IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of a resource consent application made by Kevin and Lynn Tylee to subdivide the property at **597 Horahora Toad, Arapuni** (RM240115).

DIRECTION No.2 FROM THE HEARING PANEL

1. Pursuant to section 34 and 34A of the RMA, South Waikato District Council ('SWDC') has appointed a Hearing Panel for the hearing of an application by Kevin and Lynn Tylee. This Panel comprises independent Hearing Commissioners – Mrs Cherie Lane (Chairperson) and Mr Tim Manukau. The Hearing Panel's function is to hear the application and submissions and to make a decision on the proposal. It is also to deal with any procedural matters.

2. The hearing was held on Wednesday 21st and Thursday 22nd October 2026, at which time the Panel heard from the Council (SWDC), the Applicant (Mr and Mrs Tylee) and a number of Submitters. At the request of the Applicant, the hearing was adjourned. This was to enable time to respond to a number of matters of detail and identified inconsistencies, as identified by the Council's advisors (processing planner, ecological expert and landscape expert). This advice is detailed in Council memorandum and statements of evidence (**Attachment 1**).

3. We note that in Mr Mansergh's evidence (22nd October 2026, paras 47 and 48), he references the *South Waikato District Landscape Assessment* (authored by Isthmus Group Ltd, August 2012). More specifically he refers to Addendum 2 in this report (Horahora Rd River Review) and which he tabled copies at the hearing. The full Isthmus report is provided with this Direction for completeness (**Attachment 2**).

4. The Panel understands that a Final Draft set of recommended conditions will be available mid-November. The Panel acknowledges that changes made to the Draft conditions (as proposed between the Council and the Applicant) will be of interest to Submitters. Upon receipt, this draft set of conditions will be circulated to all Submitters.

5. The adjournment period also provides the opportunity for the Applicant to respond to a number of matters of detail, raised by the Panel during the hearing. This includes confirmation of areas of sitewide 'mitigation' relative to the three proposed stages of subdivision; and the topography of the proposed 10-metre-wide esplanade strip (as to its useability).

Panel Advice

6. The Panel accepts the request made by the Applicant for an adjournment to this hearing. This will enable matters of detail and clarification of some information, along with a draft set of conditions, to be addressed.

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7. The Panel advises that upon receipt of this additional information and Draft set of Conditions, this is to be circulated to Submitters, through Ms Cathie, Hearings Administrator.

8. The hearing remains adjourned until further notice. Any enquiries regarding this Direction or related matters should be directed to Ms Julie Cathie, Hearings Administrator, at julie.cathie@southwaikato.govt.nz



Cherie Lane
Independent Hearing Panel Chair
28th October 2026

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Attachment 1

SWDC Planning, Ecology and Landscape Statements

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BEFORE THE SOUTH WAIKATO DISTRICT COUNCIL'S INDEPENDENT COMMISSIONERS

UNDER	the Resource Management Act 1991
AND	
IN THE MATTER	of resource consent application RM240115 for subdivision and associated land use at 597 Horahora Road, Arapuni

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STATEMENT OF EVIDENCE
OF ELOISE LONNBERG-SHAW, PROCESSING PLANNER

on behalf of SOUTH WAIKATO DISTRICT COUNCIL

Dated: 23 October 2026

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1 INTRODUCTION

1.1 My full name is Eloise Madeleine Lonnberg-Shaw. I am a principal planner and director of EnviroPlanning, being a bespoke planning consultancy based in Hamilton, which I started 5 years ago. I have extensive experience in resource management and consenting matters, having worked as firstly an environmental lawyer and Māori and civil litigation specialist for 10 years, followed by a career change to become an environmental planner in 2016. In that time, I have acted for or on behalf of most of the territorial authorities in the Waikato Region (as well as Waikato Regional Council), including South Waikato District Council.

1.2 I was engaged by South Waikato District Council in early 2025 to assist with processing the original application for subdivision and land use consent lodged by the Tylees (and prepared by Ms Steenstra). I have therefore been involved in this process from January 2025 and have been in regular contact with Ms Steenstra throughout.

1.3 I prepared both the notification report and the section 42A report for this application, as well as the preceding requests issued under sections 91 and 92. This statement records and clarifies the planning evidence I presented at the hearing on 22 October 2026, updates my assessment in response to the evidence heard, identifies outstanding matters and explains my proposed amendments to the recommended conditions. I do not repeat the description of the proposal or my assessment of matters already addressed in the evidence before the Commissioners.

1.4 Since receiving the evidence from the applicant and submitters, I have prepared an amended set of working conditions. I have also considered the Commissioners' questions and made further amendments in response. The conditions remain a work in progress and are not attached to this statement. An updated set will be circulated following the hearing adjournment.

2 UPDATES TO S42A REPORT – OUTSTANDING MATTERS

2.1 My recommendation was based on the premise of several outstanding matters being satisfactorily resolved either before consent is granted (if the Commissioners are of mind to do so), or through sufficiently certain conditions and legal instruments. For clarity, at the time of writing the s42A report, those matters were:

a) Ensuring that all sites are capable of providing suitable areas for wastewater disposal, as relied on by a number of the applicant's technical witnesses;

b) The ownership and ongoing maintenance of stormwater infrastructure;

c) Ongoing protection of the road, access and infrastructure requirements identified by Council's peer reviewers;

d) A finding of cultural effects, based on recent discussions between the applicant and iwi (and confirmed as part of this process); and

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e) Suitable conditions to ensure the implementation of the ecological and landscape management, as well as the legal protection mechanisms proposed for the same.

2.2 I address these matters in turn below, along with specific responses to submitter evidence received.

3 WASTEWATER SERVICING AND BUILDING AREAS

Wastewater disposal area

3.1 The GWE wastewater assessment provided with Mr Moule's evidence supplies further information about the ability of the proposed lots to accommodate on-site wastewater treatment and disposal. It adopts a five-bedroom dwelling, a design flow of 1,440 litres per day and, confirms that for drip irrigation, a combined primary and reserve disposal area of 540 m² will be required for each lot to appropriately treat wastewater[1]. Mr Moule relies on its conclusion and the plan prepared by Cogswell, that sufficient land is available on every residential lot.

3.2 The GWE report provides helpful guidance for how the new lots can accommodate the proposed dwellings and accessory buildings within the defined 800 m^2 building area relied on by several of the applicant's technical experts. However, there appears to be a discrepancy between the constraints described in the GWE assessment and the areas shown as available on its supporting plan.

3.3 GWE confirms that all wastewater-treatment and disposal areas should be located outside of the "25m Top of Bank Setback", the "30m Lake Edge Setback" and be setback 10 m from "the small stream onsite"[2], the latter being located within Stage 2 (north of Lot 63). However, that restriction does not appear to have been consistently applied when identifying the available areas on the plan, which on closer inspection appear to be based solely on the "30m Lake Edge Setback". In places, the Top of Bank Setback is further inland than the Lake Setback, which creates a discrepancy in available area. Consequently, the areas available for wastewater disposal appear to be overstated in the report and on the plan titled 'Available Effluent Disposal Areas'.

3.4 District Plan building setbacks are also relevant where wastewater-treatment structures extend above ground. However, given that wastewater tanks are ordinarily installed below ground, my concern does not depend on those building setbacks applying. Rather, the applicant needs to reconcile the supporting plan with the constraints identified in the GWE assessment itself, particularly the 25 m Top of Bank setback, and confirm the resulting usable areas on each lot.

3.5 I also wish to correct my response to a question during the hearing about whether Council's Land Development Engineer (LDE) had reviewed the GWE assessment. I stated that he had not, as he was away. I have since confirmed that the assessment had been

[1] Section 7.2 confirms that "*those [Lots] with less [area] will require either a higher level of treatment or a site-specific assessment to use a less conservative loading rate*."
[2] GEW report, section 5, table 4

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reviewed by another LDE. The only queries raised concerned the same feasibility matters identified in my evidence, including demonstrating that the required wastewater disposal areas can be accommodated alongside the proposed development and applicable site constraints.

Building / site coverage free of restrictions

3.6 The proposed 800 m² building areas have been relied on throughout the application, but their spatial extent was first demonstrated on a plan available to me through the GWE assessment and 'Available Effluent Disposal Areas' plan provided with Mr Moule's evidence. Although GWE states that each residential lot has an 800 m² platform, the plan shows only 635 m² on Lot 83. The applicant should clarify whether the full area can be accommodated.

3.7 The applicant seeks building coverage of up to 500 m² per residential lot, including lots where this exceeds the 10% limit, with all buildings contained within the approved 800 m² building area. I am not concerned with that increased coverage in principle, provided it can be accommodated alongside the other requirements applying to each lot.

3.8 GWE's adopted drip-irrigation design requires 540 m² for wastewater disposal: 360 m² primary and 180 m² reserve. Its assessment excludes the building platform when calculating available disposal land, therefore allowing for separate allocations totalling 1,340 m². This is not necessarily a minimum for every wastewater design. If disposal within the unbuilt portion of the building platform is proposed, GWE should confirm its feasibility and any resulting restrictions on building location.

3.9 The building areas must also be reconciled with the applicable top-of-bank, slope-related geotechnical, lake-edge, hydroelectric operating-easement and riparian restrictions; the esplanade strip; ecological protection areas; the 25 m bat-habitat setback from the river edge; the 5 m setback from new planting areas; and any other identified natural-hazard restrictions. Their different measurement points and spatial extent should be clearly shown on coordinated plans.

3.10 Buildings must also remain outside approved primary and reserve wastewater disposal areas and must not obstruct overland flow paths, compromise stormwater devices or prevent reasonable inspection access. Mr Male's evidence identified a further requirement to keep buildings outside ponding areas. Those extents are not shown on the plans presently relied on and need to be identified for the proposed finished landform.

3.11 The applicant should therefore provide coordinated plans demonstrating that each lot can accommodate the full 800 m² building area and the building coverage sought, together with wastewater disposal, access and stormwater requirements, while meeting the applicable restrictions. Any overlap should be identified and explained. My concern is demonstrated feasibility, rather than an engineering assessment of the proposed systems. These matters require resolution before determination; subsequent verification conditions do not replace that assessment.

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3.12 The updated working conditions to be circulated following the hearing adjournment will seek to address these restrictions and the relevant requirements arising from the hearing evidence. The associated plans and proposed consent notices will need to make their spatial extent and continuing obligations clear to future owners, without requiring access to the full set of consent conditions.

4 STORMWATER ASSET OWNERSHIP AND MAINTENANCE

4.1 At the time of drafting my section 42A report, the applicant and Council had not yet reached agreement on the future stormwater asset ownership structure and whether easements in gross were appropriate mechanisms for long-term stormwater management. Council's concern was that future owners might understand an easement in gross to mean that Council would maintain the assets, which is not consistent with Council's usual approach in rural and rural lifestyle areas. Council's preference was therefore for stormwater assets outside the road corridors being vested in Council to remain privately owned, with responsibility resting with the relevant landowners.

4.2 This has now been resolved, as it has been agreed that planted areas outside Lot 37 and outside the vested road corridors, will be held in private ownership with no easements in gross.

4.3 Mr Male's evidence identified matters to be addressed through the Stormwater Management Plan, including locating swales outside the Waikato River Trail, using non-contaminating building materials, and keeping buildings outside ponding areas. I address the building-location implications in section 3 above.

4.4 The final conditions and associated legal instruments should record the agreed asset ownership and responsibilities for inspection, maintenance, repair and replacement, including access rights and shared obligations where infrastructure serves more than one lot. Subject to those arrangements being secured, I consider the ownership and maintenance matter resolved.

5 ONGOING PROTECTION OF ROAD, ACCESS AND INFRASTRUCTURE REQUIREMENTS

5.1 We heard from Ms Makinson that she and Ms Parsons, Council's traffic peer reviewer, have reached agreement on the outstanding road and access matters concerning the conditions. I have discussed this with Ms Parsons. My updated set of conditions will incorporate the agreed requirements, which in my view address the outstanding matters. As a result, I consider this matter resolved.

5.2 The Outdoor Access Commission's submission raised concerns about the safety of retaining the Waikato River Trail within the road corridor, rather than relocating it into the esplanade strip. It also raised concerns about construction effects on trail users, including whether those effects would discourage use of the trail during that period.

5.3 Although Ms Parsons was not present at the hearing, I consider that her assessment, together with the evidence of Ms Makinson and the agreed road and access conditions,

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sufficiently addresses the safety implications of retaining the trail within the road corridor and managing effects on trail users during construction. Relying on that technical input, I do not consider that further evidence on those matters is required. I nevertheless acknowledge that construction may temporarily affect the attractiveness and use of the trail, and the updated working conditions will address its protection and the management of construction-related disruption.

6 CULTURAL EFFECTS

6.1 At the time of writing my s42A report, I noted concerns around the lack of available and reliable evidence with regards to cultural and spiritual effects. While acknowledging the ongoing attempts of the applicant to engage with iwi, the lack of tangible assessment of the same meant that I could not reach a finding on the ultimate level of effect on mana whenua. As a result, I noted that this remained an adverse effect to be weighed in the overall assessment under s104.[3]

6.2 As confirmed in evidence, an MOU has been entered into between the applicant, Ngāti Hauā and Ngāti Koroki Kahukura. Together with Mr Wilson's verbal confirmation that Ngāti Koroki Kahukura will formally withdraw its submission, this gives me confidence that these iwi groups have reached a sufficient level of comfort with the proposal, subject to implementation of the agreed measures. This addresses, in part, the outstanding matters underpinning my qualified finding in the section 42A report concerning the cultural and spiritual relationships identified in the submissions.

6.3 If and when the relevant submissions are formally withdrawn, I would no longer characterise the concerns raised in them as matters of continuing opposition by those submitters. My remaining consideration would concern cultural effects relevant to the assessment under section 104, based on the evidence available, rather than the resolution of withdrawn submissions. In undertaking that assessment, I do not purport to speak for mana whenua or substitute my own assessment of cultural values for theirs.

6.4 It was also confirmed during the hearing that Raukawa, although not a party to the MOU provided with Mr Moule's rebuttal evidence, intends to enter into a separate MOU with the applicant and withdraw its submission. This indicates progress towards resolving the concerns raised by Raukawa, although I understand that these steps have yet to be completed.

6.5 On the evidence presently available, I consider that the MOU with Ngāti Hauā and Ngāti Koroki Kahukura provides a basis for concluding that their concerns have been sufficiently addressed, subject to implementation of the agreed measures. If Raukawa confirms that its concerns have likewise been addressed through its separate agreement with the applicant and confirms withdrawal of its submission, I would regard the outstanding cultural-effects matters identified in my section 42A report as resolved. Until that confirmation is received, my conclusion in respect of Raukawa remains qualified.

[3] Paras [192]-[196] and [212]-[213]

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7 ECOLOGICAL AND LANDSCAPE IMPLEMENTATION AND PROTECTION

7.1 Ecological and landscape implementation and protection have been matters of considerable discussion during the hearing, with particular attention from the Commissioners. We heard evidence on these matters from Ms Budd, Mr Kessels, Ms Ryder, Mr Mansergh and Mr Bray.

7.2 I agree that the proposed pest control and the nature and style of planting require further detail. Ms Budd also identified remaining concerns about the mechanism for ongoing management and the information supporting the applicant's conclusion that the proposal would achieve a net ecological gain. As I understand her evidence, that conclusion appears to rely, at least in part, on planting and restoration outside the proposed lot boundaries, which I understood from Mr Kessels' evidence would no longer occur. I share Ms Budd's concern that the applicant needs to clarify the extent of the works now proposed and demonstrate whether the net gain conclusion remains supported.

7.3 I also considered the discussion about individual landowner management compared with collective management. Council does not favour taking ownership and maintenance responsibility for additional landscape areas, given its funding and resourcing constraints. In my opinion, private ownership and management can be appropriate for this subdivision, provided the obligations are sufficiently clear and enforceable. I acknowledge the risks associated with coordinating pest control and maintenance across multiple owners. These reinforce the need to identify who must undertake each task, when it must occur, and how continuing obligations will be communicated to future owners.

7.4 In my view, the ecological and landscape measures ultimately relied on in the assessment need to be secured through conditions requiring certification and implementation of the relevant management plans, ongoing maintenance, and appropriate legal protection. Those conditions must clearly identify the obligations applying to each stage, including the timing of planting, pest control and other mitigation, and secure continuing obligations for future owners. I consider those implementation and protection requirements capable of resolution through the final conditions and associated legal instruments, but this does not remove the need for the further information and clarification identified by Ms Budd.

8 CONDITIONS

8.1 As noted, I have prepared an updated set of working conditions taking into account the applicant's suggested amendments, the technical and submitter evidence, and matters discussed during the hearing. I will circulate an updated set following the hearing adjournment, with tracked changes and comments explaining the proposed amendments, to the applicant and all submitters for review.

8.2 I do however want to make a few points about the amended conditions proposed by the applicant through Mr Moule.

8.3 Mr Moule has reorganised the conditions into separate stage-specific sets, which was discussed at length at the hearing. I acknowledge that this is a commonly used approach;

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however, Council's preference remains to retain a consolidated set, with common requirements applied clearly to each stage through the staging condition and express exceptions for requirements applying to the subdivision as a whole or to particular stages. I have, however, separated the land use consent conditions into a distinct section, to distinguish those obligations from the subdivision requirements relevant to section 224(c) certification.

8.4 In response to a question from the Commissioners, I will also consider whether particular requirements would be more clearly expressed through specific stage-related conditions. I had not fully considered that point at the hearing and will do so before circulating the next set of working conditions to the applicant and submitters.

8.5 Mr Moule proposes a range of amendments to the conditions, most without accompanying reasons and some without being tracked. I have reviewed those amendments and recorded my response in the updated set of 'working conditions', accepting changes where appropriate and explaining the principal areas of disagreement.

8.6 The updated set of conditions also incorporate amendments and additional requirements arising from the technical evidence and recommendations of technical experts, Council officers and the applicant's planner. Given that I did not have access to a Word-version of Mr Moule's amended conditions, my updated set has relied on developing the first draft attached to my section 42A report (but with comments identifying each change proposed by Mr Moule).

8.7 Mr Moule proposes removing several express references to section 224(c) certification. I have retained those references where they identify the milestone by which works must be completed, information or certification provided, or ongoing obligations secured. In my opinion, these requirements provide clarity for the consent holder and Council when implementing and assessing compliance with each stage.

8.8 More generally, I do not support removing substantive safeguards through separate conditions solely because the same subjects will be addressed in future management plans. In my opinion, specifying the required management plan content, requiring certification of that plan, and retaining conditions securing particular outcomes do not, of themselves, duplicate responsibilities. These provisions perform related functions and provide clarity for those preparing and certifying the plans, as well as Council's monitoring and compliance officers.

8.9 Retaining substantive requirements in the conditions also helps ensure that the measures relied on in assessing effects are carried through into the certified management plans and remain clear during any subsequent amendments to those plans or applications to vary the consent conditions. This is particularly important for this proposal, where, as discussed throughout the hearing, the management plans materially influence the level of effects assessed. For those reasons, I do not agree with a number of Mr Moule's proposed deletions of provisions he appears to regard as duplication.

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9 SUBMITTERS

9.1 I have considered the evidence of Mr Shannon Bray for the Bates Family Trust. My response to Mr Bray is confined to planning matters. I rely on the landscape specialists (and Mr Mansergh in particular) for their assessment of landscape effects.

Rural Lifestyle Zoning and Outstanding Natural Landscape Overlay

9.2 The Rural Lifestyle zoning and Outstanding Natural Landscape provisions, and the tension between the two, have been a topic of much discussion in legal submissions, evidence and during the hearing. I agree that there is an inherent tension between these provisions. This has been at the forefront of my consideration since the application came before me in January 2025 and has been evident throughout the evidence heard during the hearing. In my opinion, these provisions must be considered together.

9.3 As highlighted in my s42A report, the zoning anticipates rural lifestyle development, but does not establish that any particular layout or yield is appropriate.[4] This is further supported by Mr Moule's evidence.[5] The ONL provisions are substantive considerations, alongside the direction in Policy RLZ-P5 concerning clustering, avoidance of lineal lot patterns, landform, landscape and biodiversity values.

9.4 Mr Bray's evidence raises concerns about the proposed subdivision layout and advocates an alternative approach. I agree that those concerns are relevant to assessing the application, irrespective of whether an alternative layout has been fully developed. However, the question for my assessment is whether the proposal put forward is acceptable when assessed against the relevant planning provisions, including the ONL provisions and Policy RLZ-P5, alongside all other relevant provisions of the applicable planning instruments.

9.5 As mentioned during the hearing, since I became involved in processing this application in January 2025, the proposal has been substantially revised on more than one occasion. The applicant has provided several versions of the scheme plan in response to Council feedback. In my view, this demonstrates a willingness to consider feedback and amend the layout, which is an appropriate part of the consenting process. My experience of those revisions does not support the suggestion, made by some submitter witnesses, that the applicant has been rigid in its approach to the layout.

9.6 In my view, the proposal now before the Commissioners represents a significant improvement and responds more effectively to the landscape values identified. That improvement does not, of itself, establish that the proposal is appropriate within the ONL; my assessment is of the revised proposal on its merits.

9.7 Policy RLZ-P5 was discussed extensively during the hearing. I agree with Mr Bray that the policy should be considered holistically. Where my opinion differs is in its application to the

[4] S42A report, paras [111]-[112], [126]-[129], [242], [245]-[246] and [248]
[5] Moule, SoE, 7 October 2026, paras [7.22] and [7.29]-[7.30], [7.43]-[7.45] and Moule, Rebuttal, 16 October 2026, para [17]

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proposal before the Commissioners. In my assessment, the proposed development, viewed overall, achieves Policy RLZ-P5, notwithstanding the tension between paragraph (a) and the lineal arrangement of lots alongside the road in Stage 1, particularly in relation to the direction concerning clustering and avoidance of lineal lot patterns.

9.8 I acknowledge that alternative subdivision designs may have responded more cohesively to all elements of the policy. However, the availability of alternative designs does not, of itself, establish that the proposed design is unacceptable. Nor do I consider that the identified tension concerning the Stage 1 layout necessarily means that the proposal is inconsistent with Policy RLZ-P5 overall or that the subdivision is therefore inappropriate. My conclusion reflects my assessment of the proposed development as a whole against the policy read in its entirety.

Landscape values and Policy NFL-P4

9.9 There was extensive discussion during the hearing about the landscape values of the site. I rely on Mr Mansergh's evidence concerning the original 2012 landscape assessment and the values underpinning the identification of ONL10. I do not dispute that openness, sightlines and the legibility of the river terraces are among the relevant values.

9.10 However, recognising those values does not mean that the District Plan prevents every change that could affect them. As I noted during the hearing, my understanding is that the landowners could undertake extensive indigenous planting across the property as a permitted activity, subject to any applicable requirements. Such planting could have environmental benefits and be encouraged, while also progressively screening views, reducing openness and obscuring the legibility of the river terraces. I am not suggesting that the landowners propose, or would otherwise undertake, that planting. The example illustrates that activities permitted by the planning framework can also change the visibility and expression of the identified landscape values.

9.11 The Chair also asked about Policy NFL-P4, in the context of Dr Forrett's submissions for the Bates Family Trust, and whether its references to avoiding, remedying or mitigating adverse effects establish a hierarchy. My reading is that the policy addresses adverse effects on the identified landscape values, rather than change to the site in itself. Its wording does not appear to expressly require avoidance to be exhausted before remediation or mitigation can be considered.

9.12 In my experience, design changes can avoid particular adverse effects by removing or relocating the elements that would cause them. Other adverse effects may remain and require remediation or mitigation. I accept that not all adverse effects of this subdivision can be avoided. However, relying on the landscape evidence and subject to securing the measures discussed in my evidence, I consider that the revised design and proposed mitigation respond appropriately to those effects and that Policy NFL-P4 is therefore met. That conclusion forms part of my assessment against the wider planning framework.

9.13 In my opinion, the relevant landscape values have been identified and assessed through the application and the landscape evidence. The evidence of Ms Ryder and Mr Mansergh

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explains how the revised design responds to those values through the subdivision layout, treatment of the landform and proposed mitigation. Relying on that evidence, I consider that the revised proposal responds to the landscape context and provides for adverse effects on those values to be largely mitigated.

Waikato River Trail and esplanade strip

9.14 From a planning perspective, I support clear requirements securing landscape implementation, maintenance and protection within each stage, together with controls on future buildings and associated development. The updated conditions address those matters. They retain the esplanade strip and requirements to protect and reinstate the existing Waikato River Trail.

9.15 Having considered Ms Cook's evidence for the Outdoor Access Commission, I agree that the updated working conditions should safeguard the ability to relocate the trail into the esplanade strip in future, with that opportunity secured through the relevant registrable legal instrument.

9.16 I acknowledge the preference expressed repeatedly by submitters for the trail to be located within the esplanade strip. That option was also discussed between the applicant and Council before the hearing. As it stands, Council's preference for retaining the trail within the road corridor reflects its ongoing funding and asset-management responsibilities. In particular, a route within the esplanade strip would require structures to be built (such as boardwalks and/or bridges) with associated maintenance and replacement costs for which Council does not currently have funding available. Council's preference is therefore to retain the trail within the road corridor, while safeguarding the opportunity for future relocation.

9.17 During the hearing, the Chair requested the applicant to prepare an updated plan demonstrating that the proposed esplanade strip would provide usable public access, having regard to the steep topography along parts of the river margin. I support that request. I share the concern that topography may constrain accessibility and would welcome a plan demonstrating how a practicable public access route along the riverfront can be accommodated within the proposed strip.

9.18 I acknowledge Dr Forrett's comments concerning section 6(d) of the RMA and the maintenance and enhancement of public access to and along lakes and rivers. I note that Chapter 10.4 of the District Plan also addresses this matter. In particular, PA-R3(4) provides for esplanade strips for public access to be dispensed with in specified circumstances, including where topography makes access unworkable, provided Council is satisfied that the objectives of the Vision and Strategy for the Waikato River will still be met.

9.19 Notwithstanding that provision, I consider the proposed esplanade strip an important benefit that should be retained. In my assessment, it forms an integral part of the proposal and the overall assessment of effects. The further plan requested by the Chair would assist in demonstrating that the public access benefit relied on can be realised in practice.

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9.20 As a final point on the river trail and in response to Mr Chrisp's evidence, I also clarified the distinction between the proposed esplanade strip, which will remain within privately owned lots, and Lot 37, which is proposed to vest in Council as a reserve. The conditions and associated legal instruments should make clear how the agreed protections for neighbouring activities apply to the relevant private lots, including the land within the esplanade strip. Those arrangements should be distinguished from the provisions governing the vested reserve.

Residential intensity and detached minor residential units

9.21 In response to the Chair's question concerning the ability of future lot owners to establish detached minor residential units as permitted activities, I refer to the notification report and paragraphs 107 and 184 of my section 42A report. The interaction between the NES-DMRU and the District Plan requirements applying to this site was specifically considered during processing, with legal advice obtained. The position adopted in those reports was that future minor residential units would require resource consent rather than being permitted as of right. The present application does not seek to authorise additional dwellings, and my assessment proceeds on the basis of 73 potential dwellings, with one dwelling and one accessory building on each residential lot. My response at the hearing reflected that position. To secure the development intensity and landscape outcomes relied on in that assessment, I recommend that the conditions and associated legal instruments expressly confirm that the restriction to one residential unit per residential lot includes any DMRU.

9.22 This is important to my assessment of development intensity, which was raised by numerous submitters. The proposal has been assessed on the basis of 73 dwellings. An additional residential unit on every residential lot could potentially double that number, materially changing the intensity of development and the basis of the effects assessment. The proposed consent notice limiting each residential lot to one dwelling is therefore a substantive safeguard.

9.23 Mr Moule has proposed qualifying that restriction by adding wording allowing further dwellings "where authorised by resource consent". I do not support that addition. I acknowledge that retaining the condition would not prevent a future application to change or cancel it under section 127, where legally available, or an application for a different development proposal. However, the condition should clearly secure the development intensity relied on in assessing this application.

9.24 My concern is the potential cumulative increase in intensity through successive applications affecting individual lots. Additional dwellings on one or a small number of lots may have different implications from additional dwellings across all 73 residential lots. In my opinion, adding a stipulated exception in the consent notice for development "authorised by resource consent" would weaken the clarity of the safeguard. My recommendation is therefore to retain the unqualified one-dwelling restriction in the updated working conditions, with an advice note explaining the reasons for it.

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Precedent

9.25 Several submitters expressed concern that granting consent would set a precedent for other subdivisions. I acknowledge that concern. Granting this consent would not, however, establish an entitlement for other landowners to obtain consent for comparable development. Each future application would require assessment on its own merits, having regard to its particular circumstances, effects and the applicable planning provisions.

9.26 Reference was made during the hearing to the Whakamaru Plan Change and its similarities to, or differences from, this proposal. I have not reviewed that plan change or its proposed layout and have not relied on it in assessing this application. My assessment has been of the proposal before the Commissioners on its own merits.

9.27 While acknowledging that precedent and plan integrity can be relevant considerations, I do not consider that granting consent to this proposal, subject to the safeguards discussed in my evidence, would create a material precedent concern for subdivision elsewhere in the Rural Lifestyle Zone, including land subject to an Outstanding Natural Landscape overlay. Any such proposal would still need to demonstrate its acceptability against the provisions applying to that site, including the relevant landscape protections.

10 CORRECTIONS TO s42A REPORT AND CONDITIONS

10.1 My updated set of working conditions no longer refers to the obsolete access provision referring to Lot 104 serving Lots 43 and 47, which had been removed from the revised layout.

10.2 I have also corrected the timing requirements for legal instruments. The revised conditions distinguish between submitting instruments in registrable form with the section 224(c) application and subsequently registering them through the subdivision dealing. This corrects the sequencing in my earlier draft without changing the substantive obligations.

11 OUTSTANDING MATTERS

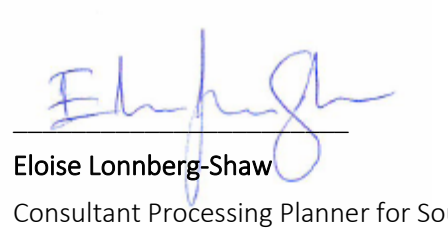
11.1 As I noted during the hearing, my understanding from the MOU and Commissioner Manukau's comments is that the purpose of the Lot 16 restriction is to maintain sightlines from Horahora Road towards the Waikato River and Maungatautari. A restriction on buildings alone would not necessarily achieve that purpose, as planting or other vegetation could also obstruct those views. If maintaining those sightlines is the intended outcome, I encourage the parties to consider whether the agreed restriction should also address the location and height of planting and the ongoing management of vegetation. The scope of their agreement is a matter for those parties; I raise this point to highlight the potential difference between the intended outcome and what a building restriction alone would secure.

11.2 The wastewater and building-area feasibility questions require resolution before the application is determined. The detailed maintenance responsibilities of future owners and the ecological clarification identified in section 7 also remain outstanding. My

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recommendation to grant consent remains subject to resolution of those matters and the other qualifications identified in this statement, together with finalisation of appropriate conditions.

Dated: 23 October 2026



Eloise Lonnberg-Shaw
Consultant Processing Planner for South Waikato District Council

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RM240115: 597 Horahora Road – Verbal Summary of Ecological Review

Prepared for:	South Waikato District Council	Presented by:	
Author:	Sarah Budd		Sarah Budd Principal Ecologist, Upper North Island Manager
Report No:	7550a-v		
Date:	October 2026		

1.0 Introduction

Wildlands was engaged by the Council to peer review the applicant's ecological material for the proposed subdivision.

In April 2025, we were provided with an assessment of effects on long-tailed bats, which was reviewed by my colleague, Brent Henry. Overall, the assessment was considered accurate and adequate. Through actions such as the design and implementation of long-term animal pest control within the subdivision and along the river margin it appeared there would be an overall net gain for the bat population, although further information was requested regarding the effects of car headlights on individual bats.

In May 2025, a wetland assessment prepared by 2 Awa Ecology was provided and reviewed by me. The report was approximately two and a half years old at the time, so I considered it out of date and recommended that it be updated. I also noted that a detailed Ecological Impact Assessment covering all habitats, fauna, and the Waikato River margin had not yet been provided. I therefore requested that a comprehensive ecological impact assessment be undertaken.

A detailed Ecological Impact Assessment was provided in July 2025. The assessment and the proposed effects management measures provided in that report are appropriate. As very little vegetation is proposed to be cleared, and most of the existing vegetation within the property boundary is to be retained and protected, the ecological effects are relatively limited. Overall, the application appeared to provide a clear net gain in ecological values as it was stated in the Ecological Impact Assessment that the package would include pest animal control within the adjacent river margin habitats. However, I considered that a small number of matters required clarification, the most important being the preparation of an Ecological Management Plan, or EMP.

As you know, following feedback from submitters, the scheme was revised and the number of lots reduced. The revised plan provided better ecological outcomes than the original design, as the lower housing density allows for more indigenous planting. Pest animal control within the river margin was also still included as part of the overall package. A draft EMP was also submitted, and I requested some amendments.

Most of the matters that I raised during the review have now been resolved through an updated draft EMP and the evidence of Mr Kessels.

The outstanding matters relate to the mechanism for ensuring the ongoing management of ecological areas, the management of river margin habitats, and lizard management activities.

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2.0 Protection mechanisms

In my earlier feedback, I expressed a preference for covenants rather than consent notices. Covenants are often the preferred mechanism for protecting ecological values by other councils I have worked with. While I acknowledge that I am not a property law specialist or a planner, my understanding is that this preference relates primarily to the fact that covenants can be more difficult to remove from a property title and may place a lower enforcement burden on the Council.

I am happy to leave the decision on the most appropriate protection mechanism for this application to the planning specialists.

3.0 River margin management

There is some inconsistency between the information provided in the application documents and what is proposed in relation to the river margin. Both the Ecological Impact Assessment and Mr Kessels' evidence refer to the management of river margin habitats.

The Ecological Impact Assessment states that one of the proposed consent conditions to protect bat habitat will require the applicant to:

"*Design and implement long-term animal pest control within the subdivision and along the river margin.*"

Mr Kessels' primary evidence indicates that the river margin is the responsibility of other parties, but also continues to state that the application:

"*Creates an opportunity for a net biodiversity gain through restoration of the gully, wetland and river-margin habitats*."

His concluding statement yesterday also referred to the enhancement of river margin habitats, stating that:

"*Bat habitat along the awa and gully, the wetland, the tributary and the river margins are all avoided, legally protected in perpetuity and enhanced*."

I also note that Mr Lang indicated yesterday morning that the protection and enhancement of the river margin formed part of how the application would give effect to Te Ture Whaimana o Te Awa o Waikato.

However, it now appears that enhancement of the river margin is not proposed as part of the application. Mr Moule described it yesterday afternoon as being "outside the applicant's control" and "not a matter for this proceeding".

If that is the case, it is surprising that it has been consistently included in the different versions of the ecological impact assessment reports. Further information should be provided on how removing river margin enhancement activities from the proposal affects the overall ecological impact assessment. In particular, does the application still achieve a net gain in ecological values.

I also note that not carrying out pest control in the river margin will limit the positive outcomes that can be achieved through pest control within the site, as pest will continue to invade from the river margin area.

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4.0 Lizard management

Regarding lizard management, I agree with Mr Kessels' assessment that actively grazed pasture provides negligible habitat for indigenous lizards. However, habitat values for copper skinks could improve relatively quickly if stock are removed and the grass is allowed to grow rank before works commence.

Pre-works habitat assessments should therefore be undertaken for each stage to check habitat values in areas that have not been grazed recently. The wording in the draft EMP should be strengthened to clarify this requirement.

The current draft EMP states that "*a pre-works habitat assessment and survey should be undertaken where considered necessary*". Specific criteria or triggers for determining when these assessments are required should be included.

5.0 Implementation of the EMP across development stages and landowner pest control

Lastly, picking up on some of the discussions from yesterday and earlier today, I would like to comment on how the EMP will apply across the different stages of development and how pest control will be carried out by the different landowners.

The EMP already states that ecological planting will be carried out in Stage 1. The reason for this provided in the EMP is to "*ensure that the new bat foraging and commuting vegetation in the protected areas is established well ahead of the development affecting bat habitat in High Value habitats and restoration areas in Stages 2 and 3*".

I support this approach and have recommended that this requirement be specified in the consent conditions. It would also make sense for pest control to begin in these areas at the same time. Pest plant control, in particular, will be necessary to maintain the planting areas and ensure the successful establishment of the planted trees and shrubs.

Regarding the ongoing pest animal control, allowing individual landowners flexibility in how they undertake pest animal control, as mentioned yesterday, could reduce the effectiveness of control across the site as a whole. For example, baiting or trapping at different times on different properties could compromise the effectiveness by creating gaps in the control network at any given time.

The EMP should therefore clearly describe the pest control methods and timing, including the locations of control devices. This will help ensure that each landowner's responsibilities are clear and enforceable.

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BEFORE THE SOUTH WAIKATO DISTRICT COUNCIL'S INDEPENDENT HEARING COMMISSIONERS

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application for resource consent for a 73-lot rural lifestyle subdivision with two roads to vest and associated land use consent for earthworks and the future construction of a dwelling and an accessory building on each of the resulting rural lifestyle allotments at 597 Horahora Road, Tirau (RM240115) by K. & L. Tylee.

STATEMENT OF EVIDENCE OF DAVID GRAHAM MANSERGH ON BEHALF OF SOUTH WAKATO DISTRICT COUNCIL

(Landscape)

Dated: 22 October 2026

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INTRODUCTION

Qualifications and experience

1. My full name is David Graham Mansergh. I am a qualified Landscape Architect and Recreation Planner. I am a Registered Member of the New Zealand Institute of Landscape Architects ("NZILA"). My qualifications include a Diploma in Parks and Recreation Management with Distinction (completed in 1988), a Bachelor of Landscape Architecture with Honours (completed in 1990) and a Master of Landscape Architecture (completed in 1992), all from Lincoln University, Canterbury.

2. I have been a Director of Mansergh Graham Landscape Architects Ltd since 1996. Before this, I was employed by the company as a landscape architect (1992 - 1996). I have also worked for the Department of Conservation (1986 – 1988) and before that, the Department of Lands and Survey (1985).

3. During my career, I have been involved in the preparation of and/or the peer review of a significant number of visual and landscape assessments for a wide range of activities and developments and have been involved in several plan changes in varying capacities including providing advice to Councils, applicants and submitters.

4. I have extensive experience assessing landscape, natural character and visual amenity effects associated with subdivision and development in both rural and urban environments. This includes residential and rural lifestyle subdivision, the introduction of built development into rural landscapes, and the assessment of associated earthworks, access, vegetation change, landscape mitigation and effects on surrounding visual amenity. My wider experience includes commercial and industrial development, marine and coastal development, energy and infrastructure projects, quarries and landfills, telecommunications facilities, recreation developments, primary production activities, and major roading projects.

5. I was involved in the NZILA Landscape Planning Initiative, tasked with developing the 'best practice' approach for landscape and visual assessment in New Zealand and

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provided feedback on the more recent *Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines*.

6. I have presented expert evidence at resource management hearings before local authorities, the former Planning Tribunal, and the Environment Court. I have also served as an Independent Commissioner for the Rangitikei District Plan hearings.

CODE OF CONDUCT

7. Although this is not an Environment Court hearing, I have read the Environment Court Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023 and agree to comply with it. I confirm that the opinions expressed in this statement are within my area of expertise except where I state that I have relied on the evidence of other persons. I have not omitted to consider materials or facts known to me that might alter or detract from the opinions I have expressed.

INVOLVEMENT

8. I was engaged by South Waikato District Council to undertake an independent peer review of the Landscape and Visual Effects Assessment ("LVEA") prepared by Boffa Miskell in support of the proposed subdivision at 597 Horahora Road. I was involved in the review of both the original application for 81 residential lots and the revised application for 73 residential lots. My evidence focuses on the current, revised application and considers its landscape, natural character and visual effects, the proposed mitigation and design response, relevant landscape-related planning provisions, and the landscape matters raised in submissions.

9. I prepared two requested for further information (Memo 1, dated 22 April 2025, and Memo 2, dated 2 September 2025), and am the author of the technical review report (*Memo 3: Landscape, Natural Character and Visual Effects - Technical Review and Report to the Consultant Planner*) dated 10 July 2026.

10. I confirm the content and opinions stated in my report, unless otherwise amended by my evidence below.

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11. I visited the site on two separate occasions in conjunction with this application, the most recent visit being 30/5/2025. I have also observed the site on other occasions and more recently, when either passing by or in conjunction with other project work.

SCOPE OF EVIDENCE

12. In this statement of evidence, I discuss:

    (a) My technical review of the applicant's landscape, natural character and visual effects assessment including:

        (i) The proposed development.

        (ii) Method.

        (iii) The relevant landscape.

        (iv) Description and analysis of the landscape's existing attributes, interpretation of character and explanation of values.

        (v) Statutory context.

        (vi) Effects Analysis; and

        (vii) Submissions received.

    (b) Expert Evidence (Landscape)

        (i) Ms Ryder

        (ii) Mr Bray

        (iii) Matters raised during the hearing

    (c) The s4A report and conditions.

LANDSCAPE, NATURAL CHARACTER AND VISUAL EFFECTS - TECHNICAL REVIEW AND REPORT TO THE CONSULTANT PLANNER (Memo 3)

13. In the following part of my evidence, I provide a section-by-section summary of the main content and key findings of my Technical Review Report, starting with my review of the landscape and visual effects assessment ("LVEA") on page 3.

The Proposed Development

14. I identify the key components of the proposed development from the LVEA, noting the current proposal is materially different from that originally notified. Key changes include a reduction in the number of residential lots from 81 to 73, a reduction in the

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volume of earthworks, particularly within Stage 3, and that a 10-metre esplanade strip is now proposed along the river frontage.

15. I say that I consider enough information has been provided to understand and assess the effects of the proposal and I draw attention to the lot numbering, which can be slightly confusing, because the plans still extend to Lot 83 even though only 73 residential lots are now proposed.

Method

16. In the method section of my report (page 4) I confirm that the LVEA follows the approach set out in *Te Tangi a te Manu*. It separates natural character, landscape character and visual effects, uses the seven-point effects scale, and is supported by several site visits, photography and ZTV analysis, including assessment from the Waikato River.

Relevant Landscape

17. I identify (on pages 6 and 7) that the LVEA uses a one-kilometre study area, supported by ZTV mapping, to identify the parts of the surrounding landscape most likely to experience effects. I consider that to be a reasonable basis for assessment but note that some elevated locations beyond that distance may still have views toward the site.

Description and Analysis of the Landscape's Existing Attributes, Interpretation of Character and Explanation of Values

18. On page 7 through 9, I summarise the key attributes and values identified in the LVEA and comment that although the assessment does not formally divide the discussion into physical, associative and experiential headings, those matters are addressed in substance. Landform, vegetation and land use are described; views and audience experiences are considered; and the LVEA recognises recreation values and tangata whenua associations with the Waikato River.

19. It should be noted however that while the LVEA acknowledges the significance of the whenua and awa to tangata whenua, at the time of my review the conclusions reached within the assessment report were not supported by a Cultural Impact Assessment or

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direct consultation. I consider that such matters are better informed by tangata whenua evidence and fall outside the conclusions I can properly reach as a landscape architect.

Statutory Context

20. The key planning context is discussed at pages 10 and 11 of my review.

21. The site is within the Rural Lifestyle Zone, but it is also within the Horahora Outstanding Natural Landscape, ONL10. I say that, regardless of the history around how the ONL came to be included in the district plan, the operative District Plan maps the site as an ONL, and therefore that is the relevant framework within which the application should be considered.

22. I identify that there is also, in my opinion, an obvious tension between the requirements of the Rural Lifestyle Zone, which anticipates rural lifestyle subdivision and development, and the ONL provisions, which seek to protect outstanding landscape values from inappropriate subdivision, use and development.

23. In my opinion, this means that the scale, layout and design of the development enabled by the RLZ provisions need to be appropriately balanced by design controls and mitigation, so that the resulting change is both appropriate within the context of the ONL and consistent with the relevant ONL provisions.

Effects Assessment

24. The effects assessment is addressed at pages 11 to 16 of my review. The LVEA considers natural character, landscape character and visual effects separately, while recognising that they are interrelated. In broad terms, it concludes that the proposal will result in a noticeable and permanent change to the application site, but that the effects reduce when considered within the wider Waikato River landscape and as the proposed mitigation becomes established.

25. I generally agree with that overall approach and with the applicant's conclusions on natural character and landscape character. I consider the site and its immediate margins to be relatively modified, and I agree that natural character effects will be **low-**

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moderate adverse. I also agree that landscape character effects will be greatest within the site and its immediate setting, where the change from open pastoral land to rural lifestyle development will be substantial and permanent, but will reduce in the wider landscape context.

26. While the LVEA identifies the relevant viewing audiences and appropriately considers distance, viewing conditions, landform, vegetation and mitigation, I consider some of the visual effect ratings to be slightly lower than I would have applied. I regard this as a difference in professional judgement rather than a flaw in the assessment. It does, however, reinforce the importance of ensuring that the mitigation and design controls relied upon by the LVEA are fully secured, implemented and maintained.

27. Overall, my view is that the LVEA provides a sufficient basis for understanding the nature and scale of the landscape, natural character and visual effects of the proposal. The LVEA clearly acknowledges that the landscape character of the site will change from open rural land to rural lifestyle development, as anticipated by the underlying Rural Lifestyle Zone. In my opinion, given the site's location within the ONL, it is important that the scale, layout and design of the development are appropriately balanced by the proposed design controls and mitigation, so that the resulting change remains consistent with the relevant which seek to protect the identified landscape values of the ONL, including NFL-O2 and NFL-O3.

Mitigation

28. The mitigation recommendation described in the LVEA and Landscape Masterplan are identified on pages 17 to 21 of my report. They include the 25 m setback from the Waikato River, control over building height and location, the use of recessive colours and materials (including low reflective glass), fencing controls, site-wide and lot planting, screen planting along Horahora Road, native tree clusters, and the retention and enhancement of gully and ecological areas.

29. The LEVA recommends that the masterplan be developed and implemented though a consent condition that requires the production of a Landscape, Visual Amenity and

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Mitigation Planting Plan ("LVAMPP"), to be submitted to the Council for certification before the s224 process for each stage.

30. I say that I am generally in agreement with those measures, subject to them being translated into clear and enforceable consent conditions and that the mitigation package needs to be implemented as a whole to achieve the landscape, natural character and visual outcomes relied on by the LVEA. I consider this is particularly important given the site's ONL status because if key elements of that package are omitted, weakened or not maintained, the ability of the proposal to integrate into the Waikato River / Lake Karapiro landscape would be reduced. The proposed LVAMPP process is therefore a critical mitigation mechanism, as it is intended to translate the Masterplan into detailed planting plans, species schedules, implementation requirements, maintenance and monitoring.

31. If consent is granted, I recommend that the conditions include clear and enforceable landscape requirements for the preparation, certification, implementation and maintenance of an LVAMPP, prepared generally in accordance with the Landscape Masterplan and the recommendations of the LVEA.

32. I agree with the LVEA recommendation that the LVAMPP should be certified prior to s224 for each stage and that site-wide mitigation planting be implemented prior to s224 for each stage, with consent notices used to secure future implementation of on-lot planting areas.

Submissions Received

33. I address the submissions received in detail on pages 21 to 28 of my review.

34. Of the 33 original submissions, 29 raised landscape, natural character, visual amenity or rural character matters.

35. The main issues raised were broadly consistent and included the scale and density of development, the change from open rural land to rural lifestyle development, effects on the Horahora ONL and Waikato River setting, modification of the river terraces,

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visual effects from public and private viewpoints, and the adequacy and longevity of the proposed mitigation.

36. I have also reviewed the further submissions received following the reduction in lot number and note that they generally reinforce the concerns raised in the earlier, with some acknowledging small of improvements to the proposal.

37. Overall, my view remains that the amended proposal addresses or reduces several of the concerns raised but does not remove the underlying change in landscape character or the reliance on the mitigation package being fully implemented and maintained.

38. My understanding is that a MOW has now been signed between the applicant and the river iwi, potentially resolving these issues. This resolves the cultural landscape matters that could not be resolved through the LVEA or my landscape review.

EXPERT EVIDENCE

Ms Ryder

39. At paragraphs 36–38 of her evidence, Ms Ryder outlines the design response adopted for the subdivision in recognition of the site's ONL status and contrasts this with the approach that might otherwise have occurred in the absence of the ONL. This provides a useful point of comparison with the alternative design recommendations advanced by Mr Bray.

40. A question was put to Ms Ryder from the Chair around the role of the existing vegetation along the riverbank in mitigating effects and who was responsible for managing that vegetation. Ms Ryder's response, as I understood it, was that the existing planting (outside the site) contributes to existing natural character, but her assessment and subsequent mitigation recommendations do not relay on it. She confirmed that for the mitigation design, emphasis was placed on using native planting within the site. She confirmed that the existing riverbank planting (outside the site) was managed by Mercury Energy.

41. The Landscape Master Plan(s) show that planting will be established along the riverside boundary of the site, and while it might not be as dense or continuous as that on the

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riverbank, in my opinion, it will be sufficient to offset any unforeseen minor loss of vegetation along the bank, should that occur.

42. The LVAMMP attached to Ms Ryder's evidence includes some additional pages and details, not assessed during my original review. I have reviewed the additional pages and consider provide useful additional detail.

43. Mr Shannon Bray

44. At paragraph 46, Mr Bray discusses the relationship between the Rural Lifestyle zoning and the ONL provisions. I agree that the identified ONL values need to be central to the assessment of whether the proposed form and pattern of development are appropriate. That agreement however does not extend to endorsing his interpretation of the relative emphasis placed on those provisions in the s42A report. In my review of the landscape assessment accompanying the application I have considered whether the amended proposal appropriately responds to the identified ONL values, taking account of its layout, retained landform, design controls and mitigation.

45. At paragraph 116, Mr Bray concludes that rural lifestyle development can occur on the site but considers that retaining the identified ONL values would require a more fundamental redesign of the layout, with greater emphasis on landform, clustering, open space and coordinated management, supported by planting and built-form controls.

46. From the Council's perspective, an applicant is entitled to advance its preferred design and have that proposal assessed on its merits. Council can identify concerns and seek amendments through the consent process, but it does not generally direct that a proposal be redesigned in a particular way.

MATTERS RAISED DURING THE HEARING

Existing ONL Values

47. During the questioning of Mr Moule from the panel, there was some discussion around s6b values and how these are measured. To assist the panel, I have provided Addendum 2 of the South Waikato District Landscape Assessment (Isthmus 2012),

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which was undertaken as part of the s32 analysis for the District Plan review. This document identifies the key landscape features and attributes that informed the adoption of the ONL into the district plan and was considered in the landscape assessment prepared by the applicant's experts.

48. I am advised that following the release of the draft district plan, SAL 2 was upgraded to be ONL 10, following feedback from iwi and the Regional Council and was notified as such. No submissions were received on the proposed district plan and the ONL was adopted. The values identified in Addendum 2 is therefore the authoritative assessment which identifies the values for the ONL. As such these are the values which must be considered, when considering effects on the ONL.

Riparian Access and River Trail

49. In Ms Forrets opening she raised concerns about there was no allowance for or insufficient room for riparian access and/or the relocation of the cycleway. I draw the Panels attention to pages 20, 21 & 22 of the LVAMMP attached to Ms Ryder's evidence which shows where this could occur.

Lineal & Clustered Development

50. In relation to the discussion over lineal vs clustering, a linear arrangement describes the spatial alignment and overall configuration of development, whereas clustering describes the degree of spatial concentration within that arrangement. These characteristics are not mutually exclusive. Development may exhibit a linear pattern at the broader landscape scale while comprising identifiable clusters at a more localised scale and visa versa. The distinction is therefore dependent on both the density and proximity of development and the spatial scale at which the pattern is assessed.

51. As stated in my technical report, while the central area has a more clustered internal layout, parts of the proposal retain a linear relationship with Horahora Road and the river corridor. That said, the masterplan's roadside and inter-lot native planting, supported by height and colour controls, the 25m river setback, the retention and

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enhancement of gullies, and the proposed reserve / esplanade provision, will in my opinion, help soften the road edge, filter views from Horahora Road, and reduce the apparent linearity of built development. In short, while the layout retains linear characteristics, the proposed planting framework and design controls should screen much of the built form and mitigate the associated visual effects.

THE S42A HEARING REPORT AND DRAFT CONDITIONS

52. I have read the s42A report and note that the reporting planner, having considered the relevant planning matters and potential effects (including those on natural character, the landscape, visual effects and the ONL), has recommended that consent be granted subject to the recommended conditions contained in Appendix A of the s42a report.

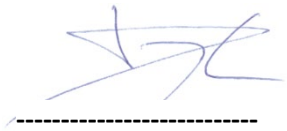
53. I have reviewed the working version of the conditions, which are still a work in process. In my opinion, to reduce the effects of the proposal on surrounding landscape character and the Horahora ONL to an appropriate level, it is critical that they require the implementation of the mitigation relied on in the LVEA and as identified in the LVAMMP.

54. Subject to an appropriate set of conditions being implemented and maintained, I consider the proposed mitigation appropriately responds to that tension and will mitigate the landscape and visual effects of the proposal to an acceptable level.

55. Having listened to the evidence presented during the hearing, I remain of the opinion that there is no landscape reason why consent could not be granted, subject to the implementation and ongoing maintenance of the proposed landscape mitigation conditions.

56. I also remain of the opinion that there is an inherent tension within the District Plan between the protection of the Horahora ONL and the more enabling provisions of the Rural Lifestyle Zone, which anticipate subdivision and an inevitable change in landscape character. In my view, the proposed mitigation provides an appropriate response to that tension.

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David Graham Mansergh

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Attachment 2

South Waikato District Landscape Assessment

(Isthmus Group, August 2012)

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South Waikato District
Landscape Assessment

FINAL REPORT

Prepared for South Waikato District Council by Isthmus Ltd

August 2012

Document Set ID: 713534
Version: 1, Version Date: 28/10/2026

This Landscape Assessment Report has been prepared by Isthmus Group Ltd for the South Waikato District Council

Draft issued December 2009

Final Report issued August 2012



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Overview

The main body of this report documents the 'expert 'assessment of the South Waikato District landscapes carried out by Isthmus Group Ltd in 2009 in which outstanding natural landscapes (ONL), outstanding natural features (ONF) and significant amenity landscapes (SAL) are identified under Part II of the Resource Management Act 1991 (RMA).

The **Introduction** outlines the purpose, RMA context, scope and overall methodological approach used in the 'expert' assessment. The assessment approach acknowledges the physical, perceptual and associative dimensions of landscape and it establishes a contextual response to the assessment of landscape significance and the use of the WESI criteria[1], as directed by the Environment Court. As required by the RMA, the approach is also consistent with the framework provided in the Environment Waikato Landscape Assessment (submitted to Regional Council in August 2009) as described in **Appendix 1** of this report.

Part 1 provides an overview of the South Waikato District landscapes physical dimension; the natural and cultural elements, patterns and processes that underpin and continue to shape them. This overview establishes a robust basis for the identification of unique landscape character units within the District which can be used, as a more appropriate spatial scope or context, for the identification of landscape values and the assessment of landscape significance.

Part 2 Identifies and describes seven broad landscape character units within the District the; Tirau Hills; Waihou Plains; Waotu Hills; Central Enclave; Whakamaru Domes; Matahana Basin and; the Mamaku-Kaimai tract. Desktop and field survey techniques utilised provide an objective description of the predominant landform, landcover and landuse elements, patterns and processes evident in each unit enabling further analysis and the identification of landscape values. **Appendix 2** provides a full description of the geological formations (recognised by the Geological Society of NZ) which are highlighted in this part of the report.

In Part 3, widely held landscape values associated with each landscape character unit are identified through a consideration of; natural science factors; aesthetic values; expressiveness; transient values; values that are shared and recognised; value to tangata whenua and; historical associations. These values are identified through secondary sources of information (including past landscape and ecological assessments, district focused print and web publications, marketing and place making media or symbols, local artwork and museum displays) and through the application of accepted aesthetic theories and the findings of relevant landscape perception studies, as discussed further in **Appendix 3**. Parts of the District that are important in terms of recreation are also highlighted in **Appendix 4** as they are likely to be associated with landscape values that are shared and recognised.

Part 4 provides a detailed description of the process used to identify the ONL, ONF and SAL within each landscape character unit. Where a 'cluster', or a single particularly 'eminent' landscape value/s' is identified a consistent set of criteria has been applied using a 5 point scale (to establish a grade from low to very high and a score from 1-5). An overall score of significance (with a maximum score of 7) is established for each assessed landscape and feature and a quantitative 'test' used to distinguish SAL (with an overall score above 4.5) from ONF and ONL (with an overall score above 5.5). The process used to identify landscape and feature boundaries is detailed in this part of the report acknowledging zones of transition and boundary 'blur'. The limitations of the specific methodology employed are further discussed.

In Part 5 the identified outstanding natural landscapes and outstanding natural features are listed along with a representative photograph and summary description of the landscape values that contributed to their identification and the grades that were assigned to each of the assessment factors.

Nine ONL and nine ONF were identified in the South Waikato District within the Waihou Plains, Waotu Plains, Whakamaru Domes, Matahana Basin and the Mamaku-Kaimai Tract landscape character units.

1 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99, page 49 (original reference Handbook of Environmental Law 2004)

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In **Part 6,** the identified significant amenity landscapes are listed along with a representative photograph and summary description of the landscape values that contributed to their identification and the grades that were assigned to each of the assessment criteria.

Eight SAL were identified within the Tirau Hills, Waihou Plains, Waotu Hills, Whakamaru Domes and Mamaku-Kaimai Tract landscape character units.

Appendix 5 details the grades and scores assigned to each of the assessment criteria and the overall scores assigned to each of the ONL, ONF and SAL identified.

In Appendix 6 the areas defined as ONL, ONF and SAL are illustrated as an overlay on a 1:200,000 topographic map.

Consultation and Review Processes Used to Finalise the Landscape Assessment

Following on from the technical assessment, as discussed in more detail in **Addendum 1**, a 'Landscapes and Natural Areas' issue paper[2] was developed by Council for key stakeholder and community consultation. This paper provided a summary of the 2009 Landscape Assessment and previous Significant Natural Area (SNA) studies and options for management in the District Plan. Submissions received on this paper during the latter part of 2010 were integrated into the draft District Plan (June 2011) and led to a comprehensive desktop and field survey review of SNA's in the District. Once finalised (August - September 2012), the 'high confidence' Significant Natural Areas will be scheduled in the proposed District Plan, to be publicly notified in November 2012.

As a result of submissions received on the draft District Plan and landscape matters relating to the Vision and Strategy for the Waikato River (VSWR)[3] and the 'strike-through version' of the proposed Waikato Regional Policy statement (May 2012), Council commissioned further work to:

- provide a separate scoping report on cultural landscape assessment best practice (dated August 2011) to help inform a proposal by Council to assess important cultural landscapes in the District over the next 2-5 years.

- carry out a review of the landscape values along the Horahora Road section of the Waikato River not identified as either an ONL/F or SAL in the 2009 study. The methodology and findings of this review are documented in **Addendum 2** and include the recommendation to increase the extent of the Lake Karapiro Significant Amenity Landscape (SAL2) identified in the 'expert' assessment.

Next steps

This report and the recommendations included in the addendums will be integrated into the proposed District Plan to be publicly notified in November 2012. The Council will then call for further public submissions and work through any issues raised, including the need to carry out further background study, prior to preparing a hearing report and carrying out the processes required to confirm the revised District Plan as operative.

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2 District Plan Review - Issues Paper 3; South Waikato District's Landscapes and Natural Areas - Preventing Inappropriate Subdivision, Use and Development (May 2010)

3 VSWR is established under the Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 and the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and forms part of the Waikato Regional Policy Statement. See Addendums 1 + 2 for a more detailed description.

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Introduction

Purpose

This report documents the expert assessment of South Waikato's landscapes under Part II of the Resource Management Act 1991 (RMA) and the subsequent processes of key stakeholder and community consultation (see Addendum 1) and assessment review (see Addendum 2) that has occurred to identify the District's:

- Outstanding natural landscapes
- Outstanding natural features
- Significant amenity landscapes

This report will be used as the basis for the development of *significant landscape* maps and a strategic landscape planning framework within the proposed District Plan.

Assessment Context

The District

South Waikato District covers some 182,000Ha and supports a population of 23, 471 (2001 Census) most of which work in the forestry or agricultural industries, particularly dairy farming and their support industries-see Figure 1. Much of the South Waikato District is recognised for its' rural landscapes and small rural service towns such as Tokoroa and Putaruru. Whilst rapid landuse and landcover change is a feature of these rural landscapes, most recently as a result of large scale dairy conversion within Kinleith Forest, approximately 50% of the District is utilised for plantation forestry and is largely inaccessible to the public. Where landscapes are more subtle, change rapidly and are effectively isolated, the values which contribute to a judgment or evaluation of significance are often more difficult to discern. Such landscapes are also often of local, rather than regional or national significance. These factors reiterate the need for an assessment methodology that recognises landscape as more than just a visual resource. They also emphasise the need to include professional, private and public communities of interest in the assessment process.

Landscape

Landscape is not defined specifically by the RMA, however best practice assessment and relevant case law can be drawn on to define 'landscape' as a geographical area of varying scale that encompasses both the physical and subjective dimension[4]. The physical or material dimension, including such aspects as predominant landform, landcover or landuse result from the interplay of natural and cultural elements, patterns and processes. The significance of landscape results however from how this physical dimension is perceived and experienced by people and from the associations, the meanings and stories that are connected with them.

For example, the Waikato River has a strong physical presence within the District as a physical impediment and distinct 'landscape' edge to the western and southern boundary of South Waikato. Its significance is reinforced by the conventions of the picturesque aesthetic, by the meanings it has to tangata whenua and as result of associations with important historical events, hydroelectric power generation and generations of recreational use.

In considering these dimensions a tripartite definition of landscape has been used as a framework for this assessment, with its three interlinking components: physical, perceptual and associations. This definition is similar to a concept of landscape that is accepted in the Environment Court developed in the Canterbury Regional Landscape Study 1993 (Boffa Miskell Associates and Lucas Associates) outlined in a Planning Tribunal decision (W114/94) .

4 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99, page 45 (original reference Handbook of Environmental Law 2004)

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"So landscape is not restricted to the visual resource. It is both physical and perceptual. The physical resource in any area is expressed in the landscape. In addition, each area is perceived and experienced.

The values people place on these areas are subjective, although many are widely shared, supported by research or already formally recognised by the community...Landscape as a human experience combines both aesthetic values and other values which humans attribute to landscape. Used in this sense landscape is not only the physical appearance of land, but also the subjective baggage each person carries with them - what they know, what they imagine and how they are disposed."[5]

This tripartite framework also reflects the 'amended Pigeon Bay' or WESI criteria[6] which are used in this assessment to identify landscape values within landscape character units and to then identify particular landscapes and features which can be categorised as outstanding natural landscapes, outstanding natural features, significant amenity landscapes or 'other' landscapes. The *natural science factors* are considered in the assessment of the physical dimension; *aesthetic values, including naturalness and memorability*, *expressiveness* and *transient values* are considered in the assessment of the perceptual dimension and; *values that are shared and recognised, values to tangata whenua* and *historical associations* are considered in the assessment of the associative dimension.

Defining Features and Landscapes

A feature, as the term implies, although not specifically defined in the Act, constitutes a more discrete element or group of elements within a landscape. Where topographic contours can normally be used to distinguish the edge of a feature, the edge of a landscape, is drawn from the combined analysis of patterns of landform, landcover and landuse.

A process for determining the boundaries of Outstanding Natural Landscapes and Outstanding Natural Features and Significant Amenity Landscapes is described further in Part 4 of this report and is necessary where, in practical terms, the boundaries can be 'blurred' by a gradual change in landform, landuse and landcover creating a 'zone of transition'. This important physical dimension of landscape will also need to be considered carefully in the subsequent development of planning strategies.

Outstanding Natural Landscapes and Outstanding Natural Features

Part II of the RMA s6 *Matters of national importance* states that:

"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance. [including]
b) "the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:"

Significant Amenity Landscapes

Outstanding natural landscapes, outstanding natural features and amenity landscapes are not specifically defined in the RMA. Significant amenity landscapes are however considered in Part 2 of the Act s7 *Other matters*. Their status is in particular, related to s7c) where:

"In achieving the purpose of this Act all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to -

c) the maintenance and enhancement of amenity values."

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5 Campbell and Ors v Cross Air Spread Ltd, Southland District Council and Walker, W114/94 (original reference Handbook of Environmental Law 2004)

6 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99, page 49 (original reference Handbook of Environmental Law 2004)

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Further direction is also provided through the Interpretation section of the Act where Amenity is defined as:

"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."

As is discussed in Part 4 of this report, relevant case law and best practice guidelines provide further definition of outstanding natural landscapes natural features and significant amenity landscapes which inform the methodology used in this assessment.

Scope

This assessment identifies landscapes and features that are of significance to the South Waikato District. The Environment Court has determined that:

" ..what is outstanding can in our view only be assessed -in relation to the District plan-on a district-wide basis because the sum of the District's landscapes are the only immediate comparison that the territorial authority has. In the end of course, this is an ill defined restriction[7] *.*

Direction is also provided through the RMA in requiring District Plans to give effect to the Regional Policy Statement. In practical terms, and as is discussed in Appendix 1 of this report, this means that the methodology used in a district evaluation needs to be consistent with any landscape assessment framework provided in the Regional Policy Statement (RPS) or in an adopted assessment of the regions landscapes. As there are distinct differences in context, both in terms of the geographical area assessed and purpose (to inform and assist the implementation of a RPS versus a DP) the landscapes and features identified in a district assessment will not be synonymous with those identified in a regional assessment. These differences are likely to be more marked when a particular district is assessed as having very few or a large number of the landscapes or features that are of significance to the region. With a finer grain of analysis employed in a district assessment, where the two assessment processes do concur, it can be expected that the boundaries are likely to vary to some degree.

Approach

The assessment documented in the main body of this report follows an 'expert' rather than a 'public participation' approach. Existing data and secondary sources of information have been used to; provide an overview of the South Waikato District landscapes; identify and describe the character of the broad landscape character units; identify the elements, patterns and processes associated with landscape values in each unit and; to identify and evaluate specific landscapes and features within these units that can be classified as outstanding natural landscapes and features and significant amenity landscapes.

While this approach combines qualitative and quantitative techniques of assessment considerable value has been added to this process by the subsequent consultation with key stakeholders and the wider community; as documented in Addendum 1**.** The stakeholder and community consultation exercises provide the opportunities for public participation which ensure rigour in the identification of landscapes under the RMA at a district level and in this case has led to the review of some aspects of the technical study findings (see Addendum 2).

• Qualitative methods of assessment are essentially descriptive and give greater weight to community perceptions, including sense of place values, historical associations, and cultural significance. Secondary sources such as historical literature or documents that record social, cultural, economic and ecological interests, artwork and iconographic symbols can form part of a qualitative assessment. Direct engagement with key stakeholders and the wider community through workshops, hui, design charettes and photographic surveys adds considerable authenticity and credibility to a qualitative assessment process.

• Quantitative methods seek to rank or assess landscapes using a scientific and statistical-based method and are largely driven by the 'expert approach'. The assessor develops a set of criteria, divides the landscape into a set of units, and assesses each feature against the criteria. Whilst this provides a methodical and transparent approach, one disadvantage of this method is that it often gives less weight to the 'intangible' qualities of landscape, such as sense of place and spiritual values. These values make particular landscapes important to the local communities

7 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99, 5 NZED 85 at p 49

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who live within them, but may not be easily detected from an outsider's viewpoint or documented in existing data and secondary sources.

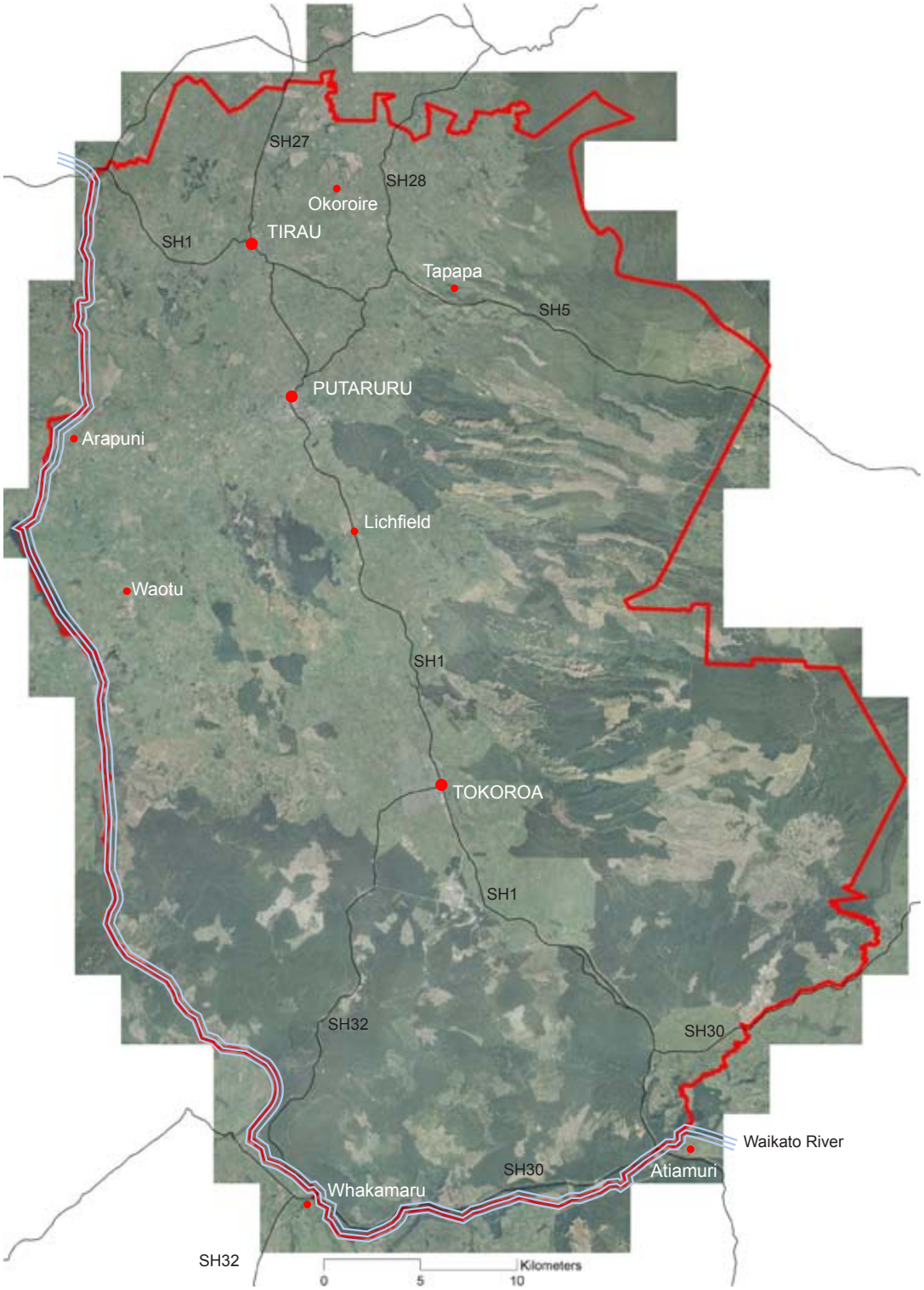


Figure 1 *South Waikato District-Study Area Boundary*

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Part 1 The South Waikato Landscapes

This part of the report provides an introduction and an overview of the South Waikato landscapes physical dimension; of the natural and cultural elements, patterns and processes that underpin and continue to shape them. In Part 2, this overview is used to help define and describe distinct character units from which physical, perceptual and associative values are more readily identified and can be connected with a particular landscape or feature.

Physical Dimension

Natural elements, patterns and processes

Both the natural and human landscape patterns in South Waikato respond to volcanic processes from the Taupo Volcanic Zone. The principal processes are ignimbrite flows that have formed a series of plateaux over most of the District; a line of volcanic domes that have created a barrier across the south-east perimeter of the District; and series of tephra falls which have produced quite different soils in the south and north parts of the District.

- Ignimbrite

South Waikato is on the edge of the Taupo Volcanic Zone. A series of ignimbrite flows from the zone have spread across the District forming what is collectively called the western ignimbrite plateau. Ignimbrite is the caused by eruptions that create very mobile flows, or “fire-clouds”, of molten rock and gas that spread out rapidly over the countryside and solidify as sheets of rock.

There are several ignimbrite sheets covering South Waikato. The most obvious surfaces are the Mamaku Plateau (140,000 yrs before present, bp) and the Whakamaru Plateau (300,000 yrs bp) that covers the area west of SH1 as far north as Putaruru. Older ignimbrite flows underlie most of the District including the more heavily eroded and modified Ahuroa Ignimbrite sheet (640,000 yrs) which forms the Tirau Hills at the northern end of the District [8].

The ignimbrite flows have two significant effects on the current landscape. At the broad scale it means the District has relatively subdued relief. However at the local scale it has resulted in small scale, picturesque and intimate landscapes characterised by incised valleys, rocky outcrops and pinnacles amongst rolling pasture.

Ignimbrite can be very resistant to erosion, particularly the layers sandwiched in the centre of a flow. However, as it cools, the rock often forms a regular system of fractures that create the weak points for erosion to follow. On the most recent plateau areas, such as the Mamaku, erosion has resulted in deeply incised and remarkably parallel valleys following the fracture pattern. The valleys are separated by areas of plateau surface, creating a *‘butte and mesa’* type of landscape. In the older areas, such as around Waotu, most of the original plateau surface has been whittled away to leave free standing cones and pinnacles, or “tors”. These are often capped by a remnant piece of ignimbrite rock, one of the characteristic features of the District. The fracture pattern also leads to the columns exposed in cliffs such as downstream of the Waipapa Dam.

- Rhyolite Volcanic Domes

The other volcanic landforms are a line of rhyolite domes following the edge of the Taupo Volcanic Zone across the south-east boundary of the District. These include Whakamaru, Maungaiti, Ngautuku and Horohoro (on the eastern boundary of the District). Rhyolite is viscous volcanic lava that results in the steep sided dome-like shape rather than the classic andesite volcanoes such as Maungatautari, for instance. The striking Horohoro cliffs are caused by faulting along the edge of the Horohoro rhyolite dome.

- Volcanic Soils

The other main factor underlying South Waikato’s current landscape is soil type. The District is thickly blanketed by successive falls of volcanic ash and “tephra” blown from the volcanic centres to the east. The thick blankets of ash in the northern part of the District have helped create the soft landforms of the areas around Waotu and Tirau. More

8 Thornton, J. (1985). Field guide to NZ geology. Auckland: Reed Methuen Publishers.

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importantly this older ash weathered to a volcanic loam which influenced the native forests growing in the area and the subsequent development of this area for pastoral farming. The younger tephra falls, on the other hand, created the pumice soils of the southern part of the District. In particular the tephra from these later Taupo eruptions was deficient in the trace element cobalt which delayed the spread of pastoral farming into the area and provided the opportunity for the plantation forestry that characterises the southern half of the District.

- Rivers, Streams and Springs

South Waikato mostly drains north and north-west following the ignimbrite surfaces. About half flows to the Waihou River and the east coast, and the rest flows to the Waikato River and the west coast (although previously the Waikato flowed to the Waihou Valley-its abandoned route forms the remarkable landscape feature of the *'Hinuera Gap')*.

The Waikato River acts like a moat around the District. The river is forced to detour around the barrier of rhyolite domes across the south-east boundary of the District, and for much of its course adjacent to the District boundary it is hidden in gorges with limited access points.

The Pokaiwhenua Stream is a significant tributary of the Waikato, draining much of the western part of the District. It has cut a deep gorge to meet the Waikato River resulting in the waterfall where the stream cuts back into the ignimbrite.

Another characteristic of the ignimbrite sheets is that the fracture pattern allows water to follow underground routes and emerge as springs in valley sides. This occurs several times along the path of the Waihou River for example. The "Blue Spring" near the eastern end of the public walkway along this river has become a tourist attraction and is utilised for the bottled water industry.

- Natural Vegetation

The pumice soils on the Mamaku Plateau supported extensive podocarp and tawa forests. The older volcanic loam soils in the northern part of the District also supported notable stands of high podocarp forests, including totara, rimu, tawa, pukatea and rewarewa. The name Waotu is a contraction of a description of the tall stands of forest in this area "*He Waotu Tahi Nga Rakau –the place of tall forest that stands alone*" [9]. It is echoed in Waotu School's motto "*Tu Tangata Stand Tall*". [10]

However, at the time of European settlement there were extensive areas of fern and shrubland around the Tirau Hills and between the prominent stands of forest further to the south-west, and the central valley in the vicinity of Lichfield and Tokoroa was mostly open tussock. It is unclear to what extent this was caused by environmental factors or pre European burning.

Cultural elements, patterns and processes

- Pre-European Maori

Pre-European Maori occupation in the South Waikato was concentrated mainly in the Tirau hills area and along the Waikato River to Waotu. This area had better and warmer soils, proximity to forest, river and wetland resources, a strategic location on the Waikato River, and defensible sites. A number of prominent pa are silhouetted on the hills in this area, controlling access along both the Waikato and Waihou rivers. There was also settlement on the east Pre-European Maori side of the Waihou valley and northern foothills of the Mamaku Plateau –for instance in the Kakahu Road area and at Tapapa. The rest of the District was apparently used more intermittently and contained waymarkers and refuge pa. Ngati Kahupungapunga were earlier occupants of the area around the Tirau Hills. However Ngati Raukawa invaded the area, culminating in a siege of Pohaturoa pa (just outside the District) where Ngati Kahupungapunga had taken refuge. The latter were eventually forced from the pa and decimated in a massacre downstream at Ongaroto[11]. Te Arawa River Iwi (an affiliate of Ngati Tahu- Ngati Whaoa, Ngati Kea – Ngati

9 Pride in Putaruru. (2009). *Jim Barnett Reserve*. Accessed September 2009. http://www.putaruru.co.nz/reserve.html

10 Te Waotu School. (2009). *Welcome*. Accessed September 2009. http://www.tewaotu.school.nz/index.html

11 Waitangi Tribunal. (1993). *The Pouakani Report 1993.* Accessed July 2009. http://www.waitangi-tribunal.govt.nz/reports/viewchapter.asp?reportID=AD61AFE4-9943-41F1-8872-7435B1AB83B8&chapter=12

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Tuara and Tuhourangi) also have associations with the District particularly through their connections to the Waikato River and its environs.

- Pakeha Settlement

European settlement was initially restricted to extensive grazing and wheat cropping on the better soils of the upper Waihou valley around Tirau. There were attempts to extend grazing of merino sheep south of Putaruru and Lichfield was laid out as the main town, as part of speculative land development of the area. However the bush sickness that affected stock on the cobalt deficient soils meant the area was never effectively farmed, and the "City of Lichfield" never developed in the manner envisaged.

- Native Milling

Sawmilling provided the economic base for settlement of the southern part of the District. This was centred on Putaruru around the mill and headquarters of the Taupo Totara Timber (T.T.T) Company. Backed by capital from Wellington business interests, the company milled extensive areas south of Tokoroa. The company built a private railway line opened in 1905 that crossed the Waikato River at Ongaroto and extended to Mokai where a second mill was established. The line is now traced by the main north-south private forestry road that still crosses the Waikato on the "Tram Road" bridge.

As well as the "T.T.T." there were several smaller logging companies such as Bartholomew's Timber Ltd (Bart's Siding 1908-1947 and Te Whetu); Ngatira Sawmilling Co (Ngatira).; and Selwyn Timber Co. (Selwyn's Siding). These companies built small settlements and sawmills with bush tramways radiating into the forest. The traces of these activities are still apparent as ghost towns (Bart's Siding, Pinedale); railway formations (nowadays mostly used as forest roads), and abandoned tunnels (there are two tunnels on the Selwyn Timber Company line at T15 651 439 and T15 691 442, and one on the Bartholomews Line at T15 696 323). Other sawmill settlements, such as Waotu, have remained but evolved to become local farming settlements.

- Okoroire Spa

The construction of the Auckland-Rotorua railway line as far as Putaruru in 1885 provided the opportunity to develop a spa around the Okoroire hot springs in 1889. As well as the therapeutic qualities of the springs themselves, Okoroire promoted the picturesque qualities of the setting including the cascade and falls in the Waihou River, and genteel country pursuits such as trout fishing, pheasant shooting, tennis and croquet. The surroundings were laid out as a country estate with parkland trees such as magnolia, poplar and oaks and an avenue of planes. The heyday for Okoroire lasted only around 15 years, a factor in the spa retaining its original Edwardian character.

- Dairy Farming

Dairy farming transformed the landscape of the northern part of the District in from the 1910s to the 1930s. This transformation was delayed to some extent compared with other parts of New Zealand because of existing extensive sheep farming and cropping on the large estates in the upper Waihou. Converting to dairy farming had the effect of creating a smaller scale, more densely settled and more intimate landscape. It resulted in smaller farms, smaller fields often divided by hedges, a finer network of roads, and a regular pattern of dairy factories and small community centres –often with a local hall. In the South Waikato this human landscape is reinforced by the fine topographic scale to create a distinctive landscape.

Since the 1980's the small scale has been modified. Farms have been amalgamated into larger units, the significance of community centres has declined as people travel to larger centres, and local dairy factories have been closed in favour of large factories such as the new cheese factory at Lichfield.

More recently, and prior to the introduction of the national Emissions Trading Scheme in 2007, changes in land ownership patterns within Kinleith Forest led to the conversion of some 13,000 Ha of land to dairying. As these blocks have been developed there have also been processes put in place to review the status of some private access roads.

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- Plantation Forestry

At around the same time that dairy farming was transforming the northern part of the District, plantation forestry was transforming the southern part. The delay until 1934 in finding a cure for the “bush sickness” caused by cobalt deficient pumice soils in the southern part of South Waikato provided the opportunity of uncontested land for afforestation. This was carried out by both the Forest Department and private companies, such as Perpetual Forests Ltd, as a result of forecasts during the 1920s that New Zealand would run out of native timber within 40 years. The opportunity to use afforestation as a relief occupation during the Depression was an added impetus.

The District is now dominated by plantation forestry on the higher ignimbrite plateau land to south, east and west, and dairy farming in the north and central corridor. These productive landscapes support the two industrial landmarks of the Kinleith Mill and the Lichfield Cheese Factory.

- Hydro Power Stations

The first dam on the Waikato River was built in 1913 at Horahora (about 4km south of the Piarere turnoff) to supply power for the Waikino Battery and Waihi gold mines. At the time the transmission line was the longest in the world. The station was flooded with the creation of Lake Karapiro but traces can be seen on the banks.

The second dam was Arapuni in 1929. Subsequent dams were built following the Second World War:

Karapiro 1947; Maraetai 1953; Whakamaru 1956; Atiamuri 1959; Waipapa 1961

The dams have created lakes that have become landscape features in their own right, and which are used for boating and picnicking. The power stations also add to the identity of South Waikato as a productive and pioneering landscape –reinforcing such elements as the engineering associated with the logging railways and sawmills, and large scale industry such as the Kinleith pulp and paper mill and Lichfield cheese factory.

However the dams have also modified the natural form of the Waikato River adjacent to South Waikato. The most natural sections of river remaining are the sections immediately downstream from the Maraetai and Waipapa dams.

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Part 2 Landscape Character Units

A landscape character assessment (LCA) was used in Stage 2 of the technical assessment to identify the broad geomorphic landscape character units within the South Waikato District. The desktop and field survey techniques utilised provided an objective description of the natural and cultural elements, patterns and processes that would subsequently inform the identification of landscape values within each unit.

Indicative boundaries and the distinguishing landform, landcover and landuse characteristics of the 7 landscape character units are described in this part of the report. Variations in character across the unit and zones of transition are also identified. Landscape types i.e. landscape character units classified into groups of common character, were not identified in this assessment. The scale and the geomorphic basis of this LCA also determine that this assessment is not designed to directly inform the development of individual landscape character unit or type management plans. It could however, form the basis of a more detailed LCA for that purpose.

Figure 2 illustrates the indicative boundaries and areas encompassed by the seven broad landscape character units of the District.

1 Tirau Hills

2 Waihou Plains

3 Waotu Hills

4 Central Enclave

5 Whakamaru Domes

6 Matahana Basin

7 The Mamaku-Kaimai tract

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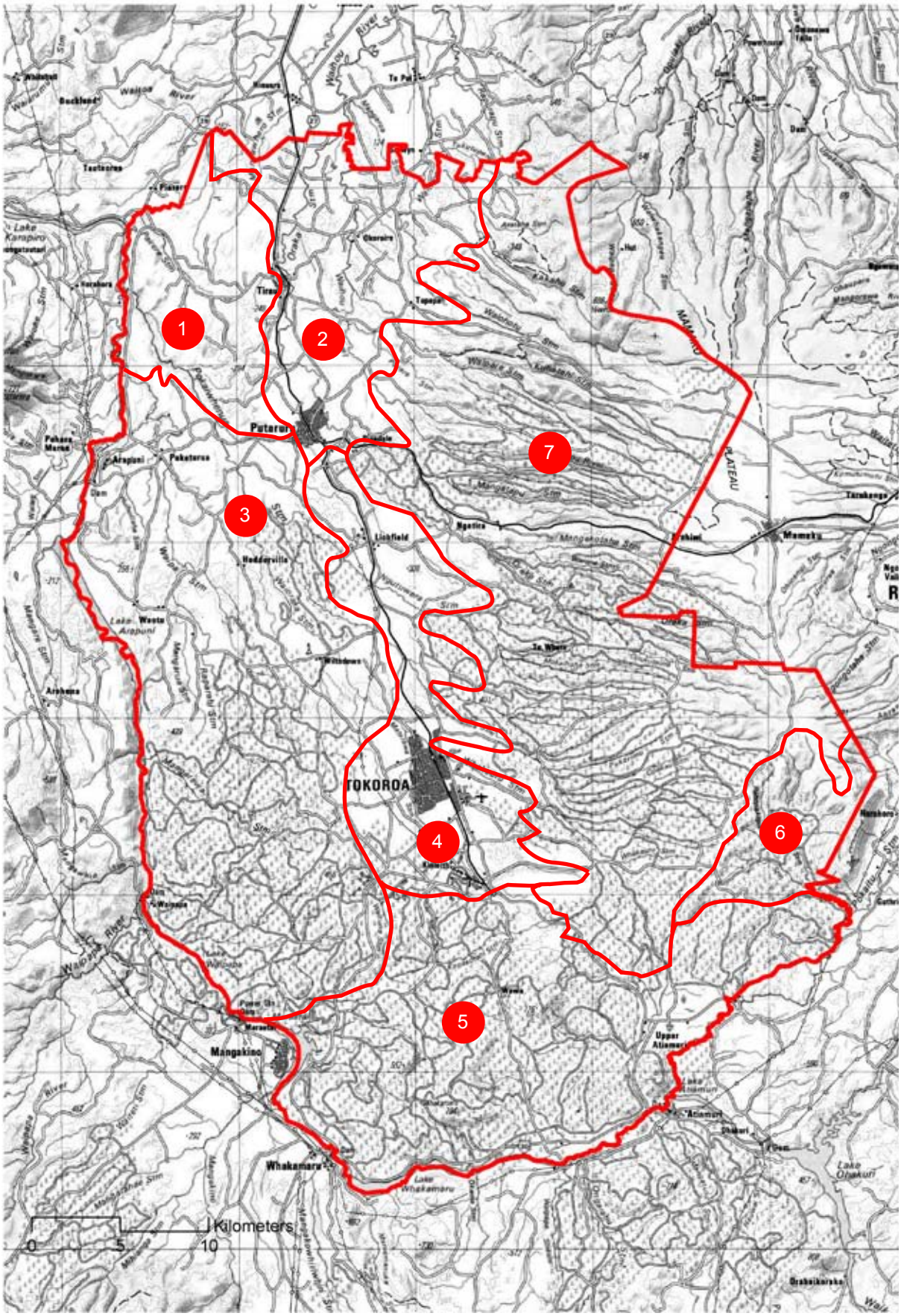


Figure 2 *South Waikato Landscape Character Units*

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1. Tirau Hills

The Tirau hills form a distinct landscape character unit and edge to the north western corner of the District. To the north this unit is bounded by the Waikato River's historical path through the Hinuera Gap and to the west by its current trajectory to the West Coast. To the south, the extent is drawn along the pathway of the Pokaiwhenua and Little Waipa Streams. In the east the past and present pathways of the Oraka stream, a tributary to the Waihou, have formed a zone of transition between the Tirau Hills, the Central Enclave and the Waihou Plains landscape character units.

Beyond the narrow river terraces and escarpments, ignimbrite sheets overlain with thick blankets of ash underpin this rolling hilly landscape with its distinct rounded rock outcrops and significant topography.

Influenced by early transportation routes and Maori and Pakeha settlement, indigenous vegetation is limited to regenerating pockets within gullies, stream beds and along the river banks with naturalised exotic species such as Tasmanian Blackwood (*Acacia melanoxylon*) and Barberry (*Berberis spp*) also apparent. In addition to the street trees and amenity gardens of Tirau, mature deciduous and coniferous trees, poplar shelterbelts and small areas of plantation forestry are associated with some of oldest farm homesteads in the District found in this unit. A predominance of pastoral landcover has also further emphasised the significant sequence of hill top pa sites identified. Variation to this more traditional pattern of settlement and drystock cattle and sheep farming can be seen along the northern end of Horahora Rd where lifestyle block subdivision has created a more diverse pattern of landcover and intense pattern of settlement.

Within the bulk of the landscape character unit significant waterways are not obvious however, along Horahora Road views across the Waikato and up into its tributaries are afforded by undulations in the road. Several wetland areas and riparian vegetation are apparent where eddies and islands have formed in the River.

Recreational activities include cycling, fishing and boating with the main boat ramp located at Little Waipa domain.

Where minor roads in this unit provide elevated views, the predominately confined experience afforded by travelling along the river corridor Horahora Rd and through road cuttings on SH1 is contrasted with framed views of Maungatautari and expansive views of the Kaimai ranges and the Mamaku plateau. As SH1 cuts down into Tirau an expansive but fleeting view of the Central Enclave and the Mamaku's is also afforded near the eastern turn off into Paparamu Rd.

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Figure 4a Horahora Bridge



Figure 4b View from Paparamu Rd



Figure 4c River Escarpment-Horahora Rd

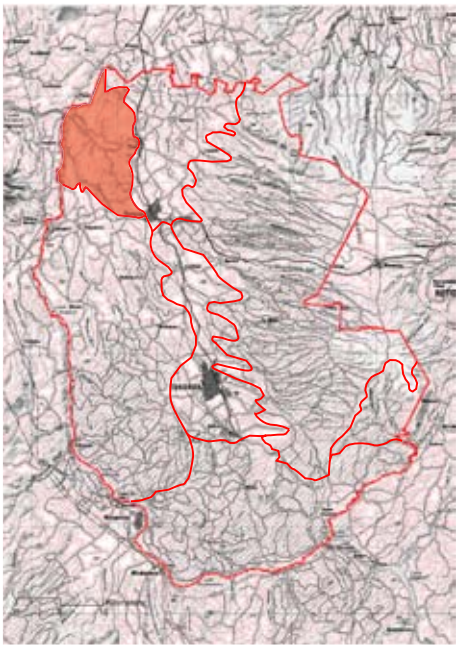


Figure 3 Tirau Hills LCU (Landscape Character Unit)

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2. Waihou Plains

The Waihou Plains, a relatively small landscape character unit which encompasses some of the District's most subdued relief is part of a much larger plain shaped by the Waihou River and its tributaries. The most distinct edges to this unit are formed by the Tirau Hills in the west and the incised Mamaku ignimbrite sheet to the east. At its northern extent and district boundary, there is a far more subtle shift where the plains become broader and noticeably drop towards the Thames. To the south there is a zone of transition, where the plains become narrower, more enclosed and rise gently up to the central enclave, ending just south of Putaruru where the catchments cease to flow into the Waihou River.

Volcanic ash, alluvial deposits and the resulting subtle topography underpin the intensive and regular pattern of productive landuse in this unit where dairy farming predominates and field patterns are often accentuated by clipped barberry hedges. Ignimbrite escarpments such as are found at the entrance to the Waihou River walkway act as landmarks in this landscape and where expansive views across the plains through to the Kaimai's also characterise this unit.

Indigenous vegetation is less apparent here than in the Tirau Hills and confined to the banks of significant waterways supplemented by recent Waihou walkway committee plantings. With the exception of the street trees and amenity plantings within Putaruru and the avenue and amenity trees planted around the historic Okoroire Hotel and golf course, mature deciduous and evergreen trees are also less evident.

The settlement patterns are, in general, more intensive here than in the Tirau Hills with Putaruru acting as a gateway to the unit. In addition, the settlement of Okoroire features an historic hotel, golf course, and private thermal pools alongside the dynamic Okoroire Falls. The small marae and papa kainga settlement of Tapapa was also once an active native timber mill. Heightened vehicle movement patterns in this unit are associated with the convergence of three State Highways.

Significant recreational activity is predominately associated with the Waihou River and its tributaries renowned for trout fishing. The recently established Waihou Walkway from the Whites Road ignimbrite outcrops up to the iconic Blue Springs, marks the first stage of an important historical thoroughfare through the Mamaku's to the Rotorua district.

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Figure 6a View from SH5 near intersection SH28



Figure 6b Okoroire golf course



Figure 6c Ignimbrite outcrop-Whites Rd

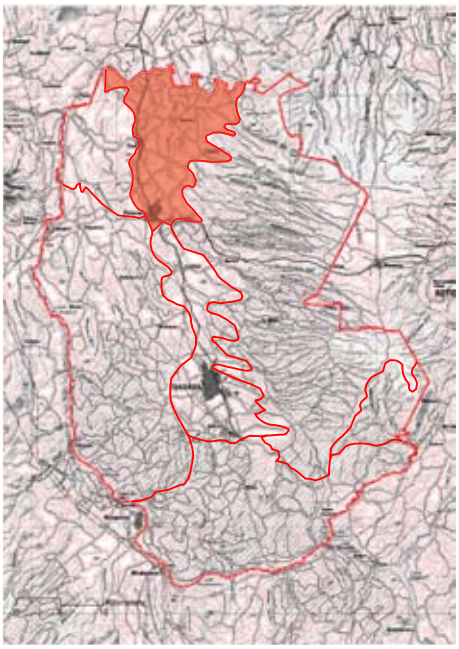


Figure 5 Waihou Plains LCU

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3. Waotu Hills

The Waotu Hills Unit encompasses a significant area of the South Waikato district with relatively varied landform, landuse and landcover. Future landscape character assessments are likely to subdivide this broad unit where the purpose is to inform management plans of a particular character unit.

The Tirau Hills and the Waikato River escarpment near Arapuni power station form the northern boundary to this unit. In the West this unit runs the length of the Waikato River from Lake Maraetai through to Arapuni. Where the river has cut down to form narrow gorges downstream of Maraetai, Waipapa and Arapuni Dams this edge is more distinct and exposes ignimbrite cliffs (the Arapuni type ignimbrite and the Waipapa Dam section) recognised by the Geological Society of NZ as described in Appendix 2 . The most distinct eastern edge to this unit can be drawn along the Central Enclave south and west of Tokoroa following the path of the Waituna stream. Further north the boundary, although less obvious, delineates the narrowest section of the Central Enclave. Where the Pokaiwhenua stream intersects Paraonui Rd and becomes enclosed within a more distinct gully a clearer distinction can again be drawn.

The rolling hills in the north give way to progressively more incised and elevated landforms reflecting diminishing effects of volcanic ash and increased influence of ignimbrite flows on the landscape. This geomorphology is also reflected by an increased incidence of rock outcrops and named ignimbrite tors south of the settlement of Waotu.

Vegetation patterns are similarly diverse. Indigenous vegetation is particularly evident along the banks of the Waikato River where topography and management practice limits productive landuse. Patches of mature and regenerating indigenous bush, retained after widespread logging in the area, are also a particular feature with mature totara specimens and the District's largest reserve near the settlement of Waotu. Public road embankments also feature regenerating indigenous species not typical in any other unit. Significant remnants along the opposite side of the river near Waipapa also contribute to the perception of indigenous landcover.

Patterns of landuse are unique and more recently dynamic. Hydroelectric dams at Arapuni, Waipapa and Lake Maraetai and a quarry at the end of South Waotu Rd constitute a significant infrastructural network and industrial landuse. Off the river and north of Waotu dairy farming predominates. To the south, where greater relief and cobalt deficient soils precluded early farming much of the land remains in plantation forestry and is inaccessible to the public. Where ownership patterns have changed dramatically in recent years, dairy conversion has occurred in some of the easier country. In this landscape character unit, the change is particularly evident along Wiltsdown Rd and the Old Taupo Rd south of Wiltsdown.

The small but most significant settlement of Waotu features a sports ground, school and hall with Pikitu marae nearby. As the site of an historic native timber mill and early Maori settlement a number of notable historic buildings and other archaeological sites have been identified in this area.

River based recreational activities are centred around Jones Landing with options and access increased by the recent development of the Waikato River Trails network. This trail travels along the eastern side of the river from Jones Landing passing landmark ignimbrite cliffs through to the Arapuni powerhouse swing-bridge.

These patterns of landform, landcover, landuse and land ownership have created a far more isolated landscape experience. Views from the public roads, limited to the northern half of the unit, are often confined by the rolling hills. On the river the absence of adjacent public viewpoints and incised unmodified gorges add to the wilderness experience.

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Figure 8a View from Powell Rd



Figure 8b View from Waotu South Rd



Figure 8c Pikitu marae



Figure 8d Waotu Domain

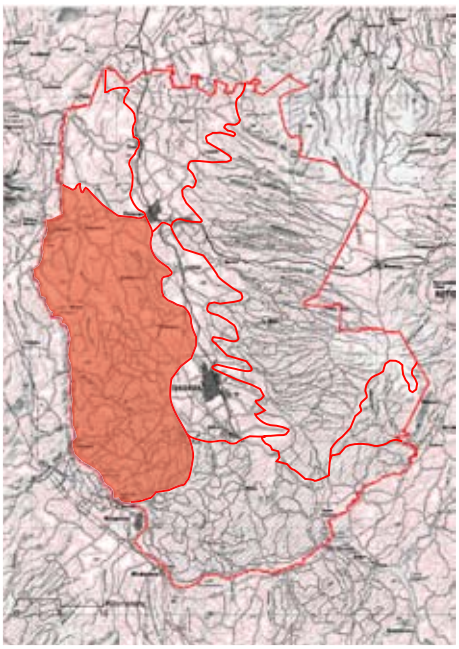


Figure 7 Waotu Hills LCU

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4. The Whakamaru Domes

A series of ryholitic domes including those named as Whakamaru, Maungaiti and Ngautuku comprise this unique landscape character unit. Bound to the west and the south by the Waikato River, these landforms are separated by open tributary basins and flanked by broad river terraces. Pronounced ignimbrite cliffs further distinguish these edges near Atiamuri and the Ongaroto section of SH30. To the east, these more discrete landforms give way to the expansive Mamaku ignimbrite sheet. The widest and flattest extent of the Central Enclave also forms a relatively distinct landform boundary in the north.

This landscape character units' unique geomorphology is marked by several quarries and hydroelectric activity at Whakamaru and Maraetai. Geological features, as described in Appendix 2, have also been identified by the Geological Society of NZ including a deposit of Ongaroto Perlite (still mined), a section of the Korotai Ignimbrite and the Johnson Road Basalt within the Kinleith Forest. Excluding recent dairy conversions in the Opareiti Stream basin, plantation forests cover much of this area and its volcanic cobalt deficient soils which precluded farming after native timbers were logged out. This pattern of landuse has a marked smoothing and moderating effect on the topography of the ryholitic domes. Enclosed views from SH1, 32 and 30, the only public roads, also limit opportunities to observe these landforms to sites outside of the District. In addition, where plantation forestry covers part of the Central Enclave and the Mamaku's, the landform based boundaries of this unit become somewhat blurred.

Similarly, although significant tributaries of the Waikato have had a considerable role in shaping this landscape, confined views and limited public access moderates the perception of these factors. In contrast, the landscape experience of the Waikato River and public access to it is heightened in this unit by the course of SH30, its connections with SH32 and SH1 and by the enclosing effect of the plantation forest and prominent cliffs and Whakaahu across the river. Easy access to the river for boating at Whakamaru and Mangakino and the recently developed river trail walkways from Whakamaru through to Pohaturoa has associated this unit with a diverse and increasing range of recreational activity.

Indigenous vegetation is largely limited to the edges of the River including some areas of wetland, such as at Ngaroto marae with relatively low ecological significance. There are a large number of wetland areas within Kinleith Forest which are also of relatively low ecological significance.

Current settlement is limited to the southern edge and a small number of houses around the Ngaroto marae and the outdoor education christian camp on Hikurangi Island. Historically small native timber mill towns were located at Wawa and Cashmore Hill along the private railway that serviced a series of mills from Putaruru to Mokai. This area has formed the context for significant events and historic transport routes in the history of the District's earlier occupants Ngati Kahupungapunga, Ngati Raukawa, and the neighbouring iwi Te Arawa. Archaeological records and written accounts provide a trace of these activities including; the battle between Ngati and Ngati Kahupungapunga at Ongaroto and; the journey Te Arawa's ancestor Hatupatu who is said to have hid from a giant bird like woman in the hollow of a rock which is now marked by a rest area at the base of Ngautuku along SH30. This feature is known as Te Kohatu o Hatupatu.

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Figure 10a View from Whakamaru Rd



Figure 10b View from Dunham Pt



Figure 10c View from Kaahu Rd

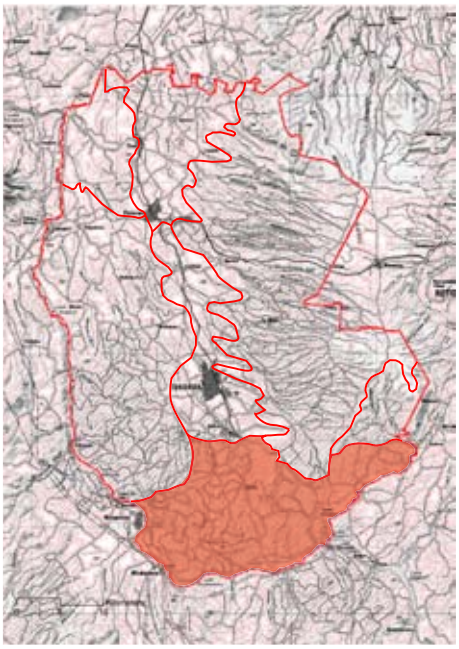


Figure 9 Whakamaru Domes LCU

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5. Central Enclave

The Central Enclave is centred around the alignment of SH1 which runs through the middle of the District. For the most part, this landscape character unit consists of a relatively thin, convoluted corridor of gently rolling hills which lie south of Putaruru and are enclosed by the Waotu Hills in the west and Mamaku's in the east. To the south of Tokoroa the unit broadens and the topography flattens to form what is often referred to as the Tokoroa Plains.

Deposits of cobalt deficient volcanic ash underlying current landforms have had a significant effect on the patterns of landuse and landcover. In the north, substantial podocarp forest was eventually replaced by farming activity following the application of modifying fertilisers. This area now supports some of the most diverse and intensive productive landuse in the District. Cobalt deficiency also led to the development of plantation forestry across the southern (Tokoroa) tussock lands from the 1930's to form part of Kinleith Forest. Where these forests were established on relatively flat land, recent dairy conversion, particularly along Wiltsdown Rd, the Mossop Rahwiti Rd and Galaxy Rd, has changed the character of this unit.

Expansive views from public roads across these gently rolling hills through to the Mamaku plateau incline are also typical of this unit. On elevated minor roads, particularly along the eastern edge of the enclave, more expansive views through to the Taupo District and Mount Ruapehu are afforded.

South of Lichfield the landscapes form part of the Waikato catchment and to the north, the Waihou River. Stream crossings along the main arterial SH1 are consequently an important contributor to the character of this unit. In addition, Lake Moananui, along the Matarawa Stream, forms an urban recreational resource on the outskirts of Tokoroa. In contrast to other units, these waterways are not associated with indigenous vegetation which is, in general, far less apparent throughout the enclave. Outside of the settlements of Tokoroa, Lichfield and Putaruru, where street tree and amenity tree plantings feature, landcover is predominately pastoral and native vegetation patterns are limited.

Compared to other landscape character units of the District, a greater intensity and range of productive, urban, industrial, infrastructural landuse is evident and initiated through early European settlement at Putaruru and Lichfield; native timber logging, the establishment of dairy farming and the infrastructure and access routes that supported these activities. As a consequence, a large proportion of the District's protected historical buildings can be found within these two towns. Tokoroa, although the site of several native timber mills in the early 1900's, did not become significantly established as a town until the Kinleith paper mill opened in the 1950's utilising the first harvest of Pinus radiata. The significance of indigenous and plantation forestry to the District is demonstrated most obviously in this unit through, for example, sculpture and museum exhibitions and entry signs to the main towns.

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Figure 13a View from Colsons lookout



Figure 13b View from Te Rere Rd



Figure 13c View from Jones Rd just south of Putaruru



Figure 13d Entrance signage-Putaruru

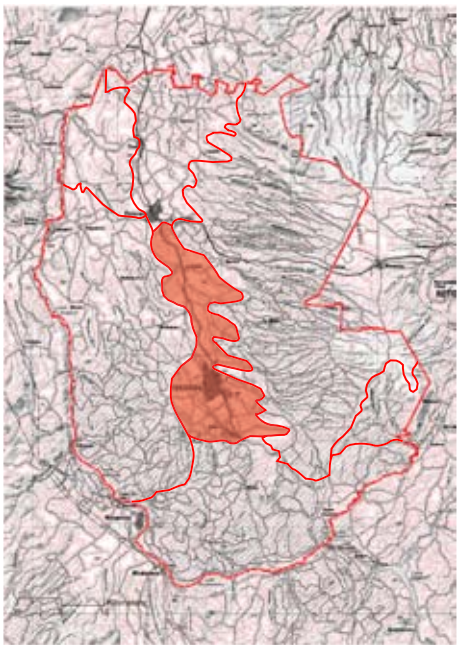


Figure 12 Central Enclave LCU

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6. Matahana Basin

The enclosed Matahana Basin in the south eastern corner of the Mamaku's has a particularly unique character. The rhyolitic Horohoro cliffs and Horohoro dome (as described in Appendix 2), although predominately in the Rotorua district, form a distinct eastern boundary to the basin recognised by the NZ Geological Preservation Society with the relatively steep back slopes of these cliffs rising some 400m from the basin floor. In the north and west, the Mamaku ignimbrite sheet is also elevated approximately 300m. Both edges are convoluted by the streams that drop, in places through waterfalls, into the basin. A number of isolated ignimbrite tors eroded out and down from this sheet are located in the basins north eastern corner. Across its southern boundary a more obvious zone of transition occurs where the broken landforms (typical of the rhyolitic dome character unit) fold down into the basin and also mark the only (private) access route into the basin from the South Waikato district.

Indigenous vegetation covers most of the Horohoro cliff incline and the northern edge of the Mamaku sheet including parts of the basin floor. A network of wetland areas of ecological significance have been retained through recent dairy conversion across most of the basin associated with streams. Small plots of pines retained within newly established pasture and continued plantation forestry on the western and southern slopes contribute to a relatively diverse pattern of landcover. Once completely covered in pines and accessed only by forestry workers, several homes have also been recently established within this unit.

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Figure 15a Matahana Basin-Ignimbrite sheet edge



Figure 15b Matahana Basin - Horohoro Cliffs

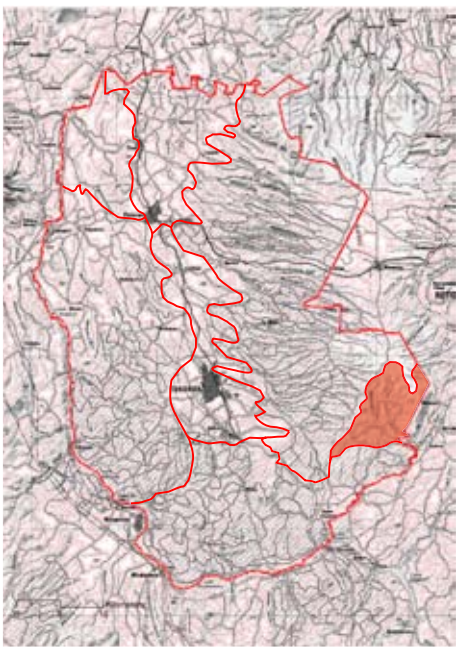


Figure 14 Matahana Basin LCU

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7. The Mamaku-Kaimai tract

This study has considered the Mamaku ignimbrite sheet as one landscape character unit, based on its distinct geomorphology. Where the purpose is to inform individual unit or typology management plans, future landscape character assessments are likely to subdivide this broad unit to more adequately account for its internal variations.

Originating from the Rotorua caldera, the Mamaku ignimbrite sheet has formed a distinct elevated plateau to the west of Lake Rotorua which slopes gradually down into the South Waikato district. Of varying density, the ignimbrite sheet has been eroded over time largely through the effects of water. On the upper plateau this has created remnant tors as can be seen at the entrance to the District on SH5. Although less apparent in the northern and southern edges of the sheet, a sequence of narrow valleys and intermediary raised plateau's (butte and mesa landforms) with exposed ignimbrite outcrops, cliffs and layers of volcanic ash are typical throughout the incline slope. These waterways form significant tributaries of the Waikato, such as the Pokaiwhenua stream, and the Waihou River, such as the Oraka Stream. In addition, a number of small lakes and associated ecologically significant wetlands feature in these landscapes established through ignimbrite obstructed drainage patterns. The largest of these occur in a landlocked valley alongside the Oraka catchment on Lake Rd and near Lake Rotohoko in headwaters of the Waihou Stream.

A significant portion of this unit, up to and including blocks off Leslie Rd, is within the Kinleith Forest and has limited public access and predominant plantation forestry landcover. Recently, alongside Mossop-Rawhiti Rd and Galaxy Rd which provide access to easier terrain, there has been substantial dairy conversion of forestry land (approximately 13,000 Ha across the District in recent years). The majority of the District's Department of Conservation (DoC) reserve land is found in this unit and is, in part, within Kinleith forest, such as the Mokaihaha Reserve and the Arahiwi Reserve that follows the disused forestry railway from Mamaku. Other blocks of remnant indigenous forest are apparent in many of the steep sided gullies of forestry company owned land including the Endean and Tikitiki Reserves and the Pukerimu Forest. Outside Kinleith, DoC reserves near Lake Hameraha and along SH5 (part of the Mamaku-Kaimai Forest) combine with remnant native vegetation on private pastoral land to create a further area of significant native forest. This landcover forms a marked edge to the District and creates a distinct sequence of views along SH5 including those enclosed by the Tukorehe Scenic Reserve also known as Fitzgerald Glade within which the iconic cafe is a popular rest stop for travelers.

The units unique geomorphology has had a significant effect on economic activity, transport routes and settlement. The presence of marae at Ngatira and Ruapeka and archaeological data including Pa sites and kainga mark particular gullies as early pathways for Maori between this district and the Rotorua area. A history of native logging and early plantation forestry with its stand of mature redwoods, mill based past settlements at Pinedale and Te Whetu, tram lines with tunnels, and the now disused railway through to Mamaku contribute significantly to the unique character of this unit.

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Figure 17a View from Mercury Rd Kinleith



Figure 17b View from SH5



Figure 17c Lake Rd Wetland

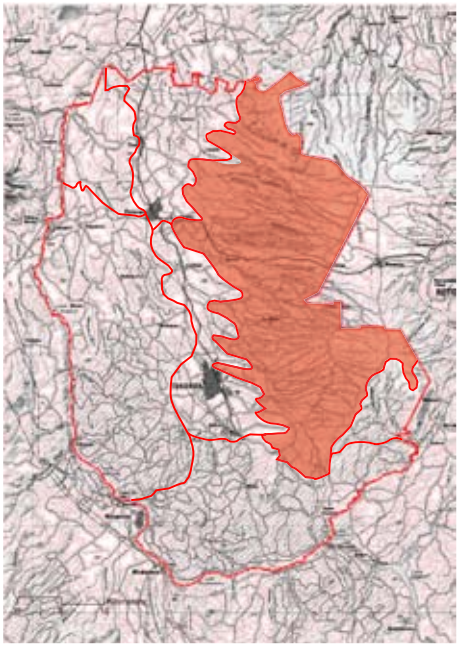


Figure 16 Mamaku-Kaimai LCU

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Part 3 Landscape Values

This part of the report documents the landscape values identified within each of the 7 landscape character units in the technical assessment. For the purpose of this appraisal, a value is defined as an *"enduring conception of the preferable which influences choice and action"* [12]. Values, can be identified in all landscapes (not just those that may be subsequently evaluated as outstanding natural features and landscapes and significant amenity landscapes, and can be drawn from all of the [physical, perceptual and associative] dimensions. Under the RMA, these values can be identified from a consideration of a series of interrelated factors referred to as the 'amended Pigeon Bay' or 'WESI criteria':

" The corrected list of aspects or criteria for assessing a landscape includes:

a) the natural science factors- the geological, topographical, ecological and dynamic components of the landscape;

b) its aesthetic values including memorability and naturalness;

c) its expressiveness (legibility): how obviously the landscape demonstrates the formative processes leading to it;

d) transient values: occasional presence of wildlife; or its values at certain times of the day or of the year;

e) whether the values are shared and recognised;

f) its value to tangata whenua

g) its historical associations."

It is important to note that the consideration of landscape values in the 2009 expert assessment was limited to secondary sources that documented or clearly indicated landscape values (including past landscape and recent ecological assessments, district focused print and web publications, marketing and 'place making' media or symbols, local artwork and museum displays) and the application of accepted aesthetic theories and relevant landscape perception studies as discussed in Appendix 3. Additional values identified through the subsequent processes of key stakeholder and community consultation and assessment review are included in the Addendum 1 + 2. This process of review is aligned with the Courts 'WESI criteria' decision which states that,

"We should add that we do not regard this list as frozen -it may be improved with further use and understanding" [13]

In the following part of this report the overall significance and spatial scope of these values has been assessed to determine specific areas within each landscape character unit that can be identified as outstanding natural landscapes, outstanding natural features and significant amenity landscapes.

Landscape value criteria used

- *Natural science factors- the geological, topographical, ecological and dynamic components of the landscape*

These factors are likely to generate landscape values where they typify the character of an area and, or are; important in terms of research and education; rare or unique; particularly legible or prominent, and; indicate (dynamic or sustainable) geological or ecological processes.

Findings from a region or district wide significant natural area assessment (concerned with the identification of areas with ecologically significant indigenous vegetation) are **one** of the important sources of information in a landscape assessment. The region wide study of significant natural areas commissioned by Environment Waikato completed in 2009 has been used to help inform this assessment. The findings of a district wide assessment of natural values currently being undertaken by the South Waikato Council has also been used to review this assessments findings with respect to the Horahora Rd section of the Waikato River (see Addendum 2). It is also worth noting here that planning strategies subsequently generated to manage the District's ONL, ONF and SAL will form just one part of a suite of management strategies related to natural heritage-the overall geological and ecological resource.

12 Stephenson, J . (2007). Many Perceptions one landscape. *In Landscape Review.* Vol 11(2) p11

13 Wakatipu Environmental Society Incorporated v Queenstown lakes District Council (C180/099)

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• *Aesthetic values including memorability and naturalness*

Aesthetic values are generated by a concept or a perspective of what is pleasing in appearance, demonstrates beauty or good taste (concise Oxford Dictionary). While these concepts are likely to vary between individuals somewhat, aesthetic theories or paradigms can be used to develop criteria to assess aesthetic value where they capture commonly accepted perspectives. As in the recent Environment Waikato landscape assessment (discussed further in Appendix 1), the information processing paradigm of aesthetics[14] is often used to further interpret the WESI criteria and assess aesthetic value using the 'sub criteria'; memorability; vividness; expressiveness; cohesion; eminence; rarity and mystery. A combination of paradigms is used in this assessment however, as is considered 'best fit' to the aesthetic perspective of the South Waikato communities of interest and the finer grain of a district assessment. These paradigms are further discussed in Appendix 3. In particular, given the District's unique patterns of landform, landcover and landuse, aesthetic value is likely to be influenced by the sublime, the picturesque and the aesthetic of a 'working landscape' in addition to the information processing or 'biological' concept of the aesthetic.

Non visual cues to landscape memorability are also considered, drawing on research which links memory to senses other than sight. In particular, where landscapes or features can be associated with distinct scents and sounds, they are also likely to be more memorable. In this regard, and as is relevant to this district, the presence of water is recognised as a key component of more memorable landscapes and features. [15]

In addition, as directed by the WESI criteria, conceptions of naturalness and of what contributes to natural character (as discussed in more detail in Appendix 3 of this report) will also be important in the assessment of aesthetics.



Figure 18 Kaahu Rd, Kinleith Forest



Figure 19 Hetherington Rd, Okoroire

• Expressiveness (legibility): how obviously the landscape demonstrates the formative processes leading to it i.e. the extent to which the natural formative processes, particularly geomorphology, are evident in the landscape. In addition to the more technical recognition of formative process, values associated with expressiveness can also be generated by perceptions of landscape legibility. That is, where the formative processes make it easier to 'read' the landscape and create a clear 'mental map' of districts, nodes, edges, pathways and landmarks as discussed further in Appendix 3 of this report.

• *Transient values: occasional presence of wildlife; or its values at certain times of the day or year.* Valued transient factors are generally associated with natural science factors and an aesthetic preference for naturalness. For example, where there are distinct and noticeable changes in the seasons, water flow, vegetation or migratory patterns of wildlife, transient values are usually evident.

• *Whether the values are shared or recognised*

Where the landscape or feature is widely known and valued for its contribution to the District's identity and sense of place. Importantly, this can include values recognised and shared by professional, public and private communities. These groups may have varying interests in a particular landscape or feature, revealing a range of social, cultural,

14 Where it is assumed that people prefer landscapes that can be readily understood and encourage exploration. Nbubisi, F. (2002). Assessment of landscape values as landscape perception. Chapter 7 In *Ecological Planning: A comparative and historical analysis.* Baltimore: John Hopkins Press

15 Bowring, J. (2006). *The Smell of Memory: Sensorial Mnemonics:* The Landscape Architect:IFLA conference papers. Accessed May 2009. http://researcharchive.lincoln.ac.nz/dspace/bitstream/10182/623/1/Bowring_IFLA_2006.pdf

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economic and ecological values. In particular, where the landscape or feature is used for recreation, there are likely to be shared and recognised values; as is described in more detail in the context of the South Waikato District in Appendix 4.

- *value to tangata whenua*

Where there are cultural or spiritual values associated with landscapes and features are of particular importance to Maori and the tangata whenua of the District Te Arawa River Iwi and Raukawa, this adds to the evaluation of their significance. While some of these values may be publicly documented or widely known, consultation will be necessary to credibly consider these values in an assessment. Where there may be, understandably, a reluctance to reveal some of these values as they represent taonga to tangata whenua or a particular hapu, a landscape assessment can, at the very least, address wider community perspectives of values to iwi which have become 'shared and recognised. It is important to note that it is not the role of a district-wide landscape assessment to attempt to represent those values held by tangata whenua. Only widely held, non contested values have been assessed or interpreted. Consultation processes following on from the 2009 study have also been used to provide more information on landscape values of significance to Raukawa and Te Arawa River Iwi (see Addendum 1+2). The inclusion of these values in a significant landscape and feature assessment provides the potential to enhance their protection by ensuring greater consideration is given to the context in which they are found. As a result landscape policy can complement the more specific planning strategies that focus on a broader spectrum of tangata whenua values and concerns.

- *historical associations*

Where a landscape or a feature can be connected with documented or widely known past patterns of settlement, endeavour, or significant events this adds to the value communities will place on those areas. Where consideration of those associations forms part of the subsequent landscape policy framework this can complement other planning strategies that are focused on the overall protection and management of the District's cultural heritage resource.

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Landscape Character Unit Values
(see also Addendum 1+2)

1 Tirau Hills

Widely held landscape values in this landscape character unit are associated with:

- distinct river terraces and ignimbrite rock formations, as are exposed along the Pokaiwhenua Stream
- Waikato River and its tributaries including the Pokaiwhenua and Waipa streams as a waterform of significance to tangata whenua[16] and as a multifunctional recreational resource
- wetland areas associated with tributary inlets, eddies and islands within the river
- remnant native vegetation most obvious in the lower reaches of the Pokaiwhenua and (Little) Waipa Streams
- traditional farming practices and older homesteads including their established amenity trees
- fertile soils associated with pumice and ash deposits
- early sites of Maori settlement and the extensive sequence of elevated Pa and other documented archaeological sites
- picturesque views along the streams and river corridor
- framed views of Maungatautari and the more expansive/sublime views across to the Mamaku's and the Kaimai ranges from minor roads within this unit

2 Waihou Plains

Widely held landscape values in this landscape character unit are associated with:

- historic buildings, large exotic avenue and amenity trees, recreational facilities, waterfall and hot springs around Okoroire recognised by the NZ Geological Society as described in Appendix 2
- Waihou River and its tributaries particularly where these waterways are associated with landmark ignimbrite cliffs, native vegetation, and multifunctional recreational use
- Blue Springs at the end of the Waihou walkway
- expansive views across the plains to the Kaimai ranges in the east and Maungatautari in the west
- economically significant productive dairy farms and the ordered, tended pattern this creates in the landscape associated with fertile soils and volcanic geomorphology

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16 The Waikato is known as Waikato-taniwha-rau, the Waikato of a hundred taniwha.
Te Ara Encyclopedia of New Zealand. (2009). *Waikato* landmarks. Accessed September 2009. http://www.teara.govt.nz/en/waikato/2

Values associated with the Waikato river can also be connected with concepts of Mauri as it applies to the whole river catchment from its headwaters in Mt Ruapehu through Lake Taupo and out to the Port of Waikato. *"Mauri in relation to water means life and the living. It has the capacity of generate, regenerate and uphold creation.. all living things are dependent on its mauri for their well being and sustenance...each type of water is seen as a taonga....The mauri of each waterway is a separate entity and can not be mixed with the mauri of another".*
Taua, T.W. (2003). *Maori perspectives on landscape. In Reclaiming our heritage: NZILA conference 2003.* Wellington: NZILA p 13-31

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3 Waotu Hills

Widely held landscape values in this landscape character unit are associated with:

- area around Waotu settlement including the historical buildings, Pikitu marae and the associations it has with early Maori settlement and native timber milling

- documented archaeological sites clustered around Waotu associated with early settlement patterns

- remnants of native bush throughout this unit including the James Barnett Reserve and areas along the banks of the Waikato River particularly near Waotu village

- picturesque productive landscapes of the Waotu area with its rolling hills, pockets of bush and occasional dramatic content created by significant rock ignimbrite outcrops and named tors

- traditions of plantation forestry in the southern end of this unit and the contribution this makes to perceptions of 'wilderness' along the Waikato River

- Waikato River as a dynamic waterform of significance to tangata whenua and as a multifunctional recreational resource particularly associated with Jones Landing and the recently established Arapuni walkways

- elements, patterns and processes that are linked with hydroelectric power generation at Arapuni and Waipapa as they represent a 'continuing cultural' landuse with valued historical and recreational associations

- wetland areas associated with tributary inlets, eddies and islands within the river

- 'wilderness experience' of enclosed sections of the river and Waipapa Lake

- significant ignimbrite rock formations up-stream from Arapuni Bridge (the Arapuni Type Ignimbrite) and downstream from the Waipapa dam (the Waipapa Dam Section) as are recognised by the Geological Society of NZ (see Appendix 2) and at Jones Landing contributing sublime (awe inspiring) qualities to the landscape

- distinct edge or gateway provided to the District by the Arapuni bridge

4 Whakamaru Domes

Widely held landscape values in this landscape character unit are associated with:

- Waikato River and its tributaries as a dynamic waterform of significance to tangata whenua and as a multifunctional recreational resource particularly associated with Lake Whakamaru, the recently established River Trail walkways and the units close proximity to Lake Maraetai

- elements, patterns and processes that are linked with hydroelectric power generation at Whakamaru as they represent a 'continuing cultural' landuse with valued historical and recreational associations

- Rhyolitic domes Ngautuku, Maungaiti and Whakamaru as landmarks that also define narrow gateways in and out of the District through which important transport routes have been aligned; SH1 and the historic rail and tram route from Putaruru to Mokai, now a private forestry road

- area surrounding the Ngaroto marae and its context as an historic river crossing linked with important historical events such as the battle between Ngati Raukawa and Ngati Kahupungapunga and the rail route through to Mokai.

- wetland areas around the marae, tributary inlets, eddies and islands within the river

- geological features that are recognised by the Geological Society of NZ (see Appendix 2) within the Kinleith forest including the Ongaroto perlite, the Koratai ignimbrite section and the Johnsons Rd Basalt

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- Ongaroto cliffs along SH30

- views that SH30 affords of significant landforms on the other side of the river and outside including Whakaahu, the Whakamaru cliffs and Pohaturoa which are outside of the District

- picturesque views of the river that are experienced on SH30

- Hatupatu's rock along SH30 at the base of Ngutuku and its relationship with oral traditions of Raukawa and Te Arawa and the documented archaeological findings in that area

- established practices of forestry, in particular along Wawa Road, the site of past mill towns and transport routes used for native logging

- traditions of plantation forestry in this unit and the contribution this makes to perceptions of 'wilderness' along the Waikato River

- coherent and uniform appearance or aesthetic of the plantation forests particularly as they are viewed from Whakamaru Rd

5 The Central Enclave

Widely held landscape values in this landscape character unit are associated with:

- Colsons lookout as a significant viewpoint across the central enclave through to the Taupo District and Mount Ruapehu

- series of Waikato and Waihou River tributaries that transect the central enclave such as the Pokaiwhenua and the Ngutuwera

- Lake Moananui and the Matarawa Stream as an urban recreational resource

- townships of Putaruru, Lichfield and Tokoroa and their links with early settlement, farming and native and plantation forestry endeavour and historic and industrial buildings such as the Kinleith mill and in particular;

- the journey through the Central Enclave along SH1

- road and rail transportation routes and their associations with early settlement, farming and forestry endeavour including historic structures such as the Lichfield water tower

6 Matahana Basin

Widely held landscape values in this landscape character unit are associated with:

- Horohoro cliffs as a complete geomorphological unit (including the incline slope within the District) recognised by the Geological Society of NZ (see Appendix 2)

- distinct edge of the ignimbrite sheet that encloses the basin to the north and west

- prominent ignimbrite tors eroded from the sheet in the north eastern corner of the basin

- indigenous vegetation on the Horohoro cliff incline and around the edge of the Mamaku ignimbrite sheet

- unique hydrological network of the basin and in particular, waterfalls that flow off the Mamaku ignimbrite sheet and the sequence of wetland areas across the basin

- viewpoints within the Kinleith Forest of the Horohoro Cliffs, Horohoro Dome, ignimbrite sheet edge and tors

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7 The Mamaku-Kaimai tract

Widely held landscape values in this landscape character unit are associated with:

- butte and mesa landforms of the eroded ignimbrite sheet as a complete geomorphological unit within which incised valleys expose jointed ignimbrite and underlying layers of ash

- sublime qualities of the prominent ignimbrite cliffs and the expansive views of the District that are afforded from elevated positions within the unit

- geological features recognised by the NZ Geomorphological Society including the Pokai ignimbrite and the Chimp ignimbrite section (see Appendix 2)

- documented archaeological finds within and outside of the Kinleith forest that are linked with early transportation routes, settlement, native logging and forestry

- DoC reserves

- other areas of indigenous forest within and outside of Kinleith Forest particularly those that are recognised to be of high ecological significance, and are linked to the broader Mamaku-Kaimai-Coromandel sequence.

- lakes and wetland areas particularly those that are recognised to be of high ecological significance

- tributaries to the Waikato and the Waihou River especially those linked with early transportation routes through to the Rotorua district such as the Pokaiwhenua, Tikitiki, Oraka and Waihou Streams.

- areas around Ngatira and Ruapeka marae

- established practice of forestry in the area, in particular, the sequence of sites and infrastructural elements of early native timber milling including the disused railway line and the sidings Selwyn and Bartholomew, the settlements of Pinedale and Te Whetu, the tramlines and the three tram tunnels.

- ‘wilderness experience’ that is afforded by the landforms, landuse and landcover in this unit including limited public access

- permit based recreational access for motorcross, mountain biking and walking groups

- Mamaku Plateau tors that mark the entrance to the District

- the landscape travel experience that is afforded along SH5 with framed views of Maungatautari, enclosed views within Fitzgerald Glade and expansive views of the Waihou Plains and the Kaimai ranges

- picturesque landscapes of the incised valleys and blind ended gullies within the butte and mesa landscape particularly where they are associated with indigenous vegetation, wetlands and other waterforms

- picturesque landscape of Fitzgerald Glade with its framed views, intimate scale and sense of enclosure contrast of light and dark and dominance of indigenous forest

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Part 4 Landscape Significance

In the final stage of the technical landscape assessment, the values associated with each character unit were analysed to identify the significance of the District's' landscapes and areas that could be identified as:

- Outstanding natural features and landscapes;
- Significant amenity landscapes
- Other landscapes

Outstanding natural landscapes and outstanding natural features are recognised through s6 of the Resource Management Act which is concerned with: "*Matters of national importance*".

They have a higher status than significant amenity or other landscapes where:

"a*ll persons exercising functions and powers under it* (the Act) *in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for:*

b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development."

Outstanding *natural* landscapes and outstanding *natural* features will also, in practical terms, have status under s6a) of the Act where, as another "*Matter of national importance*" :

"*all persons exercising functions and powers under (the Act) in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for:*

a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development."

It is also important to note that while the purpose of the Act provides overall direction for the integrated management of natural and physical resources, the emphasis of s6 is on protection of outstanding natural landscapes and outstanding natural features from inappropriate subdivision, use and development; not use, subdivision and development per se. However, where these occur in the coastal environment or include wetland, lakes, rivers and their margins s6 also directs the determination of appropriateness towards recognising and providing for the preservation of natural character.

The definition of *outstanding* natural landscape and *outstanding* natural features, in the context of the RMA, has its origins in the Concise Oxford Dictionary definition of 'outstanding' as being 'exceptionally good' and 'clearly noticeable'. Through case law the term outstanding has been further defined in the context of s6b) as:

"conspicuous, eminent, especially because of excellence, remarkable"[17].

It was also noted that:

"usually an outstanding landscape should be so obvious in general terms that there is no need for expert analysis… although there still needs to be a rigorous analysis"[18].

This definition reiterates the importance of both technical and consultative processes and the engagement of professional, public and private communities of interest in a landscape assessment.

17 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99, page 47 (original reference Handbook of Environmental Law 2004)

18 Campbell and Ors v Cross Air Spread Ltd, Southland District Council and Walker, W114/94 (original reference Handbook of Environmental Law 2004)

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As the terms and the WESI criteria clearly imply the degree of natural character or naturalness also becomes an important qualifying criteria in the identification of outstanding *natural* landscapes and outstanding *natural* features. Subsequently, there is a need to identify an appropriate definition of naturalness and natural character as is detailed in Appendix 3 of this report.

Significant amenity landscapes are recognised through s7 of the Resource Management Act which is concerned with "*Other matters"*. Their status is, in particular, related to s7c) i.e.

"*all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:*

c) the maintenance and enhancement of amenity values."

Following direction from Part 1 of the Act, significant amenity landscapes will be particularly associated with amenity values i.e.

"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."

The relevant case law also notes that amenity values are not confined to the visual sense, with values derived from experiencing other senses, such as smell touch, warmth, sound, and space.[19]

Other landscapes are also recognised through s7 of the Resource Management Act. Where the Court has determined landscape as a large subset of the environment[20] their status is, in particular related to s7f) i.e.

"all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

c) the maintenance and enhancement of the environment."

Ultimately, when assessing the significance of any landscape, it is important to recognise that the different dimensions of landscape are interrelated. While it can be a useful analytical tool to separate out landscape values into the categories of natural science factors, aesthetic factors etc. the physical and subjective aspects of landscape are interrelated and need to be considered together in a way that recognises landscape holistically, as more than just the sum of its parts.

The Environment Court also acknowledges that while the WESI criteria (or factors) fall into categories relating on the one hand to the physical landscape and on the other to how people perceive it, in other words a loose bipartite definition of landscape, there is an inherent overlap between the criteria. [21] In addition, the environment court notes that the WESI list of criteria is not 'frozen' and can be added to or amended depending on the context

" We should add that we do not regard this list as frozen-it may be improved with further use and understanding.."[22].

In this study a tripartite (physical, perceptual and associative) approach to the evaluation of landscape values follows and adds to the direction of the WESI criteria in dealing with *values that are shared and recognised*, *its value to tangata whenua*, and *historical associations* by providing a useful distinction between those perceptual dimensions that are largely to do with visual attributes and human physiology (and which might be relatively consistent between different cultures and communities), and those aspects more closely tied to the cultural and community values, identity and history of a particular place. This approach also enables the values identified in Part 4 of this report to be drawn together to affect the identification of the District's ONL, ONF and SAL.

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19 Campbell and ors v Cross Air Spread Ltd, Southland District Council and Walker, W114/94 (original reference Handbook of Environmental Law 2004)

20 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99, page 45

21 Roughly [criteria] (a) and (d) correspond to what is seen or perceived; and (b) (c), and (e) to (g) to how people perceive it" . Paragraph 72, C180/99 Wakatipu Environmental Society v The Queenstown-Lakes District Council

22 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99

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The Assessment Criteria

The criteria used to evaluate the significance of landscape values found in each landscape character unit are set out below:

Physical Criteria	Explanation
Natural Science factors	The elements, patterns and processes associated with natural landforms, indigenous and exotic vegetation and water bodies including: -Extent to which the geological elements, patterns and processes are clearly evident in the landscape or feature (e.g. uplift, geothermal activity) -Extent to which the landscape or feature has physical presence (e.g. that it is separate, distinctive, prominent) -Extent to which the landscape or feature and the natural elements, patterns and processes within it typifies or characterises a particular district (i.e. the best example) -Extent to which the landscape or feature and the natural elements, patterns and processes within it are exemplary (e.g. largest, most unusual, most rare) -Extent to which the landforms are unmodified and the waterways and areas of indigenous vegetation are ecologically or environmentally significant contributing to the objective assessment of natural character -Extent to which natural elements, patterns or processes in these landscapes or features are recognised by research and educational institutions

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Perceptual Criteria	Explanation
Aesthetics, memorability and naturalness	-Extent to which the landscape can be associated with; biological, picturesque, sublime aesthetics and as a continuing cultural 'working' landscape -Extent to which the landscape or feature is perceived as natural and exemplifying pristine or cultured nature contributing to the assessment of natural character -Extent to which the landscape or feature engages the other senses which contribute to memorability; through scent, sound and touch
Expressiveness	-Extent to which the natural formative processes, particularly geomorphology, are evident in the landscape or feature -Extent to which the cultural and natural elements fit together, reinforce each other, and are perceived as one entity i.e. are legible as an integrated coherent system -Extent to which the landscape or feature is important to people's mental maps: (as a distinct district, landmark, pathway, edge, node or viewpoint) -Significance of the landscape or feature as part of a spatial sequence (for instance as part of a sequence along a transport route
Transience	-Extent to which a landscape or feature might have special value from time to time from transient conditions such as the presence of wildlife, seasonal or periodic conditions such as changes in water flow

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Associative Criteria

Explanation Shared or recognised value	-The extent to which the values associated with the landscape or feature are shared and recognised, such as evidenced through a clear "sense of place" and association with a district's identity as may be documented in non fictional or literary publications, art, the naming of features and other signs of shared recognition including the extent of recreational use.
Value to tangata whenua	-Extent to which the physical, perceptual and associative values significant to Maori, and in particular local Maori, can be connected with the landscape or feature including; past and present patterns of settlement, transportation, significant event or activity, spirituality and mythology.
Historical Associations	-Extent to which the elements, patterns and processes found within the landscape or feature are an icon, or a distinguishing symbol for the District. -Extent to which important past and continuing patterns of settlement, transportation, activity or events and their associated elements, patterns and processes can be connected with that landscape or feature.

Applying the Criteria

Where particular landscapes or features within each of the 7 landscape character units could be associated with a 'cluster' of, or a single particularly 'eminent' landscape value/s the physical, perceptual and associative criteria were applied consistently to assess overall significance. A grade (from low to very high) and a score (from 1 to 5) was given for each of the 7 assessment criteria and an overall score (with a maximum of 7) calculated by applying a consistent scaling factor to the sum of the individual criteria scores (as detailed in Appendix 5).

very high=5	high=4	moderate-high=3	moderate=2	low=1

Landscapes and features with an overall score of 5.5 or higher were identified as outstanding. Significant amenity landscapes were determined from areas with an overall score between 4.5 and 5.5. A clear pattern of distinction also emerged in this process where outstanding natural landscapes and outstanding natural features tended to score highest in all criteria but particularly in the physical category. Significant amenity landscapes, in contrast, tended to score lower in the physical category but higher in the perceptual and associative categories.

This technical report forms part of a larger process being used to identify South Waikato's outstanding natural landscapes and natural features and significant amenity landscapes. The findings of this assessment have subsequently been used as a resource in key stakeholder and wider community consultation and this has resulted in the review of landscape values along a particular section of the Waikato River, as detailed in Addendum 1 + 2. Further consultation and background study may occur in the next phases of the District Plan review. This ongoing process prevents the findings of this report from being used as the indisputable determination of the District's landscapes and features that should be given particular consideration under s6 and s7 of the RMA. The outstanding natural features and landscapes and significant amenity landscapes identified do however represent a methodical and rationalised expert opinion and the processes of review to integrate key stakeholder and community consultation carried out to date.

As with any assessment process, the limitations of this approach and the specific methodology used need to be acknowledged:

• The assessment of a phenomenon with intrinsic subjective dimensions, such as landscape, is necessarily subjective. Two technical reports are unlikely to concur on every count or every landscape or feature that should be identified as outstanding or significant amenity. An expert opinion or recommendation should however be based on a robust and defensible methodology so that it can assist subsequent community input. Similarly, it is unlikely that

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all professional, private and public communities of interest will agree on every count or every landscape or feature that should be identified as outstanding or significant amenity and have particular consideration under the District Plan. However, what can be established through the integration of expert opinion and consultation is a robust and defensible consensus on the District's outstanding natural landscapes, outstanding natural features and significant amenity landscapes and a planning framework that reflects their status under the RMA.

• This report has evaluated the significance of 'clustered' or particularly 'eminent' landscape value/s identified through an analysis of existing data and other secondary sources and the application of accepted aesthetic theories and relevant landscape perceptions study findings. Subsequent processes of key stakeholder and community consultation have provided an important opportunity to review and contribute to the 'lists' of landscape values identified and to amend the areas that have been evaluated and identified as significant amenity landscapes.

• The physical, perceptual and associative criteria or factors considered in this assessment, although recognised as best practice in the Environment Court, are not 'frozen' or definitively relevant to this context. Whilst not the subject of submissions to date, further key stakeholder and community consultation may determine alternative or additional criteria that would result in a further review of the study's findings.

• Distinct criteria lend utility to the process of evaluating the significance of values connected with a particular landscape or a feature, but in effect reduces them to component parts. The overall significance of a landscape or feature is not the sum of its parts and results from the unique relationships between physical characteristics, perception and associations, and this integrative process needs to underpin the final evaluation.

• The evaluative method used here assumes that each criteria contributes equally to the identification of outstanding natural landscapes and outstanding natural features and significant amenity landscapes. Further consultative processes may determine the consensus is, for example, that there should be more weight placed on the physical criteria or on particular perceptual or associative criteria.

• The grades and scores given for each criteria allow the landscapes and features to be compared to each other and group them into broad categories of outstanding or significant amenity. However, these grades are not absolutes and, with the exception of the Lake Karapiro Significant Amenity Landscape, they have not been reviewed as part of the consultation process. Differing communities of interest are likely to quantify the significance of each physical, perceptual and associative criteria for a particular landscape or feature somewhat differently.

Mapping landscapes and features

The Outstanding Natural Landscapes and Natural Features and Significant Amenity Landscapes identified in this report as shown in Appendix 6 and Addendum 2 were mapped using a series of aerial photographs, topographic maps (NZMS: 260 series), and GIS data including significant natural areas, archaeological, cadastral, waterways, and other landform, landcover, and landuse data.

The boundaries of the landscapes and features were determined at a broad District wide scale at 1:200,000 and in the first instance, where appropriate to the identified values, aligned with the extent of topographic contours and significant native vegetation. If the landscape or feature line fell within 20m of a cadastral boundary, the boundary of the landscape or feature was further adjusted to align approximately with the cadastral boundary.

It is important to note that in addition to evident boundary 'blur' that can be distinguished in this desktop process, as discussed in the introduction to this report, at the micro scale, 'in the landscape', a clear definition does not always exist; the logical location for boundaries can become difficult to detect. Consequently, a cautionary approach to planning strategies may be required to ensure that the elements, patterns and processes which contribute to the outstanding natural landscape, outstanding natural feature or significant amenity values are not adversely affected by future use, development and subdivision.

In addition, particularly where recent landuse and landcover changes are not able to be accounted for in a desktop mapping process, one of the key tasks will be to clarify these boundaries once the overall status or significance of the outstanding natural features and landscapes and significant amenity landscapes has been confirmed through key stakeholder and community consultation. That is: where the extent of the features and landscapes are refined through mapping at a finer scale than can be used at the scale of a District wide assessment. Options to carry out this boundary review, through a further process of desktop and field survey across all landscapes and features identified or, as a result of project scale landscape assessments, are being considered by Council.

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Part 5 Outstanding Natural Features and Landscapes

Outstanding Natural Features and Landscapes have been identified within the Waihou Plains, Waotu Hills, the Whakamaru Domes, the Matahana Basin and the Mamaku-Kaimai Tract landscape character units. Their assessment criteria grades and scores are summarised in a table here and further detailed in Appendix 5. The Outstanding Natural Features and Landscapes identified here are mapped in Appendix 6 as part of the 2009 study. The findings of this assessment have not been amended as a result of subsequent key stakeholder and community consultation.

Key to the table codes:

Assessment criteria

Natural Science Factors	Asethetic values including memorability and naturalness	Expressiveness	Transient vlaues	Values that are shared and recognised	Value to tangata whenua	Historical assoication
NS	AV	EV	TV	SR	TW	HA

Criteria grade

vh	*h*	*mh*	*m*	*l*
Very high	High	Moderate-high	Moderate	Low

Part 5

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Outstanding Natural Features

Waihou River Blue Springs (ONF1)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*vh*	*h*	*vh*	*h*	*vh*

Spring of significant geomorphic and cultural value representative of complex hydrological flow through the Mamaku ignimbrite sheet. Picturesque qualities afforded by riparian vegetation and views through to gorge. Most recognised and iconic spring flow in the District associated with economic activity unique to the District (bottled water).



Figure 20 Blue Springs

Okoroire Hot Springs (ONF2)

NS	A	E	TV	SR	TW	HA
vh	*h*	*h*	*h*	*vh*	*mh*	*vh*

Thermal pools alongside the Waihou River and Okoroire Streams recognised by the Geological Society of NZ as described in Appendix 2 and used as a spa since Edwardian times. Has significance as a recreation and tourist destination.



Figure 21b Okoroire Springs [Auckland Art Gallery website]

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Outstanding Natural Features

Jones Landing Ignimbrite Cliffs (ONF3)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*vh*	*m*	*vh*	*m*	*h*

Significance as a large and striking example of ignimbrite outcrops characteristic of this area. Indicate past pathway and down-cutting action of the Waikato River of geomorphic interest. These act as a landmark to the Arapuni section of the River Walkways and to the river by boat off Jones Landing. Picturesque aesthetic qualities and setting above the Waikato River.



Figure 22 Jones Landing ignimbrite cliffs

Outstanding Natural Landscapes

Arapuni Dam section of the Waikato River (ONL1)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*vh*	*vh*	*vh*	*h*	*vh*

An enclosed gorge featuring significant indigenous vegetation on both sides of the river within the South Waikato District. Internationally significant ignimbrite cliffs associated with historic power house, swing bridge and hydroelectric dam and public walkways. Picturesque qualities experienced along the walkway with a progression of views and distinct/dramatic features. Memorability and recreational values (e.g.trout fishing) are enhanced by the dynamic qualities of the river flow in this section of the river.





Figure 23 Arapuni Dam & Power House

Part 5

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Outstanding Natural Landscapes

Arapuni Walkway section of the Waikato River (ONL2)

NS	A	E	TV	SR	TW	HA
h	*vh*	*h*	*h*	*vh*	*h*	*h*

Arapuni Bridge marks a distinct landmark and gateway to the District with picturesque views of a flooded gorge and prominent rock cliffs valued as a roadside picnic stop. This section of the river has significance because of its strong picturesque aesthetics resulting from banks rising steeply from lake surface, bush fringes, and towering rock outcrops on the skyline. Has significant recreational values complemented by the recent development of river trail through to Jones Landing. Images along this section of the walkway are used to promote the District.



Figure 24 Arapuni Bridge

Waipapa Dam Gorge section of Waikato River (ONL3)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*vh*	*vh*	*h*	*h*	*vh*

Confined and relatively unmodified section of the Waikato River with high quality bush remnants along both sides of the river near the dam (on the western banks and outside the District these form part of the Pureora Forest Park) and exposed ignimbrite section recognised by NZ Geological Preservation Society as described in Appendix 2. Bush remnant significance also associated with the development of a conservation ethic relevant to farmland and open space. First Q.E. II National Trust covenant reserve in the area –catalyst for several others. Wilderness experience afforded on the river, particularly in the incised gorge downstream of the dam enclosed by indigenous vegetation with limited road access. Recreational opportunities (trout fishing) and memorability enhanced by dynamic water flows below the dam.



Figure 25 Waipapa Gorge

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Outstanding Natural Landscapes

Lake Waipapa section of the Waikato River (ONL4)

NS	A	E	TV	SR	TW	HA
h	*vh*	*h*	*h*	*h*	*h*	*vh*

This section of the river has a considerable degree of natural character including the Maraetai gorge which is relatively unmodified. Substantial areas of native bush can be viewed from the lake (Waipapa Reserve outside of the District) increasing the perception of naturalness. Wilderness value results from restricted visibility of the river from public roads and difficult access (one boat ramp on Waipapa Rd). Defined valley enclosing serpentine river, usually with native bush margin has strong picturesque qualities. The Lake also has significance as a landmark on Waipapa Road. Historical associations with Waipapa Dam and hydroelectric power generation emphasised by public rest area signage. Recreational opportunities (trout fishing) and memorability are enhanced by the dynamic qualities of the water below the Maraetai dam.



Figure 26 Lake Waipapa

Part 5

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Outstanding Natural Features

Rhyolitic Domes (ONF4)

NS	A	E	TV	SR	TW	HA
vh	*h*	*h*	*l*	*h*	*vh*	*vh*

Sequence of ryholitic domes comprise the skyline south of Tokoroa and mark current and historic pathways into the District. Ngautuku has picturesque qualities because of its dominance and distinctive rock outcrops and values related to the context it provides for Hatupatu's rock which is highly valued by Te Arawa and Raukawa. Whakamaru dome is a distinct landmark along Whakamaru Rd and SH32. The pass between sections of Maungaiti was used as a important historic rail and tram transportation route through to Mokai and is a key part of the current network of private forestry roads.



Figure 27 Rhyolitic Domes from Whakamaru Reserve

Hatupatu's Rock (ONF5)

NS	A	E	TV	SR	TW	HA
h	*h*	*vh*	*l*	*vh*	*vh*	*vh*

A small rock which has particular cultural significance to Te Arawa and Raukawa marking the site of a legendary event with the distinct hole in the rock supporting the oral tradition and an important transportation route from the South Waikato to the Rotorua district. Associated with landmark rhyolitic domes and other archaeological sites.



Figure 28 Hatupatu's Rock

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Outstanding Natural Landscape

Whakamaru Lake section of the Waikato River (ONL5)

NS	A	E	TV	SR	TW	HA
h	*vh*	*h*	*h*	*vh*	*vh*	*vh*

This section of the river straddles the boundary between South Waikato and Taupo Districts forming an important gateway to the District and linking route between SH1 and SH30. Picturesque qualities result from cliffs on both sides of the river enclosing its serpentine path and borrowed views of Whakaahu, Pohaturoa and the Whakamaru cliffs. Riparian vegetation, tributary and eddy wetlands contribute to the areas natural character and recreation opportunities on the river trail walkways. The Ngaroto marae area marks important historical events and continued settlement. There are also significant historical associations with the area around tram road as a river crossing of significance to both Maori and early forestry activity.



Figure 29a View to Pohaturoa from Hikurangi Island



Figure 29b Hikurangi Island

Part 5

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Outstanding Natural Landscape

Matahana Basin Rim (ONL6)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*vh*	*h*	*vh*	*m*	*m*

Matahana basin a unique landform within the District enclosed by steep back slopes of the HoroHoro Cliffs and the eroded Mamaku ignimbrite sheet with outlying tors along the basin floor some 300-400m below. The Horohoro cliffs and back slopes are recognised by the NZ Geological Society (see Appendix 2) as a striking example of rhyolite tuff and faulting along the rim of a caldera. The cliffs and the HoroHoro Dome (outside the District) have very strong physical presence and significance as a landmark on SH30 contributing to the mental map of the boundary of the South Waikato district. A complex network of streams flow across the valley floor which have cut down from the Mamaku sheet and the cliffs featuring waterfalls. These waterways create further geomorphic interest by convoluting the rim of the basin and supporting a significant wetland along the basin floor. Primary broadleaved indigenous forest covers both landforms and is part of the extensive Matahana Ecological Area above the basin with close proximity to the larger Mokaihaha Forest.



Figure 30a Matahana Basin



Figure 30b Entrance to Matahana Basin

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Outstanding Natural Features

Lake Rd Wetland (ONF6)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*vh*	*h*	*h*	*h*	*mh*

Representative example of a blind ended valley within the Mamaku ignimbrite sheet. Enclosing landforms, with jointed ignimbrite and wetland around freshwater lake are of geomorphic interest and ecological significance contributing to the features natural character and picturesque qualities. Associated archaeological sites lend historical significance.



Figure 31a Lake Road Wetland



Figure 31b Lake Road Wetland-blind ended gully

Waihou River Wetland (ONF7)

NS	A	E	TV	SR	TW	HA
vh	*h*	*h*	*h*	*h*	*h*	*h*

Significant manuka and Ti Kouka wetland of hydrological interest and recognised ecological value in the Waihou River headwaters. River flow emerges above ground just downstream from the wetland. Contiguous with Lake Rotohokohoko wetland. Forms part of the historic Waihou River transportation route through to the Rotorua district less than 5 km upstream from the current Waihou River walkway.



Figure 32 Waihou River Wetland

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Outstanding Natural Features

Tram tunnels (ONF8)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*h*	*m*	*vh*	*m*	*vh*

Tram tunnels constructed to support native timber logging early 1900's. Strong historical associations with the forestry industry and network of tram lines, mill sites and past settlements such as Te Whetu and Pinedale and with the Ngatira railway line through to Mamaku. Occasional permit recreational use for motorcross and mountain biking.



Figure 33 Tram Tunnel off Tunnel Rd

Fitzgerald Glade-Tukorehe Scenic Reserve (ONF9)

NS	A	E	TV	SR	TW	HA
h	*vh*	*h*	*h*	*vh*	*vh*	*vh*

One of the earliest scenic reserves established in the District. This feature comprises a tunnel-like passage through a small stand of native forest on SH5. It has landmark significance because it forms a memorable gateway at the point where SH5 leaves the Mamaku Plateau and drops to the Waikato dairy farm landscape. It also has significance because of its picturesque aesthetic qualities afforded by contrasting views, light wells and dark passages, proximity to indigenous vegetation and the setting it provides to the Ruapeka marae and the iconic Fitzgerald Glade cafe.



Figure 34 Fitzgerald Glade

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Outstanding Natural Landscapes

Mokaihaha and its Corridors (ONL7)

NS	A	E	TV	SR	TW	HA
vh	*h*	*h*	*mh*	*h*	*vh*	*h*

The Mokaihaha Reserve is the largest area of indigenous forest found in the Kinleith Forest representative of what once covered the whole of the Mamaku plateau. This mixed podocarp, tawa, kaimai forest is linked to the Matahana Ecological Area and is contiguous the Pukerimu Forest, Tikitiki Reserve and Endean Reserve. Pukerimu Forest and Tikitiki Reserve form important ecological corridors along tributaries of the Pokaiwhenua down to the central enclave. They are also representative of some of the most deeply incised ignimbrite ravines and the site of a significant cluster of documented archaeological sites. Endean Reserve, within the SWD, forms the headwaters of Oraka Stream a significant tributary to the Waihou. These corridors also have significance as historic transportation routes through to the Rotorua district.



Figure 35 Mokaihaha Corridors -Tikitiki branch

Part 5

Waihou River Headwaters (ONL8)

NS	A	E	TV	SR	TW	HA
vh	*h*	*h*	*h*	*h*	*h*	*h*

A relatively discrete area of native forest surrounding Lake Rotohokohoko and the headwaters of the Waihou River and an important historic transportation route. Permit tramping club destination upstream from the public Waihou walkway. Wetland area downstream marks start of sub terrain path through ecologically significant manuka wetland.



Figure 36 Lake Rotohokohoko Wetland

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Outstanding Natural Landscapes

Mamaku Corridor (ONL9)

NS	A	E	TV	SR	TW	HA
vh	*vh*	*h*	*h*	*vh*	*h*	*vh*

Scenic route along SH5 through conservation park creates a distinct gateway with strong picturesque qualities and sequence of views experienced when travelling into the District. Forest is contiguous with a much larger area of indigenous vegetation across the Kaimai Ranges in the Mamaku-Kaimai Conservation Park. Forms the headwaters to several of the Waihou River tributaries including Hameraha Lake with associated wetland areas of ecological value.



Figure 37 SH5 view to Maungatautari

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Part 6 Significant Amenity Landscapes

Significant Amenity Landscape areas were identified in the Tirau Hills, Waihou Plains, Waotu Hills, Whakamaru Domes and Mamaku-Kaimai Tract Landscape Character Units. Their assessment criteria grades and scores are detailed in Appendix 5 and the Significant Amenity Landscapes are mapped in Appendix 6. Addendum 2 details the subsequent review of the landscape values of the Horahora Rd section of the Waikato River from Waipa Stream to Huihuitaha Stream and the recommendation to extend the Lake Karapiro SAL2.

Tirau Hills Landscape Character Unit

Significant Amenity Landscapes

Pokaiwhenua Stream (SAL1)

NS	A	E	TV	SR	TW	HA
h	*h*	*h*	*h*	*h*	*mh*	*mh*

An important tributary to the Waikato River which has significance to Raukawa and is a valued recreational resource. Has geomorphologic interest where the stream has cut back into the ignimbrite sheet to form cliffs and waterfall near Arapuni Rd. Waterfall has significance as a picturesque feature provided by the rolling pastoral setting characteristic of the District, the dramatic fall itself and relatively strong flow of water, and the rock outcrops downstream of the fall. Has significance as a landmark on the route into the District from the west.



Figure 38 Pokaiwhenua Stream [Flickr]

Lake Karapiro section of the Waikato River (SAL2)

(see Addendum 2 for amended assessment)

NS	A	E	TV	SR	TW	HA
~~*mh*~~	~~*mh*~~	~~*h*~~	~~*h*~~	~~*h*~~	~~*h*~~	~~*h*~~

~~Particularly picturesque section of the river enclosed by broad river terraces and associated escarpment of geomorphic interest. Views framed along the river with pockets of regenerating native bush and wetland areas. Borrowed views of Maungatautari and the rural landscape of Waipa. Access to significant tributaries including the Pokaiwhenua and the remainder of Lake Karapiro increases recreational amenity values. Horahora bridge acts as significant landmark and gateway to the District.~~



Figure 39 Horahora Bridge

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Significant Amenity Landscapes

Waihou River Walkway (SAL3)

NS	A	E	TV	SR	TW	HA
mh	*h*	*m*	*mh*	*vh*	*h*	*vh*

Entrance to this walkway along SH 28 is marked by prominent ignimbrite cliffs. Picturesque qualities of the trail are afforded by its proximity to the meandering path of the Waihou River and its progression through relatively open pasture land with riparian planting to the start of narrow gorge and the iconic Blue Springs. Shared values in recreation and trout fishing are further signalled by a voluntary walkway committee planting and track maintenance. Walkway follows part of an historic transportation route through to Rotorua.



Figure 40 Waihou Walkway [Flickr]

Okoroire Precinct (SAL4)

NS	A	E	TV	SR	TW	HA
m	*h*	*mh*	*mh*	*vh*	*m*	*vh*

Has picturesque significance with pockets of bush in a rolling pastoral landscape, dramatic features including the Okoroire waterfall and hot springs on the Waihou river, mature exotic trees and Historic Hotel. Historical significance relating to Edwardian period and origins of tourist spa. Overnight stop on tourist route to Rotorua during 1890s. Has continuing significance as a recreation and tourist destination.



Figure 41 Okoroire Historic Hotel

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Significant Amenity Landscapes

Lake Arapuni section of the Waikato River (SAL5)

NS	A	E	TV	SR	TW	HA
mh	*h*	*m*	*mh*	*vh*	*h*	*vh*

Jones landing is the most commonly used entry point to the river in the northern half of the District and an important boat connection to the adjacent district. The landing also marks the end of the Arapuni river trail walkway to which prominent ignimbrite cliffs provide a distinct backdrop. Absence of native vegetation and the artificial form of the lake detract from the areas degree of natural character however, they also support multifunctional recreational use. In contrast, the narrow entrance to the 'blind end' of Lake Arapuni and limited shoreline access enhances its wilderness qualities.



Figure 42 Lake Arapuni above Jones Landing

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Significant Amenity Landscapes

Lake Maraetai section of the Waikato River (SAL6)

NS	A	E	TV	SR	TW	HA
mh	*h*	*mh*	*h*	*vh*	*h*	*h*

A deep lake with a number of arms and access points off public roads including SH32 near the twin lakes. Forms an important recreational resource related to a wide range of water sports and fishing. The continuous backdrop of plantation forestry in the SWD contributes to its picturesque qualities but reduces natural character as does increased visibility along Whakamaru Rd and the settlement of Mangakino. Popular rest stop for travellers as one of the few places the river can be viewed along its western banks within the South Waikato District. Summer camp ground with some tourist activities (wake boarding).



Figure 43 Lake Maraetai

Whakamaru Gorge section of Waikato River (SAL7)

NS	A	E	TV	SR	TW	HA
mh	*mh*	*h*	*mh*	*m*	*vh*	*vh*

This straddles the boundary between South Waikato and Taupo Districts. It has strong picturesque qualities because of the way several features come together including the Atiamuri bridge over the Waikato River; the pool and striking pumice cliffs below the bridge and the landmark of Pohaturoa (outside the District) which also has significant historical associations.



Figure 44 View of Pohaturoa from SH30

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Significant Amenity Landscapes

Arahiwi section of the Ngatira Railway (SAL8)

NS	A	E	TV	SR	TW	HA
m	*mh*	*mh*	*m*	*h*	*h*	*h*

Modified large area of podocarp-broad leaved forest. Significance predominately relates to the now disused Ngatira railway representative of early forestry endeavor in the District that is connected with a network of tramlines, tunnels and now abandoned settlements in the South Waikato.



Figure 45 Ngatira Railway [Flickr]

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Part 6

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Appendix 1 Environment Waikato Regional Landscape Assessment 2009

Through the latter part of 2008 and the beginning of 2009 Environment Waikato commissioned a regional landscape assessment. A final draft of this assessment is due for presentation to Council by the end of August 2009 and publication before the end of the year (check). The brief for this assessment included the identification of the regions outstanding natural features, outstanding natural features and high value (syn. significant) amenity landscapes. The study also identified significant natural features, high value amenity features, landscapes of high natural character, significant indigenous forest areas and, the coastal environment. In addition, landuse threats and management issues were identified and a policy framework developed for landscape and feature protection and management.

During the course of the South Waikato District Landscape Assessment a draft copy of Part B of the regional assessment report "Landscape and natural character assessment" including the landscape classification definitions and the recommended "*Worksheet for district wide landscape assessments within the Waikato Region*" (as shown below) was provided so that consistency in methodology could be ensured. Expected differences between a district and regional assessment were highlighted in this document as are also discussed in the introduction to this report. Of particular note, A regional assessment:

"is less fine-grained. It is expected to identify regionally (rather than locally) significant landscapes...In assessing the landscapes of the Waikato region.. it became apparent that there are a large number of landscapes that at a local scale, are significant, even outstanding, but when assessed on a region-wide basis are not at a scale that achieves such significance".

In the South Waikato District assessment a consistent methodology has been developed through use of complementary definitions, process and criteria with respect to the identification of outstanding natural landscapes, outstanding natural features and significant amenity landscapes. In particular, the South Waikato District assessment;

- also recognises landscape *"as the combined product of natural and cultural patterns and processes within a geographical area"* and utilises a *"three part process of classifying landscapes.. identifying the physical characteristics; the quality and values of the landscape i.e. the perceptual experience; and the associations that people have with that landscape.*"

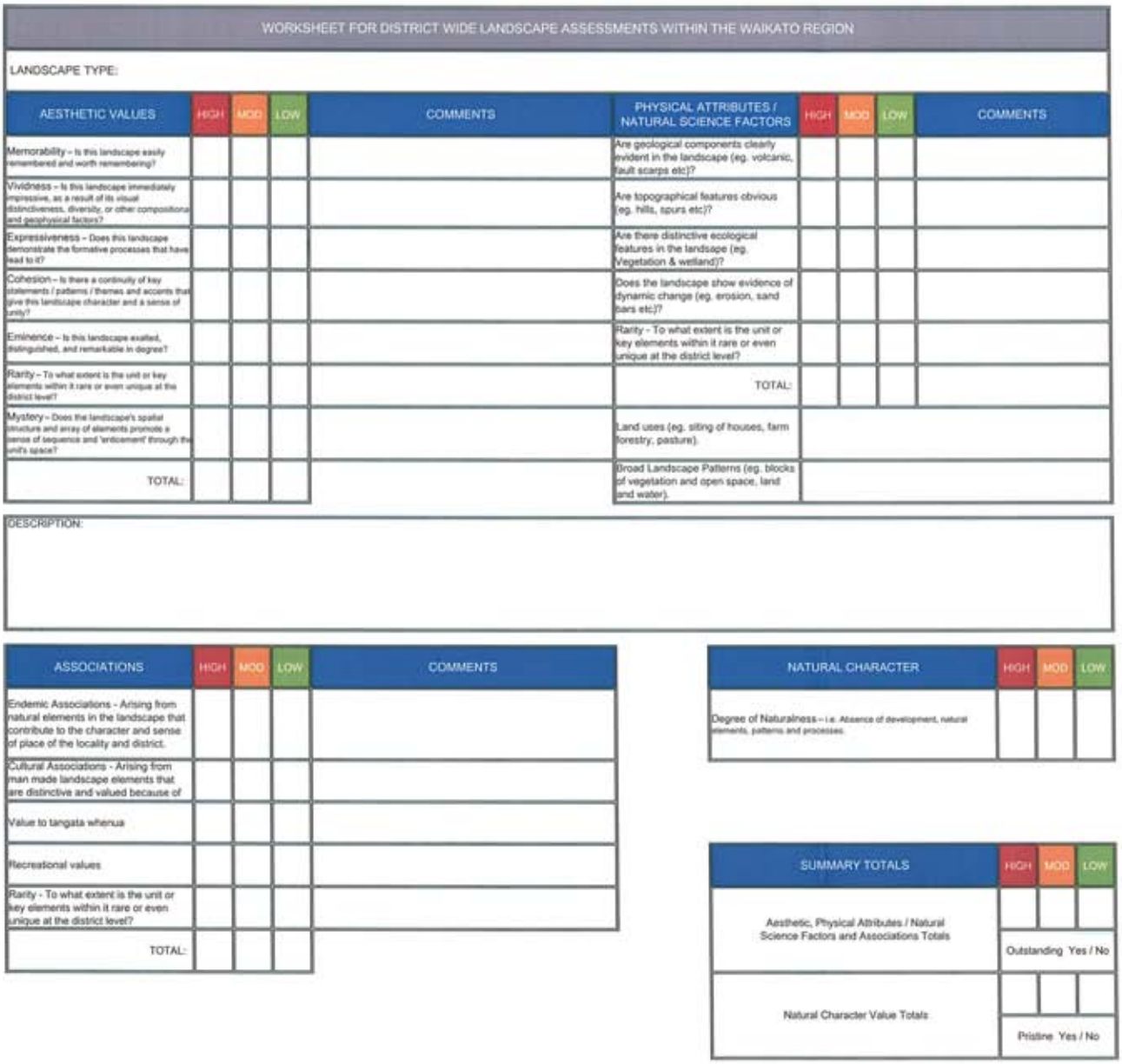
- utilises a consistent process of assessment through comprehensive desktop and field survey techniques leading to the identification of; landscape character units within the Central Volcanic Region and the Waikato lowland regional landscape types; the elements, patterns and processes associated with landscape values in each unit, and; specific landscapes and features within these units that can classified as outstanding natural landscapes, outstanding natural features and significant amenity landscapes.

- utilises the 'amended pigeon bay' or WESI criteria to evaluate the overall significance of the District's landscapes and features integrating the regional classification or definition of outstanding natural features and landscapes and high value/significant amenity landscapes.

- developed a set of physical, perceptual and associative criteria and an evaluation matrix/worksheet for the South Waikato District which integrates the assessment of natural character and includes the consideration of other aesthetic paradigms and perceptual criteria considered relevant to this brief, the particular context and the finer grain of the assessment.

Note: the staff strike-through version of the proposed Regional Policy Statement (May 2012) has been considered in the review of the technical study's findings, as detailed in Addendum 1 + 2.

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WORKSHEET FOR DISTRICT WIDE LANDSCAPE ASSESSMENTS WITHIN THE WAIKATO REGION

LANDSCAPE TYPE:

AESTHETIC VALUES	HIGH	MOD	LOW	COMMENTS
Memorability – Is this landscape easily remembered and worth remembering?				
Vividness – Is this landscape immediately impressive, as a result of its visual distinctiveness, diversity, or other compositional and geophysical factors?				
Expressiveness – Does this landscape demonstrate the formative processes that have lead to it?				
Cohesion – Is there a continuity of key statements / patterns / themes and accents that give this landscape character and a sense of unity?				
Eminence – Is this landscape exalted, distinguished, and remarkable in degree?				
Rarity – To what extent is the unit or key elements within it rare or even unique at this district level?				
Mystery – Does the landscape's spatial structure and array of elements promote a sense of sequence and 'enticement' through the unit's space?				
TOTAL:				

PHYSICAL ATTRIBUTES / NATURAL SCIENCE FACTORS	HIGH	MOD	LOW	COMMENTS
Are geological components clearly evident in the landscape (eg. volcanic, fault scarps etc)?				
Are topographical features obvious (eg. hills, spurs etc)?				
Are there distinctive ecological features in the landsape (eg. Vegetation & wetland)?				
Does the landscape show evidence of dynamic change (eg. erosion, sand bars etc)?				
Rarity - To what extent is the unit or key elements within it rare or even unique at the district level?				
TOTAL:				
Land uses (eg. siting of houses, farm forestry, pasture).				
Broad Landscape Patterns (eg. blocks of vegetation and open space, land and water).				

DESCRIPTION:

ASSOCIATIONS	HIGH	MOD	LOW	COMMENTS
Endemic Associations - Arising from natural elements in the landscape that contribute to the character and sense of place of the locality and district.				
Cultural Associations - Arising from man made landscape elements that are distinctive and valued because of				
Value to tangata whenua				
Recreational values				
Rarity - To what extent is the unit or key elements within it rare or even unique at the district level?				
TOTAL:				

NATURAL CHARACTER	HIGH	MOD	LOW
Degree of Naturalness – i.e. Absence of development, natural elements, patterns and processes.			

SUMMARY TOTALS	HIGH	MOD	LOW
Aesthetic, Physical Attributes / Natural Science Factors and Associations Totals			
	Outstanding Yes / No		
Natural Character Value Totals			
	Pristine Yes / No		

Figure 46 *Draft Worksheet for district wide landscape assessments within the Waikato Region from Environment Waikato Regional Landscape Assessment Draft (July 2009)*

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Appendix 2 Important Geological Sites and Landforms in the South Waikato District

Reference: Kenny, J.A. &Hayward. B.W. (1996). *Inventory and maps of important geological sites and landforms in the Waikato Region.* Lower Hutt: Geological Society of New Zealand.

ARAPUNI TYPE IGNIMBRITE, WAIKATO RIVER

SIGNIFICANCE: Best example used in the first published reference to the word “ignimbrite” as a generic term.

DESCRIPTION: Cliff outcrop of Arapuni Ignimbrite. IN thin section, displays flow textures.

LOCALITY: Arapuni Gorge of the Waikato River, 10km east of Putaruru. T15 417 434.

CLASSIFICATION: Importance = A Vulnerability = 3

INFORMANTS: Froggatt, P.C. – 1991

REFERENCES:

Marshall, P. 1932: Notes on some volcanic rock of the North Island of New Zealand. NZ Journal of Science and Technology 13: 198-202.

Froggatt, P.C. 1984: Ignimbrites – a geologist’s perplexity. Geological Society of New Zealand Newsletter 63: 59-61.

CHIMP IGNIMBRITE SECTION

SIGNIFICANCE: Type locality for Chimp ignimbrite.

DESCRIPTION: Road cutting exposing 8m of nonwelded Chimp ignimbrite, with associated underlying pumice fall deposits.

LOCALITY: Road J, off Puriri Road, 7km east of Tokoroa. T16 662 289.

CLASSIFICATION: Importance = C Vulnerability = 3

INFORMANTS: Lloyd, E.G. – 1991

REFERENCES:

Keiller, I.G. 1987: Geology of the Southern Mamaku Plateau. Unpublished BSc (Hons) thesis, University of Otago.
Lloyd, E.F. in prep.: Geology of the Kapenga areas, sheet U16 A,C. Institute of Geological and Nuclear Sciences geological map, 1:50,000.

HOROHORO LAVA DOME

SIGNIFICANCE: 300m high, very prominent rhyolite dome within the Kapenga caldera, truncated on the eastern side by faulting, leaving 6km of near vertical rhyolite cliffs.

LOCALITY: 10km south of Rotorua, west of SH30. U16 838 208.

CLASSIFICATION: Importance = C Vulnerability = 3

INFORMANTS: Briggs, R.M. – 1991

REFERENCES:

Dunham, P.B. 1981: Quaternary geology of the Guthrie Region, Taupo Volcanic Zone, New Zealand. Unpublished MSc thesis, University of Waikato.

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JOHNSON ROAD BASALT

SIGNIFICANCE: Well exposed monogenetic basaltic deposit from a fissure source.

DESCRIPTION: Remnants of a complex Strombolian and phreatomagmatic eruption centre.

LOCALITY: At quarry at junction of Johnson and Stag Roads, and isolated outcrops for 2km to NE, including one feeder dike. U16 824 186.

CLASSIFICATION: Importance = C Vulnerability = 3

INFORMANTS: Houghton, B.F.; Cole, J.W. – 1991

REFERENCES:

Houghton, B.F.; Wilson, C.J.N.; Lloyd, E.F.; Gamble, J.A.; Kokelaar, B.P. 1987: A catalogue of basaltic deposits within the Central Taupo Volcanic Zone. NZ Geological Survey record 18: 95-101.

KOROTAI IGNIMBRITE SECTION

SIGNIFICANCE: Type locality for Korotai Ignimbrite.

DESCRIPTION: Moderately to highly welded, crystal-rich Korotai Ignimbrite, which contains large lithic blocks.

LOCALITY: Cliffs east of Korotai Road, 6km west of Atiamuri. T17 688 084.

CLASSIFICATION: Importance = C Vulnerability = 3

INFORMANTS: Lloyd, E.F. – 1991

REFERENCES:

Lloyd, E.F. in prep.: Geology of the Mokai-Maroa areas, sheets T17 B, D and U17 A, C. Institute of Geological and Nuclear Science geological map, 1:50,000.

OKOROIRE HOT SPRINGS

DESCRIPTION: Warm springs.

LOCALITY: Near Okoroire Hotel, about 16.5km SSE of Matamata. T15 566 574.

CLASSIFICATION: Importance = C Vulnerability = 2

INFORMANTS: Houghton, B.F. – 1988

REFERENCES:

Mongillo, M.A.; Clelland, L. 1984: Concise listing of information on the thermal areas and thermal springs of New Zealand. DSIR Geothermal Report No. 9.

ONGAROTO PERLITE

SIGNIFICANCE: A good exposure of perlite. Site of New Zealand's first perlite quarry.

DESCRIPTION: High grade perlite deposits in glassy rhyolites. (Note: While perlite is not strictly a mineral name, it is included here for convenience.)

LOCALITY: Approximately three and a half kilometers WNW of the junction of Ongaroto and Tram Roads. T17 644 086.

ACCESS: By foot from Browns Road, off Tram Road, off Ongaroto Road (State Highway 30).

EXPOSURE TYPE: Old quarry

CLASSIFICATION: Importance = C Vulnerability = 3

INFORMANTS: Thompson, B.N. – 1991

REFERENCES:

Thompson, B.N.; Reed, J.J. 1954: Perlite deposits in New Zealand. NZ Journal of Science and Technology 36: 208.

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POKAI IGNIMBRITE SECTION

SIGNIFICANCE: Type locality for Pokai Ignimbrite.

DESCRIPTION: Road cutting through non- to moderately-welded Pokai Ignimbrite, with thin Plinian pumice fall deposit at base.

LOCALITY: Pokai Road, 6km east of Tokoroa. T16 682 268.

CLASSIFICATION: Importance = C Vulnerability = 3

INFORMANTS: Lloyd, E.F. – 1991

REFERENCES:

Keiller, I.G. 1987: Geology of the Southern Mamaku Plateau. Unpublished BSc (Hons) thesis, University of Otago.
Lloyd, E.F. in prep.: Geology of the Kapenga areas, sheet U16 A,C. Institute of Geological and Nuclear Sciences geological map, 1:50,000.

WAIPAPA DAM SECTION

SIGNIFICANCE: Exposure of material typical of Whakamaru Ignimbrite in the Waikato valley.

DESCRIPTION: Cliff section through thick valley-ponded, densely welded, crystal-rich Whakamaru Ignimbrite.

LOCALITY: Cliffs on east bank of Waikato river, just beyond Waipapa Dam power house. T16 449 200.

CLASSIFICATION: Importance = B Vulnerability = 3

INFORMANTS: Wilson, C.J.N.; Froggatt, P.C. – 1991

REFERENCES:

Wilson, C.J.N.; Houghton, B.F.; Lloyd, E.F. 1986: Volcanic history and evolution of the Maroa-Taupo area, central North Island.

Smith, I.E.M. (ed) Late Cenozoic Volcanism in New Zealand. Royal Society of NZ Bulletin 23: 194-223.

Wilson, C.J.N. 1986: King Country ignimbrites. Tour Guide C5, NZ Geological Survey record 11: 115-144.

Martin, R.C. 1961: Stratigraphy and structural outline of the Taupo Volcanic Zone. NZ Journal of Geology and Geophysics 4:449-478.

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Appendix 3 Perceptual Values

Aesthetic values: relevant paradigms

In the recent Environment Waikato regional landscape assessment an information processing paradigm of aesthetics and the criteria of; memorability; vividness; cohesion; eminence; rarity and mystery were used and are recommended in the assessment of aesthetic values at a district level. In this assessment synonymous criteria have been chosen to evaluate a landscape or features overall significance as are detailed in Part 4 of this report. However, given the District's unique patterns of landform, landcover and landuse, and the finer grain with which a district assessment is carried out, this paradigm is unlikely to capture other commonly held perspectives of aesthetic value that can contribute to the identification of South Waikato's outstanding natural landscapes and features and significant amenity landscapes.

The aesthetic of the sublime is also likely to be relevant given that there is limited public access to a large portion of the District within Kinleith Forest and confined public access and views of the Waikato River. Sublime landscapes also tend to capture New Zealanders love of the outdoors, and the feeling of being surrounded or dominated by the forces of nature, where there is;

- a brooding and expansive landscape
- a series of, or an exceptional prominent feature
- a sense of drama, awe and precariousness
- a sense of wilderness, a dominance of nature over human influence

In contrast, agricultural landscapes which the District is also known for, are often aligned with the conventions of the picturesque. These landscapes aesthetic values are associated with;

- a sense of depth through distinct planes of foreground, middle ground and distance
- framed views
- contrast of light and dark
- pockets of 'wilderness', typically native bush gullies and headlands as is found in many of our rural landscapes.

Increasingly, and as is also of relevant to this district, the aesthetic of a 'working' landscape needs to be recognised as a contributor to aesthetic values. The appearance of sound ecological function can generate landscape values and may be a significant contributer to the high public preference ratings wetland areas achieve in recent landscape perceptions studies[23]. Productive landscapes may also be associated with landscape values, particularly where they are perceived as established, traditional 'continuing cultural landscapes'[24]. The everyday values of continuing cultural landscapes have been recognised internationally by the Council of Europe' Landscape Convention25 and the European Commission Rural Development Programme[26]. Universally significant (syn. outstanding) continuing cultural landscapes are recognised by UNESCO as world heritage landscapes and by the IUCN in their Category 5 'Protected landscapes and seascapes'[27]. In New Zealand, these values are also acknowledged by the evident inclusion of productive landscapes in a district's identified landscape resource (as outstanding natural landscapes

23 Fairweather, J. R. & Swaffield, S. (2004). *Public perceptions of outstanding natural landscapes in the Auckland Region: Research Report 273.* Agribusiness and Economics Research Unit, Lincoln University. p 45-48

24 "*Continuing cultural landscapes are 'organically evolving' productive landscapes that have retained relative continuity of* landuse *over a long period of time. These are landscapes that have "an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in process".* UNESCO. (2008). *Cultural landscapes*. Accessed Jan 2008. http://whc.unesco.org/en/cultural landscape

25 CoE (2008). *European landscape convention: explanatory report*. Accessed Jan 2008. http://conventions.coe.int/treaty/en/Reports/Html/176.htm

26 *EC (2005) Council decision on: Community strategic guidelines for rural development; programming period 2007-201*3. Accessed May 2009. http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32006D0144:EN:NOT

27 IUCN (2005). *The protected landscape approach*. Accessed Jan 2009. http://data.iucn.org/dbtw-wpd/exec/dbtwpub.dll

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or significant amenity landscapes) and by planning frameworks that link the continuation of that productive landuse with the protection of those values. The aesthetic values of a 'continuing cultural landscape' can also be associated with an acceptance or a preference for 'cultured nature'. (as discussed below).

Aesthetic values: including naturalness

Following commonly accepted best practice, this assessment utilises natural character criteria (criteria of naturalness) included in the recent interim Decision of the Environment Court in Long Bay Okura Great Parks Society Inc v North Shore City Council

"We consider that the list becomes more useful; if it is modified and extended so that the list of criteria of naturalness under section 6(b) of the RMA then includes:

-relatively unmodified and legible physical landform and relief

-the landscape being uncluttered by structures and/or 'obvious' human influence

-the presence of water (lakes, rivers, sea)

-the presence of vegetation (especially native vegetation) and other ecological patterns.

The absence or compromised presence of one or more of these criteria does not mean that the landscape is non-natural, just that it is less natural. There is a spectrum of naturalness from a pristine natural landscape to a cityscape, and a 'cultured nature' landscape may still be an outstanding natural landscape."[28]

In addition, this assessment takes into account the subsequent Environmental Indicator Program (EIP) initiated by the Ministry for the Environment and generally accepted by the Environment Court . This program equates naturalness with a degree or level of natural character and, while carried out in the context of s6a) develops a definition which can, in practical terms, be applied to any landscape.

"Natural character is a term used to describe the naturalness of all coastal environments. The degree or level of natural character within an area depends on: (1) the extent to which natural elements, patterns and processes occur (2) The nature and extent of modifications to the ecosystems and landscape/seascape. The highest degree of natural character (greatest naturalness) occurs where there is least modification. The effects of different types of modification upon the natural character of an area vary with the context, and may be perceived differently by different parts of the community." [29]

Perception studies have also been used as a guide where they provide useful information relating to the significance of pristine versus cultured nature which is relevant to productive landscapes of the South Waikato. In particular, Swaffield and Fairweather's 2004 Q sort study in the Auckland Region identified key elements of outstanding natural landscapes; medium to high relief, water, tall vegetation, beach or rocky shorelines, absence of human artifacts and the key qualities as; legible and coherent landscape structure and patterns, variety, sense of tranquility, indigenous New Zealand identity and sense of openness and visual access. However, this study also identified

"*some structural shifts in public preference* [in contrast to their 1984 study]. *Coastal landscapes, mixed pasture and bush hill country, and lowland wetlands have gone up in relative value.*

The study also concluded:

"*the increase in value of lowland wetlands reflects a growing appreciation of indigenous ecology, and awareness of the increasing rarity of these landscapes, due to drainage and agricultural intensification. The increased value attached to agricultural landscapes with pasture may also reflect the growing demand from urban commuters for rural lifestyle, and the consequential pressure on the more picturesque inland landscapes.*"

Where the cultured nature paradigm is accepted by an individual the perception study also asserts:

"*there is much greater acceptance of slightly modified to modified environments as being outstanding. The presence*

28 Long Bay–Okura Great Parks Society Incorporated v North Shore City Council (A78/08) at para [135].

29 MfE. (2002). *Ministry for the environment environmental performance indicators: landscape aspect of natural character.* MfE, Wellington.

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of humans undertaking recreational activity or other forms of low intensity productivity remain consistent with a landscape being 'natural' and may complement or even enhance its outstanding values" [30]

In the Swaffield and Fairweather's 1999 Coromandel study it was also noted that:

"*those* [surveyed with a] *'loading' on this* [cultured nature] *factor are not very discriminating about differences between what is endemic (e.g. native forest) and exotic or introduced (e.g. pine forest) with generally neutral reactions to the latter."* [31]

Expressiveness: including mental maps

As an important perceptual criteria, expressiveness can be literally interpreted as the extent to which the formative natural and cultural processes contributing to a landscape or feature are obvious or legible. Legibility can however also be associated with how we "read" our surroundings and find landscapes or features more satisfying or pleasing when we can understand them clearly and when they convey a richness of information. The theory of biological aesthetics (discussed previously) would also suggest that we understand landscapes when the elements are clearly defined and fit together in a coherent manner, where they make sense with their context and create a clear mental map.

The journey from Fitzgerald Glade to Tapapa, for example, creates a clear mental map. This is the transition from the forested uplands of the Volcanic Plateau to the pastoral lowlands of the Waikato and Waihou valleys. It has strong legibility because the transition from bush to pasture is dramatic and is accompanied by a marked descent down an escarpment face affording wide views over a rolling pastoral landscape to the north. Fitzgerald Glade is a distinctive landmark that helps make the location a memorable gateway between the two landscape types.

Mental maps describe how we spatially organise landscapes in our minds. The accepted model based on the research of Kevin Lynch is that we imagine landscapes as a series of different character areas, edges, routes, nodes and landmarks.

A mental map of South Waikato might contain the following main elements:

-SH1 as the main spine, with the towns strung along it.

-Two main character areas: pine forests over the south half of the District; rolling pasture in the north half of the District.

-The key landmarks (apart from the towns) are the Waikato bridge at Atiamuri, Fitzgerald Glade, and the mill at Kinleith. (There are other landmarks which fall just outside the District such as Whakaahu, the Horohora Cliffs and Pohaturoa)

-There is no central landmark feature.

The Waikato River forms a strong but often hidden edge on the south and west and the Mamaku Plateau forms a strong edge on the east.

The main public roads through the District have a particularly important effect on how people construct mental maps of a particular landscape. Most people see the landscape from main roads so this will and determine what they experience and how they perceive South Waikato's landscapes. Arriving or leaving an area also has ritual qualities that tend to heighten observation of those landscapes.

- SH1 from the south

The landscape creates a strong landmark at the entrance from the south on SH1. The highway crosses the Waikato River, and passes up a defile between prominent hills on either side. The gateway is marked by landmarks of the Waikato River itself, the memorable cliffs on the southern bank of the river, by Pohaturoa, and the rhyolite domes

30 Fairweather, J. R. & Swaffield, S. (2004). *Public perceptions of outstanding natural landscapes in the Auckland Region: Research Report 273*. Agribusiness and Economics Research Unit, Lincoln University. p 45-48

31 Fairweather, J. R. & Swaffield, S. (1999). *Public perceptions of natural and modified landscapes of the Coromandel Peninsula, NZ.: Research Report 241*. Agribusiness and Economics Research Unit, Lincoln University.

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either side of SH1 on the north bank of the river. The area is also marked by Te Kopua-o-Hatu Patu.

SH1 then passes through a relatively consistent valley landscape of pine plantation, before emerging into pasture land at Kinleith. The mill is a significant landmark –particularly at night.

North of Tokoroa to Putaruru SH1 passes through a consistent landscape of rolling pasture in which the most significant landmark is the water tower at Lichfield.

- SH1 from the north

From the north the main landmarks are the view over Lake Karapiro and the river terraces immediately before entering South Waikato District, and the change to an enclosed hilly landscape south of Cambridge compared with the open landscape prior to Cambridge. In particular, south of the Piarere turnoff the road is in an inward focused landscape with hills prominent 100m hills on either side.

- SH27 from the Thames Valley

The Tirau hills are an even more pronounced entry to the District from SH27. The hills rise directly from the plains. The rolling and enclosed landscape south of Tirau contrasts with the openness and flatness of the Matamata Plains. The prominent stand of oaks near Langlands Road help landmark the entrance.

- SH5 from Rotorua

From SH5 there is a strong sense of arrival into South Waikato as the road passes through Fitzgerald Glade and descends the hill to the service station at Tapapa. It creates a strong sense of leaving the wilderness plateau of the Mamaku's and dropping into a settled, rolling pastoral landscape of the Waikato.

There is an important node at the junction of SH1 and SH5. This is landmarked by a prominent stand of poplars opposite the intersection, by the backdrop of the Tirau Hills, and by Tirau itself, which appears as a hill top town commanding the node.

- SH30 from Rotorua

The Horohoro Bluffs provide a striking landmark on SH30 from the east, but there is not a strong sense of arrival in the District. The landscape character does not change and there are no particular landmarks. The junction with SH1 is also weakly defined.

- SH32 from Whakamaru

The entrances from the west, from both Arapuni and Whakamaru, are strongly marked by crossing the Waikato River. From Whakamaru the road then passes through a consistent enclosed landscape of plantation forest before emerging at Tokoroa.

- From Arapuni

At Arapuni the arrival into the District is more dramatic. The road crosses the Waikato across a strongly enclosed gorge with dramatic cliffs. From Arapuni the road passes through a consistent landscape typical of the northern part of the District. The main landmark on this road is the 2km stretch where the road parallels the Pokaiwhenua stream with its picturesque rock outcrops and waterfall.

- Old Taupo Road and Old Coach Road

The earliest road through the District was the coach road from Cambridge to Aitamuri via Waotu. At Atiamuri it connected with the military road built between 1868-1874 between Napier and Tauranga. Waotu was a lunch stop and horse changing station. In the 1880s a telegraph line was built along this route with a relay station at Waotu. It connected with the line laid between Wellington and Auckland via Napier and Tauranga. The trace of this route remains in Horahora Road, Huihuitaha Road, Wiltsdown Road and sections of the Old Taupo Road. It retains historical interest and is also a picturesque scenic route that passes along the Waikato River and through the picturesque rolling pasture country and stands of bush around Waotu. Similarly the Old Taupo Road that bypassed Waotu in a more direct route to Atiamuri is a scenic alternative route.

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Appendix 4 Associative values

Values that are shared and recognised: including recreation

Recreation is often based on areas with a strong combination of physical, perceptual values and associations. Typical recreational landscapes and features will; include water edges (river or lake), high peaks or ridges, bush and forests; offer a sense of discovery (danger or mystery), a destination, a sense of prospect and refuge and; be perceived as 'natural' and 'sublime' or 'picturesque'. Recreational use is often a strong indicator that landscapes possess qualities that people especially value. Landscapes and features in the South Waikato used for recreation include the following:

- Waikato River

The hydro lakes on the Waikato River are used for boating and other water sports. For much of its length the river is only accessible by boat. There are several picnic sites such as Dunham Point, Jones Landing and Little Waipa Domain. However both physical and visual access to the river is restricted for much of its length, particularly the stretch between Mangakino and Arapuni.

- Native forests

The most extensive areas of native forests in the District including the Mokaihaha Reserve and part of the Mamaku-Kamai reserve are on the Mamaku Plateau are not generally accessible to the public as is also the case with a number of stands of bush on private land in the Waotu area. James Barnett reserve, near Waotu, can be accessed through a network of public walkways. Remnant native vegetation, along much of the Waikato River, can also be experienced by boat.

- Pine plantations

Access to the pine plantations is restricted to permit only entry. However parts of the forest are made available for use by hunters, horse riders, mountain bikers, 4WD, and walkers. For instance the Iona Drive area near Tokoroa is used for walking by locals. The forest plantations in South Waikato are all established on an underlying topography with high intrinsic interest at a local scale.

- Rural walks

There two main networks of public walks Te Waihou Track recently opened follows the Waihou River along some of its upper stretches from Blue Spring. This makes use of a landscape characteristic of the rolling pasture land in the northern part of the District. Recently a series of trails have also opened up on the Waikato River from Arapuni to Jones Landing and from Whakamaru through to Atiamuri.

- Scenic Driving

Scenic driving is one of the principal ways people enjoy the landscape. There are no formal or recognised "scenic drives" in the District however SH5 from the Rotorua district demonstrates much of the qualities of a scenic drive with its sequence of views through enclosed bush through to the Waikato Plains as does the SH32 connection between Whakamaru and Atiamuri. The network of minor roads through the intimate and picturesque landscape in the northern part of the District also provide good opportunities for scenic driving as do the now signposted access roads to the Waikato River trails from SH1.

- Roadside picnic sites

Including; Te Kopua O Hatupatu (SH1); Old Okoroire Railway Station oak plantation (SH27); Waterfall on the Pokaiwhenua Stream (Arapuni Road); Twin Lakes (SH32-access to Lake Maraetai).

- Rock climbing

Especially along the banks of the Waikato River the prominent ignimbrite outcrops form the context for climbing.

- Trout fishing

Travel literature from the early years of the C20th listed trout fishing as an attraction in the small streams in the District. Trout fishing is still a popular sport in the Waihou and Waikato River and its tributaries such as the Pokaiwhenua and Waimakariri Streams.

- "The Hunt"

The rolling pastoral landscape, with its hedgerows, intimate scale, and moderate topography is also a popular venue for organised "Hunts".

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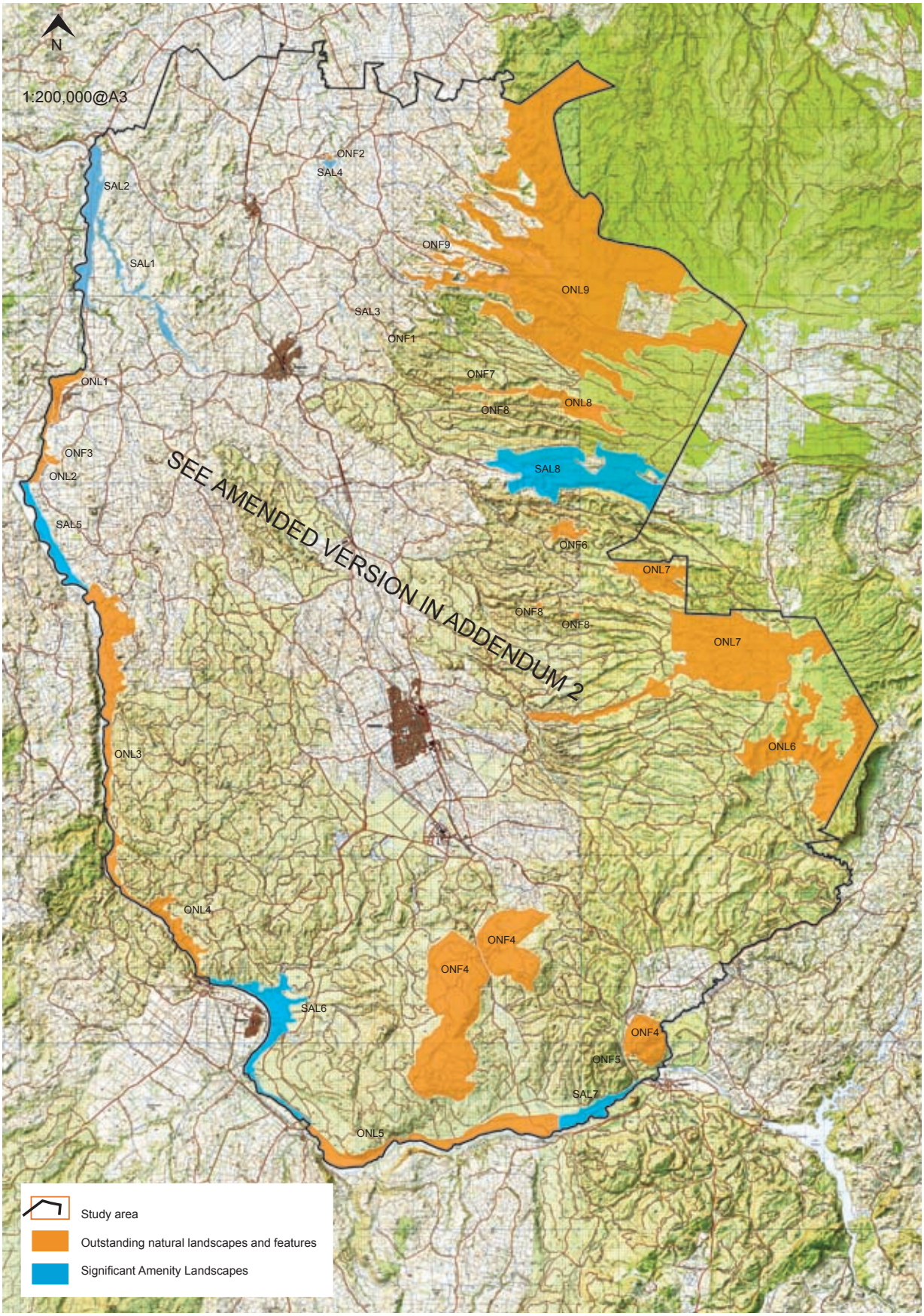
See Addendum 2 for amended assessment of the Lake Karapiro SAL

Appendix 5 Landscape and Feature Evaluation Matrix

	Evaluation Criteria	Physical		Perceptual						Associative							
Landscape Character Units	Landscape or feature?	Natural Science Factors	#/5	Aesthetic values memorability and naturalness	#/5	Expressiveness	#/5	Transient Values	#/5	Shared or recognised value	#/5	Value to Tangata Whenua	#/5	Historical association	#/5	Overall score # 7	**Outstanding or Amenity?**
Tirau Hills																	
Pokaiwhenua Stream through to the Duxfield Reserve waterfall and Arapuni Rd	Landscape	High	4	High	4	High	4	High	4	High	4	Moderate-high	3	Moderate-high	3	5.20	Amenity
Lake Karapiro section of the Waikato River	~~Landscape~~	~~Moderate-high~~	~~3~~	~~Moderate-high~~	~~3~~	~~High~~	~~4~~	~~High~~	~~4~~	~~High~~	~~4~~	~~High~~	~~4~~	~~High~~	~~4~~	~~5.20~~	~~Amenity~~
Waihou Plains																	
Waihou River Blue Springs	Feature	Very high	5	Very high	5	Very High	5	High	4	Very high	5	High	4	Very high	5	6.60	Outstanding
Okoroire Hot Springs	Feature	Very high	5	High	4	High	4	High	4	Very high	5	Moderate-high	3	Very high	4	5.80	Outstanding
Waihou River Walkway from Whites Rd up to the walkway access off Leslie Rd	Landscape	Moderate-high	3	High	4	Moderate-high	3	Moderate-high	3	Very high	5	High	4	Very high	5	5.40	Amenity
Okoroire precinct including the hotel, golf course and hot springs section of the Waihou River from the hotel through to the Okoroire bridge bush block	Landscape	Moderate	2	High	4	Moderate-high	3	Moderate-high	4	Very high	5	Moderate	2	Very high	5	5.00	Amenity
Waotu Hills																	
Jones Landing ignimbrite cliffs	Feature	Very High	5	Very high	5	Very High	5	Moderate	2	Very High	5	Moderate	2	High	4	5.60	Outstanding
Arapuni Dam Gorge section of Waikato River from the edge of the river escarpment through to the Arapuni Bridge	Landscape	Very High	5	Very high	5	Very high	5	Very high	5	Very High	5	High	4	Very high	5	6.80	Outstanding
Lake Arapuni Walkway section of the Waikato River from **Arapuni Bridge** through to Jones Landing Reserve	Landscape	High	4	Very high	5	High	4	High	4	Very high	5	High	4	High	4	6.00	Outstanding
Waipapa Dam gorge section of the Waikato River from the Waotu bush remnants through to the Waipapa dam	Landscape	Very High	5	Very high	5	Very High	5	Very High	5	High	4	High	4	Very high	5	6.60	Outstanding
The Waipapa Lake section of the Waikato River from the *Waipapa Dam* through to the Mareatai Dam	Landscape	High	4	Very high	4	High	4	High	4	High	4	High	4	Very High	5	5.80	Outstanding
Lake Arapuni section of the Waikato River from **Jones Landing** through to the Waipapa Dam gorge	Landscape	Moderate-high	3	High	4	Moderate	2	Moderate-high	3	Very high	5	High	4	Very high	5	5.20	Amenity
Whakamaru Domes																	
Rhyolitic domes; Ngautuku, Maungaiti and Whakamaru	Feature	Very High	5	High	4	High	4	Low	1	High	4	Very high	5	Very high	5	5.60	Outstanding

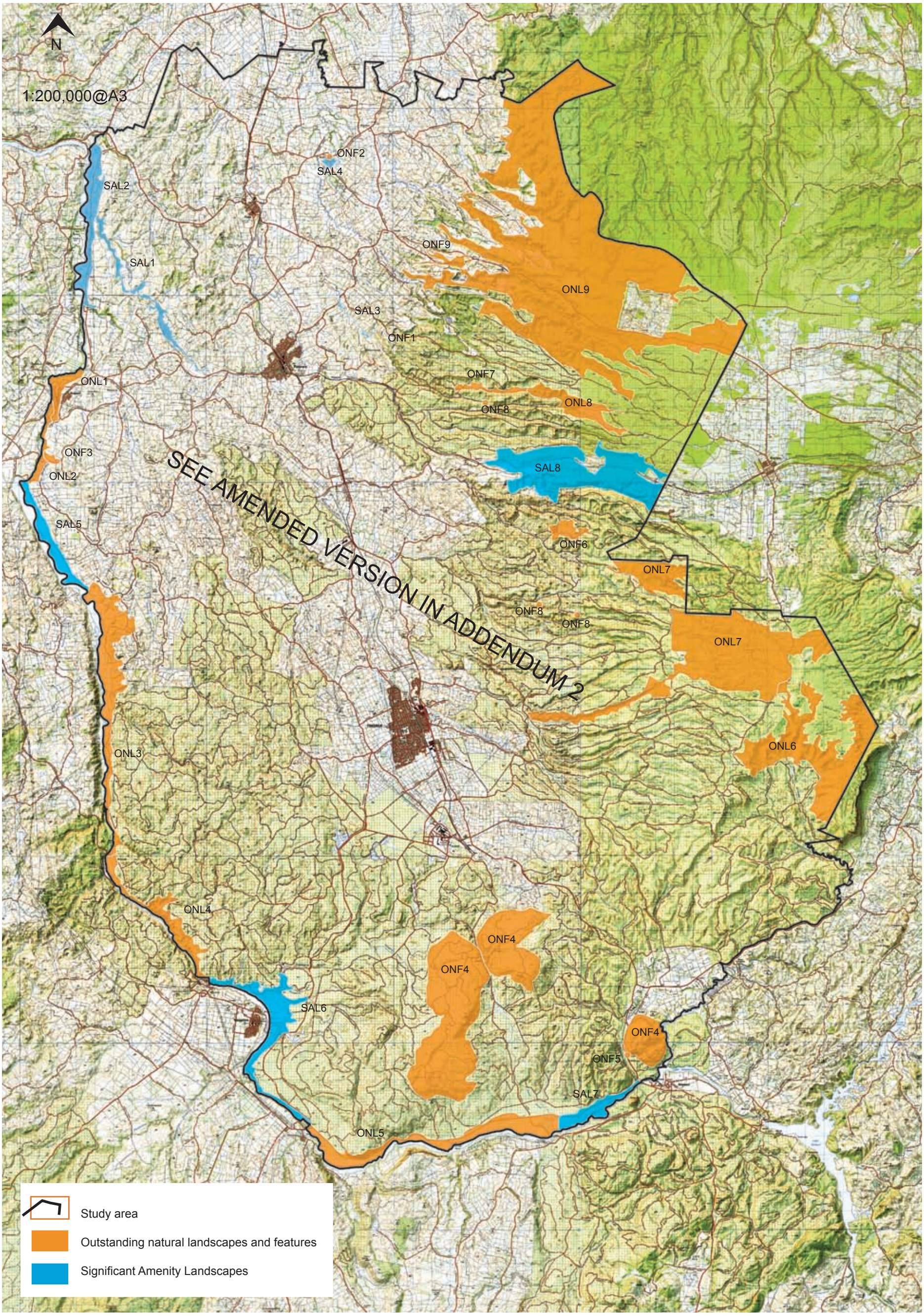
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	Evaluation Criteria	Physical		Perceptual						Associative								
Landscape Character Units	Landscape or feature?	Natural Science Factors	#/5	Aesthetic values memorability and naturalness	#/5	Expressiveness	#/5	Transient Values	#/5	Shared or recognised value	#/5	Value to Tangata Whenua	#/5	Historical association	#/5	Overall score # 7	**Outstanding or Amenity?**
Hatupatu's Rock	Feature	High	4	High	4	Very High	5	Low	1	Very high	5	Very high	5	Very high	5	5.80	Outstanding
Lake Whakamaru section of the Waikato River from the **Whakamaru Dam** up to Ngaroto marae and the Tram Road Crossing	Landscape	High	4	Very High	5	High	4	High	4	Very high	5	Very high	5	Very high	5	6.40	Outstanding
Lake Maraetai section of the Waikato River from the *Maraetai Dam* up to the Whakamaru Dam	Landscape	Moderate-high	3	High	4	Moderate-high	3	High	4	Very high	5	High	4	High	4	5.40	Amenity
Whakamaru Gorge section of the Waikato River from the Tram Rd crossing through to the intersection with SH1 and *Atiamuri Dam*	Landscape	Very high	5	Moderate-high	3	High	4	Moderate-high	3	Moderate	2	Very high	5	Very high	5	5.40	Amenity
Matahana Basin																	
Matahana Basin Rim from the district boundary through to the edge of the Matahana ecological reserve	Landscape	Very high	5	Very High	5	Very high	5	High	5	Very high	4	Moderate	2	Moderate	2	5.60	Outstanding
Mamaku-Kaimai Tract																	
Lake Rd Wetland	Feature	Very high	5	Very high	5	Very High	5	High	4	High	4	High	4	Moderate-high	3	6.00	Outstanding
Waihou River wetland	Feature	Very high	5	High	4	High	4	High	4	High	4	High	4	High	4	5.80	Outstanding
Tram tunnels (3)	Feature	Very high	5	Very high	5	High	4	Moderate	2	Very high	5	Moderate	2	Very High	5	5.60	Outstanding
Fitzgerald Glade including the Tukorehe Scenic Reserve and its extensions	Feature	High	4	Very high	5	High	4	High	4	Very high	5	Very high	5	Very high	5	6.40	Outstanding
Mokaihaha Corridor including its extensions through to the Endean, Pukerimu Forest and Tikitiki bush areas	Landscape	Very high	5	High	4	High	4	Moderate-high	3	High	4	Very high	5	High	4	5.80	Outstanding
Waihou River headwaters including Lake Rotohokahoka and the extension of Mamaku Forest	Landscape	Very High	5	High	4	High	4	High	3	High	4	High	4	High	4	5.60	Outstanding
Mamaku Corridor along SH5 from district entrance through to Waiohotu Rd edge including Lake Hameraha area	Landscape	Very high	5	Very high	5	High	4	High	4	Very high	5	High	4	Very High	5	6.40	Outstanding
Arahiwi Reserve section of the Ngatira railway line	Landscape	Moderate	2	Moderate-high	3	Moderate-high	3	Moderate	2	High	4	High	4	High	4	4.40	Amenity



~~Appendix 6 – Outstanding Natural Landscapes and Features and Significant Amenity Landscapes of the South Waikato District~~
See amended version in Addendum 2

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~~Appendix 6 – Outstanding Natural Landscapes and Features and Significant Amenity Landscapes of the South Waikato District~~
See amended version in Addendum 2

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Addendum 1 Key stakeholder and community consultation

Following on from issuing the draft Landscape Assessment report in 2009, key stakeholder and community consultation has been used to review the study's findings and to progress landscape related planning approaches within the District Plan review. The key aspects of this process included submissions on the:

- **Issues Paper 3; South Waikato District's Landscapes and Natural Areas - Preventing Innappropriate Subdivision, Use and Development (May 2010)**

The 'Landscape and Natural Areas' paper[32] provided a summary of the 2009 Landscape Assessment findings and Significant Natural Area (SNA) studies carried out in the District to date, along with options for regulatory and non regulatory approaches to management.

Submissions received[33] on this topic were primarily concerned with the identification and regulatory management of SNA's and consistency with the proposed Regional Policy Statement. Further consultation with key stakeholders on this issue has resulted in a comprehensive desktop and field survey review of SNA's in the District. This study is in the process of being finalised and will be used to establish an inventory in the proposed District Plan relating to SNA specific provisions.

ONL/F and SAL boundary review was also sought in two of the submissions. This process is typically carried out once the key stakeholder and community consultation processes have been completed and the overall status or significance of the ONF/L and SAL areas have been confirmed. That is: where the extent of the outstanding natural landscape or feature (ONL/ONF) and significant amenity landscape (SAL) is refined through mapping at a finer scale than can be used in a District wide assessment. Following submissions on the proposed District Plan, Council will review the priority to undertake this scope of works and/or the opportunities and process to integrate boundary reviews resulting from project scale landscape assessments. As natural science values contribute one aspect of a best practice assessment (see Part 3) of landscape values and their extent, the SNA study would provide an important data set to be integrated into this boundary review process.

- **Draft District Plan (June, 2011)**

Landscape and natural area matters were primarily addressed in Chapter 6: Objectives and Policies for Managing the District's Landscapes and Natural Areas and Chapter 14: Landscape and Natural Areas (Rules and Performance Standards) of the draft District Plan.

Isthmus were commissioned to review the draft provisions and submissions received[34], as detailed in a separate report (dated 8th August 2011). As detailed in the August report, the majority of the submissions addressed the proposed provisions, rather than the Landscape Assessment findings directly. Common themes raised were: the threshold for permitted activities in SAL and ONL/F areas; the inclusion of productive areas and the consideration of existing activities in ONL/F and SAL areas; building setbacks and other methods required to preserve amenity along the Waikato River; the consideration of [adverse, positive, temporary and cumulative] effects and; the appropriate balance of regulatory and non regulatory measures and how these might differ for ONL/F versus SAL areas.

One submission from a commercial forestry company queried whether or not forestry areas should be included in a ONL/F's and if any area in the District could be considered 'outstanding' when compared to the neighbouring Taupo District. These matters were able to be addressed through further consultation and reference to the scope of the assessment and the definition and natural character 'tests' required for an area to be identified as an ONL/F.

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32 One of a series (Urban Areas, Key Industrial Sites and Corridors, Landscape and Natural Areas, Iwi Issues and Renewable Energy and Energy Use) compiled by Council to engage the community on key issues as part of the District Plan Review.

33 Issue Paper submissions were received from: Ministry of Agriculture and Fisheries; the Waikato Biodiversity Forum; Mighty River Power; Environment Waikato; Department of Conservation; and, Federated Farmers.

34 Draft District Plan submissions reviewed in the Isthmus August 2011 report were received from: Forest and Bird; Department of Conservation; Waikato Biodiversity Forum; Waikato Regional Council; Federated Farmers; Hancocks Ltd; and SWDC staff. Further/late submissions in response to the Draft District Plan were also reviewed from: Waipa District Council PowerCo; NZTA; Taupo District Council and Forest and Bird.

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The Taupo District Council submission addressed cross boundary matters; where the Whakamaru Gorge and Lake Maraetai sections of the Waikato River are identified as SAL in the South Waikato study whilst their Taupo District extent has been identified as an ONL/F in the District Plan. Following a preliminary review, Isthmus recommended that the current status be retained, noting that while both areas were assessed at the 'upper end' of the SAL range, there were subtle differences in the landscape values across the two Districts. Isthmus also recommended that, where further key stakeholder and community consultation provided information on additional values in these areas, this could be used as a basis for a review.

Submissions regarding the significance of Lake Moananui and James Barnett Reserve where received, neither of which were identified as an ONL/F or SAL in the technical study. In the case of Lake Moananui, Isthmus recommended that the amenity values, as identified in the 2009 study and documented in the submission, were insufficient to warrant further review, as they were unlikely to meet the test required to be identified as a Significant Amenity Landscape. The option to review the values at James Barnett Reserve, through further desktop and field survey, has not been carried out to date, but may be considered by Council if supported by submissions on the proposed District Plan.

The Raukawa Charitable Trust submission received in September 2011, sought a process for the assessment and inclusion of cultural landscapes in the District Plan. As a result Isthmus, were commissioned by Council to provide a scoping report (dated 11th October 2011) on best practice assessment approaches. This report outlined the policy context relevant to the assessment of cultural landscapes, principles and practical considerations relating to regulatory planning approaches and relevant statutory exemplars. Further consultation with Raukawa and Te Arawa River Iwi has resulted in a proposal by Council to begin the first phases of this assessment in the Tirau Hills and along the Waikato River over the next 2 - 5 years.

The Raukawa submission made reference to the Vision and Strategy for the Waikato River[35] (VSWR), a statutory document that the District Plan must give effect to under the Waikato River Acts (2010); a process Council is currently undertaking through the Acts Joint Working Parties. Shared and recognised values, values to tangata whenua and historical associations embodied in the formation of the strategy are also relevant to the review of the 2009 Landscape Assessment. Associated documents, such as the Waikato River Independent Scoping Study Report[36] provide a further source of information on specific landscape values not available during the 2009 study. In addition, submissions received from the Waikato River Authority, on behalf of the river iwi, in 2012, requested that the Council consider the protection of the Waikato River as an outstanding natural feature, noting its identification as an ONF in the (staff 'strike-through') version of the proposed Regional Policy Statement and in parts in other District Plans. This submission made particular reference to the section of the Waikato River along Horahora Road that had not been identified as either an SAL or an ONL/F in the Landscape Assessment.

As a result of these submissions, and after having considered the option to carry out a review of all landscape areas along the river, the Council commissioned Isthmus to undertake a further appraisal of the landscape values of the Horahora Road section of the Waikato River. This appraisal is detailed in Addendum 2.

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35 The VSWR was established as part of the Waitangi Tribunal claim process for Ngati Tuwharetoa, Raukawa, Te Arawa River iwi and the Waikato-Tainui Raupatu iwi. Originally drafted by the Guardians Establishment Committee in 2009, the VSWR is now legislated under the Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 and the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (the Waikato River Acts) and as such prevails over any inconsistent provisions in a National Policy Statement, National Environmental Standard or water conservation order. In addition to the RMA and the requirement to include the VSWR in Regional Policy Statements, the obligation to give effect to the Vision extends to five statutes, including the Conservation Act and Reserves Act. The VSWR establishes an overall vision to restore the health and well being of the river along with key objectives, strategies and methods, such as "*the protection and enhancement of significant sites, fisheries flora and fauna*". It also establishes a framework for co-management with local Councils, through joint working parties made up of iwi trust members, to implement the VSWR, including the review of RMA planning documents. The Acts statutory body is the Waikato River Authority.

36 National Institute of Water & Atmospheric Research Ltd (2010). *Waikato River Independent Scoping Study Report (Scoping Report)* Commissioned by the Guardians Establishment Committee as a foundation document for the implementation of the VSWR to *"identify priority actions and associated costs of those actions, necessary to rehabilitate the health and well being of the Waikato River and its tributaries, wetlands and lakes for future generations".* Of particular relevance to this review, the Scoping Report includes a section entitled *"Current state of the Waikato River"* addressing: peoples relationships with the river; human health, swimming and boating, water quality, fisheries, kai and taonga species; ecological integrity and water supply.

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Addendum 2 Horahora Rd River Review

Following on from the 2009 technical study, submissions were received by Council in response to the 'Landscapes and Natural Areas' issue paper, the draft District Plan, the Vision and Strategy for the Waikato River and the proposed Regional Policy Statement, as described in more detail in Addendum 1.

As a result, Council commissioned a review of the landscape values of the Horahora Road section of the Waikato River, between the Waipa Stream and the Huihuitaha Stream. This part of the river spans the western boundary of the Tirau Hills and Waotu Hills Landscape Character Units (see Part 2) between the Lake Karapiro Significant Amenity Landscape (SAL2) and the Arapuni Gorge Outstanding Natural Landscape (ONL1) identified in the 2009 study (see Appendix 6).

This assessment reviewed the findings of the 2009 study and evaluated additional physical, perceptual and associative values documented in relevant submissions[37] along with the proposed Waikato Regional Policy Statement[38]; documents associated with the Vision and Strategy for the Waikato River[39] and the Significant Natural Areas Review (SNA Review)[40] completed in the Horahora Rd area in May 2012. A field survey of the area was carried out in mid July 2012 via the Waikato River Trail.



View downstream from the Waikato River Trail - between Little Waipa domain and Huihuitaha Stream

37 From the Ruakawa Charitable Trust (2011) and the Waikato River Authority (2012).

38 'staff strike-through version' of the proposed Waikato Regional Policy Statement, May 2012.

39 VSWR documents reviewed:

• Guardians Establishment Committee. (2009). *Vision and Strategy for the Waikato River.* The committee was established in 2007 to develop the VSWR as part of Waikato-Tainui Waitangi Tribunal claim in relation to the Waikato River. The VSWR establishes an overall vision to restore the health and well being of the river along with key objectives, strategies and methods to that effect, such as "*the protection and enhancement of significant sites, fisheries flora and fauna*".

• Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 and the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 established through the Waitangi Tribunal claim process. The River Acts legislate the VSWR and establish the Waikato River Authority as the statutory body. The VSWR prevails over inconsistent provisions in a National Policy Statement, National Environmental Standard or water conservation order. In addition to the RMA and the requirement to include the VSWR in Regional Policy Statements, the obligation to give effect to the Vision extends to five statutes including the Conservation Act and Reserves Act. It also establishes a framework for co-management and VSWR implementation with local Councils through joint working parties, and this can include the review of RMA planning documents.

• National Institute of Water & Atmospheric Research Ltd (2010). Waikato River Independent Scoping Study Report (Scoping Report) This report was commissioned by the Guardians Establishment Committee as a foundation document for the implementation of the VSWR to *"identify priority actions and associated costs of those actions, necessary to rehabilitate the health and well being of the Waikato River and its tributaries, wetlands and lakes for future generations"*. Of particular relevance to this review, the Scoping Report includes a section entitled *"Current state of the Waikato River"* addressing: peoples relationships with the river; human health, swimming and boating, water quality, fisheries, kai and taonga species; ecological integrity and water supply.

40 Wildland Consultants (2012). *South Waikato Council Significant Natural Areas.* Site records reviewed: Lake Karapiro (upper) BE35UP068; Lower Waipa Stream Remnants BE35UP073; Arapuni Riparian Terrestrial BE35UP121.

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Landscape Values

In keeping with the methodology used in the 2009 assessment (see Part 3 pg 30 onwards), landscape values of the area were identified relating to physical, perceptual and associative factors. Widely held landscape values in this area are associated with:

Physical factors:

- representative river bed formations, although modified by the inundation of the Karapiro dam, including minor river terraces and marginal areas of riverine wetlands; and

- minor areas of indigenous riparian and wetland vegetation, although impacted by invasive exotic weeds, with the largest area remaining to the south of Huihuitaha Stream.

And, as further documented in the 2012 Significant Natural Areas Review:

- the areas contribution to the (upper) Lake Karapiro riverine ecological corridor that provides habitats for wetland bird species, including three that are acutely threatened (the grey duck, australasian bittern and caspian tern - nesting sites) and at risk freshwater fish species, such as the long fin eel; and

- ecological connections between this area and the manuka/kanuka/tanekaha dominant scrub along the Waipa Stream which forms part of the 2009 Lake Karapiro Significant Amenity Landscape (SAL2) and the manuka/kanuka dominant scrub which forms part of the Arapuni Dam outstanding natural landscape (ONL1).

Perceptual factors:

- the areas picturesque qualities as part of the Waikato River corridor and the context it provides for views of the enclosing escarpments and the Arapuni gorge to the south; and

- aesthetic qualities related to water clarity, channel character and water flow with this area largely characterised by slow moving open water and transient low lying mist.

Associative factors:

Widely held landscape values associated with the Waikato River as a whole:

- values as a source of water for drinking, irrigation and hydroelectric power generation; this part of the river contributing to the Karapiro power station;

- the rivers links to the District's sense of identity, as demonstrated through advertising media and by the range of environmental care groups that are active along the river including the Huihuitaha wetland restoration project;

- shared and recognised values embodied in the formation of the Vision and Strategy for the Waikato River and its significance under the RMA and as part of the Waikato Regional Policy Statement;

- shared and recognised values recognised in the 'staff strike-through' version of the proposed Waikato Regional Policy Statement (May 2012) and its identification as an outstanding natural feature/landscape. Characteristics/ Values detailed in Table 12-1:

"*The longest river in New Zealand. A natural point of focus and reference for successive river-side communities. Although modified in places by hydro-electric dams, powers schemes and urban development, it remains a nationally important landscape feature that conveys a strong sense of naturalness / endemic value within most of its reaches, and visual spectacle at some key locations (e.g. Huka Falls). Physically and perceptually linked to other key features, including the Whangamarino Swamp, the hill country forests of the Rangitoto Range, a series of wetlands around the Aka Aka Flats, and the dune spit at Port Waikato. A feature of great significance to tangata whenua, particularly as it passes through the home of the Maori King at Ngaruawahia, and it remains a key component of the Region"s historic heritage.*"; and

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• values to Raukawa, Te Arawa River Iwi and other iwi along the river which have resulted in the Waikato River Authority submission[41] to Council to identify all of the Waikato River as an outstanding natural feature. Values to tangata whenua are also documented in the VSWR Scoping Report and relate to concepts of kaitiakitanga (guardianship), tikanga (custom, correct procedure), kawa (ceremonial rituals, protocol) and mauri (life force of the water) and spiritual and cultural identity. *"The Waikato River is our tupuna and looks over us throughout our lives. The river feeds us, nurtures us and takes care of us, healing our hurts and protecting us from harm. The river is our lifeline from which we take our name, our identity and our mana" (*pg 32) . Associative values also relate to cultural and historic sites, many of which have been lost or degraded, and ongoing customary activities of collecting food such as shortfin and longfin eel and plants for traditional uses such as harakeke (flax) and kuta (rush) for weaving and medicine.

The widely held values associated with this particular area:

• the contribution it makes to the Lake Karapiro (upper) Significant Natural Area, which is an ecological site of national significance that provides a large riverine habitat for indigenous freshwater species including threatened birds and fish;

• recreation opportunities - with public access points to the Waikato River Trail located at Little Waipa Domain (including a boat slipway) and the Powerhouse Rd to the south of Huihuitaha Stream. Recent improvements to the track network include a boardwalk through the Huihuitaha stream wetland, now used to advertise the Waikato River Trail;

• The historic crossing point near the end of Horahora Rd known as Arapuni (pg 42 Scoping Report) which literally means ' the hidden path' used by Waikato - Tainui Raupata of Pohara marae (in the Waipa District). A name now associated with the settlement established around the hydro-electric scheme to the south;

Landscape Significance

In keeping with the methodology used in the 2009 study (see Part 4, pg 37 onwards), these values have been analysed against consistent factors to evaluate their overall significance:

• Physical aspects are considered under *natural science factors;*

• Perceptual aspects are considered under *aesthetics, memorability and naturalness; expressiveness and transient values; and*

• Associative aspects are considered under *shared or recognised values, value to tangata whenua and historical associations*

To assist in the determination of the broad category of landscape significance, each factor has been given a grade (from low to very high) and a score (from 1 to 5). As noted in the main body of the report (see Part 4 pg 41-), these grades are not considered to be absolutes, but provide a further tool to allow the comparison of one landscape and feature to another. Best practice approaches developed since the 2009 study have continued to use a 5 point scale but with the categories amended to high, moderate-high, moderate, moderate-low and low, to provide a more obvious mid point. Conversion of grades to a 1-5 score is unlikely to form part of a Landscape Study in 2012 as, in our experience, discussions regarding scores can detract from the overall and integrative evaluation required to determine landscape significance. However, for consistency, the grade range and the scores have been retained in this assessment.

41 Waikato River Authority submission received by Council 30th March 2012

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Horahora Rd River Landscape Significance

Factors	NS	A	E	TV	SR	TW	HA
Grade	*h*	*mh*	*h*	*mh*	*h*	*h*	*mh*
Score	4	3	4	3	4	4	3

Overall score: 5

NS = natural science factors

A = Aesthetics, memorability and naturalness

E = Expressiveness

TV = transient values

SR = Shared or recognised values

TW = values to Tangata Whenua

HA = historical associations

On balance, and after having considered the characteristics of the area that contribute to these values, as described above, and its surrounding context, this assessment identifies the Horahora Rd area of the river as having **significant amenity** landscape values rather than outstanding natural values. Within the immediate riverine environment (also the area identified as Significant Natural Area), natural character values are considered to meet the 'naturalness test' (see Appendix 3) required to be identified as an outstanding natural landscape or feature. However, on balance, considering all of the physical, perceptual and associative aspects identified, and where values to tangata whenua, are considered as one part of the assessment process, along with natural science factors, aesthetic values etc, this area is not considered to be outstanding:

"conspicuous, eminent, especially because of excellence, remarkable"[42].

This appraisal has been calibrated against other areas along the river, to ensure that it can be integrated into the District wide assessment. In particular, the characteristics and values of the Horahora section of the river are associated with, and can be compared to, those identified in the Lake Karapiro Significant Amenity Landscape (SAL2 see pg 56) rather than the Arapuni Dam Outstanding Natural Landscape (ONL1 see pg 45). Along the Arapuni Dam section of the river, more prominent topography including the dramatic ignimbrite cliffs, broader areas of native vegetation and a sequence of heritage features combine to distinguish this area as an outstanding natural landscape.

It is also important to note, that whilst the proposed Regional Policy Statement has identified the whole of the Waikato River as an outstanding natural feature, the 2009 landscape study and this review has been carried out at a much finer grain and can therefore be expected to distinguish greater variations in landscape significance. Planning approaches used within the District will of course be important in ensuring the overall requirement to be consistent with the Waikato Regional Policy Statement. Ongoing initiatives in relation to the assessment of Cultural Landscapes within the South Waikato District, including further background study to identify and describe heritage sites, and planning approaches that result from the National Policy Statement for Freshwater Management, are also likely to have an important impact on the management of landscapes and features along the Waikato River.

Extent of the landscape values

The boundaries of the landscape values identified in the area have been mapped using a methodology consistent with the 2009 study (see pg 42) as shown in the amended version of Appendix 6 attached to this addendum. This mapping process identifies significant amenity landscape values along the immediate river corridor, generally consistent with the boundary of the Significant Natural Area identified in the Wildlands 2012 study and including the extent of the Waikato River Trail.

42 Wakatipu Environment Society Inc. v Queenstown Lakes District Council, C180/99, page 47

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Recommendations

The following recommendations are made with respect to the inventory and description of Significant Amenity Landscapes to be included in the proposed District Plan.

Given the areas setting between the Waipa and the Huihuitaha Stream and wider context as part of Lake Karapiro:

1. That the Horahora Rd area of the Waikato River be included in the extent of the Lake Karapiro Significant Amenity Landscape (SAL2) as shown in amended version of Appendix 6 attached to this addendum (pg 84).

Where the Lake Karapiro Significant Amenity Landscape is referred to in other documents:

2. That the description and grades assigned to SAL2 landscape, as detailed in the main body of the report, be amended to integrate this review and the Horahora area as detailed below (pg 82); and

3. That the grades and scores detailed in Appendix 5 be amended to integrate this review, as shown in the amended table below (pg 83), and acknowledge that the other landscapes and features identified in the 2009 study have not been through the same review process.



View upstream from the Waikato River Trail between Little Waipa domain and Huiuhuitaha Stream

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Lake Karapiro section of the Waikato River (SAL2)

(to replace the description on pg 56)

NS	A	E	TV	SR	TW	HA
h	*mh*	*h*	*h*	*h*	*h*	*h*

Particularly picturesque section of the river enclosed by broad river terraces and associated escarpment of geomorphic interest. Views framed along the river with pockets of regenerating native bush and wetland areas. Borrowed views of Maungatautari and the rural landscape of Waipa. Riverine areas and remaining wetlands are identified as a Significant Natural Area of national importance. Access to significant tributaries including the Pokaiwhenua and the remainder of Lake Karapiro increases recreational amenity values including a well used section of the Waikato River Trail. Values also recognised by community care groups involved in restoration projects. Values to Raukawa relate to the river as a whole and spiritual and cultural identity and use of the area for collecting food and other resources. Historic crossing point likely to be located near the end of Horahora Rd opposite Pohara marae, known as Arapuni 'the hiddent path'. Horahora bridge is a well known landmark and gateway to the District.



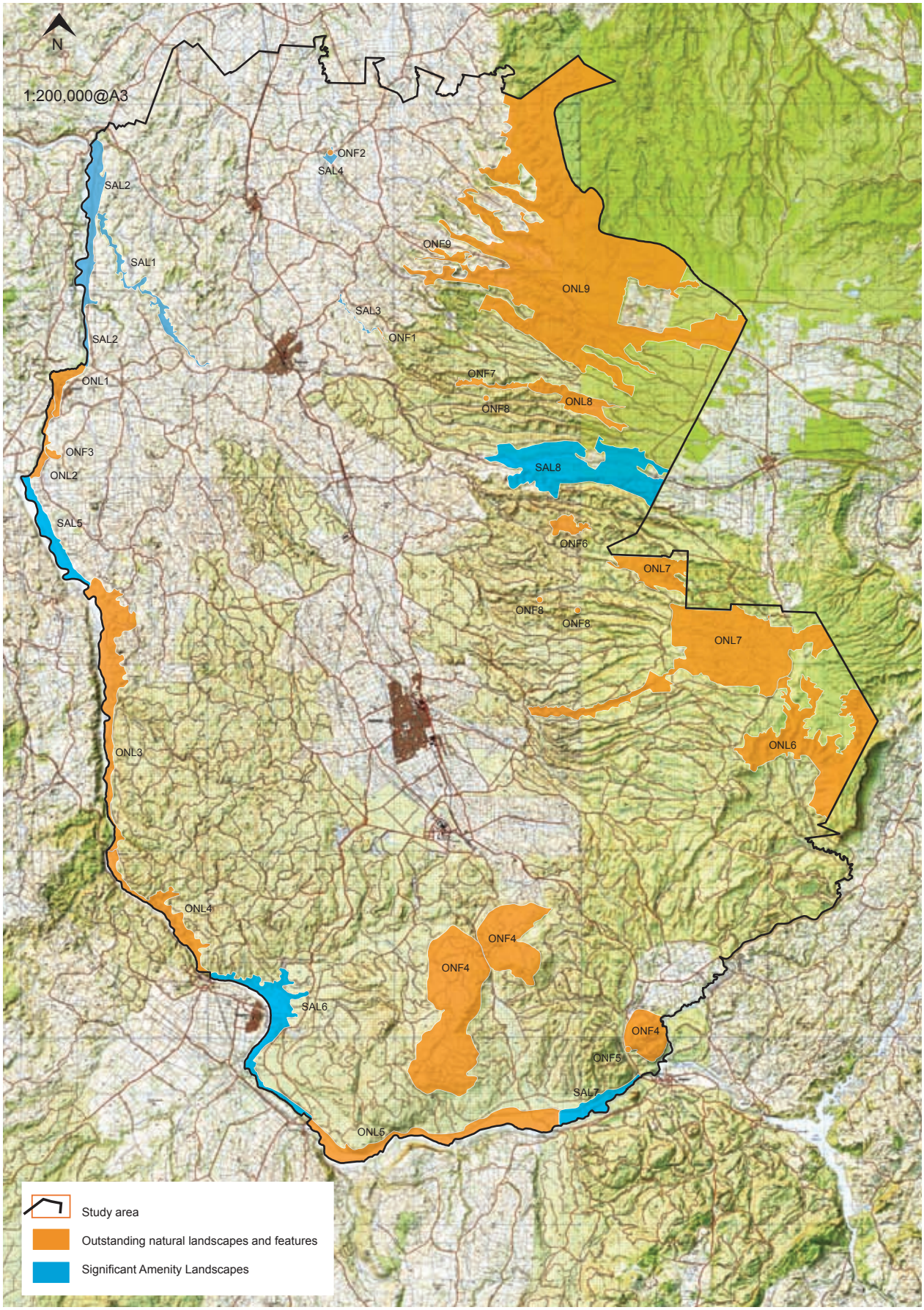
Figure 39 Horahora Bridge

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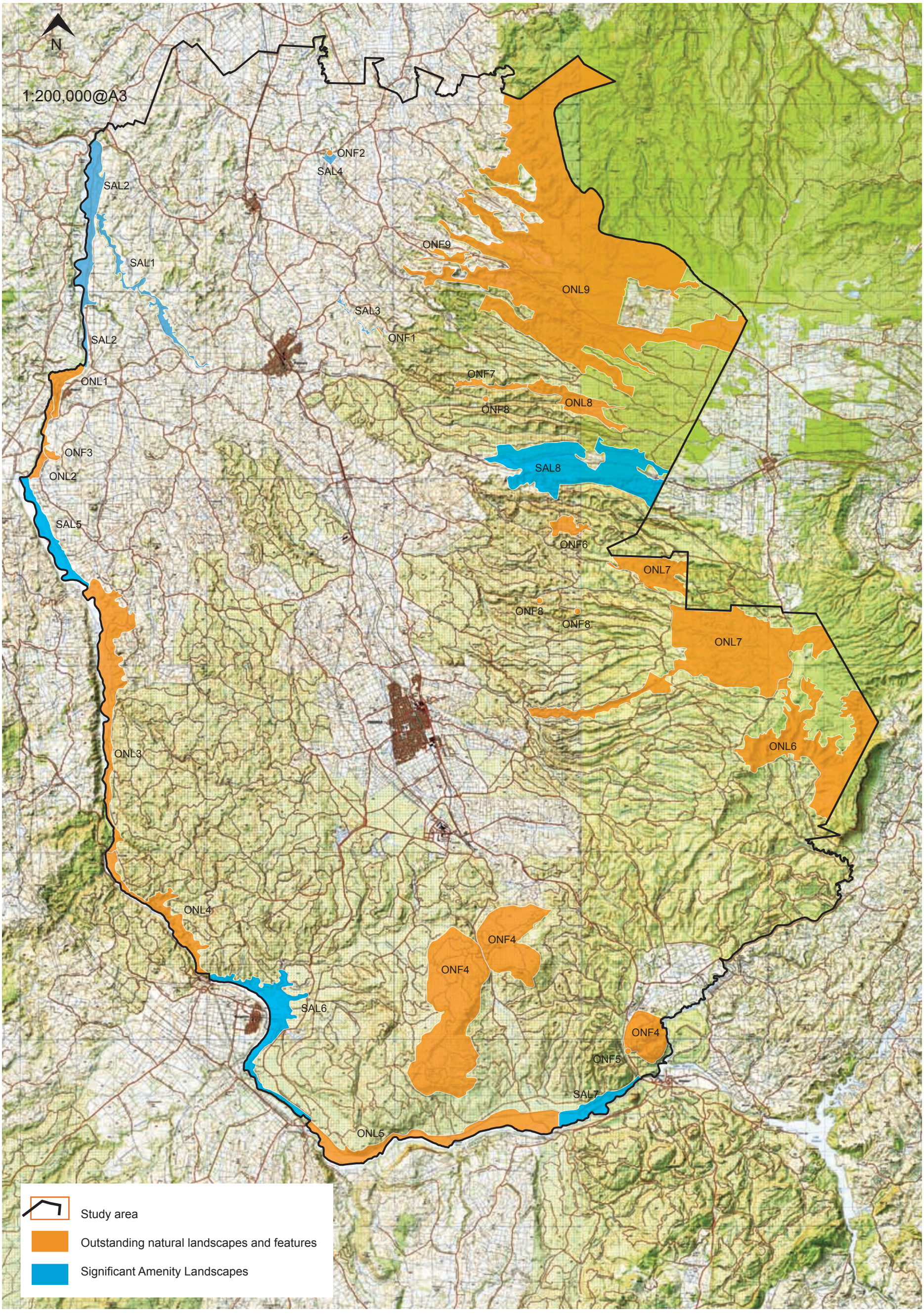
Appendix 5 Landscape and Feature Evaluation Matrix - Review Recommendation 2012

	Evaluation Criteria	Physical		Perceptual						Associative							
Landscape Character Units	Landscape or feature?	Natural Science Factors	#/5	Aesthetic values memorability and naturalness	#/5	Expressiveness	#/5	Transient Values	#/5	Shared or recognised value	#/5	Value to Tangata Whenua	#/5	Historical association	#/5	Overall score #7	**Outstanding or Amenity?**
Tirau Hills																	
Pokaiwhenua Stream through to the Duxfield Reserve waterfall and Arapuni Rd	Landscape	High	4	High	4	High	4	High	4	High	4	Moderate-high	3	Moderate-high	3	5.20	Amenity
Lake Karapiro section of the Waikato River	Landscape	High	4	Moderate-high	3	High	4	High	4	High	4	High	4	High	4	5.40	Amenity
Waihou Plains																	
Waihou River Blue Springs	Feature	Very high	5	Very high	5	Very High	5	High	4	Very high	5	High	4	Very high	5	6.60	Outstanding
Okoroire Hot Springs	Feature	Very high	5	High	4	High	4	High	4	Very high	5	Moderate-high	3	Very high	4	5.80	Outstanding
Waihou River Walkway from Whites Rd up to the walkway access off Leslie Rd	Landscape	Moderate-high	3	High	4	Moderate-high	3	Moderate-high	3	Very high	5	High	4	Very high	5	5.40	Amenity
Okoroire precinct including the hotel, golf course and hot springs section of the Waihou River from the hotel through to the Okoroire bridge bush block	Landscape	Moderate	2	High	4	Moderate-high	3	Moderate-high	4	Very high	5	Moderate	2	Very high	5	5.00	Amenity
Waotu Hills																	
Jones Landing ignimbrite cliffs	Feature	Very High	5	Very high	5	Very High	5	Moderate	2	Very High	5	Moderate	2	High	4	5.60	Outstanding
Arapuni Dam Gorge section of Waikato River from the edge of the river escarpment through to the Arapuni Bridge	Landscape	Very High	5	Very high	5	Very high	5	Very high	5	Very High	5	High	4	Very high	5	6.80	Outstanding
Lake Arapuni Walkway section of the Waikato River from **Arapuni Bridge** through to Jones Landing Reserve	Landscape	High	4	Very high	5	High	4	High	4	Very high	5	High	4	High	4	6.00	Outstanding
Waipapa Dam gorge section of the Waikato River from the Waotu bush remnants through to the Waipapa dam	Landscape	Very High	5	Very high	5	Very High	5	Very High	5	High	4	High	4	Very high	5	6.60	Outstanding
The Waipapa Lake section of the Waikato River from the *Waipapa Dam* through to the Mareatai Dam	Landscape	High	4	Very high	4	High	4	High	4	High	4	High	4	Very High	5	5.80	Outstanding
Lake Arapuni section of the Waikato River from **Jones Landing** through to the Waipapa Dam gorge	Landscape	Moderate-high	3	High	4	Moderate	2	Moderate-high	3	Very high	5	High	4	Very high	5	5.20	Amenity
Whakamaru Domes																	
Rhyolitic domes; Ngautuku, Maungaiti and Whakamaru	Feature	Very High	5	High	4	High	4	Low	1	High	4	Very high	5	Very high	5	5.60	Outstanding



Appendix 6 Outstanding Natural Landscapes and Features and Significant Amenity Landscapes of the South Waikato District
[amended] Refer also to Addendum 2 (pg77 onwards) for amended description of the Lake Karapiro SAL

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Appendix 6 Outstanding Natural Landscapes and Features and Significant Amenity Landscapes of the South Waikato District
[amended] Refer also to Addendum 2 (pg77 onwards) for amended description of the Lake Karapiro SAL

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