**KARA G. SCOTT**
LANDSCAPE ARCHITECT

PO Box 1734 Taupo 3351
Mob 027 208 1217
WWW.KARAGSCOTT.NZ

# Landscape and Visual Assessment of Environment Effects

## Moerangi Tourism Accommodation and Track Development,

## Whirinaki Te Pua-a-Taane Conservation Park

Prepared for:
**Manaaki Group Holdings Ltd**
c/- 7B Kiwi Street
Taupo 3330

Issue dated 23 August 2018

KGSLA 2018

Report prepared by:

Kara Scott

Registered Landscape Architect

Reviewed by:

Joanne Lewis

Consultant Planner

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# Executive Summary

This report assesses the potential landscape and visual effects of a proposed eco-tourism accommodation development within the Whirinaki Te Pua-a-Taane Conservation Park, and considers the relevant planning provisions of the Conservation Management Plan and the District Plan as they relate to landscape and visual matters.

The assessment has found the proposed development along with the context of the site location, and proposed design and mitigation measures, will have landscape and visual effects that are no more than minor.

Potential adverse landscape character and visual effects to surrounding environment have been avoided through sensitive design, and potential for localised adverse effects will be mitigated through specific design measures including; retainment of a vegetated framework, and architecturally bespoke designed buildings utilising materials and colours that will assist in integration of the buildings with the site.

Overall, in my opinion, this proposal is an appropriate use and development for the location.

# 1 Introduction

This report assesses the actual and potential landscape and visual effects of the proposed development on the surrounding landscape of the Whirinaki Te Pua-a-Taane Conservation Park. It first outlines the methodology, background information of the site, the proposal, and planning provisions relevant to landscape and visual effects, and then assesses each of the actual or potential effects. The assessment considers the relevant planning provisions and appendix 1 to this report provides a table summary of those provisions.

The proposal is to create a small-scale eco-tourism accommodation facility within the Whirinaki Te Pua-a-Taane Conservation Park, which is set within the wider Huiarau Range to the centre east of the North Island. The site is nestled within untouched native bush with very high visual amenity, scenic and cultural values. For these reasons; the proposal has been specifically designed to be respectful of these values, so that the overall development integrates into the landscape; both culturally and physically, and the development is kept to a minimal footprint, and vegetation clearance and earth working is kept to a minimum. Further detail of the proposal is explained in section 3 of this report.

From a landscape and visual perspective in my view, the site location has benefits. While the site is in an untouched location of the park, it is in proximity to the existing Moerangi track and hut. In this instance; there is distance of the proposed lease site from the existing hut and track so as not to detract from the existing back-country / wilderness experience, while refraining from venturing too far into untapped indigenous bush areas.

## 1.1 Assessment Methodology

For this assessment it was not possible to visit the site due to seasonal constraints on access. Landscape and visual assessments are typically accompanied by a site visit by the assessor, and I note that this is a limitation of my assessment. I am however familiar with the overall Huiarau Range, being involved in the neighbouring Taupō District Landscape Assessment that identified the Huiarau Range as an outstanding landscape area (OLA07) in the Taupō District Plan where it extends into the Taupō District. I have visited this range many times within the duration of the Taupō District assessment and note that the characteristics of The Park where they are in indigenous bush cover are consistent with the wider Huiarau Range.

In absence of a site visit to the specific site, my assessment relies on the information provided by the applicant including video and still photographic, site footage on ground and by air, and assessment photographs and site visits by consultant ecologist Nick Singers. It is my view this information along with my background knowledge of the Huiarau Range is sufficient to enable my conclusions.

In summary my landscape and visual assessment methodology includes:

- Review of the existing application information – site photographs, aerial footage, ecological assessments and descriptions, topographical information.
- Determining the visual catchment – considering the surrounding landscape, height of existing trees, surrounding landforms, and proposed building heights.
- Assessment of the existing site context and surrounding site character – considering the existing landscape and assessing the proposed change within that context.
- Assessment of the proposed activity against relevant planning provisions; Wairoa District Plan and Whirinaki Te Pua-a-Taane Conservation Management Plan.

# 2 The Site Visibility and Landscape Character

## 2.1 The Site and Visibility

The proposed development site is located within the Whirinaki Te Pua-a-Taane Conservation Park at approximately 680m above sea level (asl), and around 3.5km south of Moerangi Peak (1051m asl) and less than 1km kokako flight south of Moerangi Hut (660m asl). The site is within the upper catchment of the Moerangi Stream within an incised ‘inward’ deep valley with the immediate surrounding peaks being some 300m above the proposed development site.

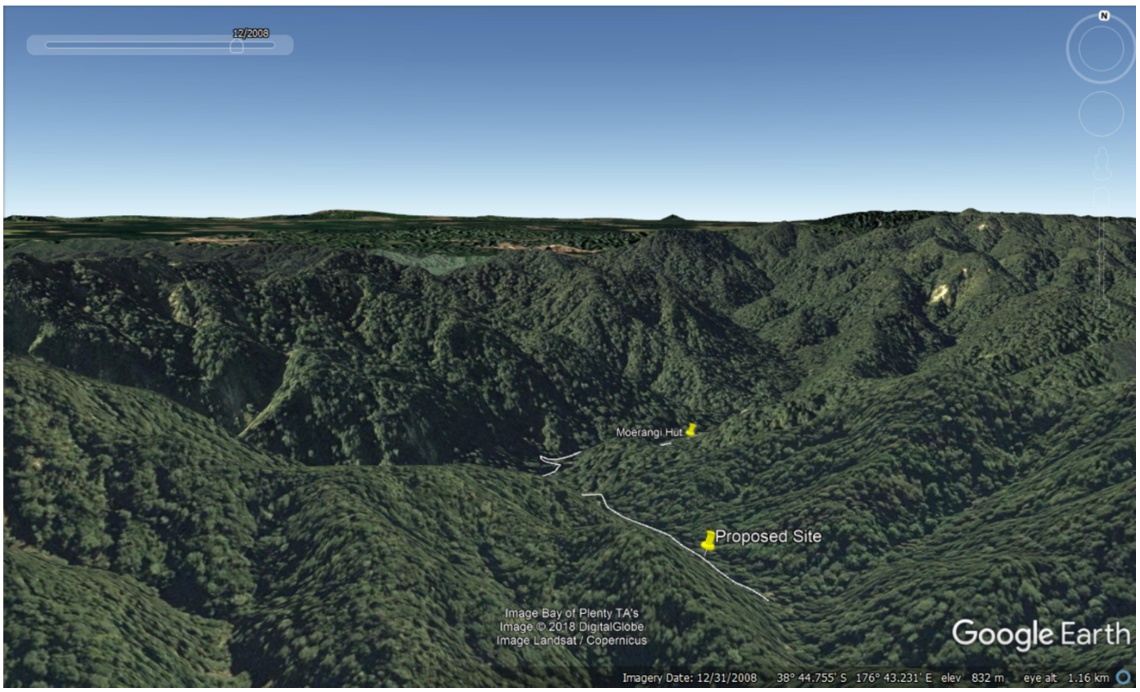


*Image 1: Google Earth aerial terrain image at 1.16km asl altitude **viewing north** to the proposed site and the Moerangi Hut in the upper Moerangi Stream catchment.*

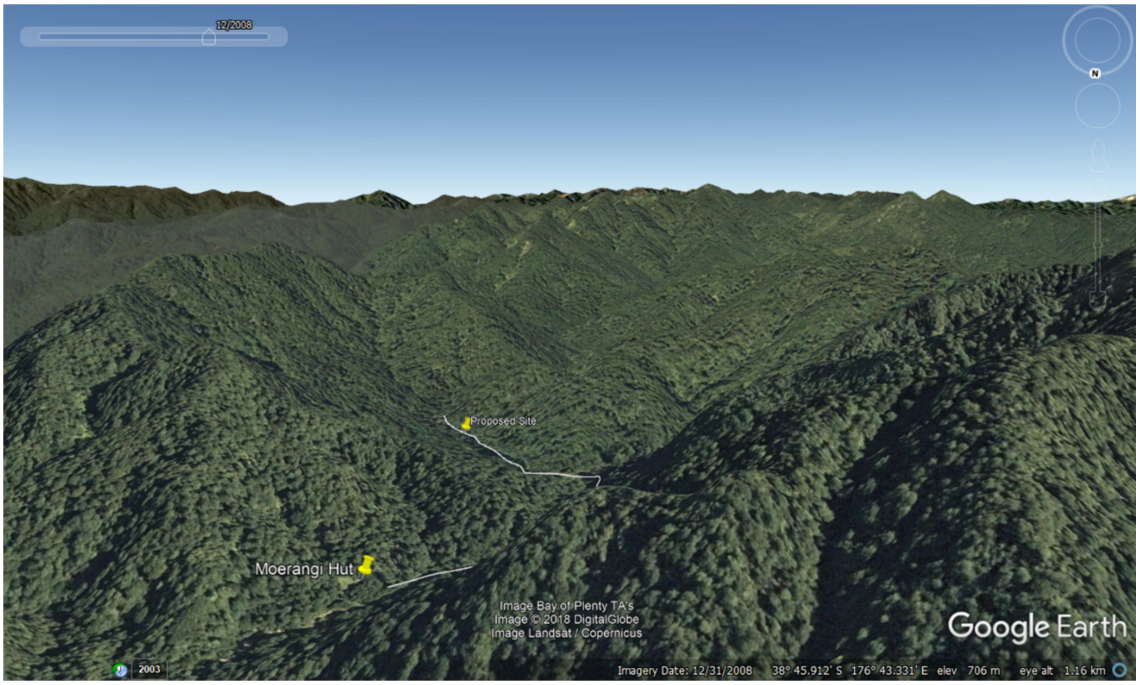


*Image 2: Google Earth aerial terrain image at 1.16km asl altitude **viewing south** to the proposed site and the Moerangi Hut in the upper Moerangi Stream catchment.*

*Image 3: Google Earth aerial terrain image at 830m asl altitude **viewing north** to the proposed site within the upper Moerangi Stream catchment.*

*Image 4: Google Earth aerial terrain image at 830m asl altitude **viewing west** to the proposed site within the upper Moerangi Stream catchment.*

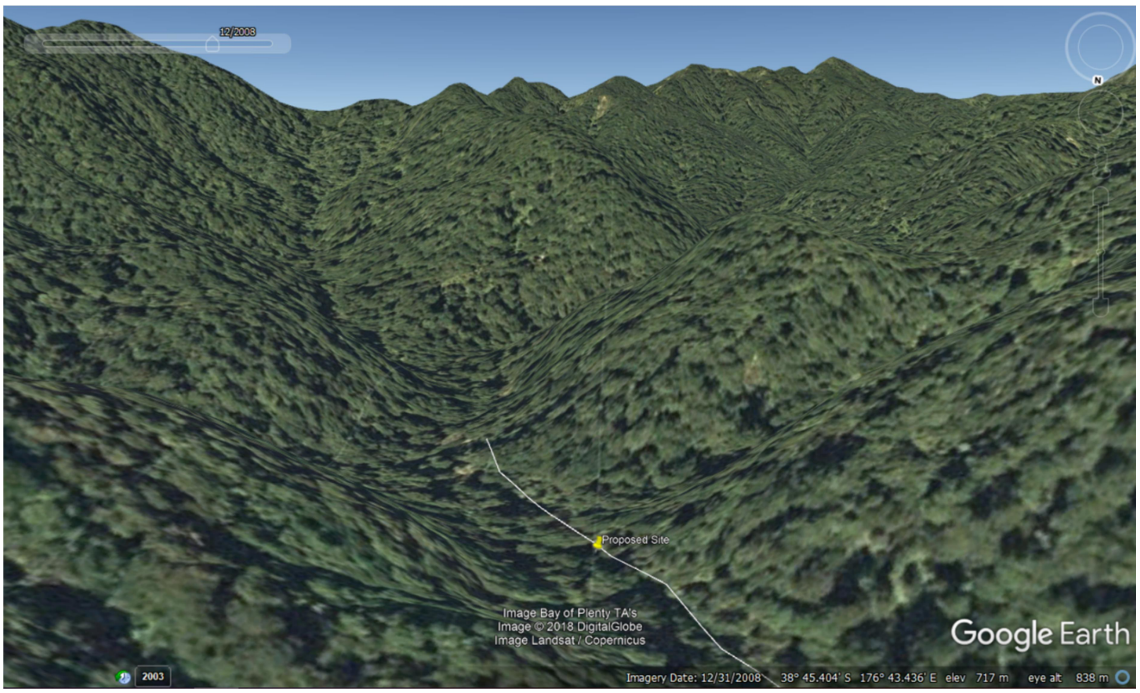


*Image 5: Google Earth aerial terrain image at 830m asl altitude **viewing south** to the proposed site within the upper Moerangi Stream catchment.*

*Image 6: Google Earth aerial terrain image at 830m asl altitude **viewing east** to the proposed site within the upper Moerangi Stream catchment.*

The site is low-lying adjacent to the south Moerangi Stream tributary. The vegetation of this area is described in the Ecological Impact Assessment Report by Nicholas Singers Ecological Solutions Ltd dated May 2018. The Rimu-miro-red beech-silver beech/ kamahi-tawari forest provides a tall dense canopy in a deeply incised valley that limits visibility of the site to the immediate surrounding area.

*Image 7: Photograph of Moerangi Stream adjacent to the site – photo courtesy of Manaaki Group Holdings Ltd.*

*Image 8: Photograph of Moerangi Stream and Lease Site – photo courtesy of Manaaki Group Holdings Ltd.*

## 2.2 The Wider Landscape Context

The site is set within the wider Whirinaki Te Pua-a-Taane Conservation Park, which is part of the wider Huiarau Mountain range running up the centre east of the North Island between Lake Taupō and Lake Waikaremoana. The mountain range consists of mountain peaks at around 1000m asl, the highest in the range being Maungataniwha at 1373m asl. The range is predominantly clad in podocarp beech forest and form one of the last remaining areas of extensive continuous mature native bush in the North Island. It is stunning, and truly outstanding.

Whirinaki Conservation Park is highly valued for its scenic and amenity landscape values. The Department of Conservation's Management Plan (The Management Plan) for the park provides a key guiding document to appropriate development within the park. It notes that the heavily forested nature of most of the Park provides few panoramic views, but the largely unmodified landscape is highly valued for its intrinsic values.

*Image 9: Google Earth Aerial Satellite Photograph of the central east North Island showing the wider Huiarau Range (dark green with proposed site marked in yellow), and wider modified landscape of the surrounding forestry, pasture and urban areas of Taupō and Gisborne.*

*Image 10: Google Earth Aerial Terrain Map the Huiarau Range (dark green with proposed site marked in yellow), viewing north.*

*Image 11: Google Earth Aerial Terrain Map the Huiarau Range (dark green with proposed site marked in yellow), viewing south west.*

The site is also within the Wairoa District jurisdiction and is zoned “Conservation and Reserves”. This zone of the Wairoa District Plan (The District Plan) contains relevant objectives and policies for the appropriate development and use of the Conservation Reserves. The purpose of the zone is to recognise, maintain and enhance the nationally important natural values of areas within the zone, and to ensure that activities and development undertaken within areas administered by the Department of Conservation do not cause adverse effects beyond their boundaries.

# 3 The Proposal

## 3.1 Proposed Activity

The full proposal is explained in the application. Relevant to landscape and visual matters; the proposal is as follows:

- Construct a walking track through the existing bush area up to 1.25km long, including clearance of vegetation.
- The proposed alignment has been chosen to follow natural landform features including using existing deer tracks – deer often use the most accessible pathways through forest habitat. The track proposes to use soft design and construction approaches including:
    - avoiding straight lines,
    - curving around trees and tree root plates/ root zones,
    - climbing steep slopes on gradual sidles, along small well-defined ridges, and
    - using steps in very steep locations and footbridges across small tributaries
    - avoiding areas of saturated ground.

- This design of the track seeks to avoid damage to significant trees and reduce ongoing effects such as reducing erosion of pumice soils.

- Construct a cluster of accommodation and facilities buildings and associated water and waste infrastructure including water tanks on the lease site. The proposed lease site is a terrace with an area of approximately 1100m2, elevated approximately 4-5m above the bed of the Moerangi Stream.

- The proposal is to build on the lease site consisting of:

    - Wharekai – x1 kitchen and dining hall of approximately 90m2. This is raised 800mm off ground, and the building is single storey.

    - Wharemoe – x10 sleeping huts in the form of a mini whare, each one is approximately 22m2. These are raised 800mm off ground and the building is single storey.

    - Water and waste infrastructure to be set amongst existing established bush vegetation out of view from Moerangi Stream.

- Clearance of vegetation for the cluster of buildings on the lease site to be limited to the building footprints and foot tracks so that the overall appearance of the buildings is ‘nestled’ in the vegetation.

- Colours of buildings and water tanks to blend in with the natural vegetation of the site. These are recommended to be within the British Standard BS5252 Range, Groups A and B with reflectance level of no greater than 35%.

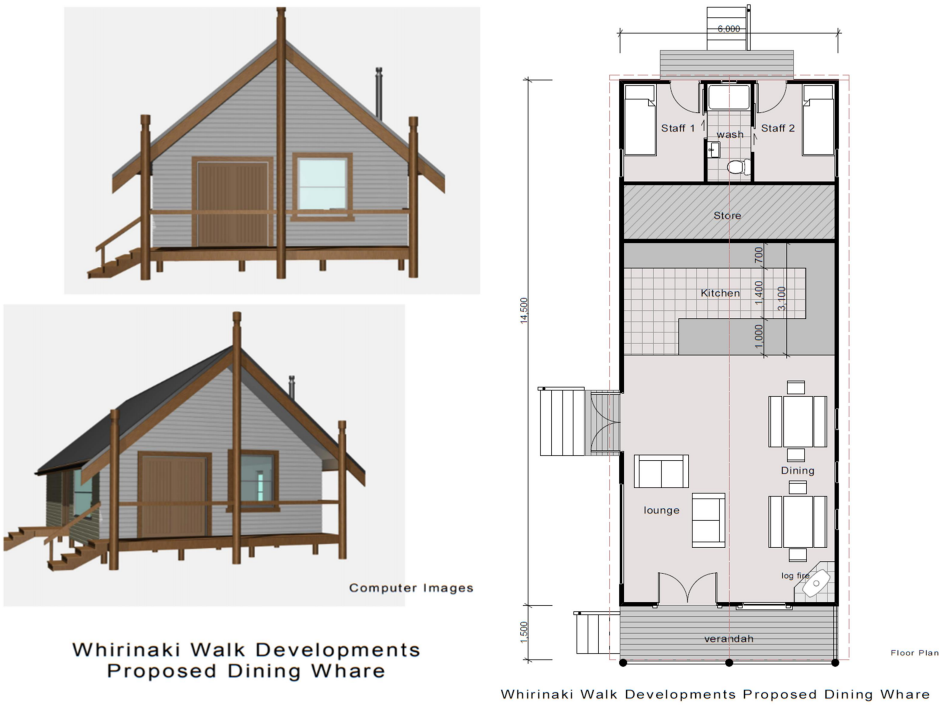


*Image 12: Plan View of proposed wharekai – dining hall, not to scale*

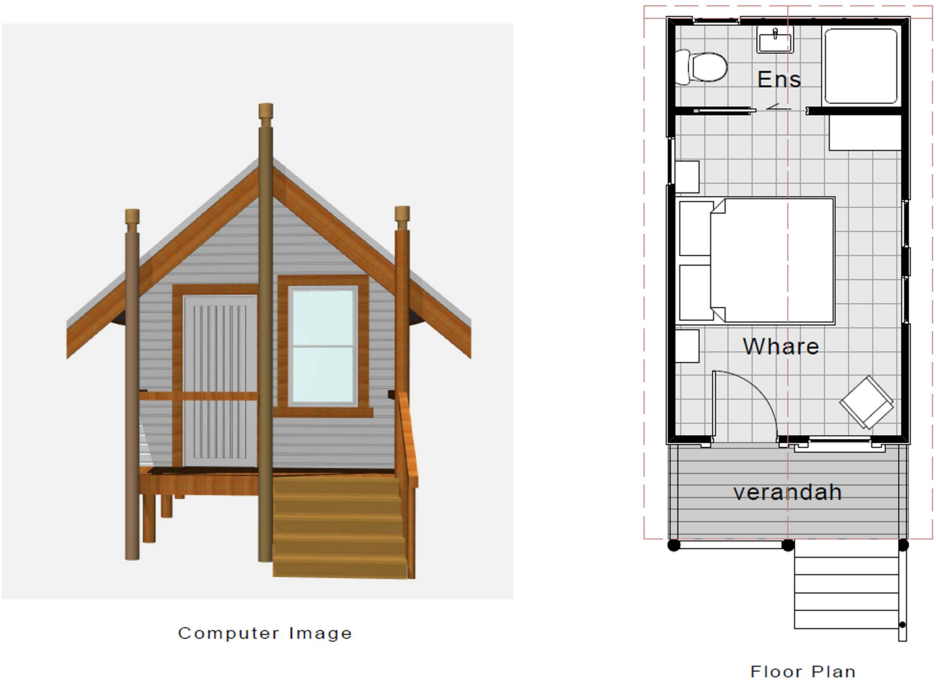

*Image 13: Elevation and plan view of proposed wharemoe – sleeping huts, not to scale*

*Image 14: Indicative computer sketch of wharemoe as it is envisaged on site – image courtesy of Manaaki Holdings Ltd.*

## 3.2 Planning Context

The relevant statutory and non-statutory provisions relating to landscape and visual effects are; The Whirinaki Pua-a-Taane Conservation Management Plan (The Management Plan), and the Wairoa District Plan (The District Plan). A table outlining the relevant planning provisions and comment on these is provided in Appendix 1.

The landscape values of the Whirinaki Conservation Park and Huiarau Range are noted in the Whirinaki Conservation Management Plan (The Management Plan) in the overview of section on geological features, landforms and landscapes as follows;

> *"The heavily forested nature of most of the Park provides few panoramic views, but the largely unmodified landscape is highly valued for its intrinsic values". P24, section 11.*

Under the Management Plan; human induced activities are a threat to the protection of the landscape values of the Whirinaki Conservation Park.

The Wairoa District Plan (The District Plan) notes that the key environmental outcome is for the;

*"Maintenance and enhancement of the conservation and amenity values associated with Te Urewera National Park and other areas with nationally, regionally and locally important conservation and/or recreational values." Anticipated environmental result 14.6.*

While the specific intrinsic, conservation and amenity values of the park are not stated within the Management Plan or District Plan; The Whirinaki Te Pua-a-Taane Conservation Park (The Park) and the wider Huiarau Range is highly valued for its high natural character, wilderness experience and vast open space. It is one of the few remaining expansive indigenous bush areas in the North Island. There are existing walking tracks and huts and enable the 'back country' experience – tramping and hut stay, and with so few of these areas left in the North Island, it is important that these 'back country' experiences are protected. For this reason, this assessment considers effects not only on the high natural character, but also on the wilderness experience.

I have assumed the following factors contributing to the important values of the Whirinaki Conservation Park; a largely unmodified landscape, the back-country/wilderness experience, the dominance of open space, the dominance of mature indigenous vegetation, and ability to recreate within the conservation park, and experience the indigenous ecosystem at a large-scale.

## 3.3 Actual and Potential Adverse Landscape and Visual Effects

The actual and potential adverse landscape and visual effects of the proposed development are identified as;

- Potential Adverse Landscape and Visual Effects on the Values of the Whirinaki Te Pua-a-Taane Conservation Park and the wider Huiarau Range
- Potential Adverse Landscape and Visual Effects of the Walking Track on the immediate Outstanding Landscape Values of the Park
- Potential Adverse Landscape and Visual Effects of the Buildings on the immediate Outstanding Landscape Values of the Park

# 4 Assessment of Landscape and Visual Effects

## 4.1 Potential Adverse Landscape and Visual Effects on the Values of the Whirinaki Conservation Park and wider Huiarau Range.

The character of existing development in Park is one of walking tracks and back-country huts. Large-scale lodges or multi storey buildings are not characteristic of the wilderness experience of the park, and I would be concerned if the proposal was for this type of large scale development. I am satisfied that the proposal is consistent with the existing built character of the Park. In my opinion the proposal has a landscape and visual benefit over existing huts in the Park; in that the proposed buildings will

be low impact on the landscape by being raised off the ground and only requiring minimal vegetation clearance within the building footprint, as opposed to clearing a wider surrounding area.

From a broader landscape and visual perspective; the proposed location is favourable, as it is within proximity to the existing Moerangi Hut, as shown in Images 1 to 6 of this report. In my opinion this location is beneficial in that it does not require significant additional infrastructure or modification to establish the proposed huts. It will require 1.2km of new track that will continue from the existing track. This enables the proposal to be closely associated with the existing infrastructure, will still provide enough space to maintain the back-country experience to users of Moerangi Hut, and ensure that the proposed development will not be seen or heard from the existing Hut, therefore maintaining the wilderness experience in this location.

The proposal is sited in a valley that is deep within the Huiarau Range and will not impact on significant features or land forms. The proposal is sited low on the topography near the Moerangi Stream. It avoids siting on prominent land areas. As access is by foot only, the vegetation along the walking track will remain largely intact. These aspects of the proposal in my opinion are consistent with the relevant objectives and policies of the Management Plan and the District Plan (refer Appendix 1 to this report).

In summary; the potential adverse landscape character and visual effects on the values of the Whirinaki Te Pua-a-Taane Conservation Park and wider Huiarau Range are anticipated to be no more than minor because:

- The proposed development is consistent with the character of the existing built infrastructure in The Park – being walking track only access following the contour of the land, and small-scale buildings set within the natural vegetation.
- The proposal is near existing infrastructure; being the existing Moerangi hut and track, to minimise overall development and disturbance within the park, while maintaining enough distance to maintain the back-country experience for Moerangi hut.
- Care is taken in the proposal to avoid vegetation clearance by siting proposed development around existing vegetation and where clearance is required this is minimal removal, particularly when compared to historical removal around existing huts.
- Earthworks and structures are avoided on ridgelines and prominent landforms and features.

## 4.2 Potential Adverse Landscape and Visual Effects of the Proposed Walking Track on the Surrounding Outstanding Landscape Values of the Park.

Walking tracks and associated built structures and earthworks have the potential to impact on immediate landscape values if not designed sensitively to the surrounding environment. The proposed track at 1.2km, is in my view is minor in relation to the length of existing trails within The Park (around 170km).

I understand that the proposed walking track is to follow topography close to the stream corridor, so that additional cut and fill beyond the earthworks associated with track construction is not required. Built structures such as small stream crossings and stairs are to be constructed of timber and natural materials and that the track is to avoid where practicable existing mature trees.

These measures in my opinion are appropriate to ensure that any potential adverse effects of track construction on the surrounding outstanding landscape will be avoided and will ensure trail development is appropriate for the character of the surrounding landscape. These aspects of the proposal in my opinion are consistent with the relevant objectives and policies of the Management Plan and the District Plan (refer Appendix 1 to this report).

In summary, the potential adverse landscape and visual effects of the proposed walking track on the surrounding outstanding landscape will be no more than minor because:

- The proposed trail is minimal in length being 1.2km long.
- The trail will follow existing topography to minimise the need for earthworks and will avoid the need for removal of existing mature growing trees where practicable, so that the trail integrates with the existing landscape setting.
- Materials required for trail construction such as small stream crossings and stairs will be limited to natural materials such as timber, earth and stone (if needed). There is no need for bright reflective colours to be added to these structures.

## 4.3 Potential Adverse Landscape and Visual Effects of the Proposed Buildings on the Surrounding Outstanding Landscape Area.

Built structures have the potential to adversely impact on the wilderness experience of back-country areas, if they are inappropriately designed or located inappropriately. This proposal seeks to ensure that these potential adverse effects are avoided, by siting buildings low in the topography – low lying stream corridor, as opposed to higher up the valley sides, and avoiding prominent ridges or landforms. Images 12 to 14 of this report show how the buildings are designed to be small scale so that in total their need for vegetation and clearance of indigenous vegetation is less than that of a typical back country hut.

While there is no existing track in the area, for Park users who may be 'bush bashing' further up the stream from Moerangi Hut, there will be a change in wilderness experience to surrounding areas by introducing built development where it does not currently exist. This change will be limited to the immediate surrounding area only, for a moment in time while passing the lease site. Here, glimpses of the wharekai and the occasional wharemoe may be visible through the vegetation, and the appearance will be one of a small group of huts nestled within the trees.

Further design measures are incorporated into the proposal to ensure that glimpses of buildings do not dominate the landscape, and to ensure the proposed development will remain visually subservient to the surrounding mature podocarp and beech trees. This includes limiting buildings to single storey, clustering the buildings so that their overall footprint in the landscape modifies a lesser area in the landscape, using natural colours and materials and designing structures to a traditional whare design that is reminiscent of historical settlement. I further recommend that colours of buildings – should they require painting, and associated infrastructure including water and waste tanks, be limited to the British Standard BS5252 range, groups A and B, with light reflectance levels less than 35%. These aspects of the proposal in my opinion are consistent with the relevant objectives and policies of the Management Plan and the District Plan (refer Appendix 1 to this report).

In summary: the potential adverse landscape and visual effects of the proposed buildings on the surrounding outstanding area are anticipated to be no more than minor because;

- Proposed built structures that remain visually subservient to the surrounding tall vegetation and topography of the Moerangi Stream valley by:
    - Ensuring built structures are single storey not multiple storey
    - Confining built structures to one area as opposed to spreading throughout the valley to avoid intrusion into open space areas.
    - Siting built infrastructure low on the topography so that it visibility is minimal in the surrounding landscape.
- Clearance of vegetation limited to building footprint only so that the proposed development remains 'nestled' within and well-integrated with the surrounding landscape.
- Design of built structures to be in keeping with a traditional NZ whare style building, as opposed to buildings that might be found anywhere in the world and not reflect a NZ vernacular.
- Colours of structures to be of natural tones with recommendation to limit to the range within BS5252 Groups A and B maximum light reflectance level 35%.

# 5 Conclusion

This landscape and visual assessment has found the proposed development along with the context of the site location, and proposed design and mitigation measures will have landscape and visual effects that are no more than minor.

Any potential adverse effects to surrounding neighbours will be mitigated through a vegetated framework and an architecturally bespoke design utilising materials and colours that will assist in integration of the buildings with the site.

Having considered the landscape and visual effects of the proposal against the Whirinaki Pua-a-Taane Conservation Management Plan and the Wairoa District Plan, I am satisfied that the proposal achieves the relevant objectives and policies of these planning documents.

# Appendices

## Appendix 1 –Summary of relevant objectives and policies

### 1.1 Whirinaki Te Pua-a-Taane Conservation Management Plan – Relevant Provisions

| Ref | Provision | Comment |
|---|---|---|
| | **Objectives – Geological features, landforms and landscapes** | |
| **20.1.1** | The natural landscapes of the Park are protected and remain as close as possible to their natural state, free from adverse effects of human-induced activities. | The proposal is designed to be integrated with the natural landscape values of the park and avoid adverse effects by:<br>• Proposing small scale-built structures that remain subservient to the surrounding tall vegetation and topography of the Moerangi Stream valley.<br>• Establishing new infrastructure so that it is near existing infrastructure; being the existing Moerangi hut and track, to minimise overall development and disturbance within the park.<br>These measures ensure the proposal will maintain the natural landscapes of the Park in as close as possible to their natural state. |
| **20.1.2** | The geological features and landforms of the Park are protected to preserve their intrinsic scenic qualities and scientific values. | Prominent geological features and landforms such as peaks, ridgelines, and spurs are avoided. |
| | **Policies – Geological features, landforms and landscapes** | |
| **20.2.1** | Avoid undertaking vegetation clearance, earthworks or locating buildings and structures on ridgelines and other prominent landforms and features. | Care is taken in the proposal to avoid vegetation clearance by siting proposed development around existing vegetation and where clearance is required this is minimal removal, particularly when compared to historical removal around existing huts.<br><br>Earthworks and structures are avoided on ridgelines and prominent landforms and features. |
| **20.2.2** | Protect the natural and scenic values of the Park's landscapes from potential adverse effects. | Potential adverse effects are avoided by:<br>• Ensuring built structures are single storey not multiple storey to remain subservient to the surrounding open space landscape.<br>• Confining built structures to one area as opposed to spreading throughout the valley to avoid intrusion into open space areas.<br>• Ensuring track disturbance is minimal by following the natural contour where practicable and avoiding need for large scale earthworks.<br>• Siting built infrastructure low on the topography so that it visibility is minimal in the surrounding landscape. |
| **20.2.3** | Avoid or minimise adverse effects arising from buildings and structures through careful consideration of scale, location, orientation, design and material and colour. | Actual adverse effects are avoided by:<br>• Small scale-built structures closely sited and limited to single storey.<br>• Clearance of vegetation limited to building footprint only so that the proposed development remains 'nestled' within and well-integrated with the surrounding landscape.<br>• Design of built structures to be in keeping with a traditional NZ whare style building, as opposed to buildings that might be found anywhere in the world |

| Ref | Provision | Comment |
|---|---|---|
| | | and not reflect a NZ vernacular.<br>• Colours of structures to be of natural tones with recommendation to limit to the range within BS5252 Groups A and B maximum light reflectance level 35%.<br>• Materials of built structures to be predominantly natural timber. |
| | **Policies - General** | |
| **25.1.4** | Should apply the following criteria, in addition to any activity-specific criteria, when assessing the effects of proposed activities: | |
| **a)** | effects on:<br>(i) natural, historical and cultural values; | The potential effects on natural, historical and cultural value from a landscape and visual perspective are identified as follows:<br>• Potential for Impact on the Landscape Values of the Whirinaki Te Pua-a-Taane Conservation Park and the wider Huiarau Range<br>• Potential for the Walking Track to Impact on the immediate Outstanding Landscape Values of the Park<br>• Potential for the Buildings to Impact on the immediate Outstanding Landscape Values of the Park |
| **b)** | any measures that can reasonably and practically be undertaken to avoid, remedy or mitigate any adverse effects of the activity including separating that activity from others in terms of time and space; | The following measures have been taken to avoid, remedy or mitigate any adverse effects:<br>• Proposing small scale-built structures that remain subservient to the surrounding tall vegetation and topography of the Moerangi Stream valley.<br>• Establishing new infrastructure so that it is near existing infrastructure – while still providing enough space to retain as sense of wilderness experience for both locations; being the existing Moerangi hut and track, to minimise overall development and disturbance within the park.<br>• Prominent geological features and landforms such as peaks, ridgelines, and spurs are avoided.<br>• Care is taken in the proposal to avoid vegetation clearance by siting proposed development around existing vegetation and where clearance is required this is minimal removal, particularly when compared to historical removal around existing huts.<br>• Proposed built structures are single storey not multiple storey to remain subservient to the surrounding open space landscape.<br>• Built structures are confined to one area as opposed to spreading throughout the valley to avoid intrusion into open space areas.<br>• Proposed track disturbance is minimised by following the natural contour where practicable and avoiding need for large scale earthworks.<br>• Proposed built infrastructure is sited low on the topography so that it visibility is minimal in the surrounding landscape. |

| Ref | Provision | Comment |
|---|---|---|
| | | • Clearance of vegetation limited to building footprint only so that the proposed development remains 'nestled' within and well-integrated with the surrounding landscape.<br>• Design of built structures to be in keeping with a traditional NZ whare style building, as opposed to buildings that might be found anywhere in the world and not reflect a NZ vernacular.<br>• Colours of structures to be of natural tones with recommendation to limit to the range within BS5252 Groups A and B maximum light reflectance level 35%.<br>• Materials of built structures to be predominantly natural timber. |
| | | |

1.2 Wairoa District Plan – Relevant Provisions

| Ref | Provision | Comment |
|---|---|---|
| | **Objectives - Conservation and Reserve Zone** | |
| **14.2.1** | To recognise, maintain and enhance the nationally important natural/ecological values of Te Urewera National Park and other areas within the zone, as well as their significance to tangata whenua. | Values are proposed to be maintained through methods outlined in the table above. Enhancement measures are explained in Nick Singers Ecological report. |
| **14.3.2** | To ensure that activities and development undertaken in Te Urewera National Park or other areas administered by the Department of Conservation do not cause adverse effects beyond their boundaries, by using regulation as appropriate. | The proposal will not cause adverse effects beyond the boundaries. |
| **14.3.3** | Ensure existing activities can continue to operate within the zone while recognising the sensitive nature and significant values associated with the surrounding environment. | The proposal is near existing infrastructure – while still providing enough space to retain as sense of wilderness experience for both locations; being the existing Moerangi hut and track, to minimise overall development and disturbance within the park. |
| | **Assessment Matters – Privacy, Shading and Visual Amenity** | |
| **30.4.1** | The degree to which the proposed buildings: | |
| **(a)** | will be compatible with the character of the area, including the scale of other buildings in the surrounding area; | The proposed buildings will be compatible with the character of the area by being small scale |
| **(b)** | will overshadow adjoining sites and result in reduced sunlight and daylight; | The proposed buildings will not overshadow adjoining sites or result in reduced sunlight and daylight. |
| **(c)** | will cause a loss of privacy through being over-looked from neighbouring buildings; | The proposal will not cause loss of privacy through being over-looked from neighbouring buildings. |
| **(d)** | will block views from properties in the vicinity, or from roads or public open space in the surrounding area; | The proposal will not block views from properties or roads. |
| **(e)** | will diminish the openness and attractiveness of the street scene; | The proposal is small scale and is designed to not detract from the amenity values of the surrounding |

| Ref | Provision | Comment |
|---|---|---|
| | | landscape. |
| **(f)** | will detract from the amenity of adjoining sites in terms of such matters as noise,<br>odour, dust, glare occurring as a result of the building; and | There will be a change in wilderness experience to surrounding areas by introducing built development where it does not currently existing. However, there is no existing formed track in this area, therefore the change in experience will not impact on track users of the Park, and the visual change will be confined to a limited part of the stream side, where existing vegetation will minimise visibility of the proposed site. |
| **(g)** | will allow more efficient, practical and/or pleasant use of the remainder of the site. | N/A to landscape and visual, although will enable this part of Moerangi Stream valley to be experienced in an educational and unique nature experience. |
| **30.4.2** | Landscaping proposed for the site. | "Landscaping" is done by way of retaining as much existing vegetation as practicable, so that the proposed development maintains integration with the surrounding landscape. Enhancement measures are covered in Nick Singers Ecological report. |
| | | |