masterplan (Masterplan) and design concept was developed by WSP in December, 2021 on behalf of TW Property to provide landscape information with regards to the Resource Consent application for the proposed subdivision. The Masterplan report shows the proposed layout and landscape treatment of the proposed subdivision (See **Figure 3.1** below and **Appendix A**). This forms part of the Resource Consent application and should be read in conjunction with this assessment.



Figure 3.1 Design concept

The desired outcome for the developer and the site is to establish a rural lifestyle ‘farm park’ development. A farm park contains individual lots created within a wider productive setting where the balance is maintained for ongoing productive use. This type of development will align more comfortably with the Rural Environment and differentiate it from other developments, particularly those developments intended within the urban growth areas identified in and around Tāupo.

3.1 Design Proposal

The development will cover approximately 6.3 ha and the balance land will be approximately 18.5 ha. Apart from the ground keeper’s property, all lot sizes will vary in size of between 1500m² to 2300m².

The overall design intent of the farm park is to create private lots within a balance lot to be owned by residents equally, that will extend the open space and productive characteristics of the local rural landscape.

Spatially the design is organised into two parts, a higher density layout of lots on the lower slopes with a lower density arrangement of lots across the upper portion of the site. All of the lots are serviced by a central access road and smaller driveways. The subdivision will have an extensive balance lot that will consist of open space made up of pasture and native vegetation. Pedestrian linkages will be provided through the productive balance lot, allowing for modern farming practices to continue, while maintaining connectivity with the golf course and wider tourism area. All the private lots will be orientated to overlook the internal open space network and to take in views of the rural landscape to the east and volcanic cones in the distance. The open space network and extensive planting framework are proposed to mitigate the landscape and visual effects of the proposed subdivision.

'Confinement' of 'built' features such as buildings and hard paving areas has been used to maintain a more structured lower impact form of development. By concentrating these features into specific locations interspersed by extensive open space and vegetation, 'confining' will also minimise the potential for ad hoc sprawl of ancillary structures across the respective lots. When considered over the development as a whole, this enables a consistent character and appearance and low-density pattern to be maintained throughout the subdivision over time.

Unlike rural residential developments that gradually spread ancillary structures throughout their Lots, confinement will result in a development character more akin to holiday accommodation or resorts and not dissimilar in character to the golf estate and tourism hub. The consistent patterning and grain of these types of development will be given a 'permanence' through this approach, ensuring sustained integration and a more cohesive 'fit' with both the golf estate setting and the existing character of tourist resorts within the wider tourist hub.

To achieve confinement, development will be limited to carparking, garages and a principal dwelling only within close proximity and no other outdoor service/storage or other small footprint buildings. When separated by extensive areas of open space this approach physically limits and minimises the visual impact of these built areas. Garages will be set back a minimum of 6m from the right of way boundary to allow manoeuvring, with landscape planting used to further reduce the visibility and prominence of these ancillary structures. Garages will be on the southern side and behind the dwelling, or between the dwelling and right of way, allowing the living areas of the dwelling to gain most benefit from solar gain. Water tanks will be placed underground and/or below ridgelines and screened with naïve vegetation to further avoid visual clutter. External service areas are to be integrated with the dwelling structure so that storage of rubbish and/or similar items are not visible from outside the respective Lot.

3.2 Objectives

In order to facilitate the creation of an attractive development which is responsive to its environment and climate the following objectives have been formulated for the subdivision:

- To maintain the local amenity and rural character;
- To promote the essential open space qualities of the rural landscape;
- To provide for the development of a high quality rural lifestyle 'farm park';
- To establish a unifying design theme within the subdivision which is responsive to the local environment and is environmentally sustainable; and
- To provide a planting framework that will mitigate the effects and will assist in integrating the new development within the rural landscape.

3.3 Six Main Components of Rural Subdivision Design

The proposed subdivision has been designed around the main design measures identified in the Design Guide for Rural Subdivision² so as to minimise potential for adverse landscape and visual effects from locations where it can be viewed from.

3.3.1 Design Process

The design of the proposed subdivision has evolved from a series of concept design options that seek to optimise amenity values within the local landscape character. This will help decision makers better understand the process that was followed to achieve this outcome. In recognising the importance of the amenity and characteristics of this area, the design considered the rural identity, topographic and environmental features (such as steep slopes, ridges, gullies, drainage patterns/overland flow paths, views and other natural features) of the surrounding area. The final concept design option reflects how the adverse effects of the proposal will be mitigated.

² Design Guide for Rural Subdivision, Amenity and Character prepared for Tāupo District Council, 27 March 2012

3.3.2 Subdivision

- The strategic placement of lots will avoid and therefore protect gullies and overland flow paths.
- The bulk of the subdivision design avoids prominent ridges, with only two Lots being positioned on top of these ridges.
- The building footprints will be restricted to the building platforms.
- Lots with wider setbacks between buildings are located within the prominent part of the site, whereas lots sited closer together are on the lower contour and therefore a less visible part of the site. This will ensure that large tracts of balance land will dominate the subdivision.
- The single, fully formed access road with driveways serving multiple sites will minimise the level of infrastructure and earthworks required for the site.
- The large grass berms with avenue tree planting will minimise the prominence of the access road in the landscape.
- The provision of a formed walking and cycling track will provide connectivity opportunities between the subdivision and the golf estate and other recreational activities within the tourism hub.

3.3.3 Earthworks

- The earthworks design seeks to achieve a cut-fill balance and thus minimise the effects of landform change.
- The road and driveways will avoid mounds, gullies and overland flow paths to protect the natural values of the site's topography.
- The exposed earthworks will be rehabilitated with hydro seeding and/or planted to help soften the visual effect.

3.3.4 Built Structures, Building Location and Boundary Treatment

- The building design and theme will reflect the rural characteristics of the area.
- The building scale will be low-rise single storey with a vegetative backdrop proposed to blend the structures into the landscape.
- The maximum dwelling or ancillary building height shall be no more than 6.0m as measured to the highest ridge or projection, from the finished ground level.
- The building design provisions will control material selection, colours, reflectivity and building style to minimise visual effects on the rural landscape, and create a coherent building design theme across the site.
- Architectural design will utilise materials and external cladding to minimise the visual effect of buildings and structures. The proposed recessive material and low reflective colour palettes reference the dominant colours of the surrounding landscape. The hard elements of the landscaping will be designed with a distinctive rural theme using natural, robust, rustic, and earthy materials.
- Paint colours consisting of dark greens, browns and greys will be selected from the Resene Environmental Choice range, BS 5252 or equally approved and recognised products. A Light Reflectance Value (LVR) of between 5% to 20% for group A09 to A14, B23 to B29 (Weight for Section 08 to 12) and C37 (Weight for Section 12), C39 (Weight for Section 10 to 14) and C40 (Weight for Section s 04 to 14) on the Resene BS5252 Colour Chart. will be considered. I (See **Appendix E: Resene Colour Chart BS5252 and the Masterplan**). Correct
- The limit for roof and window and door trim colours is limited to dark greens and greys with an LRV of no more than of between 5% to 20% in the darker colour range of Group A09 to A14 and B 25 to B29 (Weight for Section 08 to 12) on the Resene BS5252 Colour Chart.
- Natural dark volcanic and Waikato river stone/rock can be used on the exterior of the buildings. Schist is not supported as it is not a common stone found in the receiving Waikato Rural Environment.

- Horizontal and vertical timber cladding materials and systems can be used provided that they are allowed to naturally weather (no staining unless consistent with colour palate listed above).
- All exterior windows and glass doors shall use low reflective tinted glass.
- Horizontal weatherboard can also be used as it is a common feature in the rural environment, provided that the exposed face is no greater than 200mm.
- The side boundaries will be planted to maintain views and to compliment the open rural character of the subdivision.
- The overall architectural approach will ensure integration of the design as a cohesive fit with both the golf estate setting and the existing character of tourist resorts within the wider tourist hub.

3.3.5 Mitigation Planting

The mitigation planting measures, and planting palette has been developed to provide a consistent theme across the subdivision. Based on this, five types of new planting are proposed:

- The enhancement of the hill slopes and ridges will provide visual amenity for the site, give a positive backdrop that will assist in softening and integrating the new built elements, and act as a buffer to surrounding areas.
- The Masterplan proposes the installation of native screen planting of different character and height between properties to block views of the neighbours and for privacy. This framework will also be used to provide a green vegetative backdrop to better integrate the buildings with the landscape.
- The rehabilitation of cut and fill embankments is achieved using low growing native shrub planting. These plants will not only mitigate adverse visual effects created by construction earthworks but also provide an important visual buffer function for both neighbouring dwellings and the wider landscape.
- The design introduces wide mown grass berms on both sides of the access road planted with specimen trees. This mix of mown lawns and specimen trees will develop a 'farm homestead' amenity outlook for the subdivision.
- The stormwater enhancement planting of the gully network and stormwater treatment ponds will include the use of riparian and wetland species.

4 Relevant Statutory and Non-Statutory Provisions

4.1 Resource Management Act 1991

This LVA responds to the Resource Management Act 1991 ("the Act") , which provides a framework for managing the adverse effects of activities on the environment, and therefore is a critical component to any development. This LVA has considered effects on:

- The physical landscape in relation to section 7 (c) *the maintenance and enhancement of amenity values* and section 7(f) *maintenance and enhancement of the quality of the environment*. These matters are referred to as 'landscape effects' within this report, which take into account:
 - Landform (earthworks including cut and fill)
 - Loss of vegetation and existing structures; and
 - Effects on land use.
- The landscape amenity in relation to section 7 (c) *the maintenance and enhancement of amenity values* and section 7 (f) *maintenance and enhancement of the quality of the environment*. These matters are referred to as 'visual effects' within this report, which take into account:

- The 'fit' within existing landscape character and patterns
- The visual amenity in relation to the appearance of structures such as buildings; and
- Visual effects as seen from dwellings and private property.

4.2 Policy Documents

Other policy documents that are relevant to the context of the proposed site and have been considered in this document are **(Appendix B)**:

- The operative *Taupō District Plan* (2007)
- *The Taupō District Landscape Study*³, (2000)
- *Outstanding and Amenity Landscapes of the Taupō District*⁴ (2009).

4.2.1 The Taupō District Plan

The Taupō District Plan (District Plan) identifies that the site is zoned Rural Environment (See **Figure 4.1**). The site is also within the Wairakei-Tauhara geothermal system area. There are no other zoning or overlay matters affecting the site.

The District Plan sets out a baseline for the issues, objectives, policies and outcomes sought for Taupō's landscape. It also provides guidance of the appropriateness of residential development within the rural environment. In particular, the preservation of the landscape, natural character and visual amenity values of the rural landscape is of importance.

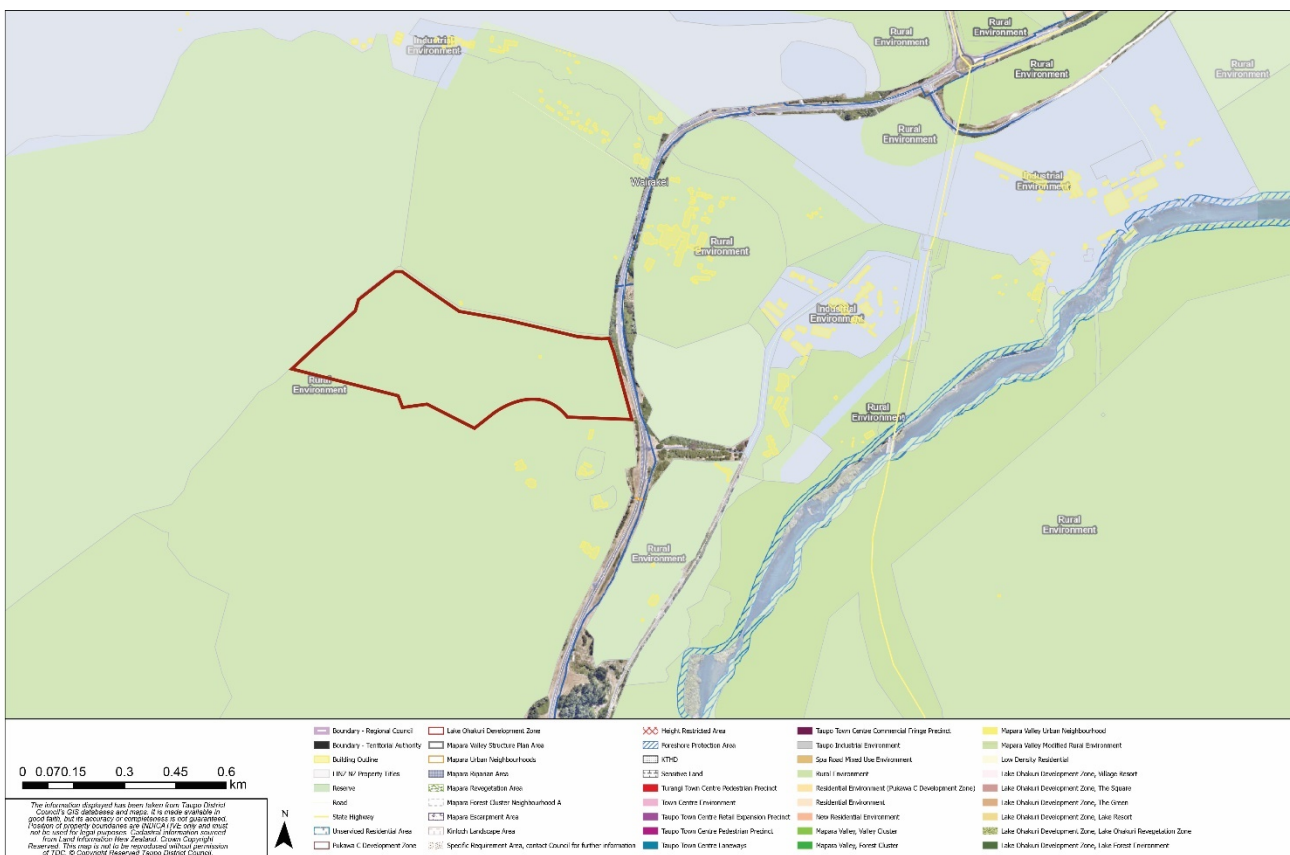


Figure 4.1 Taupō District Council map of the land subject to the proposed rezoning (red outline) showing the current Rural Environment Zoning

³ The Taupō District Landscape Study (Preliminary Landscape Study), Prepared for TDC by Priest Mansergh Landscape Architects, 2000. The preliminary overview study is intended as the first stage in a comprehensive assessment of Taupo District's Landscapes to identify, assess and rank the landscapes contained within the Taupo District for the purpose of guiding the development of management strategies within the Taupo District Plan.

⁴ Outstanding and Amenity Landscapes of the Taupō District. Prepared for TDC by Isthmus, 2009.

4.2.2 The Taupō District Landscape Study

The proposed site sits within the Kaiapo Landscape Type. This Landscape Type is described in the preliminary assessment of the Landscape Types and Units of the Taupō District as:

This landscape is characterised by its complex land form. Heavy geological faulting within this landscape is evidenced by a number of rhyolite domes, extrusions flanked by a pumice breccia and ash bed base. A series of broad open valley systems run in a north easterly direction from Lake Taupō. These have formed between the main rhyolitic extrusions that form the northern bays between Te Kauwae Point and Acacia Bay by the subsequent withdrawal of underlying magma. A large geothermal field underlays this landscape and is evidenced around Wairakei.

Units found within this landscape type are characterised by the following land use overlying the base land form described above and include:

- *Intensive production forestry*
- *Small patches of native forests and shrub lands along the major river and stream courses and within the major gully systems*
- *Urban development associated with Kinloch and Acacia Bay.*

The proposed site is located directly opposite the Mangamutu Landscape Type and will have potential visual effects on this area. This Landscape Type is described in the preliminary assessment of the Landscape Types and Units of the Taupō District as:

This landscape type is characterised by a gently sloping ramp land form between the Kaiangaroa Plateau and Lake Taupō. It is formed from pyroclastic flows from the Taupō volcanic centre. It is relatively undissected by fluvial processes but adjoins highly eroded ramps on either side. A small dacite lava dome is located in the middle of this landscape (Maunganamu).

Units found within this landscape type are characterised by the following land use overlying the base land form described above and includes:

- *Intensive production forestry.*
- *Intensive pastoral grazing.*
- *Intensive urban development associated with Taupō.*

4.2.3 Outstanding and Amenity Landscapes of the Taupō District

In terms of the District Plan and district wide Landscape Study, the site is not within any Landscape Policy Area (it is not an Outstanding or Amenity Landscape). The proposal will have no direct landscape or visual effect on identified Outstanding or Amenity Landscape areas due to intervening landform, vegetation and distance from the site.

5 Method of Assessment

5.1 General

A site visit was conducted on 17 June 2021 and Monday 4th October 2021 by Stefan Steyn, Registered Landscape Architect from WSP. Digital photographs were taken during this site visit. The photographs taken during these site visits were used to complete this LVA.

5.2 Landscape and Visual Assessment

The landscape methodology used for this Landscape and Visual Assessment follows the concepts and principles outlined in the New Zealand Institute of Landscape Architects (NZILA) Guidelines⁵.

⁵ Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (April 2021).

The below seven-point scale is used to describe effects (**Table 1**). The conversion to the Act terminology is shown in brackets. Further details on the LVA’s methodology are included as **Appendix D** of this report.

- **Very High:** Total loss to the key attributes of the receiving environment and/or visual context amounting to a complete change of landscape character
- **High:** Major change to the characteristics or key attributes of the receiving environment and/or visual context within which it is seen; and/or a major effect on the perceived amenity derived from it.
- **Moderate-High:** A moderate to high level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate-high level of effect on the perceived amenity derived from it.
- **Moderate:** A moderate level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it. (Oxford English Dictionary Definition: Moderate: adjective-average in amount, intensity or degree).
- **Moderate-Low:** A moderate to low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate to low level of effect on the perceived amenity derived from it.
- **Low:** A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low level of effect on the perceived amenity derived from it. (Oxford English Dictionary Definition: Low: adjective-below average in amount, extent, or intensity).
- **Very Low:** Very low or no modification to key elements/features/characteristics of the baseline or available views, i.e. approximating a ‘no-change’ situation. It is generally understood that ‘Very Low’ and ‘Low’ are equivalent to the ‘Less than minor’ threshold.

Very Low (Less than minor effects)	Low (Minor to less than minor effects)	Moderate-Low (Minor effects)	Moderate (More than minor effects)	Moderate-High (More than minor effects)	High (Significant effects)	Very High (Significant effects)
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Table 1: Effects rating table

Preparation for this LVA has also included the collection of baseline information through desktop studies and collation of planning information (refer to **Section: 4: Relevant Statutory and Non-Statutory Provisions**).

6 Landscape Character and Context

6.1 The Landscape Context

The broad landscape context is that of the Taupō Volcanic Zone, which stretches from White Island in the north to Mt Ruapehu in the south. This area encompasses the Taupō caldera, Lake Taupō (the Lake) and three active peaks – Mt Tongariro, Mt Ngāuruhoe and Mt Ruapehu, (the three highest summits in the North Island).

On a local scale the landscape is defined by the wider rural landscape that comprises large tracts of pasture and a patchwork of intensive forest production. Although the landscape surrounding the site is located within the Rural Environment it is not a typical rural character. Instead of purely rural based activities it is also characterised by tourism attractions associated with geothermal attractions, recreational activities, scenic attractions, and tourist resorts. Wairakei Drive is defined

by wide grass berms which gives the corridor a park like setting. Similarly, tourist holiday accommodation such as Wairakei Resort, Huka Lodge and the golf course are set back from roads with wide front berms and large open space made up of highly manicured gardens and lawns. Buildings and associated facilities within these resorts are of a coherent design and the low-density layouts strongly contrast with urban residential development patterns.

Distinguishing characteristics of the landscape are the Waikato River, Wairakei geothermal fields such as the Craters of the Moon, Wairakei Terraces, rising steam plumes and views of landscape features such as Mt Tauhara in the distance. Apart from these characteristics, the site and wider hill slopes do not exhibit any prominent physical or perceptual elements.

A number of commercial properties, man-made structures and infrastructure can be seen amongst low level vegetation to the north, east and west which provide further development context. The overall character and impression are of a moderately coherent landscape that is of moderate to low scenic value.

6.1.1 Visual Catchment

The site is bounded by hill slopes and ridges covered in forestry blocks to the north, west and southwest which screen views from the rural hinterland towards the site. Wairakei Drive forms the eastern boundary to the site. Beyond this, small parts of the Waikato River corridor can be seen from the upper part of the site. However, the river is mostly secluded due to the densely vegetated river margins and steep sides. Further east, sweeping views of the East Taupō Arterial (ETA)/SH1, gently rising pastoral farmland and ridges which defines the visual catchment can be seen in the distance. The golf course is located immediately to the south. The ridge at the western extend of the golf course forms the visual boundary to the site and screen views of the Craters of the Moon.

Although the site is in proximity to prominent landscape features such as Huka Falls and Craters of the Moon, these areas are screened from the site by intervening landform and vegetation. The golf course, Wairakei Drive and a small number of commercial properties are the closest locations where the public has a view of the site. Consequently, the public viewing audience will mainly be travellers on Karetoto Road, people associated with local commercial properties, and tourists and recreational users located to the northeast, east and southeast of the site.

6.2 The Viewing Audience

The potential viewing audience has been identified from a desktop study and field work and includes:

- Users of local roads (Wairakei Drive, Karetoto Road and Huka Falls Road) – views from local roads immediately adjacent to the site are likely to be only glimpsed due to speed and sequence of movement; being seen for a short timeframe or obstructed by intervening buildings, landform and vegetation. Roads further afield were not assessed due to the screening effect of intervening buildings, vegetation and distance from the site,
- Occupiers of commercial properties and workers within the wider rural landscape to the north, east and west – their views towards the site are likely to be partially or fully screened by intervening landforms, vegetation or distance from the area. As such, only representative viewpoints in proximity to the site were selected.
- Recreational users of the Waikato River - these views to the site will be screened by intervening landforms, vegetation and greatly diminished by the distance from the site.
- Users of the ETA - motorists will be able to see the upper part of the site in the far distance for a short timeframe. Where the site is visible from viewpoints beyond the ETA it will be too far from the site to have any discernible effect on these views.
- Users of the Aritiatia Dam track some 2km to the east - their views towards the site are likely to be partially or fully screened by intervening landforms, vegetation or distance from the area.

- Occupiers of residential properties on the southern boundary of Wairakei Historic Village – views from this area will be fully screened by intervening landform, and vegetation or diminished by distance from the area.
- Users of the Bike Taupō organisation biking track immediately to the west of the site – their views towards the site are likely to be partially or fully screened by intervening landforms and vegetation.

7 Assessment of Landscape and Visual Effects

7.1 Effects on Biophysical Dimensions (Landscape Effects)

The overall landscape effect arises from the physical changes brought about by the development of the site on the rural landscape. Physical changes may give rise to changes to a sites natural character and its appearance. This may in turn affect the perceived value ascribed to the landscape, with the magnitude of change described below.

7.1.1 Landform

Due to the site's undulating, sloping landform, the proposal will require landform modifications to construct building platforms, roads and footpaths.

While the enabling earthworks will result in some finer grain landform features to be lost and the modified surface to appear more engineered and flattened, more significant and defining landform features will be retained. These features include the overland flow paths (upper gully network) and moderate general east-west sloping profile of the wider landscape. The hill slopes and upper gullies will remain as the dominant backdrop in the west. The proposal will not result in significant cut and fill batters, and within the immediate and wider rural landscape the effects on landform will be 'Low'.

7.1.2 Landcover

Most of the existing native vegetation cover within the rural zone including the site has been historically cleared to provide for rural land use and forestry production. The remaining landcover patterns are dominated by pasture, exotic shelterbelts, small to large forestry woodlots, scrub like vegetation, golf course, rural-residential development and remnant stands of native vegetation. Vegetation patterns within the site, and the wider rural landscape has been substantially modified, and is subsequently less sensitive to change.

Woodlots comprising newly planted and mature evergreen exotic trees are located on the upper slopes at the back of the site. Small sections of the woodlots on the hill slopes are proposed to be removed to accommodate the new building platforms. The overall framework of forestry cover will remain. This will have a small effect on the vegetative pattern, quality and values of the rural landscape.

The proposed planting framework is consistent with the patterns within the golf course and will help to assimilate the proposed development into its wider setting. The resultant vegetation will not only re-establish a framework of native vegetation but will also have a positive effect on the vegetation patterns within the wider landscape. The overall level of potentially adverse effects relative to changes in the vegetative pattern is considered to be 'Low'.

7.1.3 Land Use

The land use character of the site and wider landscape is strongly defined by the surrounding intensive production forestry activities, intensive pastoral grazing and tourism activities. Development of the site will result in a land use change from pastoral activities to a permanent farm park development. The large areas of balance land between dwellings, combined with the large swathes of native vegetation will be in keeping with the wider pastoral landscape and retain

a sense of openness. The relatively small loss of pastoral use relative to the wider landscape will have a low level of effect on the rural land use characteristics and perceived rural amenity derived from it. The open space character of the proposed farm park will dominate the site which will result in a **'Moderate-Low'** landscape effect.

Overall, the effect of the proposal on landscape character and landscape values will be limited and is therefore given a rating of **'Low'**.

7.2 Effects on Associative and Perceptual Dimensions

The overriding character of the site, and in fact the wider landscape is that of a rural landscape dominated by intensive forestry and farming practices interspersed with clusters of tourism activities, accommodation and recreation activities. Apart from the natural character values of the Waikato River corridor, these physical elements combine to establish a highly modified landscape that is associated with rural land use. Therefore, the existing landscape has perceived amenity values that is derived from the rural character, forestry, open space values and the Waikato River corridor. The proposal will reduce the rural, open pastoral character of the site by increasing the number of residential dwellings and activities associated with the proposed farm park subdivision. As discussed previously, the relatively small loss of pastoral use relative to the wider landscape will have a low level of effect on the perceived rural amenity derived from it. The proposed subdivision will be consistent with the type of development associated with the local rural environment, being accommodation, recreation and tourism based. The proposal will maintain the high amenity values of the golf estate and existing character of tourist resorts within the wider tourism hub. Although the site itself is not used for recreational activities, the proposal will maintain linkages to the golf estate. As such, the proposal will have a **'Moderate -Low'** landscape effect on these associative factors.

In terms of perceptual factors, the effects will be **'Moderate -Low'**. This is because the site exhibits low natural character values, is in a less sensitive part of the rural landscape and occupies a relatively small portion of the wider rural landscape. The large setbacks are preferable to maintain the balance for ongoing productive use. It will mimic the rural characteristics and dominance of rural open space, while measures to improve the natural vegetation patterns of the landscape will not only blend the proposal into the wider landscape but also improve natural vegetation patterns associated with the golf estate and Waikato River. The building height, material selection, colour provisions/controls and 'confinement of activities' are designed to ensure buildings will be recessive and ensure a sustained integration and a more cohesive 'fit' with both the golf estate setting and the existing character of tourist resorts within the wider tourism hub.

Overall, the proposal will be of such a relatively small scale when compare to the wider landscape that it will not affect the associations and perceptions of a rural landscape dominated by forestry and pastoral farming and will align itself with the open rural character and surrounding tourism accommodation. Furthermore, the landscape design and mitigation measures will further minimise adverse effects of the proposed development. For these reasons, the potential adverse landscape effects of the proposed subdivision on associative and perceived dimensions will be **'Low'**.

7.3 Effects on Views and Visual Amenity

Six typical viewpoint locations have been identified as being the most representative within the surrounding landscape. Photographs were taken from locations accessible by the public. These viewpoints have been used as the basis for analysing the extent of potential visual effects of the site.

The representative viewpoints were chosen according to the following:

- Location and context of a specific viewpoint (how the proposed changes will conflict or contrast with its context)
- Number of potential viewers (for example, the rural hinterland will have a small number of sensitive viewpoints spread throughout a large area)

- Degree of visibility (whether there are screening effects or not)
- Distance from the site (for viewpoints over 1 km from the site the perceived visual changes will diminish rapidly), and
- Where most change is anticipated as well as the sensitivity of the viewpoint. Where the site is judged to be most obvious in the landscape by people from roads, recreation spaces or residential areas.

It should be noted that within the wider landscape there are a small number of viewpoints to the north, east and south of the site. These viewpoints are limited to a radius of 1 km from the site and include commercial activities and road users along the periphery and/or in proximity to the site. It is important to note that the proposed site will not be visible from viewpoints to the west. Local landform, vegetation and to a lesser extent, intervening buildings prevent views of the project site from these viewpoints. Therefore, views which were determined to be not visible from any sensitive viewpoint or where the effects were judged to be low to negligible at the time of the site visit were not assessed further.

Further views may be obtained from dwellings, recreational areas or local roads beyond the study area and throughout the wider landscape. From these potential, more distant viewpoints it is unlikely that the change would be noticeable due to distance from the proposed site. These include views from areas such as Huka Falls lookout, Wairakei Resort, Huka Prawn Park, Wairakei Terraces and Craters of the Moon.

The location of the representative viewpoints is illustrated in **Figure 6.1**.

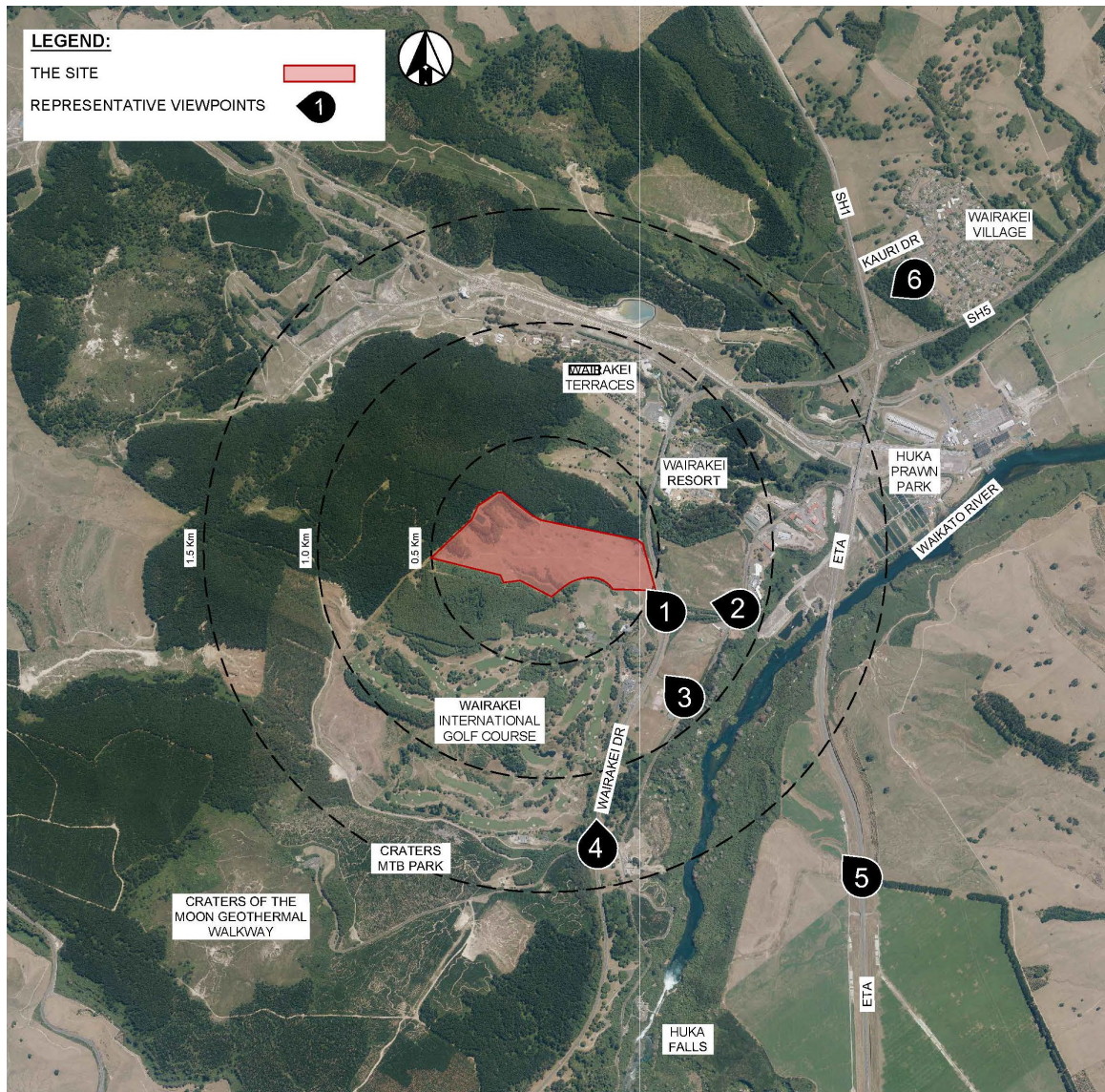


Figure 6.1 Photo viewpoint locations

In terms of the analysis of the visual effects and the assessment of the change to the views, this section of the LVA provides the following:

- A description of the visual audience and existing view
- An assessment of the sensitivity of each viewpoint
- A description of the changes that will occur to each view, and
- An assessment of the level of effect (magnitude of change) on each of the representative viewpoints.

7.4 The Site

The site is rectangular in shape, open and characterised by a series of small paddocks fenced off with deer fencing (See **Figure 6.2**). Similar to the wider landscape, the site is gently rolling with a moderate to steep overall slope which falls in a west-east direction towards Wairakei Drive, and ultimately the Waikato River corridor. Landform features of the site include ridges, gullies, overland flow paths, small hollows, depressions and mounds. Pasture grass is the predominant vegetation, with the only variation to this being the exotic forestry blocks on the hill slopes and ridges at the northern and western extent of the site.

The northern boundary of the site is defined by a relatively shallow yet wide gully with a rounded profile. It extends from the foot of the ridge in the northwestern corner to the northeastern corner of the site and consist of rank grass.

The eastern extent of the site is defined by a shelterbelt and predator proof fence that screens Wairakei Drive road frontage from the site. The lower part of the site has a moderate aspect and is characterised by pasture, small hollows, depressions and mounds.

The golf course is located to the south and is predominantly open space with a manicured parklike setting. Three private residential dwellings, a driving range and club house that is surrounded by extensive amenity landscape plantings and manicured lawns is located below the site further to the south. A 200 m long exotic shelterbelt creates a screen between the driving range and the site. This parklike setting not only reinforces the tourism character of the site but is in keeping with the coherent character of holiday resorts within the wider area.

The most elevated part of the site is near to the existing reservoir on the western boundary. It consists of four ridges separated by gullies and overland flow paths. The ridges and gullies are covered in a mixture of pine trees and gum trees that rise distinctively above the site. Given the relatively steep sloping landform, the upper part of the gullies is deep although they gradually become shallow flow paths as the site levels out towards the middle part of the site. At this point the overland flow paths converge into a larger, steeply incised gully that defines the southern extent of the site. This gully supports gorse, blackberry and other exotic shrubs and wilding pines.



Figure 6.2 Aerial photograph looking westwards from Wairakei Drive along the length of the site

7.4.1 Viewpoint 1 – Wairakei Drive



Figure 6.3 Representative view 1 looking west from the corner of Wairakei Drive and Karetoto Road towards the Site and proposed main entrance in the foreground.

The viewing audience proximate to the proposal comprises users of Wairakei Drive and Karetoto Road.

The existing westwards views to the site are screened by an existing row of exotic shelterbelt trees which extends along the entire road frontage and a post and wire predator fence. Small gaps in the shelterbelt afford views of grass paddocks which gives the sense of a rural landscape. Without the screen planting only the lower part of the site will be visible. The rest of the site will be screened by intervening landform.

Potential changes to these views following the proposal include removal of a section of the shelterbelt to construct the new main entrance, earthworks to construct the building platforms, internal roads, residential dwellings, lights and vegetation.

Motorists travelling along Wairakei Drive and Karetoto Road will see the shelterbelt and proposed changes in their foreground view. Views of the proposal will be possible through the new gap in the shelterbelt. In addition, the motorists will also see changes in the context of the surrounding rural landscape which is relatively undeveloped. The lasting visual effects of the development on passing motorists, if left unmitigated, may result in adverse visual effects. However, the visual exposure of the proposal will be for a short timeframe which, combined with the proposed planting framework and low density layout reduces road users' overall sensitivity to changes on site. Consequently, any potentially adverse visual effects on motorists will be **'Low'**.

Traffic volumes at the proposed vehicle entrance will be a notable change. The volume of traffic is expected to be low due to the number of allotments onsite, and the association with the recreational activities in the area, including the golf course onsite. From viewpoints proximate to the proposed site entranceway, the visual changes will be noticeable due to vehicles entering and departing the site from this new entrance. However, this increase will be relatively different when compared to a standard subdivision in which case vehicle movements are noticeable during peak periods and have a marked visual effect. In this instance vehicle movements will be random and spread out over a longer period. The effects on the visual amenity is therefore assessed as **'Low'**.

For viewpoints that are scattered throughout the landscape between Wairakei Drive and the Waikato River corridor where screening is not present, the proposal will potentially form a recognisable new element in the background. From these properties the proposal will have a noticeable visual effect on the viewer. However, viewer sensitivity will be low due to the distance from the site and the low density, rural aesthetic of the proposal. In addition, the limited number of viewers scattered throughout the rural landscape and distance from the site the overall degree of change for these viewpoints is **'Moderate - Low'**. Recognising that the removal of the roadside

hedge may occur in the future, exposing the subdivision along the road frontage, additional screen planting will be undertaken along this boundary.

The landscape design and mitigation measures have been developed to mitigate adverse visual effects for sensitive viewpoints in proximity to the proposal. These measures will minimise adverse effects on the visual environment and reduce the overall effect on motorist, commercial properties, residential dwellings and recreational activities to 'Low'.

7.4.2 Viewpoint 2 – GSN Wairakei Research Centre



Figure 6.4 Representative view 2 looking west from the GSN carpark towards the Site in the background

The GNS Wairakei Research Centre (GNS) is located approximately 350 m to the east of the proposed main entrance. The viewing audience comprise workers at GNS.

The existing westwards views to the site have a rural outlook including small glimpses of the grass paddocks, forestry, rolling to steep rising landform and the three water tanks in the distance. Apart from the water tanks and deer fences, this rural outlook is predominantly free of built development. As the site is viewed along its length, the low viewing angle, intervening landform and vegetation will limit visual exposure to the upper part of the site.

Potential changes to these views include earthworks to construct the building platforms, internal roads, residential dwellings, lights and large tracts of buildings setbacks covered with pasture and native vegetation.

Lots 24 to 30 are located at the back of the site on higher ground, and therefore more visible from this viewpoint. Lot 29 and Lot 30 are located on two ridges and will potentially breach the skyline. However, the existing pine plantation provides a visual backdrop to the site which ensures the buildings will not be viewed against the skyline. The number of Lots on higher ground are limited to further ensure skyline intrusions are minimised. Lots 20 to 23 are located on a lower contour and will therefore be partially screened from view with only the roof lines being visible.

The low density layout, when combined with the commercial nature of the GNS activity will render these viewpoints less sensitive to change. When the site is viewed from these viewpoints, the proposal is deemed to have an overall **'Moderate - Low'** potentially adverse visual effect.

The proposed landscape design and mitigation measures have been developed to mitigate adverse visual effects on the skyline and maintain the dominance of open space and rural amenity. Careful siting of mitigation planting at the back of lots within the upper part of the site will help to create a backdrop to these dwellings, thereby avoiding skyline penetration in the future. It is noted that the proposed mitigation planting will help to improve rural amenity of the hill clad slopes and ridges. These measures will minimise adverse effects on the visual environment and reduce the overall effect on residential activities to **'Low'**.

If large tracts of forestry are cleared in the future, it is unlikely that the full extent of the site will be visible. Again, the relatively small loss of open paddock will have no significant effect on the openness or amenity values of the wider rural landscape. Viewers will be aware of the presence of a small number new buildings and activity on the site but will not experience the actual farm park as a dominant feature due to the reasons discussed above.

7.4.3 Viewpoint 3 - Huka Honey Hive and Rock'n Ropes Carpark



Figure 6.5 Representative view 3 looking north west from the Huka Honey Hive carpark towards the Site.

The Huka Honey Hive and Rock'n Ropes carpark (Huka Honey Hive) is located approximately 430 m to the south of the proposed main entrance. This viewpoint is representative of visitors to Huka Honey Hive and users of Karetoto Road.

Views are generally directed away from the site towards the west and are dominated by the high wire ropes course and elevated views of Wairakei Drive and vehicles travelling along the corridor. The wider landscape is characterised by tree covered hill slopes and ridges that form a backdrop to this view.

Potential changes to these views include earthworks to construct the building platforms, internal roads, residential dwellings, lights and large swathes of pasture and native vegetation that separates the dwellings.

Viewer sensitivity from these locations will be very low due to the screening effect of the intervening landform, vegetation, distance from the site and the broad scale of the wider landscape that will be able to absorb the proposal. For the most part the proposal will not be visible and these viewpoints will experience negligible changes to their mid distance views. However, where the site is glimpsed it will be sufficiently distant where there will be no discernible change to these views. Therefore, the visual effect is considered to be 'Very Low'.

7.4.4 Viewpoint 4 - Huka Falls Road Mountain Bike Carpark



Figure 6.6 Representative view 4 looking north from the Huka Falls Road mountain bike carpark towards the Site in the background.

Viewpoint 4 is located approximately 1 Km to the south of the proposed main entrance. The viewpoint is representative of a variety of tourism activities and users clustered around this busy intersection that includes Wairakei Drive, Huka Falls Road and Karetoto Road. These include users of the Craters Mountain Bike carpark (MTB Carpark) and visitors to the Kefi at the Hub, Rapid Sensations Adventures and Taupō Mountain Bike Hire.

The viewpoints from this representative location are dominated by the tourist activities, associated carparks and the convergence of the three busy roads in the foreground. The wider landscape is characterised by hill slopes covered in intensive production forestry with the occasional structure visible in the distance.

Potential changes to these views include earthworks to construct the building platforms, internal roads, residential dwellings, lights and vegetation.

The viewing audience will have varying views of the site determined by landform, vegetation and their own proximity and orientation. Effects on views range from those who are fully screened such as visitors of the Kefi at the Hub, Rapid Sensations Adventures and Taupō Mountain Bike Hire, to users of the MTB Carpark and intersection who may potentially discern Lots 24, 25, 26, 29 and 30. Because of the reduced visibility from the site, users of the MTB Carpark and motorists will be less sensitive to the proposed changes.

Lot 29 and Lot 30 are sited on the upper ridges. In its current situation the existing pine plantation creates a backdrop to this view. However, the potential felling of the pine trees in the future may result in adverse effects on the ridgeline and rural amenity. Consequently, careful siting of mitigation planting to the back of these dwellings will form a backdrop when viewed from distant viewpoints, thereby retaining the integrity of the skyline. This combined with the distance from the site and low density layout will maintain the dominance of open space. As such, the effects on visual amenity are assessed as 'Low'.

7.4.5 Viewpoint 5 - Eastern Taupō Arterial



Figure 6.7 Representative view 5 looking north west from the ETA towards the Site in the distance.

Viewpoint 5 is located approximately 1.5 km to the southeast of the proposed main entrance. The viewpoint is representative of motorist travelling in a northern direction along the ETA, recreational users of walking and cycling tracks that follows the eastern banks of the Waikato River and the distant rural landscape to the east, including the “Mangamutu Landscape Type”.

Views towards the site are rural in outlook and include the ETA, hill slopes covered in forestry blocks, steam pipelines, plumes of steam rising throughout the landscape and occasional buildings and sheds. From this direction the site is viewed at a right angle which, when combined with the sloping aspect increases visual exposure along the length of the proposal. However, the lower part of the site is screened from view by intervening vegetation, and due to distance, the site occupies a very small portion of the wider landscape view. Therefore, it is unlikely that the site will be viewed in its entirety from any one of these viewpoint locations.

Potential changes to these views include earthworks to construct the building platforms, internal roads, residential dwellings, lights and vegetation.

Motorists travelling northwards along the ETA will experience the proposal in their background views. These views of the proposal will be fleeting given that road users will typically be more focussed on the road corridor itself which is orientated away from the proposed development. The short duration that the viewing audience will be exposed to the proposal will reduce the overall sensitivity of the road user's view to low. Therefore, visual effects associated with the proposal on road users will have a 'Very Low' effect.

The overall visual appearance and visual amenity for walkers and cyclist along the eastern banks of the Waikato River tracks will not be affected by the development of the site. The proposal will be screened from these views by intervening landform, vegetation and distance from the site. The only exception is where potential small gaps in the vegetation will potentially afford views to the site. For these views a very small portion of the development may be visible in the distance and the visual effect will be 'Low'.

Where permanent viewpoints scattered throughout the distant rural landscape have open sightlines towards the site the overall sensitivity will be moderate to low. For these views the upper part of the proposal will be visible in the distance and will form a small part of a wider, panoramic view. The effects on visual amenity are therefore assessed as 'Moderate - Low'. As mentioned earlier in the report, those effects that do occur will be reduced by the proposed landscape design and mitigation measures previously discussed in the Masterplan section of this report (Section 3). It is anticipated that the visual effects will diminish over time, where any potentially adverse visual effects will be 'Low'.

7.4.6 Viewpoint 6 - Wairakei Historic Village



Figure 6.8 Representative view 6 looking south west from Kauri Drive towards the site in the far distance.

Viewpoint 6 is located approximately 1.8 km to the northeast of the proposed main entrance. The viewpoint is representative of residential properties on the western edge of Wairakei Historic Village.

The existing views towards the southwest and the site comprise a rural outlook including paddocks, forestry blocks, steam pipelines, small number of commercial buildings and the Wairakei Drive / SH1 roundabout.

From the site visit it was clear that these properties have no views of the proposed site and will therefore not be affected by the proposal. This is due to intervening vegetation, landform and distance from the site. Within this context viewer sensitivity from these locations will be negligible and the development is deemed to have a 'negligible' visual effect.

However, future clearance of the forestry block that extends along the northern site boundary may result in views of the proposal. In the likely event that this will transpire it is conceivable that only the upper most portion of the proposal may become visible, with the majority of the site being screened from view by the intervening ridge and distance from the site. As such, viewer sensitivity from these locations will be very low and the development is deemed to have a 'Low' visual effect.

8 Visibility of Night Lighting

The previous LVA took into consideration the visibility of night lighting. This assessment agrees with the findings and conclusions within the original assessment and considers that the same adverse night light effects would be generated by the proposed subdivision. The only exception will be the visibility of the newly proposed Lot 29 and Lot 30 which are located on two ridges at the back of the site. Although this will have a cumulative effect not previously assessed, the viewpoints where these two lots are visible from will be at a distance and therefore less prominent. The lights will be viewed within a wider rural setting and therefore difficult to detect. While this will be noticeable within a focused view, it will not detract from the night-time character of the wider rural landscape. In addition, the landscape design and mitigation measures will further minimise adverse effects of night lighting on the visual environment and reduce the overall effect over time to 'Low'.

9 Recommendations

- A detailed landscape planting plan and specification should be prepared by a suitably qualified landscape architect by way of consent condition, generally in accordance with the proposed design concept plan and mitigation planting. The specification should cover plant installation and ongoing maintenance for a period of 24 months. The planting plan should specify the type and final location of new plant species, plant grades, densities, stock sizes, plant quantities and the arrangement of vegetation to be planted and maintained on site.
- The plant selection list should be developed in accordance with the TDC District Plan: Appendix 7 - Taupō and Centennial Industrial Environments landscaping requirements, September 2019.
- All native plants shall be sourced from the Taupō and Atiamuri Ecological District.
- All lighting should be shielded to minimise light spillage and pollution. No direct light sources should be seen from outside the site.

10 Conclusion

This LVA has been produced to determine the actual or potential effects of a proposed new farm park subdivision development located within the Wairakei Tauhara Geothermal Area, approximately 6 km north of the Taupō Central Business District.

The subdivision and land-use activities will permit a rural lifestyle/holiday home development that is based on a farm park concept for the site. The intention of the farm park proposal through its design, layout and landscape provisions is to enable a high end residential development that is visually and physically part of the existing rural land use patterns whilst ensuring a harmonious integration with the wider rural landscape.

A farm park typically contains individual lots created within a wider farm where the balance is maintained for ongoing productive use. This type of development will align more comfortably with the Rural Environment and differentiate it from other developments, particularly those developments intended within the urban growth areas identified in and around Tāupo.

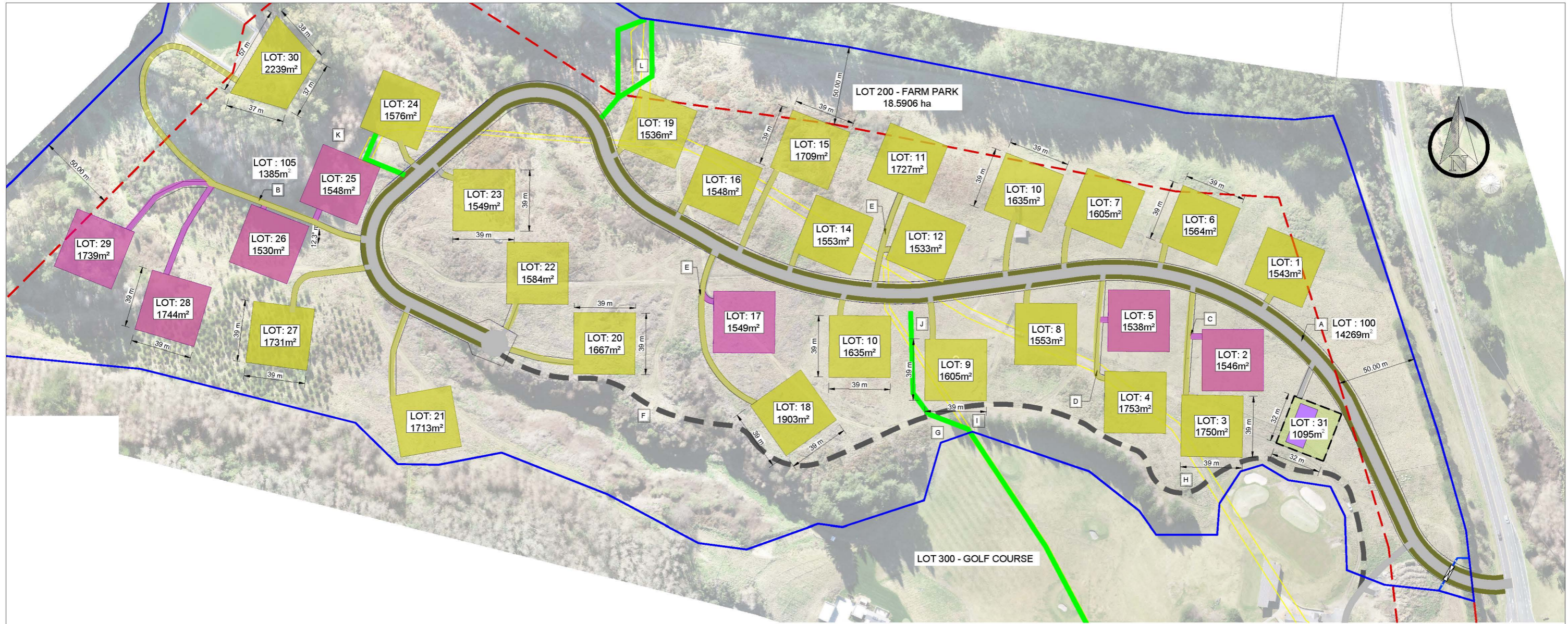
There will initially be a noticeable change in landscape character from rural productive to rural residential and a reduction in the visual amenity derived from the existing open rural character and its values, following the proposal. This will be due to the expansion of a higher density of building platforms, building structures and roading elements into this rural landscape, and the changes to the vegetation patterns that will be necessary to accommodate the development. However, any potential adverse landscape and visual effects will be mitigated through context sensitive design and the proposed rural farm park design aesthetics, including the following:

- An iterative design process that informed the design concept.
- Building setbacks, undulating building platforms, extensive planting framework and rural design character that maintain the dominance of open space while limiting the potential for conflict or privacy issues between land use activities.
- Large open space network will remain in more visible part of the site.
- Higher density Lots screened from view by intervening topography and vegetation.
- Earthworks design that seeks to achieve a cut-fill balance and thus minimise the effects of landscape change.
- Use of natural, recessive colours and materials that assist with integration with the landscape and rural characteristics.
- Where the proposed buildings will be visible they will be perceived as an extension of the existing golf estate facility.
- Establishing a comprehensive mitigation planting framework that will rehabilitate earthworks, screen building platforms and dwellings, and improve the landcover patterns and natural character values of the site.
- Protect and enhance the drainage gullies and natural flow paths which are important natural character values and features of the site.
- Improve recreational linkages to the golf estate and other recreational activities in the Wairakei Tourism Area.

Overall, if the site is developed as proposed with the suggested landscape design and mitigation measures into a rural lifestyle/holiday home residential development, the proposal will result in landscape and visual effects that can be considered to be **Low**.

Appendix A Plans)

Landscape and Visual Assessment



300 mm
200
100
0 10 mm
0 20 40 60 80 100 120 m

SCHEDULE OF EASEMENTS			
Purpose	Identifier	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Jointly Owned Access Lanes	A	Lot 100	Lots 1 - 31, 100 - 200 & 300
Right to Convey Water	A	Lot 100	Lots 2 & 3 DP 426900
Jointly Owned Access Lanes	B	Lot 10	Lots 1 - 31, 200 & 300
Right to Convey Telecommunications, Right to Convey Electricity, Right to Convey Water	B	Lot 10	Lots 25, 26, 27 & 28
Right of Way, Right to Convey Telecommunications, Right to Convey Electricity, Right to Convey Water	C	Lot 3	Lot 2
Right of Way, Right to Convey Telecommunications, Right to Convey Electricity, Right to Convey Water	D	Lot 5	Lot 5
Right of Way, Right to Convey Telecommunications, Right to Convey Electricity, Right to Convey Water	E	Lots 11, 18	Lots 2, 17
Right of Way (Pedestrian Access Only)	F, G, H	Lot 200	Lots 1 - 31, 100, 101 & 300
Right to Convey Water	G, I, J, K, L, M	Lot 200	Lots 2 & 3 DP 426900
Right to Convey Geothermal Water, Right to Convey Water (for Non-potable Purposes)	M	Lot 300	Lot 2 DP 426900

SCHEDULE OF EASEMENTS IN CROSS			
Purpose	Identifier	Burdened Land (Servient Tenement)	Grantee
Right to Convey Water	A	Lot 100	Taupo District Council
Right to Convey Electricity, Right to Convey Telecommunications	A	Lot 100	Unison Networks Limited

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Identifier	Burdened Land (Servient Tenement)	Creating Document Reference
Right of Way	A, B, C	Lot 300	
Right of Way	D, F, C	Lot 300	
Right to Convey Water	G, D, P	Lot 300	
Right to Convey Electricity and Telecommunications	U, T, V	Lot 500	8504722.2
Right to Convey Electricity and Telecommunications	Q, D, P	Lot 500	
Right to Convey Geothermal Water, Right to Convey Water (for Non-potable Purposes)	Q, O, B, F	Lot 500	
Right to Convey Electricity, Telecommunications and Electronic Data	A, C, D	Lot 300	101457472.3
Right to Convey Water and Telecommunications	A, E, C, D	Lot 300	19147553.1

SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED			
Purpose	Identifier	Burdened Land (Servient Tenement)	Creating Document Reference
Right to Convey Water	K, L, M	Lot 1 DP 426900	8504722.2
Right of Way	L, T	Lot 1 DP 426900	1, B155459.4
Right to Convey Geothermal Water, Right to Convey Water (for Non-potable Purposes)	M	Lot 1 DP 426900	8504722.2

LEGEND

- ROAD
- EXISTING REALIGNED EASEMENT
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- INDIVIDUAL LOT BOUNDARY (INCL DRIVEWAY)
- SHARED LOT BOUNDARY (INCL DRIVEWAY)
- "RURAL EFFECTS AREA" RADIUS (50m)
- EXISTING TRACK (FUTURE EASEMENT)

- NOTES:**
- THIS CONCEPTUAL PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT PURSUANT TO THE PROVISIONS OF THE RESOURCE MANAGEMENT ACT 1991.
 - ALL AREAS AND DIMENSIONS ARE SUBJECT TO RESOURCE CONSENT APPROVAL AND FINAL LAND TRANSFER SURVEY.
 - CURRENT TAUPŌ DISTRICT COUNCIL ZONING - RURAL ENVIRONMENT.
 - ALL PROPOSED EASEMENTS HAVE BEEN PREPARED TO ACCEPT FOR THE PROPOSED SERVICE DESIGN.
 - EASEMENTS MAY BE REQUIRED FOR CROSS-BOUNDARY SERVICES AND CHANGES TO THE PROPOSED SERVICE.
 - THE ORTHORECTIFIED AERIAL IMAGERY WAS SOURCED FROM LAND INFORMATION NEW ZEALAND, ARE INDICATIVE ONLY AND SUBJECT TO FINAL LAND TRANSFER SURVEY.
 - HORIZONTAL DATUM: BAY OF PLENTY 2000 - PLENTY2000, HORIZONTAL ORIGIN: WAIRAKEI BASE (2353).
 - VERTICAL DATUM: NZD2016, VERTICAL ORIGIN: WAIRAKEI BASE (2353).
 - ALL EXISTING EASEMENTS OVER LOT 300 HEREON SHALL BE RETAINED WITH THE EXCEPTION OF THOSE DETAILED IN THE SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED.
 - GHE RIGHT TO CONVEY GEOTHERMAL WATER AND THE RIGHT TO CONVEY WATER (FOR NON-POTABLE PURPOSES) IS ASSUMED TO NOT BE REQUIRED OVER THE RE-ALIGNED WATER SUPPLY PIPELINE, I.E. LOT 2 DP 426900 WILL RETAIN THESE RIGHTS OVER LOT 300 HEREON ONLY VIA EASEMENT # (FORMERLY M DP 426900).
 - IT IS CURRENTLY ASSUMED THAT THE EXISTING WATER SUPPLY TO LOTS 2 AND 3 DP 426900 ARE BEING RE-ALIGNED, THE EASEMENT SCHEDULE ACCOUNTS FOR THIS.
 - EXISTING EASEMENT K, L, M, AND T ARE BEING SURRENDERED, THESE RIGHTS HAVE BEEN RE-ALLOCATED IN THE SCHEDULE OF EASEMENTS.

WORK IN PROGRESS
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REVISION	AMENDMENT	APPROVED	DATE

IW PROPERTY

wsp
Rotorua Office
+64 7 343 1400

PO Box 1245
Rotorua 3040
New Zealand

SURVEY

SCALES
1:1250 (A1); 1:2500 (A3)

ORIGINAL SIZE
A1

DRAWN M.KIEL	DESIGNED Q.PHAM	APPROVED P.QUINN
DRAWING VERIFIED J.FARQUHAR	DESIGN VERIFIED G.BAILEY	APPROVED DATE YYYY-MM-DD

FOR RESOURCE CONSENT

PROJECT
TW PROPERTIES
1/527 WAIRAKEI DRIVE, WAIRAKEI, TAUPŌ
WAIRAKEI INTERNATIONAL GOLF COURSE SUBDIVISION

TITLE
SCHEME PLAN - LOTS 1-31, 100, 101 & 300 BEING A SUBDIVISION OF LOT 1 DP 426900

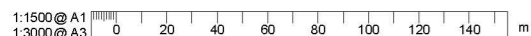
WSP PROJECT NO. (SUB-PROJECT)
2-37928.00

SHEET NO.
V01

REVISION
A



Cut/Fill Table				
Depth Range (-Cut +Fill)	Area (m²)	Volume (m³)		Color
-14.2 - -12.4	15	14		Red
-12.4 - -10.5	24	48		Red
-10.5 - -8.7	62	114		Red
-8.7 - -6.9	408	531		Red
-6.9 - -5.1	990	1662		Red
-5.1 - -3.3	2938	4924		Red
-3.3 - -1.4	11016	15444		Red
-1.4 - 0.0	33717	40988		Red
0.0 - +2.2	32299	25701		Green
+2.2 - +4.0	1649	869		Green
+4.0 - +5.9	17	10		Green



WORK IN PROGRESS

PRINTED 8/12/2021 11:09:10 AM

REVISION	AMENDMENT	APPROVED	DATE

TW
PROPERTY



Rotorua Office
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PO Box 1245
Rotorua 3040
New Zealand

SURVEY

SCALES
1:250 (A1); 1: (A3)

ORIGINAL SIZE
A1

DRAWN	DESIGNED	APPROVED
M.KIEL	Q.PHAM	P.QUINN

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
J.FARQUHAR	G.BAILEY	YYYY-MM-DD

FOR REVIEW

PROJECT
TW PROPERTIES
1/527 WAIRAKEI DRIVE, WAIRAKEI, TAUPO
WAIRAKEI INTERNATIONAL GOLF COURSE SUBDIVISION

TITLE
SCHEME PLAN - LOTS 1-31, 100, 101 & 300 BEING A SUBDIVISION OF
LOT 1 DP 426900

WSP PROJECT NO. (SUB-PROJECT)
2-37928.00

SHEET NO. V02 REVISION A



Date: 10 December 2010 Revision: 0

KEY:					
	PROPERTY BOUNDARY		PROPOSED DRIVEWAYS		PROPOSED ENHANCEMENT PLANTING
	PROPOSED BALANCE LAND		PROPOSED HOUSE FOOTPRINT		PROPOSED REHABILITATION PLANTING
	PROPOSED ACCESS ROAD AND GRASS VERGE		PROPOSED WALKING TRACK		PROPOSED SCREEN PLANTING
	PROPOSED STORMWATER ENHANCEMENT PLANTING		PROPOSED STREET TREES		RURAL EFFECTS AREA RADIUS
	PROPOSED GATE ACCESS		EXISTING PREDATOR FENCE		PROPOSED PREDATOR FENCE (MAIN GATE)
	PROPOSED FOOTPATH		INDICATIVE WETLAND		EXISTING VEGETATION

Appendix B Statutory and Non-Statutory Documents)

Landscape and Visual Assessment

Policy Documents

The policy documents that are relevant to the context of the proposed site and have been considered are:

- The Taupō District Plan (2018);
- Waikato Regional Plan;
- Landscape Types and Units of the Taupō District (2000); and
- Outstanding and Amenity Landscapes of the Taupō District (Isthmus, 2009).

These policy documents have provided a baseline for the issues, objectives, policies and outcomes sought for Taupō's landscape. They are also helpful to provide guidance of the appropriateness of development within this environment. In particular, the preservation of the landscape, natural character and visual amenity values of the rural landscape is of importance.

Great Lake Taupō District Plan

The Site is located within the Rural Environment. The Objectives and Policies of the Rural Environment comprise:

OBJECTIVE:

3b.21

The management of the Rural Environment to maintain and enhance rural amenity and character.

POLICIES

- (i) *Maintain and enhance the amenity and character of the Rural Environment by providing land use performance standards and subdivision rules to manage the scale and density of development.*
- (ii) *Avoid urban development in the Rural Environment unless through a TD2050 Structure Plan Process and associated plan change.*
- (iii) *Maintain the open space and dispersed building character.*
- (iv) *Provide for a range of productive land use activities within the Rural Environment while ensuring any adverse effects are avoided, remedied or mitigated.*
- (v) *Protect the District's lakes and river margins from buildings that are visually obtrusive and/or result in a decline of the amenity of the margin area.*
- (vi) *Avoid, remedy or mitigate adverse effects of subdivision, use and development of land on areas or features of cultural, historical, landscape or ecological value.*
- (vii) *Recognise and provide for Infrastructure and Network Utilities in the Rural Environment, while ensuring any adverse effects on or arising from them are avoided, remedied or mitigated as far as practicable.*
- (viii) *Recognise that the Rural Environment encompasses a range of landscape characteristics, amenity values and land use patterns and activities when considering the appropriateness of development within the zone.*

OBJECTIVE:

3b.22

Manage the subdivision of rural land to reflect rural amenity values, rural land use and appropriate levels of infrastructure.

POLICIES

- (i) *Maintain and enhance the amenity and character of the Rural Environment by providing land use performance standards and subdivision rules to manage the scale and density of development.*
- (ii) *Avoid urban development in the Rural Environment unless through a TD2050 Structure Plan Process and associated subdivision.*
- (iii) *Maintain the open space and dispersed building character.*
- (iv) *Provide for a range of productive land use activities within the Rural Environment while ensuring any adverse effects are avoided, remedied or mitigated.*
- (v) *Protect the District's lakes and river margins from buildings that are visually obtrusive and/or result in a decline of the amenity of the margin area.*
- (vi) *Avoid, remedy or mitigate adverse effects of subdivision, use and development of land on areas or features of cultural, historical, landscape or ecological value.*
- (vii) *Recognise and provide for Infrastructure and Network Utilities in the Rural Environment, while ensuring any adverse effects on or arising from them are avoided, remedied or mitigated as far as practicable.*
- (viii) *Recognise that the Rural Environment encompasses a range of landscape characteristics, amenity values and land use patterns and activities when considering the appropriateness of development within the zone.*

OBJECTIVE

3b.2.2

Manage the subdivision of rural land to reflect rural amenity values, rural land use and appropriate levels of infrastructure.

POLICIES

- (i) *Enable the subdivision of rural land in a manner that encourages a diversity of lot sizes that reflects the rural amenity and character of the area, and the landform.*
- (ii) *Allow subdivision of rural land only where there is adequate rural infrastructure.*
- (iii) *Allow as a controlled activity, the creation of allotments and nominal allotments with an area of 10 hectares or more as a means of maintaining rural amenity and character, managing rural infrastructure and allowing for a diversification of rural land uses.*
- (iv) *Prevent urbanisation of the rural environment except as provided through the TD2050 Structure Plan Process and associated subdivision process to prevent a dispersed pattern of settlement and the resulting inefficiencies in the management of resources.*
- (v) *Avoid the subdivision of rural land where there are hazards, in particular, land affected by geothermal hazards and where land is unstable or prone to erosion or flooding.*
- (vi) *Manage the subdivision of rural land overlying Geothermal Areas to avoid conflict with the resource use and development associated with geothermal electricity generation on identified Development and Limited Development Geothermal Systems.*
- (vii) *Encourage the retirement of steep land where such land is not appropriate for more intensive farming or further development including buildings, earthworks or clearance of vegetation.*
- (viii) *Provide for the creation of Papakainga housing where any adverse effects on amenity and rural character are internalised within the parent allotment; and*

- where any other adverse effects on the wider Rural Environment are avoided, remedied, or mitigated.
- (ix) Provide for the creation of smaller lots to provide for the development of infrastructure, or access lots.
 - (x) Any relevant guidelines should be taken into account in the design of any subdivision in the Rural Environment. In particular sensitive rural design should seek to achieve the following principles:
 - a) Maintain significant open space area and increase net environmental gain – Encourage sensitive rural design in subdivision, use or development where areas of continuous open space predominate. In particular protect and enhance topographical, water, and vegetation features that contribute to the character of the Rural Environment.
 - b) Areas or features of cultural, historical, landscape or ecological value are protected and enhanced.
 - c) Appropriate Overall Density based on the level of development anticipated for the Rural Environment – Maintain the expected level of built character in the Rural Environment, as anticipated by the District Plan.
 - d) Site analysis – Undertake a design process and rationale that includes, but is not limited to identification of sensitive areas such as dominant ridgelines, water courses (constant and ephemeral), existing vegetation that contributes to the rural character, and any important cultural, historical, natural or landscape values.
 - e) Appropriate Building Design and Location – Site and design buildings appropriately in a manner that is well integrated with the surrounding landform, maintains continuous areas of open space, and reduces any potentially adverse visual effects. Levels of infrastructure are minimised through appropriate siting of buildings and structures.
 - xi. Recognise that development of land in the Rural Environment at higher densities may be appropriate where associated with recreation, commercial accommodation and tourism activities provided that adverse effects are avoided, remedied or mitigated and that granting consent will not lead to patterns of urbanisation and reverse sensitivity issues.

3b.2.4

OBJECTIVE

The efficient and effective functioning of the Rural Environment by enabling the use and development of natural and physical resources, while ensuring appropriate environmental outcomes are achieved.

POLICIES

- (i) Control activities which may potentially restrict or compromise the operation of existing activities of the Rural Environment including the creation of new rural allotments that may lead to conflict between residential and rural activity.
- (ii) Require potentially sensitive activities to provide mitigation methods to protect them from the effects of existing activities within the Rural Environment, in order to avoid the potential effects of reverse sensitivity.

- (iii) Avoid subdivision and development of rural land that will put pressure on rural infrastructure and may require an increase in the level of service now or in the future.*
- (iv) Avoid creating a pattern of fragmented titles that reduces the potential for rural land use diversity.*
- (v) To recognise the important role of resource use and development in the Rural Environment, by providing for the continued operation and associated development of existing electricity generation facilities and network utilities by allowing their use, maintenance and minor upgrading where all additional significant adverse effects are avoided, remedied or mitigated.*

3e.2.5

OBJECTIVE

Ensure land development does not detract from the amenity value or qualities of the local environment.

POLICIES

- (i) Ensure that proposals for the subdivision and development of land assess the particular amenity values of the area including the physical characteristics of the land and avoids, remedies or mitigates any adverse effects.*
- (ii) Subdivision and subsequent development shall either maintain or enhance, but not detract from, the significance of features or areas of cultural, spiritual, historical, landscape or natural value, (as identified through the provisions of this Plan).*
- (iii) Enable the creation of allotments below any minimum allotment size identified as a controlled activity in this Plan for the exclusive purpose of providing or enhancing public or private access, or to exclusively accommodate a complying network utility activity and infrastructure.*

Waikato Regional Policy Statement

The site and activities are subject to the relevant regional policy statements listed below:

OBJECTIVES: 3.21

Amenity

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

Appendix C

Previous Landscape and Visual Assessment

Landscape and Visual Assessment



Landscape and Visual Assessment of Environment Effects

Wairakei Golf Hotel and Accommodation,
Wairakei Drive, Taupo

Prepared for:
Wairakei International Golf Ltd
Wairakei Drive
Taupo

Version Dated 25 October 2017

Disclaimer:

This document has been prepared using information and data that is sourced from external documents and information from third parties. Where possible, we have attempted to verify the accuracy of this material but accept no responsibility or liability for any inaccuracies or omissions from that material that may affect the accuracy of the assessment or recommendations made in this report. It should not be construed that we have conducted an audit of any of the information used in this report or any of the individuals, companies or organisations consulted during the course of preparing the document.

We reserve the right, but are under no obligation, to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report, but was not drawn to our attention during its preparation, subsequently comes to light.

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Report prepared by: Kara Scott
Landscape Planner, Registered Landscape Architect

Reviewed by: Debbie Donaldson
Planner

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Introduction

This report assesses the potential landscape and visual effects of a proposed accommodation lodge and guest chalet development, and associated roading, at Wairakei Golf and Sanctuary, Wairakei Drive, Taupo. The site is within the Rural Environment, and the proposed activity requires a landscape and visual assessment to consider potential effects of smaller than anticipated lot sizes, and larger than anticipated building size.

Assessment Methodology

The landscape and visual assessment methodology includes:

- Visiting the site – (9 December 2016, weather fine).
- Determining the visual catchment – considering the surrounding visual audience and proximity to the site.
- Photographs – photos in this report were taken during site visit. The photos are used to visually explain the site context. The assessment is not based on the photos alone.
- Assessment of the existing site context – considering the existing landscape and assessing the proposed change within that context.
- Assessment of the proposed activity against relevant planning provisions of The *Taupō District Plan*;
- Noting any relevant assumptions to the assessment.

Description of Proposal

The Wairakei Golf and Sanctuary site is approximately 147ha in area, within the Rural Environment of the Taupo District Plan. The applicant proposes the construction of a 20-guestroom lodge that will include a restaurant, café, hotel facilities, and event/conference space. The proposed building will have a footprint of 1835m² with a maximum height of 14.6m. The proposal also includes a subdivision for 40 guest chalets within an internally linked roading network that connects to Wairakei Drive. The proposed road will require cutting on the slope where it connects to Wairakei Drive. Ancillary carparking, a service building with maintenance area, wastewater disposal area is also proposed.



Image 1: Google Earth image viewing north to the existing golf course and approximate location of the proposal (red oval).

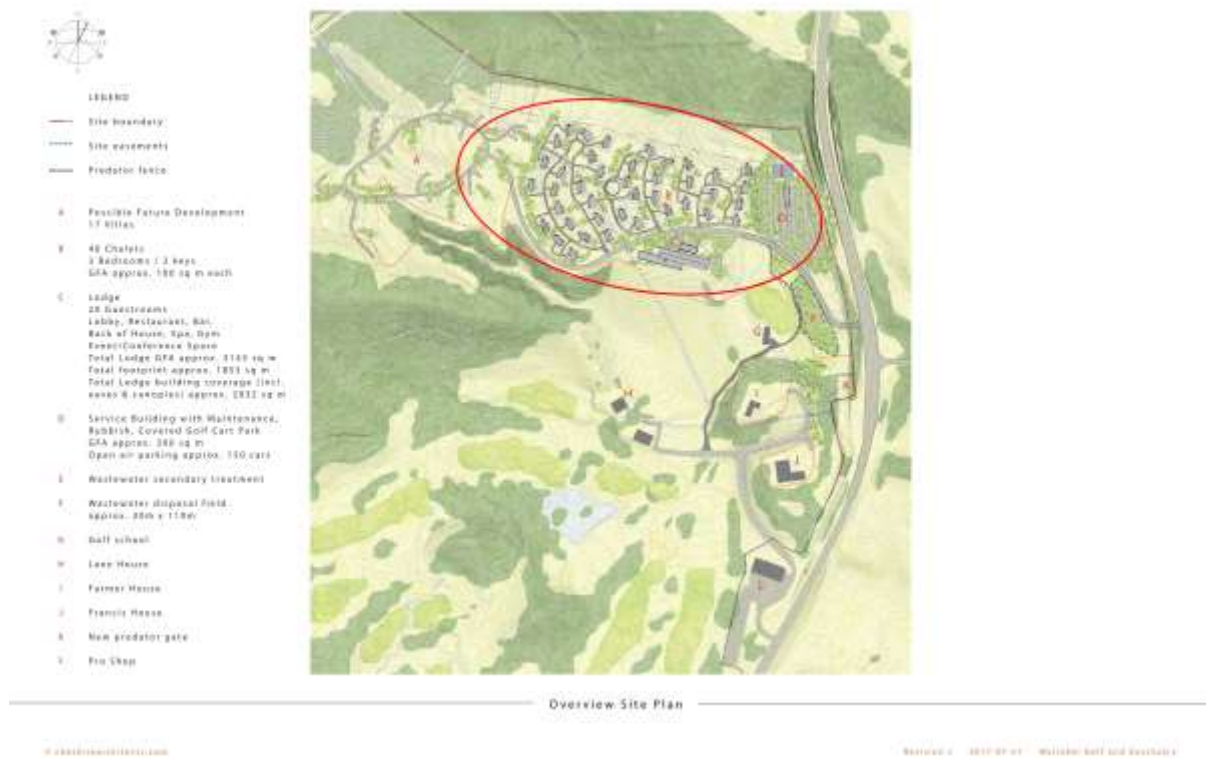


Image 2: Architect's scheme plan showing the proposed development (red oval).



4 View 1 - North/West @A1



1 View 2 - East End @A1



3 View 3 - South/East @A1

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SK-00
 Lodge 3D views
 Working Out and Summary
 20161

Image 3: Architect's 3D images of the proposed Lodge Hotel.

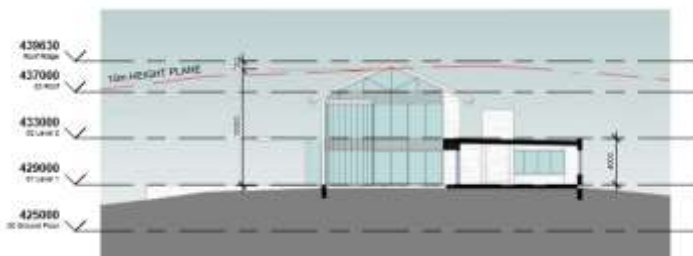


Image 4: Architect's elevation drawings of the proposed lodge – refer architect's drawings for further details.

Planning Context

The provisions of the Taupo District Plan that are triggered and relevant to the assessment of landscape

and visual effects, are;

- Lot size – non-complying subdivision being lot sizes below 4ha.
- Nominal allotments – higher than anticipated density with greater than 1 dwelling per 10ha (average is approximately 1 dwelling per 3ha).
- Maximum building coverage – ground floor area of the proposed lodge being greater than 1000m² (1853m²).
- Building height – proposed hotel building being greater than 10m in height (14.66m above the ground on its highest side).

This assessment also considers the potential landscape and visual effects of the proposed subdivision and development, including the proposed road, in accordance with the Taupo District Council Design Guide for Rural Subdivision.

A summary assessment of the relevant provisions is included in Appendix 1.

The Site and Landscape Context

WIDER LANDSCAPE CONTEXT

Wairakei Golf and Sanctuary is located within the Taupo tourism hub of Wairakei Tourist Park. The Tourist Park covers an approximate 2.5km radius, and is a riverside recreational and thermal activity hub offering a range of tourism and accommodation activities based on the scenic, rural and natural attractions of the Wairakei area. This area includes;

- Geothermal based activities, namely Craters of the Moon, Volcanic Centre, Wairakei Terraces, and prawn fishing;
- Rural based activities, including golf, horse trekking, honey and bee hives;
- Recreational activities, including mountain biking, camping, walking tracks, rock and rope climbing and water sports;
- Scenic attractions such as Huka Falls, jet boating and helicopter rides.
- Existing accommodation in the area including Wairakei Resort, Huka Lodge, and Reid's Farm camping.

The landscape context within this part of the Rural Environment is not of a typical agricultural rural character, rather it is predominantly characterised by tourism activities, and park like setting along the Wairakei corridor. In general, activities and buildings in this area tend to be set back from the road frontage with wide front berms. Accommodation facilities tend to be of a coherent design within each facility, so that it has an accommodation character, rather than that of a closely spaced residential or urban area.



Image 5: Plan showing the Wairakei Tourist Park with Wairakei Golf and Sanctuary at centre. Source: www.wairakeitouristpark.co.nz

THE PROPERTY

Wairakei Golf and Sanctuary is located approximately midway along the Wairakei Tourist Park. It is a privately owned ecologically focused scenic international golf course. The character is predominately open space within a highly manicured parklike setting. To the north of the site is a currently undeveloped pasture area; which is the site of the proposed development.

For the majority of the site, the road frontage includes a wide mown grass berm with low round post and rail fencing on the boundary. The overall golf setting contains a large number of specimen trees with buildings nestled within a park setting.

The predominant building visible to main public viewing areas is the entrance building and associated car parking. This building has a club lodge feel that reinforces the recreation and tourism character of the site.



Image 6: Photo View to the golf course area from Wairakei Drive viewing west.



Image 7: Photo View to the entrance building from Wairakei Drive viewing north west and north.

THE PROPOSED DEVELOPMENT SITE

The pasture area of the site; where the lodge and guest chalets are proposed, is located over the brow of the existing golf area and driving range to the north. Here, the site rises from Wairakei Drive to an elevated gently sloping east facing plateau. This part of the site is currently in long pasture, with mixed plantation pine to the rear of the site. Adjacent to this area and on the northern neighbouring property is a pine plantation forest that provides the visual backdrop to the golf course when viewed from Wairakei Drive.



Image 8: Photo View from Wairakei Drive to the proposed development site (beyond the conifer tree row) at its closest point to a public area.



Image 9: Photo View of the proposed development site from the location of the proposed lodge viewing north.

Visual Catchment

The proposed development site is visually confined to immediate views within the golf property, glimpses from Wairakei Road, and distant views two to three kilometres to the east. The existing vegetation both on and off the site, along with the existing topography limits the visual catchment to the internal site.

To the north is the Wairakei Resort 9-hole golf course. Here, the topography drops steeply away from the site, and is covered in pine plantation. The combination of pine and topography obscures views from the 9-hole golf course to the site.



Image 10: Photo View to north to pine plantation on Wairakei Resort 9-hole golf course on skyline.

West of the development site is and owned and managed by Contact Energy. Here the topography rises within the development site, and then becomes level and undulating within the Contact Energy land. Some public access is available through the Contact Energy land through the Bike Taupo organisation mountain biking track, and some views of the development site from this track may be possible where the track is in close proximity to the perimeter fencing.



Image 11: Photo View to the west towards Contact Energy land and pine plantation on skyline.

To the south is the remaining part of the Wairakei Golf and Sanctuary site. The proposed development site is elevated above the existing golf course, and topography screens most of the views to this part of the site.



Image 12: Photo View to the south from the proposed lodge site towards the existing golf course and driving range, with distant views to Mount Tauhara and distant glimpses to the Kaimanawa Range.

To the east is Wairakei Drive, the Waikato River, and the Eastern Taupo Arterial. Views from Wairakei Drive are mostly obscured by existing topography and vegetation. The nearest public viewing site is GNS Science some 500m to the east, and parts of the Aratiatia Dam track some 2km to the east. Views from the Eastern Taupo Arterial are mostly screened by topography and existing vegetation,

apart from one key viewing point along a north south orientation on a 100km/hour speed area. The most direct views are from the Landcorp farm further to the east at 3km from the site.



Image 13: Photo View to the east towards Landcorp pasture hill on skyline, and GNS buildings in mid ground (white), a small part of the ETA, and Mount Tauhara in the distance.

Assessment of Landscape and Visual Effects

The actual or potential landscape and visual effects associated with the proposed subdivision and development are:

- Smaller than anticipated allotments;
- Larger than anticipated singular building size;
- Visibility of night lighting;
- Visible earthworks associated with the proposed road (although there are no earthworks provisions in the District Plan for the Rural Environment, the potential effects are considered in this assessment as good practice in accordance with the Taupo District Council Design Guide for Rural Subdivision.

SMALLER THAN ANTICIPATED ALLOTMENT SIZES

The proposed subdivision will create allotment sizes that are smaller than anticipated in the Rural Environment. The landscape and visual effects of this are anticipated to be no more than minor. This is because:

- Subdivision to smaller lot sizes in the Rural Environment is recognised by the Taupo District Plan as potentially appropriate where associated with recreation, commercial accommodation and tourism activities, providing site specific issues are dealt with. The site-specific issues in this proposal are dealt with the following:
 - The proposal maintains minimum building setback standards to adjacent properties, so as to retain the characteristics consistent with the Rural Environment and with the surrounding Wairakei Tourism Park.
 - The site can be sufficiently planted, along with the existing trees, to integrate the proposed buildings with the site.
 - The proposal will maintain the existing high quality and amenity character of the existing overall golf course.
 - Mitigation measures are proposed to offset the higher than anticipated overall density of 1 dwelling per 3ha, by siting the proposed subdivision lower on the topography, with building colours and mitigation planting to integrate the proposed subdivision with the landscape.
- The location of the proposed allotments is not within a prominent part of the site – it is largely screened from main viewing areas by a combination of topography and existing vegetation on the site.
- Significant open space areas will remain in more visible parts of the site – being the existing golf course and sanctuary area; as a result of ‘clustering’ smaller allotments to the less prominent part of the site.
- The proposed allotments are consistent with the scale and density of accommodation development within the Wairakei Tourist Park, being closer high density clustered accommodation and activities associated with tourism activities. This is consistent with the existing character of the Tourist Park; which has a unique rural character and context to a purely agricultural or rural production landscape.
- The proposed subdivision includes architecturally bespoke buildings of a high standard and design aesthetic. The proposed buildings – in locations where they can be viewed; will be seen cohesively as an accommodation facility within the overall golf course character. This has benefit from a landscape and visual perspective in ensuring rural character and amenity is maintained through avoiding ad hoc building development, and ensuring integration of the design as a cohesive fit with the overall golf course setting.



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SK-08

Waikato Photo Montage (Camera 3)
 Waikato: Soil and Sanitary
 201811

Image 14: Architect's photomontage at view from GNS building on Karetoto Road



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SK-09

Waikato Photo Montage (Camera 8)
 Waikato: Soil and Sanitary
 201811

Image 15: Architect's photomontage at glimpse from Eastern Taupo Arterial heading north.

LARGER THAN ANTICIPATED BUILDING

The proposed hotel building will be larger than anticipated by the Taupo District Plan; being greater than 1000m² in floor area. The potential landscape and visual effects of a larger than anticipated building size, are anticipated to be no more than minor. This is because:

- The proposed building will not be viewed in its entirety from any one public viewing location. From existing public viewing areas, the building will be partially screened or obscured from view by intervening topography, along with existing and proposed vegetation planting. This has landscape and visual benefit in ensuring the proposed hotel size is visually in keeping with the scale of the existing development on site.
- The taller side of the building will be planted with adjacent vegetation to screen the lower level and visually reduce the height of the building.
- A backdrop of tall trees will be planted on the applicant's property to ensure the building will not be viewed against the skyline.
- Existing planting proposed to be retained along the Wairakei Drive boundary to the east of the proposed building will further break up views to the site, and this planting will be developed and protected to further screen views from this part of Wairakei Drive.
- A proposed mitigation concept plan is shown in Appendix 2.



Image 16: Architect's photomontage at view from road reserve adjacent to Karetoto Road and Wairakei Drive. Existing boundary trees will be replaced where removal is required for road alignment.

VISIBILITY OF NIGHT LIGHTING

There is potential for visibility of night lighting of the proposed development from viewing locations.

This is anticipated to be no more than minor because:

- Night lighting around the development is proposed to be low bollard style lighting, around 1m in height. This will maintain light at a low level to the ground and will not be highly prominent in the landscape.
- When viewing near the site; i.e. from Wairakei Drive, intervening topography and established vegetation screens the majority of the development from view and will have the same effect for screening night lighting of the majority of the development.
- The proposed hotel will be more visible when viewing from Wairakei Drive. The visibility of the hotel at night through lighting is not anticipated to be an adverse effect, due to context of the Wairakei Tourist Park. The Park is not an isolated part of the rural environment; there are existing tourism and accommodation facilities in the area that have night lighting associated with them, and the proposed development will be consistent with those activities.
- There is no proposed bright external up lighting or feature flood lighting associated with the proposed development to highlight buildings in the landscape.
- Areas where the site is more visible due to lack of intervening topography and vegetation; such as from the Eastern Taupo Arterial; here, any lights visible in the landscape will be at a distance that becomes less difficult to detect in the landscape. And like the day time visibility, the road here is a 100km/hour speed limit, and night views will be less noticeable than day views on this stretch of road.

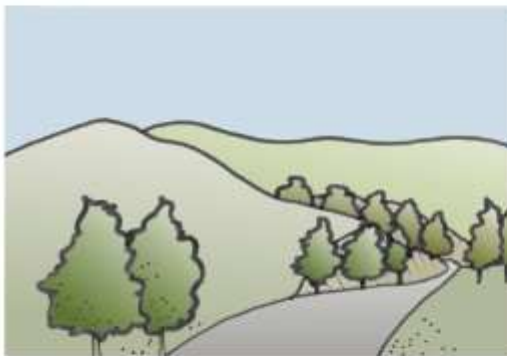
VISIBLE EARTHWORKS ASSOCIATED WITH NEW ROAD

The potential landscape and visual effects of visible earthworks associated with the new road is anticipated to be no more than minor. This is because:

- The proposed road will be planted down slope and the cut face will be hydroseeded on steep areas to assist with screening as recommended within the Rural Design guide.
- Upright specimen avenue trees are proposed to further integrate with the surrounding golf course character. The upright nature of the trees will enable height to help screen the cut face, while minimising impact on access visibility of the proposed road.
- As the larger tree species grow, they will provide further screening of the road cut face, and provide an attractive avenue planting.

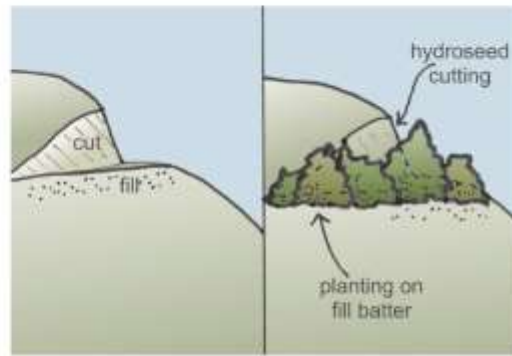
- Recommended species include upright specimen trees such as; *Quercus robur fastigiata* (upright oak), *Carpinus betulus 'fastigiata'* (upright hornbeam), *Prunus 'Amanogawa'* (poplar cherry), *Acer platanoides 'columnare'* (columnar maple), *Sorbus aucuparia 'fastigiata'* (Russian mountain ash).
- A proposed mitigation concept plan is shown in Appendix 2.

Locating Earthworks to minimise disturbance of the natural landform, character, and natural patterns. (Relates to Policy 3h.2.3.h).



This example shows road layout designed to minimise disturbance of the natural land form by following the natural gully. Where earthworks are required, they have been softened with tall vegetation. When planting near roads have regard to road safety.

Vegetating earthworks or surrounding areas to soften abrupt changes in landform, or reduce visible 'scarring' of the landform. (Relates to Policy 3h.2.3.i)



In this example, cut slopes are hydro-seeded following earthworks. Where planting is not possible due to the cut slope, revegetation is planted on the fill batter with species that will help soften the visual change of the cut – when planting near roads have regard to road safety.

Image 17: Excerpt from Taupo District Council Design Guide for Rural Subdivision – Amenity and Character, earthworks examples, p13.

Conclusion

The proposed development at Wairakei Golf and Sanctuary is located within the Wairakei Tourist Park area of the Rural Environment. The development is for a high visual amenity accommodation lodge and chalets, typical of the type of existing development within the Wairakei Golf and Sanctuary.

Subdivision to smaller lot sizes in the Rural Environment is recognised by the Taupo District Plan as potentially appropriate where associated with recreation, commercial accommodation and tourism activities, providing site specific issues are dealt with. The site-specific issues in this proposal are dealt with through sensitive site location, maintaining property boundary setbacks, a coherent sensitive building design, and proposed planting mitigation.

The proposed development site is elevated from most viewing locations; however, it is not within prominent part of the site, due to intervening topography and vegetation. Larger parts of the site can

be seen from distant viewing locations such as on the Eastern Taupo Arterial. These areas can be seen by very brief glimpses when travelling on the arterial road, or from unoccupied farmland.

The proposed development has been designed to minimise potential for adverse landscape and visual effects from locations where it can be viewed. This is done through cohesively bespoke architecturally designed buildings that integrate with the existing high amenity Golf and Sanctuary character, and utilise colours and materials that assist with integration with the landscape.

Where practicable existing established trees will be retained and will continue to be maintained to a high standard as current practice within the Golf and Sanctuary area. Additional planting is proposed to further assist in softening buildings and proposed roading, and further assisting with integration of the development into the landscape. This planting will be maintained to the same high standard as existing and established trees within the Golf and Sanctuary area. A detailed planting plan is recommended to be produced by way of consent condition, generally in accordance with the proposed mitigation concept plan and species list provided in appendices 2 and 3 of this report.

For these reasons, the potential adverse landscape and visual effects of the proposed development will be no more than minor.

Appendix 1 – Summary of Relevant Landscape and Visual Effects Provisions

Reference	Provision	Comment
3b Rural Environment - Objectives and Policies		
3b.2.1	<i>The management of the Rural Environment to maintain and enhance rural amenity and character.</i>	
i.	<i>Maintain and enhance the amenity and character of the Rural Environment by providing land use performance standards and subdivision rules to manage the scale and density of development.</i>	The character of the Rural Environment in the site's location is a tourism / accommodation hub being Wairakei Tourist Park. The proposal is consistent with that character.
ii.	<i>Avoid urban development in the Rural Environment unless through a TD2050 Structure Plan Process and associated plan change.</i>	The proposal is for the purposes of accommodation and will not introduce urban development through residential living to the Rural Environment. Accommodation is recognised in the District Plan as activities that may be appropriate for the Rural Environment (policy 3b.2.1.iv, 3b.2.2.xi), so long as any adverse effects are addressed.
iii.	<i>Maintain the open space and dispersed building character.</i>	The proposed development does not maintain open space and dispersed building character in the immediate vicinity of the site. Existing vegetation and topography on the site obscures views so that the proposal will not be seen in its entirety from close viewing locations. Areas that will be visible are consistent with the character of the surrounding tourism and accommodation hub.
iv.	<i>Provide for a range of productive land use activities within the Rural Environment while ensuring any adverse effects are avoided, remedied or mitigated.</i>	The explanatory text for this policy acknowledges that recreation, tourism and commercial accommodation activities of varying scales and types also contribute to productive land uses of the Rural environment, and recognises that these activities often require to be located close to the resource. The proposed development and subdivision is associated with the adjacent golf facility and activities.
v.	<i>Protect the District's lakes and river margins from buildings that are visually obtrusive and/or result in a decline of the amenity of the margin area.</i>	The proposal cannot be viewed from the Waikato River margin due to intervening topography and distance of 750m, and will not result in a decline of the amenity of the margin area.
vi.	<i>Avoid, remedy or mitigate adverse effects of subdivision, use and development of land on areas or features of cultural, historical, landscape or ecological value.</i>	The site is not within an area of landscape value.
viii.	<i>Recognise that the Rural Environment encompasses a range of landscape characteristics, amenity values and land use patterns and activities when considering the appropriateness of development within the zone.</i>	The proposed subdivision and density is not typical of the Rural Environment. However it is consistent with the character of the Wairakei Tourist Park being tourism and accommodation activities, and coherent and bespoke designed accommodation facilities. The proposal will maintain the high amenity value of the existing Wairakei International Golf and Sanctuary.
3b.2.2	<i>Manage the subdivision of rural land to reflect rural amenity values, rural land use and appropriate levels of infrastructure.</i>	
i.	<i>Enable the subdivision of rural land in a manner that encourages a diversity of lot sizes that reflects the rural</i>	The proposed subdivision is not the anticipated size and density for the Rural Environment. The resulting character is consistent with the Wairakei Tourist Park being dense clusters of tourism and accommodation

Reference	Provision	Comment
	<i>amenity and character of the area, and the landform.</i>	related activities. The topography and existing vegetation assists in screening the proposed development from key viewing areas so that not all of the proposal will be visible to surrounding areas.
iv.	<i>Prevent urbanisation of the rural environment except as provided through the TD2050 Structure Plan Process and associated plan change process to prevent a dispersed pattern of settlement and the resulting inefficiencies in the management of resources.</i>	Accommodation is recognised in the District Plan as activities that may be appropriate for Rural Environment (policy 3b.2.1.iv, 3b.2.2.xi), so long as any adverse effects are addressed. The application includes measures to address adverse effects, as discussed in the following sections considering the District Plan assessment criteria. For these reasons from a landscape and visual perspective; the application is not considered as urban development in the Rural Environment.
x.	<i>Any relevant guidelines should be taken into account in the design of any subdivision in the Rural Environment. In particular sensitive rural design should seek to achieve the following principles:</i>	The assessment of landscape and visual effects has taken into account the Taupo District Design Guide for Rural Subdivision – Amenity and Character.
a.	<i>Maintain significant open space area and increase net environmental gain – Encourage sensitive rural design in subdivision, use or development where areas of continuous open space predominate. In particular protect and enhance topographical, water, and vegetation features that contribute to the character of the Rural Environment.</i>	The proposal confines the proposed development to the north of the site so that it does not encompass the entire property, and retains the existing open space character of the golf course.
b.	<i>Areas or features of cultural, historical, landscape or ecological value are protected and enhanced.</i>	There are no specific areas of landscape value on the site, and the proposal does not impact the amenity and character of the Waikato River landscape area.
c.	<i>Appropriate Overall Density based on the level of development anticipated for the Rural Environment – Maintain the expected level of built character in the Rural Environment, as anticipated by the District Plan.</i>	The overall density is higher than anticipated by the District Plan. Views are distant and not all of the proposal will be viewed in its entirety. Colours and planting is proposed to assist integration with the surrounding landscape.
d.	<i>Site analysis – Undertake a design process and rationale that includes, but is not limited to identification of sensitive areas such as dominant ridgelines, water courses (constant and ephemeral), existing vegetation that contributes to the rural character, and any important cultural, historical, natural or landscape values.</i>	The proposal avoids prominent locations and will not be viewed against the skyline. The proposed hotel has the potential to be viewed against the skyline from Wairakei Drive briefly, if the adjacent property's pine trees are removed. Planting is added to soften this potential adverse landscape effect.
e.	<i>Appropriate Building Design and Location – Site and design buildings appropriately in a manner that is well integrated with the surrounding landform, maintains continuous areas of open space, and reduces any potentially adverse visual effects. Levels of infrastructure are minimised</i>	The proposed building site is close to Wairakei Drive, however largely screened by existing topography and trees.

Reference	Provision	Comment
	<i>through appropriate siting of buildings and structures.</i>	
xi.	<i>Recognise that development of land in the Rural Environment at higher densities may be appropriate where associated with recreation, commercial accommodation and tourism activities provided that adverse effects are avoided, remedied or mitigated and that granting consent will not lead to patterns of urbanisation and reverse sensitivity issues.</i>	<p>The explanatory text for this policy considers that recreation, tourism and commercial accommodation activities are generally appropriate in the Rural Environment.</p> <p>The policy recognises that such development at higher densities may be appropriate provided that adverse effects are avoided, remedied or mitigated and will not lead to patterns of urbanisation and reverse sensitivity issues.</p> <p>Any potential adverse effects resulting from smaller than anticipated lot sizes and large scale building will be mitigated through measures discussed in the following sections considering the District Plan assessment criteria.</p>
4b Rural Environment – Performance Standards		
4b.1.1	<i>Maximum Building Height 10m</i>	The proposed lodge will exceed 10m. Due to the sloping ground this will be greatest on the east end where the proposed height is 14.6m.
4b.1.2	<i>Maximum Building Coverage – 2.5% aggregate total of all buildings or 1000m² ground floor area of a single building, whichever is the more restrictive.</i>	The proposed lodge will exceed 1000m ² ground floor at an area of 1853m ² .
4b.1.3	<i>Minimum Building setback front boundary - 25m</i>	The proposed development meets this performance standard.
4b.1.4	<i>Minimum building setback all other boundaries – 15m</i>	The proposed development meets this performance standard.
4b.1.5	<i>Rural Effects Radius – 50m</i>	The proposed development meets this performance standard in relation to the adjacent rural properties.
4b.1.22	<i>Nominal allotments – 10ha</i>	The proposed development does not meet this performance standard as there will be more than one chalet per 10ha of land area.
4b.3.11	<i>Subdivision – non complying</i>	The proposed development is a non-complying subdivision due to the creation of lot sizes below 4ha.
4b.4.1	GENERAL CRITERIA	
c.	<i>Any cumulative effects of the development or subdivision (including precedent effects).</i>	The proposed development is largely screened from nearby public viewing areas, and will be coloured to integrate with the landscape when viewed from more distant public viewing areas, and is not anticipated to contribute to any adverse cumulative effects on landscape.
d.	<i>The design, density and layout of the development or subdivision (including any response to natural hazards).</i>	The density is higher than anticipated by the District Plan. The proposed development is largely screened from nearby public viewing areas, and will be coloured to integrate with the landscape when viewed from more distant public viewing areas, and is not anticipated to contribute to any adverse cumulative effects on landscape.
f.	<i>Any actual or potential effects, including cumulative effects, of the development or subdivision on the amenity and landscape character of the Rural Environment in the vicinity of the subject site, and the methods</i>	The proposed development is consistent with the type and use of the character of the Rural Environment in the vicinity of the subject site – being accommodation, recreation and tourism based. The proposal will maintain the high amenity value of the Golf and Sanctuary site, and wider landscape character of the Wairakei Corridor.

Reference	Provision	Comment
	<i>by which such effects can be avoided, remedied or mitigated. Attributes that may contribute to a higher level of amenity and rural character include, (but are not limited to):</i>	The proposed development is largely screened from nearby public viewing areas, and will be coloured to integrate with the landscape when viewed from more distant public viewing areas, and is not anticipated to contribute to any adverse cumulative effects on landscape.
<i>i.</i>	<i>A sense of place;</i>	The proposed development will be consistent with the style of the existing golf and sanctuary buildings and park like setting of the area and overall sense of place of the Wairakei corridor.
<i>ii.</i>	<i>Aesthetic coherence;</i>	A high level of aesthetic coherence will be maintained as consistent with the rest of the golf and sanctuary.
<i>iii.</i>	<i>Feelings of remoteness;</i>	The proposal maintains minimum building setbacks from boundaries to retain feeling of remoteness, and existing character of Wairakei Drive.
<i>iv.</i>	<i>Open space, including existing recreational opportunities;</i>	The proposal is consistent with the type of rural open space and recreational opportunities in the Wairakei Tourist park.
<i>v.</i>	<i>A relatively high standard of privacy;</i>	The proposed development is largely screened from nearby public viewing areas, and will be coloured to integrate with the landscape when viewed from more distant public viewing areas, and is not anticipated to contribute to any adverse cumulative effects on landscape.
<i>vi.</i>	<i>A lower incidence of household noise;</i>	Typical household noise is not anticipated for the site as the type of use is for accommodation purposes, and the main noise will be similar the existing golf area – i.e. mowing, vehicle access.
<i>vii.</i>	<i>A lower incidence of traffic on local roads and access ways;</i>	Wairakei Drive is a busy scenic road.
<i>viii.</i>	<i>A lower incidence of litter and pollution;</i>	The overall proposed development will be maintained to a high standard to avoid and minimise incidences of litter and pollution.
<i>ix.</i>	<i>Open vistas of vegetation and prominent topographical features;</i>	The proposal will not impact on open vistas of vegetation or prominent topographical features.
<i>x.</i>	<i>A lower incidence of buildings and structural clutter.</i>	The proposal will result in a high incidence of buildings. This will be largely screened from nearby public viewing areas, and will be coloured to integrate with the landscape when viewed from more distant public viewing areas, and is not anticipated to contribute to any adverse cumulative effects on landscape.
<i>g.</i>	<i>Any actual and potential effects of the development or subdivision on areas or features of ... landscape value as identified in the plan.</i>	The proposal will not have any effects on areas or features of landscape value as identified in the plan.
<i>h.</i>	<i>The provision, design and location of network utility services, secure water supply, waste water treatment systems, access ways and vehicle crossings, new and existing roads.</i>	The proposed access way has the potential to result in adverse landscape and visual effects if not designed appropriately. Design principles are recommended to ensure visible cuttings are hydroseeded and planted to integrate with the landscape.
<i>j.</i>	<i>The clearance or planting of vegetation, including its location, species and maintenance.</i>	The proposed development site is predominantly grazed pasture and will not require vegetation clearance. The proposed lodge site will require vegetation clearance of existing row of conifer trees. Further planting will be added to the site to assist with integration with the site.
4b.4.2	BUILDING HEIGHT	

Reference	Provision	Comment
a.	<i>The extent to which the extra height will;</i>	
i.	<i>Adversely affect the character and visual amenity of the area and the surrounding Rural Environment, particularly in terms of the dominance of open space over built form;</i>	The additional height of the proposed lodge is not anticipated to adversely affect the character and visual amenity of the area – where glimpses are possible from Wairakei Drive, these will be brief and existing trees on site will screen views.
ii.	<i>Reduce the privacy or outlook of adjoining allotments;</i>	The proposal will not reduce the privacy or outlook of adjoining allotments. There will be brief views from the adjacent biking track. This will be to a development that is in keeping with the character of accommodation facilities typical to the area.
iii.	<i>Adversely affect Outstanding Landscape Management Areas and Landscape Amenity Management Areas.</i>	The proposal will not adversely affect defined landscape management areas.
b.	<i>Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful including:</i>	The east end of the building that has the highest point is proposed to have mitigation planting on the east end to reduce the overall continuous face of building visible. The additional height on the west side is 64cm and will be visually difficult to detect. The existing backdrop planting and topography ensures that the proposed building will not be visible against the skyline when viewed from main public areas.
i.	<i>The extent to which topography, alternative design, planting or setbacks can mitigate the adverse effects of the extra height.</i>	
4b.4.3	COVERAGE	
a.	<i>The extent to which the increased coverage will;</i>	
i.	<i>adversely affect the character and visual amenity of the area with regard to the visual dominance of open space verses built form;</i>	The area of the proposed development is not within a visually dominant area of open space and will not easily be viewed from public areas in close proximity. Distant views will be possible, these will view the proposed development in the context of accommodation typical of the surrounding area. Colours and planting will be used to further integrate the proposed development with the site.
ii.	<i>reduce the privacy and outlook of adjoining allotments; and</i>	The increased coverage is not clearly visible to adjoining allotments. There will be glimpses to the site from the adjacent biking track. This will be to a development that is in keeping with the character of accommodation facilities typical to the area.
iii.	<i>Adversely affect Outstanding Landscape Management Areas and Landscape Amenity Management Areas.</i>	The increased coverage will not adversely affect defined landscape management areas.
b.	<i>Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful including:</i>	
i.	<i>the ability to mitigate adverse effects such as through the imposition of conditions such as landscaping; and</i>	Colours and planting are proposed to assist in integrating buildings with the landscape.
ii.	<i>Provision for the protection or enhancement of significant vegetation.</i>	There is not significant vegetation on site.

Reference	Provision	Comment
4b.4.12	SUBDIVISION	
b.	<i>Any immediate adverse or potentially adverse effects, including cumulative effects, on the amenity and landscape values and the existing level of infrastructure of the Rural Environment, and the methods by which such effects can be avoided, remedied or mitigated.</i>	The proposed development is consistent with the type and use of the character of the Rural Environment in the vicinity of the subject site – being accommodation, recreation and tourism based. The proposal will maintain the high amenity value of the Golf and Sanctuary site, and wider landscape character of the Wairakei Corridor. The proposed development is largely screened from nearby public viewing areas, and will be coloured to integrate with the landscape when viewed from more distant public viewing areas, and is not anticipated to contribute to any adverse cumulative effects on landscape.
c.	<i>The level to which the amenity and landscape of the Rural Environment has already been compromised by subdivision and development and the extent to which the locality can absorb further change without creating cumulative adverse effects.</i>	The proposed development site is visually obscured from main public viewing areas in close proximity, brief glimpses will be possible from Wairakei Drive at Karetoto Road. Existing vegetation on site enables the proposed development to be well integrated with the site in this location. Where greater parts of the site are visible these views are more distant, and colours and planting will assist with integrating the proposed development to the site. The proposed development is consistent with the type of development and character of the Wairakei Tourist Park, and will maintain the high level of amenity and character of the Golf and Sanctuary area.
g.	<i>The clearance or planting of vegetation, including its location, species and maintenance.</i>	The proposed development site is predominantly grazed pasture and will not require vegetation clearance. The proposed lodge site will require vegetation clearance of existing row of conifer trees. Further planting will be added to the site to assist with integration with the site.
j.	<i>Any actual or potential effects on areas or features of cultural, historical, landscape or ecological value as identified in the plan.</i>	No potential effects on areas of landscape value as identified in the plan.

Appendix 2 – Proposed Mitigation Concept Plan

A landscape concept plan has been prepared by the architect for this development. This is considered appropriate for the scale and nature of the proposal. Specific mitigation planting is shown below in dark green circles, and vegetation to be retained in olive green circles. It is recommended that a detailed planting plan be prepared as a condition of consent, in accordance with the concept plan.



Appendix 3 – Suggested Plant Species

Tree species:

Conifers: Douglas fir, NZ beech, Liquidambar, Tulip tree, Oak, Gleditsia, Larch, Hornbeam, Maple, Ash, flowering cherry (non invasive varieties)

Appendix D Methodology

Landscape and Visual Assessment

The landscape methodology used for this Landscape and Visual Assessment follows the concepts and principles outlined in the New Zealand Institute of Landscape Architects (NZILA) Guidelines⁶.

A seven-point scale of effects was used. This scale of effects is based on the NZILA Guidelines scale of effects. The below seven-point scale is used to describe effects.

- **Very High:** Total loss to the key attributes of the receiving environment and/or visual context amounting to a complete change of landscape character
- **High:** Major change to the characteristics or key attributes of the receiving environment and/or visual context within which it is seen; and/or a major effect on the perceived amenity derived from it.
- **Moderate-High:** A moderate to high level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate-high level of effect on the perceived amenity derived from it.
- **Moderate:** A moderate level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it. (Oxford English Dictionary Definition: Moderate: adjective-average in amount, intensity or degree).
- **Moderate-Low:** A moderate to low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate to low level of effect on the perceived amenity derived from it.
- **Low:** A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low level of effect on the perceived amenity derived from it. (Oxford English Dictionary Definition: Low: adjective-below average in amount, extent, or intensity).
- **Very Low:** Very low or no modification to key elements/features/characteristics of the baseline or available views, i.e. approximating a 'no-change' situation. It is generally understood that 'Very Low' and 'Low' are equivalent to the 'Less than minor' threshold.

Key matters assessed in this report include effects of the proposed farm park subdivision on landscape character (including visual effects). As part of this assessment, consideration is given to potential effects of the proposal on the protection of outstanding natural features and landscapes (ONLF), maintenance and enhancement of rural amenity values, and maintenance and enhancement of the quality of the rural environment.

Sensitivity

The sensitivity of the visual amenity is based upon a sliding scale of importance, ranging from "Very High/International" to "Low/Local". The sensitivity of these depends upon the level of modification (pristine natural versus modified engineered) and how sensitive the environment is to change. The factors that contribute to the sensitivity of the viewing audience are:

- *Level of modification (pristine or highly modified);*
- *Quality and condition (coherence/variability);*
- *Number of viewers and frequency; and*
- *Distance from the Project.*

Viewing audience	Definition
High	Viewed within internationally and nationally designated landscape, the setting of historic buildings and their setting. Viewed using:

⁶ Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (April 2021).

	Public walkways/tracks, reserve walkways, national parks and botanical gardens. Viewed within residential settings.
Moderate	Viewed within: Locally important landscapes, outdoor sports and recreation, passengers travelling on trains, people within cars on local roads.
Low	People using motorways and major roads, workers within business premises.
Negligible	Viewed within non-designated landscapes, workers within industrial premises.

Distance

The distance from the Project influences the visual sensitivity of the viewing audience:

Viewing audience	Distance
Foreground views (High)	Views within 500 metres of the viewer (high level of detail will be visible).
Mid-distance views (Moderate)	Views between 500 metres and 800 metres of the viewer (medium level of detail will be visible).
Background views (long distance views - Low)	Views 800 metres and further (viewers will see the object but will find it difficult to distinguish detail).

Appendix E

Resene Colour Chart

Landscape and Visual Assessment

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