

Schedule 5: Assessment of Landscape, Visual and Amenity Effects

This Landscape and Visual Assessment Report has been prepared to accompany the application for a Private Plan Change and Development Concept Plan (DCP) for the Hobbiton Movie Set at Buckland Road, Matamata.

All work has been undertaken and/or reviewed by a Registered NZILA Landscape Architect.

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Report Version: R0

Date: December 2017



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INTRODUCTION

Mansergh Graham Landscape Architects Ltd (MGLA) has been engaged by the applicant to assess the landscape and visual effects of a proposed Private Plan Change for the Hobbiton Movie Set at Buckland Road, Matamata. The landscape and visual effects assessment is intended to inform and support the preparation of a Development Concept Plan for the subject site.

Three main aspects are evaluated within this report. They are:

- a. The existing landscape character of the site and its place in the local and regional context.
- b. The potential landscape and visual effects of the types of development expected from typical viewer locations.
- c. An overview of the effects of the types of development expected on landscape character.

The subject site is located within the Matamata-Piako District.

PROPOSED PRIVATE PLAN CHANGE

The applicant is applying for a private plan change to the Operative Matamata-Piako District Plan to introduce a Development Concept Plan (DCP), which will apply to the Hobbiton Movie Set and existing and proposed tourist facilities at their Buckland Road property ('the Hobbiton site'). The DCP will be divided into two Precincts for the purposes of the proposed rule framework:

- Precinct 1 (The Shire's Rest) refers to the area which shall contain the café, visitors centre, visitor accommodation, offices and ancillary staff buildings and parking, and is the departure and return point of the movie set tours; and
- Precinct 2 (Hobbiton Movie Set) includes the movie set itself and hospitality area, inclusive of The Green Dragon Inn and restaurant marquee, souvenir shop, services and set maintenance building (refer to the precinct plan in **appendix one**).

The Hobbiton site is currently zoned Rural under the operative Matamata-Piako District Plan and as a result of increasing visitor numbers, existing facilities have reached capacity. The proposed plan change and DCP aim to respond to this growth by improving existing facilities and providing new ones whilst ensuring any adverse environmental effects are less than minor. The plan change will include objectives and policies, an activity table and performance standards specific to the Hobbiton site, which will minimise the need for resource consent applications in the future.

Key future activities covered by the plan change will be an allowance for growth in the number of visitors to the tourist attraction, and provision for various types of events, functions, conferences and visitor accommodation. Provision is also sought for the potential expansion of existing facilities on an as required basis which includes existing offices, The Green Dragon Inn, restaurant marquee, retail and cafe, ablution and maintenance buildings.

METHODOLOGY

A standard assessment approach has been used to identify the existing landscape character of the site and its surroundings and to assess the potential effects of future developments within Precincts 1 and 2 on landscape and visual amenity.

The 'future development' assessed in Precinct 1 refers to the accommodation, office, staff room and parking area proposals set out in the draft plans attached in **appendix seven**, that are currently in the

investigation and development phase. Whilst these developments are yet to be confirmed, they have been assessed to demonstrate how future development can comply with the proposed DCP Performance Standards.

In broad terms, the assessment consists of the:

- a. Identification of the key elements or attributes of the types of development expected;
- b. Identification of the existing landscape values, character, key attributes and social preferences within the context of biophysical, associative and visual landscape interpretation; and
- c. Identification of relevant assessment criteria within the context of the relevant statutory framework.

A combination of GIS view shed analysis and field assessment has been undertaken to identify the potential visibility of future development from surrounding areas. By considering the above, the likely effects of the type of development expected are able to be identified and rated.

A methodological flow chart is contained in **appendix two**.

EXISTING LANDSCAPE AND VISUAL CHARACTER

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

Landscape Context

The relationship between the major geographical features contained within this landscape and the human modifications that have occurred upon them are important factors to consider when assessing how the type of development expected will influence existing amenity values and the natural character of the adjacent rural environment.

The site is located approximately 16km southwest of Matamata and 25km east of Cambridge. The key topographical features that influence perceptions of overall landscape character at the macro level include the low lying land and water features of the Hauraki Plains contained by the Kaimai-Mamaku Ranges to the east and a series of hills which form the eastern boundary of the Waikato River Plains. To the northwest of the site is the Te Tāpui Scenic Reserve which comprises two volcanic cones, Te Tāpui and Maungakawa. Both peaks have a dense cover of native forest, which extends part way down their flanks, until there is an abrupt transition to the surrounding pastoral land use at the reserve boundary. The Piakonui Stream drains from the reserve and is a tributary of the Piako River.

The key landscape features that influence perceptions of overall character of the landscape surrounding the subject site include (at the macro level):

- a. The Kaimai-Mamaku Ranges to the east;
- b. The low lying topographical features of the Hauraki Plains to the east; and

- c. The Volcanic peaks of Te Tāpui and Maungakawa to the north.

The landscape's character is further influenced by land use, land management and development patterns including:

1. The existing Hobbiton Movie Set and associated tourist development
2. Protected native vegetation atop Te Tāpui and Maungakawa;
3. Paddocks in pasture, some of which contain scattered mature trees and are bordered by shelter belts;
4. Scattered clusters of rural and rural residential houses;
5. Scattered clusters of rural buildings (including hay barns, chicken broiler sheds, implement sheds and farm outbuildings);
6. State Highway 29, and the surrounding local roads; and
7. Taotaoroa Quarry (between Buckland Road and Taotaoroa Road).

The site itself is located approximately 16km southwest of Matamata and 25km east of Cambridge, set within the gently rolling hill country at the south western extent of the Hauraki Plains. The wider surrounding landscape is predominantly characterised by pastoral land use. The rural landscape to the southeast of the site displays an open spatial character due to the relative sparsity of shelter planting. By contrast, the rural properties west of the site, accessed off Buckland Road, tend to be more enclosed character due to well established shelter belt planting on property and paddock boundaries. Many of the shelter trees in the surrounding landscape are deciduous. As such, during the winter months, the landscape has a more open character than when trees are in leaf.

Buildings in the wider landscape are generally widely dispersed and are typical of a working rural environment, including farm houses, barns and sheds, and in general, share a rural architectural vernacular; pitched roofs with gable ends, weatherboard, brick or corrugated iron cladding, post and wire fencing etc. Typically, there is shelter and curtilage planting around the farm houses.

Site Context

The proposed Precincts will be established around existing activities that sit within a much larger, rural property. The balance of the property continues to operate as a working farm, characterised by rolling pastoral grassland with clusters of mature trees, typical of the surrounding rural landscape. As illustrated on the DCP, much of the property is designated as 'Rural Buffer Zone' surrounding the proposed Precinct areas (refer to the precinct plan in **appendix one**).

The Precinct areas currently consist of the following:

Precinct 1

Precinct 1 is 6.32ha and located at 501 Buckland Road. The Shires Rest Café and Visitor Centre (collectively referred to as 'The Shire's Rest') is the start and finish point for the movie set tours. Existing facilities in this area include the following:

- Café;
- Retail souvenir shop;
- Ice-cream and coffee shop;
- Staff and visitor parking (including bus and campervan parking);
- Toilets;
- Staff facilities (offices, lunch areas and toilets); and

- Administration building/office.

Precinct 1 is situated within a shallow depression of land framed by a series of rolling hills that extend along the southern boundary of the Precinct. Along the northern precinct boundary, Precinct 1 and Buckland Road share the same ground level and consequently, the existing facilities are visible along a 400m stretch of Buckland Road. The café and visitor centre have been converted from rural buildings. Their simple barn-like forms and corrugated steel cladding clearly express a rural vernacular style of building. This is further reinforced by the typical rural post and wire boundary fence that delineates the property. Mature shelter trees dot Precinct 1 and boundary hedging along the north eastern car park, soften views of the existing buildings. Except for the ice cream kiosk, which is set back some 15m from Buckland Road, all other buildings are set back at least 20m, with picnic tables occupying the intervening area of flat lawn in front of the café.

Car parking within Precinct 1 is predominantly located behind and to the east of The Shire's Rest Café. This includes areas for campervan and bus parking. Occasional 'over spill' car parking occupies a small paddock adjacent to lawn in front of the café.

The photographs on the following pages depict the character of the site and landscape surrounding this precinct.



Figure 1: View of the main entrance to Hobbiton and The Shires Rest (Precinct 1) from Buckland Road.



Figure 2: View of the The Shires Rest (Precinct 1) from Buckland Road.



Figure 3: View of the carpark behind Shire's Rest (Precinct 1).



Figure 4: View to the Southeast, towards the site office (Precinct 1), from Buckland Road.



Figure 5: View to the north of Precinct 2 from beside the site office within Precinct 1.



Figure 6: View to the north, Precinct 2, from beside the site office and looking towards the new visitor car park entrance (Precinct 1).



Figure 7: View to the north-east of the new visitor car park entrance (Precinct 1).



Figure 8: View to the southwest from Precinct 1, looking out to the balance of the property (a working farm).

Precinct 2

Precinct 2 is 45.5ha and located at 502 Buckland Road. It is accessed via a private access road opposite Precinct 1. Precinct 2 contains the Hobbit Movie Set which is located in a valley between two ridgelines of rolling hills, approximately 2km north of Buckland Road. The bush clad peaks of Te Tāpui and Maungakawa form a background to Precinct 2 to the north.

The movie set includes features of the *Hobbiton* and *Bag End* locations from *The Hobbit* and *The Lord of the Rings* films, including *The Green Dragon Inn*, a licensed tavern. This part of the site is focused around a pond, surrounded by a picturesque combination of rolling pastoral land, character buildings and props, exotic shade trees and native vegetation, which together form a type of fantasy rural idyll.

The following photographs depict the character of the site and landscape surrounding this precinct.



Figure 9: View to the north, towards Te Tāpui Scenic Reserve, from near the entrance to Precinct 2.



Figure 10: View to the west, from within Precinct 2.



Figure 11: View to the east, across the movie set, from within Precinct 2.

EXPECTED DEVELOPMENT

The purpose of this report is to inform the proposed Development Concept Plan (DCP) so that it will enable future development, whilst avoiding adverse effects on existing rural amenity values.

Development and activities expected in Precinct 1 will likely consist of:

- Additional car parking, loading and manoeuvring areas;
- Tourism retail development;
- Visitor accommodation (in the form of self-contained cabins);
- Office buildings; and
- Maintenance and storage facilities.

Development and activities expected in Precinct 2 will likely consist of:

- Additional car parking, loading and manoeuvring areas;
- Movie set structures and facilities;
- Maintenance and storage structures and facilities;
- Additions to the retail and hospitality buildings and structures (around *The Green Dragon Inn* and restaurant marquee) including additional buildings and facilities.

These expected development and proposed activities have the potential to affect landscape and visual amenity but given the lack of certainty around the final design and location of future development this report is limited to assessing the likely landscape and visual effects based on the non-fanciful development and the proposed development controls such as setbacks, maximum building height, visual appearance and percentage building cover requirements (all of which is set out in the draft activity table in **appendix three**).

RELEVANT PLANNING MATTERS

Existing Planning Context

The type of expected development is subject to the provisions of the Operative Matamata-Piako District Plan (MPDP), the Waikato Regional Plan and Resource Management Act (1991).

Only the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters have been considered.

Resource Management Act 1991

The development must meet the requirements of this Act, and it is therefore important that the assessment of visual, landscape and amenity effects addresses the requirements of Part 2, of the Act. In particular:

6 *Matters of national importance*

- (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:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

7 *Other matters*

- (c) *the maintenance and enhancement of amenity values:*

With regard to section 6(b), the application site is not contained within an identified outstanding natural features or landscape, but is in relatively close proximity to the Te Tāpui Scenic Reserve (Kaitiaki, Conservation under the MPDP). As addressed in the visual effects section of this report, it is considered that any future development within either Precinct 1 or 2 will not intrude or obscure views of this feature from surrounding public locations.

With regard to section 7(c), the adverse effects of the development on existing visual amenity values will range between negligible and low. The implementation of the recommended mitigation strategies is required to achieve these ratings.

Proposed Waikato Regional Policy Statement

The Proposed Waikato Regional Policy Statement (PWRPS) contains a suite of objectives and policies pertaining to the protection of outstanding natural features and landscapes (Objective 3.19), amenity (Objective 3.20) and the natural character (Objective 3.21).

The objectives and policies of the PWRPS appear to have been addressed by the existing provisions of the MPDP. These are addressed in greater detail in the following section.

Operative Matamata-Piako District Plan

The application site is presently zoned rural under the Matamata-Piako District Plan.

The Matamata-Piako District Plan has a suite of objectives and policies pertaining to landscape amenity (both directly and indirectly). These are included in Chapter 3 (Environment) and Chapter 5 (Performance Standards – all activities). In addition, assessment criteria: 1.4.1 (Visual) and 1.4.12 Kaitiaki (Conservation Zone) are addressed in Part B of the plan.

Part A: Issues, Objectives and Policies

Chapter 3: Environment

Relevant objectives and policies under 3.1 relate to protecting and enhancing natural resources within the district.

With regard to objectives and policies under 3.1.2 (natural environment and heritage), there are no outstanding natural landscapes (ONL) identified within the subject site. However, Precinct 2 is in relatively close proximity to the Te Tāpui Scenic Reserve. It is considered that the type of development expected within Precinct 2 will not be of a sufficient scale to alter the character of the nearby reserve or intrude on views of it from surrounding locations. It is therefore considered that the development will not alter perceptions of this Kaitiaki (Conservation) landscape.

Objectives and policies under Issues 3.5.1 and 3.5.2 (Amenity) aim to minimise the adverse effects created by building scale or dominance, shading, building location and site layout. They also aim to ensure that the design and appearance of buildings and sites is in keeping with the character of the surrounding landscape.

Given the existing rural character of the buildings within Precinct 1 and the recommendation that any future buildings have a similar rural (or fantasy rural/Hobbiton themed) appearance it is considered that existing rural character values can be maintained. Because of the generous building setbacks proposed and the maximum 10m building height restriction, any future buildings will not result in notable shading effects

on neighbouring properties. Further, because of the existing development within Precinct 1, it is considered that the type of future development proposed will not be seen as a dominant or focal visual feature.

Part B: Rules

1 General Provisions

With regards to the relevant assessment criteria 1.4.1 (i - ii), it is considered that the buffer distance between the subject site and the Te Tāpui Scenic Reserve will mean that any future development within either Precinct 1 or 2 will not adversely affect perceptions of this feature.

With regard to 1.4.1 (iii - iv), it is considered that, given the proposed restrictions on building vernacular, building height (consistent with the provisions of the rural zone), and setbacks, any future built development will be in keeping with existing rural character values. Further, the integration provisions (proposed new amenity policy P10) developed as part of the DCP are consistent with the operative provisions and will help to soften and/or screen views of any future buildings, whilst visually integrating with other shelterbelt planting in the surrounding area.

With regard to 1.4.12 Kaitiaki (Conservation Zone), the expected development will not disturb natural landforms, features or vegetation associated with the nearby Kaitiaki (Conservation Zone).

Proposed Planning Context (DCP)

The DCP associated with the plan change includes proposed objectives and policies, an activity table and performance standards for inclusion in the Operative Matamata-Piako District Plan. We have reviewed those provisions and have had input into those considered relevant to landscape and visual amenity matters.

The proposed performance standards for permitted and controlled activities in Precincts 1 and 2 are consistent with or more restrictive than the existing provisions for the Rural Zone. It is considered that the proposed provisions will aid in avoiding development of a magnitude that could significantly detract from existing rural character values. These standards are also consistent with the existing amenity policy of the plan that seeks to maintain the open spatial character of rural areas by ensuring that development is compatible in scale to surrounding activities and structures (Part A, Section 3.5.2, Policy 3).

To ensure any new buildings are sympathetic to the rural landscape, we have recommended that additional performance standards should be applied and these have been included within the DCP. (Refer to **Appendix 3**). These additional performance standards include:

- A standard that restricts the building coverage of Precinct 1;
- A standard that identifies a colour palette for future buildings in order to ensure they integrate with the rural landscape;
- A standard that identifies the style of development expected (i.e. rural/fantasy rural vernacular) in order to enable future development to integrate with the rural landscape;
- A standard that ensure new buildings are set into the landscape with curtilage or screening planting; and
- A standard that ensures future car parking areas are located and designed in such a way that they visually integrate with the rural landscape. This performance standard recommends that a form of mitigation, which is sympathetic to existing rural landscape

patterns (planting or bunding), is implemented to ensure additional car parking areas do not detract from existing rural amenity values. This mitigation will also aid in screening and softening the appearance of traffic direction signs (within Precinct 1) from along Buckland Road, reducing adverse visual effects.

While the proposed front yard buffer distance for Precinct 1 is 15m, rather than the existing 25m for the Rural Zone (3.2.1 iii), it is considered that the implementation of the proposed performance standards mentioned above (integration of car parking areas and recommended rural building vernacular) will ensure that this proposed set back will be sufficient to avoid additional adverse effects on rural character and visual amenity from Buckland Road.

The DCP proposes that the following policy is included in Section 3.5.2 'Amenity' under the sub-heading 'Design, appearance and character':

"P10 To ensure that the design of future development at Hobbiton Movie set is sympathetic to the rural landscape and environment."

It is considered that while this additional policy is appropriate, the allied set of performance standards outlined above are required to ensure that any future development meets the intention of this policy.

ASSESSMENT OF EFFECTS ON VISUAL AMENITY AND LANDSCAPE CHARACTER

With regard to the potential for the site to absorb the type of development proposed, the following factors were evaluated during the visual assessment.

Visual Catchment

As part of the initial investigation into the potential visibility of the expected development, a zone of theoretical visibility (ZTV) analysis was carried out using GIS software to identify areas from where Precincts 1 and 2 would potentially be visible. The ZTV analysis used a Digital Elevation Model (DEM). The purpose of this exercise was to identify areas from where any change resulting from activities and development that might result from the proposed plan change, might be seen. This allowed any potential effects on visual and landscape character to be identified and assessed.

It was found that primarily due to the site's topography and surrounding landform, both Precincts have a limited visual catchment.

Precinct 1 is situated on a relatively flat, depression of land framed by undulating hills along the southern edge. Consequently, broad public views of Precinct 1 are only afforded from close proximity along the northern section (approximately 400m) of Buckland Road, and distant views of the southern edge of Precinct 1 are afforded at intermittent locations within 1.5km along the southern sections of Buckland Road.

With the exception of a cluster of neighbouring properties to the south on Buckland Road, views of Precinct 1 are largely screened from neighbouring dwellings; either obscured by topography or existing vegetation, or seen only from within farm paddocks. From the potentially affected properties, some 500m away, partial views of the southern edge of Precinct 1 will be visible.

It is noted however that, due to the presence of some deciduous vegetation within the surrounding landscape, during winter slightly more extensive views of the site will be attainable.

Views of Precinct 2 are more restricted and will be largely limited to within 2km of the site, with no views of the movie set afforded from Buckland Road or from dwellings on neighbouring properties. Glimpsed views are afforded from narrow viewshafts within neighbouring paddocks and a dwelling to the southwest. While the movie set prop and maintenance workshop area within this precinct is visible from some adjacent locations, it appears (for all intents and purposes) indistinguishable from typical rural implement and workshop buildings.

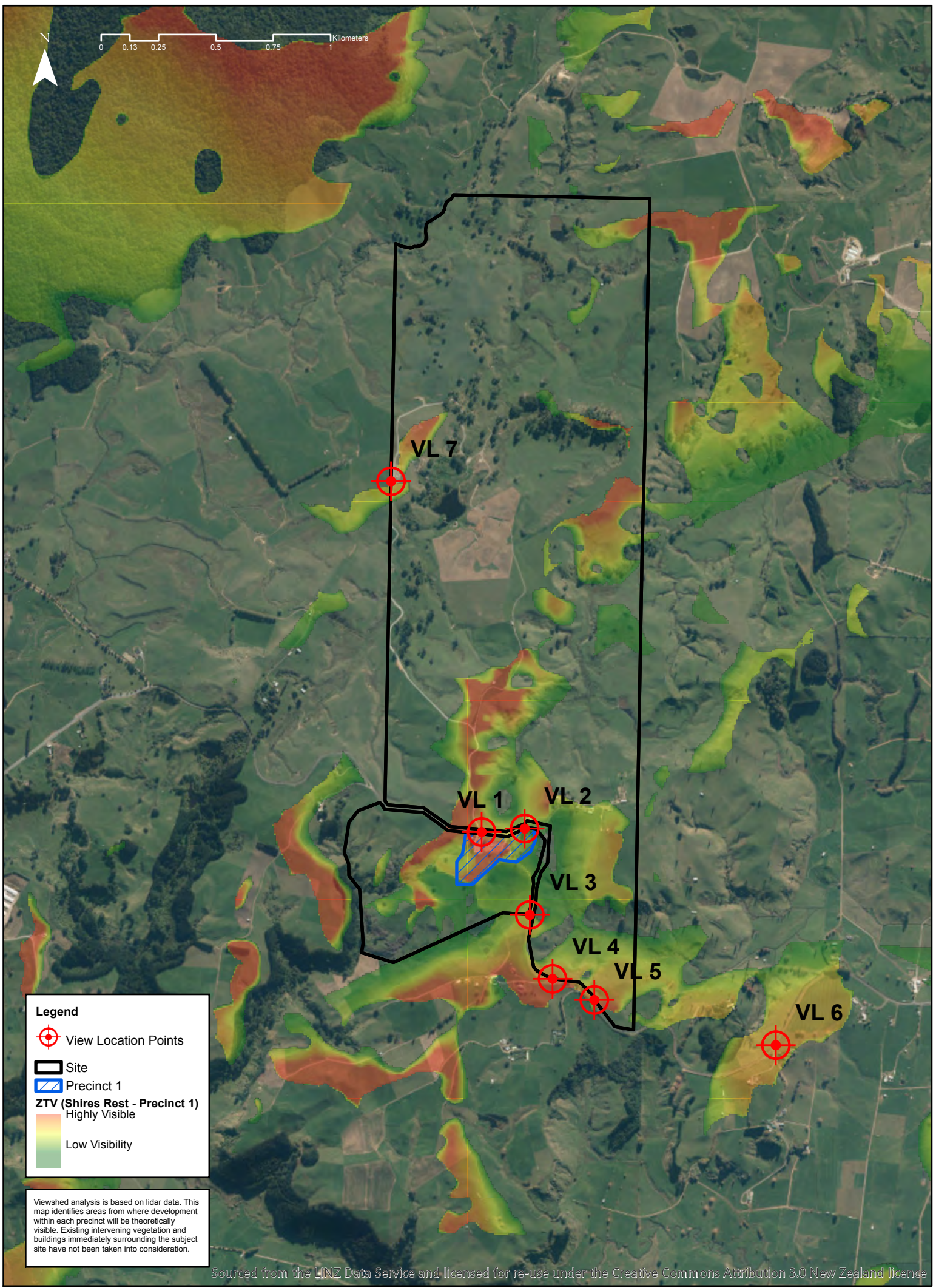
Viewing Audience

Based on the above, the potential public¹ viewing audience for each precinct is likely to comprise:

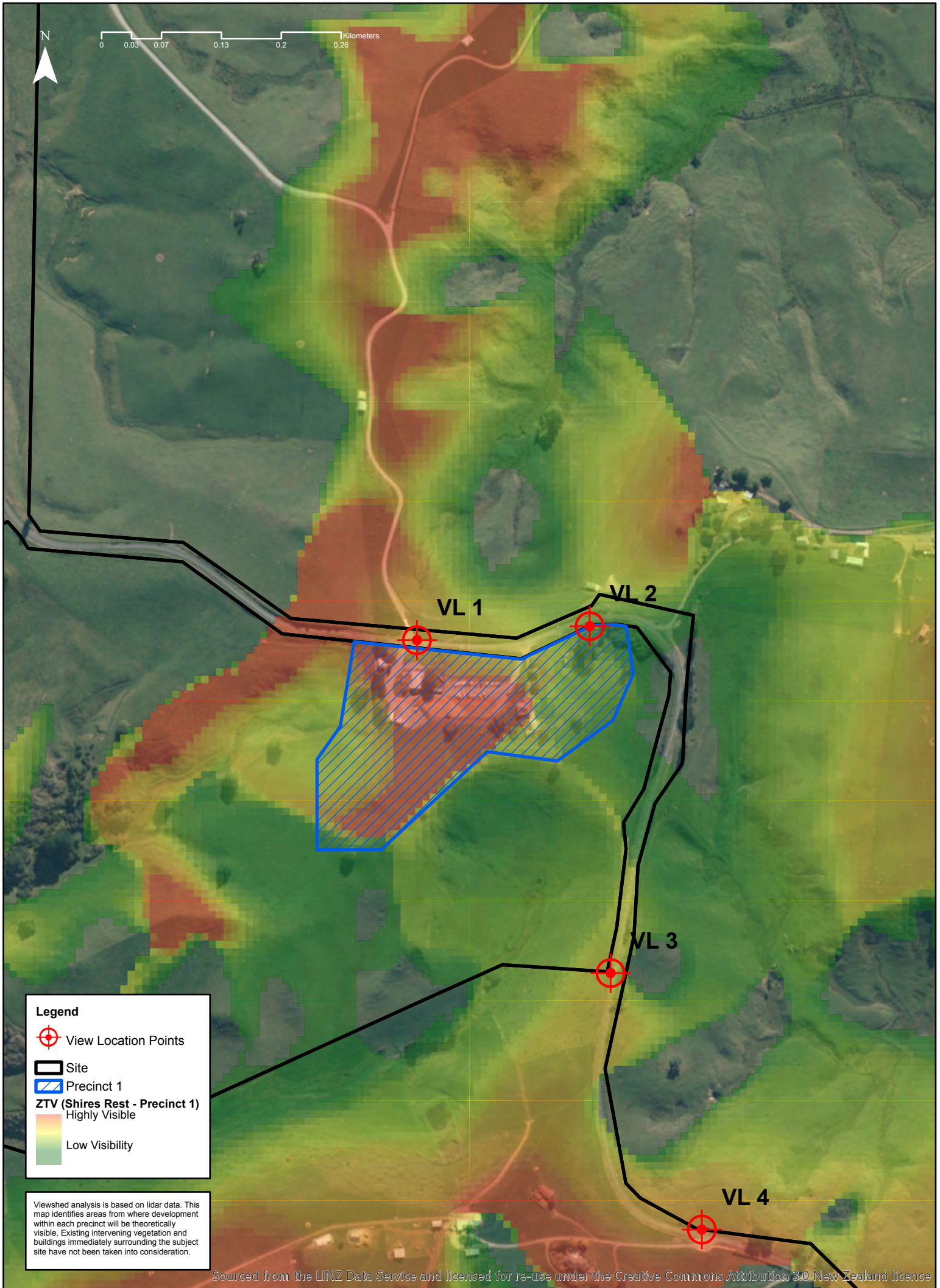
- a. Residents and motorists on Buckland Road; and
- b. Visitors to Hobbiton.

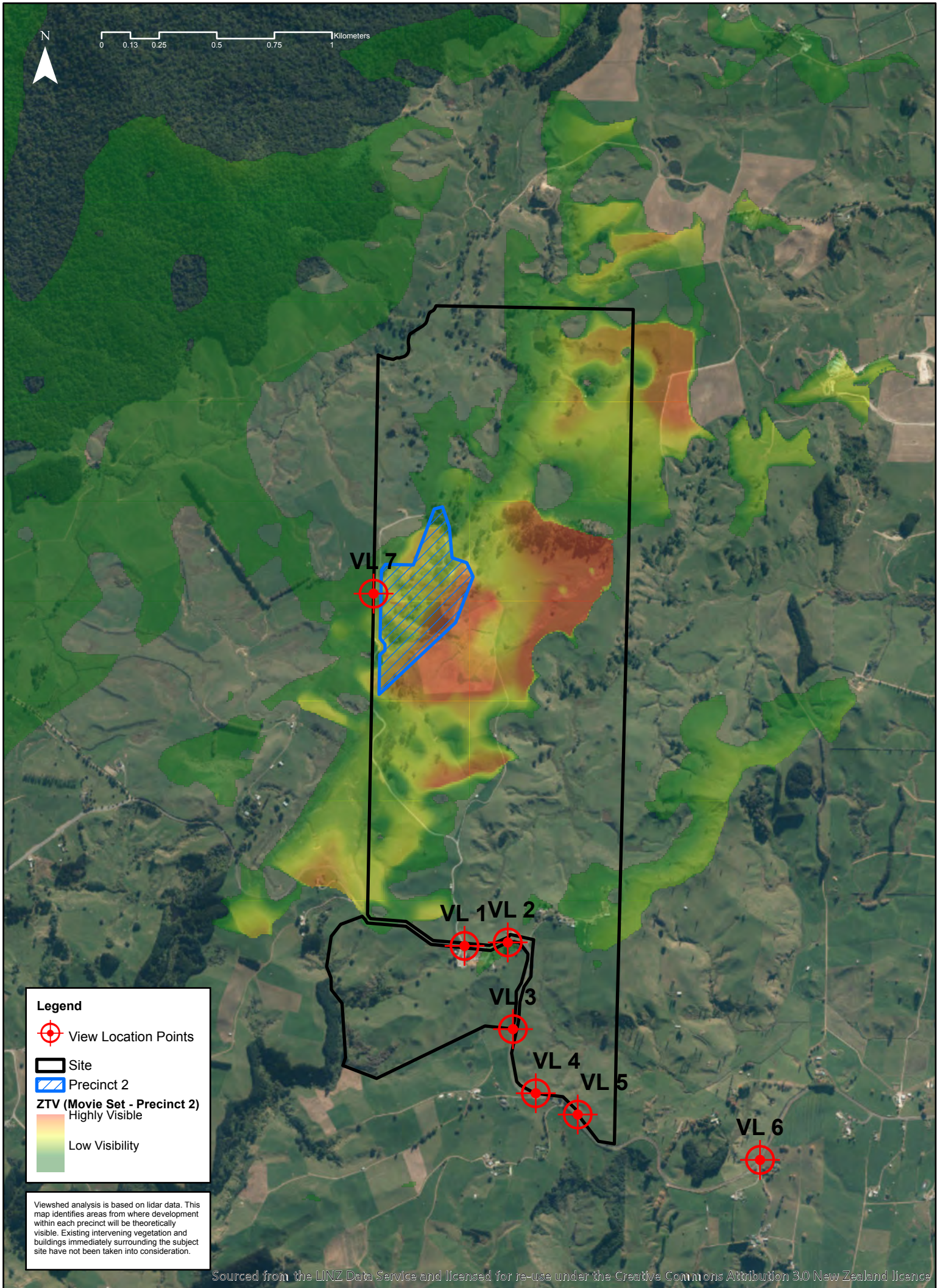
The following maps identify the visual catchment within which development within Precincts 1 and 2 would be potentially visible. The maps also identify the selected view location points analysed in the visual effects section of this report.

¹ Private views from adjacent dwelling (except where represented by a public view) or views of tourists or visitors to the site (Precinct 2) have not been assessed).



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Visual Absorption Capability

One of the main factors that will influence a developments' visual effect, is the visual absorption capability (VAC) of the surrounding landscape. This is the ability of the landscape to integrate a development or feature into its existing visual character without significant change. A visual absorption rating definition table is found in **appendix four**. Ratings range from very poor (i.e. highly visible) to very good (i.e. completely screened).

Each view location has been rated against the following factors to determine its VAC:

- a. The degree to which the development is visible;
- b. Visual and physical links with other similar elements or activities in the landscape;
- c. The level of modification to the surrounding landscape (short and long term);
- d. Appropriateness of scale;
- e. Distance;
- f. Backdrop; and
- g. Atmospheric conditions.

As outlined in 'Visual Catchment', at a macro level, site visibility of both precincts is restricted by distance, existing vegetation and topographical variation. This limits viewing opportunities of both precincts to relatively narrow view shafts from publically accessible locations along Buckland Road. At the micro level, clear views of Precinct 1 will be afforded from close proximity locations along the adjoining stretch of Buckland Road, with partial screening provided by existing mature vegetation and the Precinct's undulating topography.

In relation to the above factors, the site has been modified by rural farming practices, associated buildings and Hobbiton related development. The presence of rural buildings (i.e. barns and other ancillary buildings) in the surrounding landscape provides context for further built development. In general, rural amenity values are expressed in both the landscape and in the form and appearance of rural buildings and their relationship to other buildings on a site. In this instance, the re-purposing of rural buildings within Precinct 1 has enabled the existing development to be visually absorbed within the rural landscape without notable adverse effects on existing rural amenity values. It is expected that future development and activities of the proposed DCP will continue to express a rural vernacular (and possibly rural fantasy vernacular i.e. Hobbiton type buildings) when viewed from public and private viewing locations and will therefore be seen as an extension of the existing facilities. It is therefore considered that Precinct 1 has capacity to accommodate additional development provided design provisions are adhered to.

Further to this, collections of rural buildings are typically clustered and associated with some surrounding shelter or curtilage planting. This pattern of development is evident in the surrounding rural landscape and within the site itself. In this respect Precinct 1, is considered capable of absorbing some further development, whilst retaining a rural character consistent with the surrounding environment.

Taking into account the above factors, it is considered that for Precinct 1, the VAC of the receiving environment from more distant locations is generally very good, while from closer proximity locations is generally poor given the existing development and landscape treatments. For Precinct 2, the VAC of the receiving environment is generally very good from both distant and closer proximity locations given the Precinct's location in a relatively secluded valley.

Analysis of Visual Effects

A number of potential view locations were investigated during the preparation of this assessment. Seven view locations (VL) were identified on the basis of viewing frequency, viewer types, and availability of the view from publicly accessible locations, viewer distance and the viewing time available at the time of study. The seven VL photos are found in **appendix five**.

The view from each VL was analysed within the methodological framework and rated using a standardised rating system. A visual effects definition table is found in **appendix six**.

Visual Effects Associated with Precinct 1

View Locations 1a and 2

VL's 1a and 2 are located in close proximity to Precinct 1 on Buckland Road. VL 1a is located at the junction of the vehicle access to both Precinct 1 and 2, and approximately 50m from The Shire's Rest. It represents views of motorists approaching from the west. VL2 is located approximately 100m from the eastern access of Precinct 1 and represents the view of motorists approaching from the east.

As motorists approach Precinct 1 from the west on Buckland Road, the site comes into view from a distance of approximately 250m, but it is not until reaching VL 1a that Precinct 1 is identifiable as the Hobbiton Visitors centre. From VL 1a, a broad view of Precinct 1 is obtained, comprised of the existing buildings, concentrated toward the road boundary, the outdoor café area and adjoining paddock, the existing office block (a former dwelling) in the background on the highpoint of the site, and a range of mature specimen trees. While the appearance of a commercial activity is noticeable due to static and vehicle signage, the materiality of the buildings, post and wire fencing, grassed paddock and clusters of mature trees assist with settling the activity into the site and reinforcing the surrounding rural landscape character. The edges of the extensive parking areas situated behind The Shire's Rest Café are visible but are not a dominant feature or focal point when moving past the proposed Precinct.

In relation to the eastern portion of Precinct 1 where visitor accommodation is likely to be established, from VL1a, the existing vegetation and fencing screens the existing car park and partially obscures the crest of the southern eastern hill. It is anticipated that the future development will be visible from this view point, but unlikely to stand out any more than the existing office building. The existing level of vegetation and screening will partially screen the future development but additional planting and sensitive design will further integrate the buildings into the landscape and reduce visual dominance when viewed from Buckland Road. 'Sensitive design' could include the use of visually recessive colours that are sympathetic to the rural environment, clustering/spacing of cabin units and appropriate architectural form that reflects the rural vernacular.

From the eastern approach on Buckland Road, Precinct 1 comes into view from a distance of approximately 200m, having turned a sweeping corner which rises to a local high point. From VL 2 Precinct 1 is partially visible as the eastern portion of the site is partially obscured by a large *Macrocarpa* tree, boundary hedging, The Shire's Rest Café and other buildings within the site are partially screened by existing specimen trees. This existing vegetation will aid in ensuring that the buildings do not form a dominant visual element from this view location.

Overall, future development will not appear out of place in this environment as it will be seen in context with the existing buildings visible from Buckland Road and will be partially obscured by existing vegetation. Other development will either be out of sight or similar in scale, nature and form to that which currently exists.

Due to the visual complexity of the views from VL 1a and VL 2, composed of mature trees, repurposed rural buildings and car parking the VAC of the site is *neutral* to *good* from these locations. As such, additional, non-fanciful, visually recessive development with a rural/rural fantasy vernacular is unlikely to become a prominent feature of the existing view. Overall, it is considered that the visual effects arising from expected development within Precinct 1 will be *low* from VL1 and *low* from VL2.

View Location 6

The first view afforded to motorists travelling north on Buckland Road, is in the vicinity of VL 6, 1.3km from Precinct 1. From this location foreground and mid-ground views are characterised by undulating pastoral land dotted with individual trees (predominantly Poplar species) and dense clusters of mature trees and background views are characterised by the bush-clad hills Te Tāpui Scenic Reserve. From VL 6 a dwelling on a local high point sits in the mid-ground of the view and is surrounded by curtilage vegetation. Directly above the dwelling, intervening vegetation reduces the view of Precinct 1 to a small sliver of the south-eastern extent. Due to the distance of VL 6 from the site, the intervening fore and mid-ground elements, the dominant background of the hill range and the wide views of the dominant, rural landscape, it would be difficult to discern any future development such as visitor accommodation units, on Precinct 1.

Overall, it is considered that the visual effects arising from expected development within Precinct 1 will be *negligible* from VL6.

View Location 3, 4 and 5

Continuing north along Buckland Road, VLs 3, 4 and 5 represent the intermittent viewing opportunities afforded to motorists. VL5 is also representative of the type of view that may be experienced by the dwellings identified in the 'Visual Catchment' section above.

VL 3 is located approximately 877m from Precinct 1. From this location, fore and mid-ground views are characterised by undulating pastoral land with stands of mature trees and farm buildings dotted across the ridges of hills. The slopes of Te Tāpui Scenic Reserve dominate the background view. The orientation of this portion of Buckland Road aligns a view toward Precinct 1, although the western half of the view is obscured by a cluster of Pine trees on the road verge. The south-eastern portion of the site is in clear view, unobstructed by any intervening landform or vegetation. The light-coloured roofs of the office buildings within Precinct 1 are only just visible above the crest of the hill, partially obscured by plane trees to the fore of the site. From VL4 the hay bales (approximately 1.2m high) along the fence line can be seen due to their off-white plastic wrap contrasting with the predominantly green landscape.

From VL 4 some 584m east of Precinct 1, the view is characterised by similar elements to VL4 but at a closer distance. Due to the alignment of this portion of Buckland Road the view to Precinct 1 is oriented perpendicular to the line of travel with a greater extent of Precinct 1 visible. The western portion of Precinct 1 remains out of view, obscured by an intervening hill on the subject property.

At 270m from Precinct 1, VL5 represents the closer proximity view of Precinct 1 when travelling along Buckland Road. The view is characterised by pastoral fields with the tops of mature trees seen behind the ridgeline of the hill and a few larger plane trees sitting on the crest of the hill. Due to the lack of any

intervening tall vegetation along this stretch of Buckland Road, unimpeded views toward the southern edge of Precinct 1 can be seen along the hill. The relative low elevation and surrounding contour of the view location results in the foreground hill slope almost completely obscures the existing buildings on site, with only satellite dishes and antennae indicating any built form behind.

From VLs 3, 4 and 5 along Buckland Road, Precinct 1 is viewed in the context of a rural landscape, peppered with clusters of buildings and stands of mature trees. Future development within Precinct 1 is anticipated to be intermittently visible along the hill ridge when travelling along Buckland Road. Where glimpsed views of Precinct 1 are obtained they are limited as surrounding landform, vegetation and existing structures largely restrict views of the Precinct. As a consequence, development within Precinct 1 is not anticipated to alter the character of the surrounding area but rather appear as a minor cumulative increase of built form within the surrounding area.

The use of a recessive colour palette for the exterior cladding of buildings and mitigation planting to assist with screening development from the wider view catchment, would assist in reducing the effective of any development further.

Overall future development in Precinct 1, while representing a node of development within the landscape, will not intrude on the visual amenity of the ridgeline or the Te Tāpui Scenic Reserve in the distant background.

As motorists move towards the site the VAC of the site ranges from very good at VL 3, neutral at VL 4 and poor at VL 5. As motorists progress towards the site, the visibility of the site increases as a result of the exposed nature of the site from the south. However, the proposed additional built form is not unanticipated in the rural zone and provided that future development of a rural vernacular is integrated into the landscape and visually recessive, it is considered that the visual effects arising from expected development within Precinct 1 will be low from VLs 4, 5 and 6.

Visual Effects Associated with Precinct 2

View Location 1b

View location photograph 1b is representative of views from Buckland Road, near the access road to Precinct 2. Foreground views are composed of gently undulating paddocks in pasture, with clusters of shade trees. The bush clad peaks of the Te Tāpui Scenic Reserve form a focal feature to the north. The bush reserve effectively forms a cap atop these peaks; the edge of the reserve, where the bush adjoins the neighbouring paddocks, forms a clearly defined boundary, which meanders across the ridges and valleys of the volcanic cones flanks. Due to the high degree of screening afforded from topography and vegetation, Precinct 2 (which includes the movie set) is not visible from this view location. Therefore, non-fanciful development within Precinct 2 is unlikely to become a prominent feature of the existing view.

View Location 7

Views to the west from along the private access road to Precinct 2 are represented by VL7. A neighbouring dwelling is visible within this view, atop a highpoint within rolling pastoral grassland and mature clusters of specimen trees. From the dwelling seen in the photograph, it is expected that views of Precinct 2 would be largely obscured by the western most ridge within the precinct (intervening topography) and existing planting in and around the workshop. From dwellings to the west within the view shed, the workshop within Precinct 2 would be indistinguishable from a typical rural implement and workshop buildings.

Additionally, any further development in this area will not intrude or obscure views to the surrounding pastoral landscape or the peaks of Te Tāpui or Maungakawa. As such, adverse visual effects associated with the expected development within Precinct 2 are considered to be negligible from these view locations.

Visual Obstruction, Intrusion and Amenity Values

The type of development expected has also been assessed in terms of its potential to result in either obstructive and/or intrusive effect on landscape amenity.

Visual intrusion occurs when a pre-existing view of the landscape is encroached upon adversely by a new element, which is of poorer visual quality, or gives rise to a degraded visual amenity value. Conversely, visual obstruction results from such a feature blocking and preventing visibility of any pre-existing view. These may affect existing landscape and visual amenity.

With regards to visual intrusion, given that Precinct 1 contains existing rural buildings, which have been converted to a café and offices, and given the proposed policy and performance standards will restrict the heights, building coverage, building design and car-parking to ensure that any future development is sympathetic to the rural environment, it is considered that potential adverse intrusive effects on amenity values will be very low. Following field investigation and view shed analysis, it is considered that there is no risk of future development within Precinct 2 impacting on amenity values derived from views of Te Tāpui and Maungakawa.

Likewise, in terms of visual obstruction, the type of development expected will not block views of the surrounding landscape to any greater degree than the development.

ANALYSIS OF LANDSCAPE EFFECTS

In order to understand how the proposal will affect amenity values derived from existing landscape character, it is necessary to identify the attributes of the key landscape elements that influence the character of the site and its surroundings.

Following field investigation of the site and surrounding area it was determined that the key attributes of the existing landscape, which contribute to the landscape character and amenity of the site and its immediate surroundings include the following:

- a. The subdivision of the undulating rural pastoral landscape into a mosaic of paddocks.
- b. Established shelter rows and planting.
- c. Low levels of built development, often in the form small clusters of rural buildings, set within a pastoral landscape.
- d. The volcanic cones of Te Tāpui and Maungakawa
- e. The distant Kaimai Ranges.

It is considered that with the implementation of appropriate performance standards on the types of activities proposed under the DCP, effects on the key attributes of the surrounding rural landscape which influence wider landscape character and associated rural amenity will be below the minor threshold of the RMA.

Due to the relatively contained nature of Precincts 1 and 2, development of the type proposed in the DCP will not detract significantly from existing amenity derived from the rural landscape patterns. While

Precinct 1 may be perceived as a node of development of somewhat greater intensity than is common on a type of rural property in this area, the existing cluster of sensitively repurposed rural buildings and existing mature trees will aid in the integration of any future expansion. The location and spatial arrangement of visitor accommodation cabins along the crest of the south-eastern ridgeline and the new office building will also be either set back from and/or set into the sloping landscape and clustered in groups. This will reduce the visibility and dominance of built form on the pastoral, rural landscape.

In addition, the large specimen trees, such as the *Macrocarpa* near the northern entrance to the Precinct 1 site and the two large London Plane trees beside The Shire's Rest Café help to integrate the existing buildings into the wider rural landscape, which features other specimens of this type and scale. The discrete location of Precinct 2 limits the effect of future development within this area on perceptions of rural character from surrounding locations.

The majority of the property within which Precincts 1 and 2 are located will continue to operate as a working farm. As such, the greater proportion of the property will remain under pastoral land use with no change in landscape character.

It is considered that the proposed DCP will ensure the development within either precinct will not be of sufficient scale to detract from Te Tāpui Scenic reserve or the much larger scale, and more distant Kaimai Ranges.

Recommendations for Landscape Performance Standards in the DCP

In order to reduce the risk of unexpected incremental effects on rural character and to provide a greater degree of surety in the development of the DCP the following recommendations have been developed alongside the assessment component of this report. They are intended to help maintain the existing rural amenity of the site and aid in integrating any future development with the surrounding rural landscape.

While the type and level of visual effects likely to occur within Precincts 1 and 2 have been found to range between low and very low (below the minor threshold of the RMA); a risk exists that incremental developmental under the DCP may result in a "tipping point" being reached beyond which the rate of change and level of effect on rural character accelerates. To help reduce this risk, it is recommended that the following additional performance standards are integrated into the DCP:

- a. That the majority of car parking within Precinct 1 is screened from Buckland Road and neighbouring properties by appropriate methods that integrate with rural landscape patterns. These could include planting and/ earth mounding. This would reduce the risk of the various carpark areas becoming visually dominant from public and private locations and adversely affecting rural character and amenity values;
- b. That building design within Precinct 1 should be of a rural and/or rural fantasy (Hobbiton theme) architectural vernacular which is visually recessive and sympathetic to the rural environment. This will reduce the risk of inappropriate building styles affecting rural character and amenity.

Prop and movie set building styles and development within Precinct 2 should be specifically excluded from this requirement due to the nature of the activity and the high levels of existing visual screening from public locations; and

- c. That new buildings in Precinct 1 are integrated into the rural landscape with landscaping (including curtilage planting) and should be undertaken in close succession of new buildings being established.

This will ensure that new built form will be consistent with the rural landscape character and reduce visual dominance from public and private viewing locations.

CONCLUSIONS

Analysis of the type of development expected within the context of the characteristics of the wider landscape, and the view locations identified, found that:

- a. In general, future (non-fanciful) development and activities consistent with the expected provisions contained within the DCP for the two proposed precincts will not appear out of context, or visually incongruent with surrounding rural character from surrounding viewer locations due, in part, to the consistency of the proposed performance standards with the MPDP rural zone rules regarding building height and building coverage. However, additional performance standards related to the maintenance of rural amenity, as outlined above report, are recommended.
- b. Precinct 1 has a high degree of visual complexity, which will assist the accommodation of further development without causing unacceptable changes to existing surrounding rural character or amenity values. This includes an expectation that, where appropriate, some architectural characteristics of Precinct 2 (i.e. rural/fantasy rural character and visually recessive) may be manifest in future development within Precinct 1. From surrounding locations visual effects are likely to range between negligible and low. This means that existing landscape character and visual amenity is unlikely to alter as a result of any expected activity within.
- c. The inclusion of additional performance standards, related to the integration of buildings and carparks, are recommended to help reduce the risk of unexpected incremental effects on rural character and to provide a greater degree of surety in the development of the DCP. Building vernacular (rural/fantasy rural) of future buildings (including use of a recessive colour palette for exterior cladding and curtilage landscaping) and measures to ensure the effects of expansion of car parking areas on visual amenity from nearby locations are kept at an acceptable level, are required to ensure that the development integrates with the surrounding rural landscape.
- d. Precinct 2 is almost completely screened from view from surrounding locations. Visual effects associated with the type of development expected to occur within this precinct are likely to be negligible. This means that existing landscape character and visual amenity are unlikely to alter as a result of any expected activity within.

Overall, adverse effects of the type of future development expected on existing visual amenity values associated with surrounding landscape character was found to range between negligible and low. With the benefit of the proposed additional performance standards, which will allow the expected development to integrate with the surrounding landscape, effects on landscape and visual amenity (s7(c) effects) will be *less than minor* from surrounding viewer locations. The general intent of the operative district plan (with regard to landscape and visual effects) is to maintain and enhance landscape character and visual amenity values by avoiding, remedying or mitigating adverse effects. It was found that the proposed draft DCP is generally consistent with the objectives, policies and rules of the Operative District Plan.

The type of development expected within the two precincts and the building envelopes associated with them is likely to have a less than minor adverse effects on landscape and visual amenity values. While

discernible, such development is not likely to affect the key attributes of the surrounding landscape or detract from the existing characteristics of the surrounding rural landscape to a significant degree.

It is therefore considered that with the inclusion of the recommended performance standards, the type of future development expected with the DCP will remain consistent with the apparent overall intent of the relevant landscape and amenity objectives, policies and rules of the MPDP and sections 6 (a), 6 (b), 7 (c) and 7 (f) of the RMA.

APPENDIX ONE: PRECINCT PLAN

PURPOSE
Tourism activities at 'Hobbiton' are well established and are recognised as an important and significant contributor to the economic growth and employment in the Matamata–Piako District. The purpose of this Development Concept Plan (DCP) is thus to provide for the ongoing management, operation and growth of tourism activities at 'Hobbiton' within an appropriate planning framework.

ACTIVITY SCHEDULE

GENERAL

- a) The rules in this DCP do not apply to activities in the Rural Buffer Area. The Rural zone rules apply within the Rural Buffer Area.
- b) All permitted activities in Precincts 1 and 2 shall be subject to compliance with the relevant performance standards within DCP Rule 1.1.
- c) Any permitted activity in Precincts 1 and 2 which is provided for in this DCP and does not meet the relevant performance standards under DCP Rule 1.1 is a restricted discretionary activity unless otherwise specified.
- d) For restricted discretionary and discretionary activities the matter of discretion within DCP Rule 1.2 shall apply.

1. PRECINCT 1 (THE SHIRE'S REST)

Permitted Activities:

- a) Hobbiton Movie Set Overnight Park–Over Camping Area.
- b) Ticketing offices and facilities.
- c) Hobbiton Movie Set Visitor Accommodation.

2. PRECINCT 2 (HOBBITON MOVIE SET)

Permitted Activities:

- a) Movie Set structures and facilities.
- b) Movie Set tours.
- c) Hobbiton Movie Set Woodwork, Engineering and Painting Workshops.

3. TOTAL DCP (PRECINCTS 1 AND 2)

Permitted Activities:

- a) Tourism Retailing.
- b) Events which comply with DCP Rules 1.1.13 a), b) and c).
- c) Administrative offices for Hobbiton activities.
- d) Buildings associated and ancillary to a permitted activity.
- e) Parking, loading and manoeuvring areas.
- f) One dwelling per Certificate of Title.
- g) Earthworks necessary for building works authorised by a building consent and the area of earthworks is no more than 150% of the area of those building works.
- h) Earthworks other than clean fill activities involving the depositing of 2,000m³ or more of material (as measured compacted in place).
- i) Farming.






Restricted Discretionary Activities:

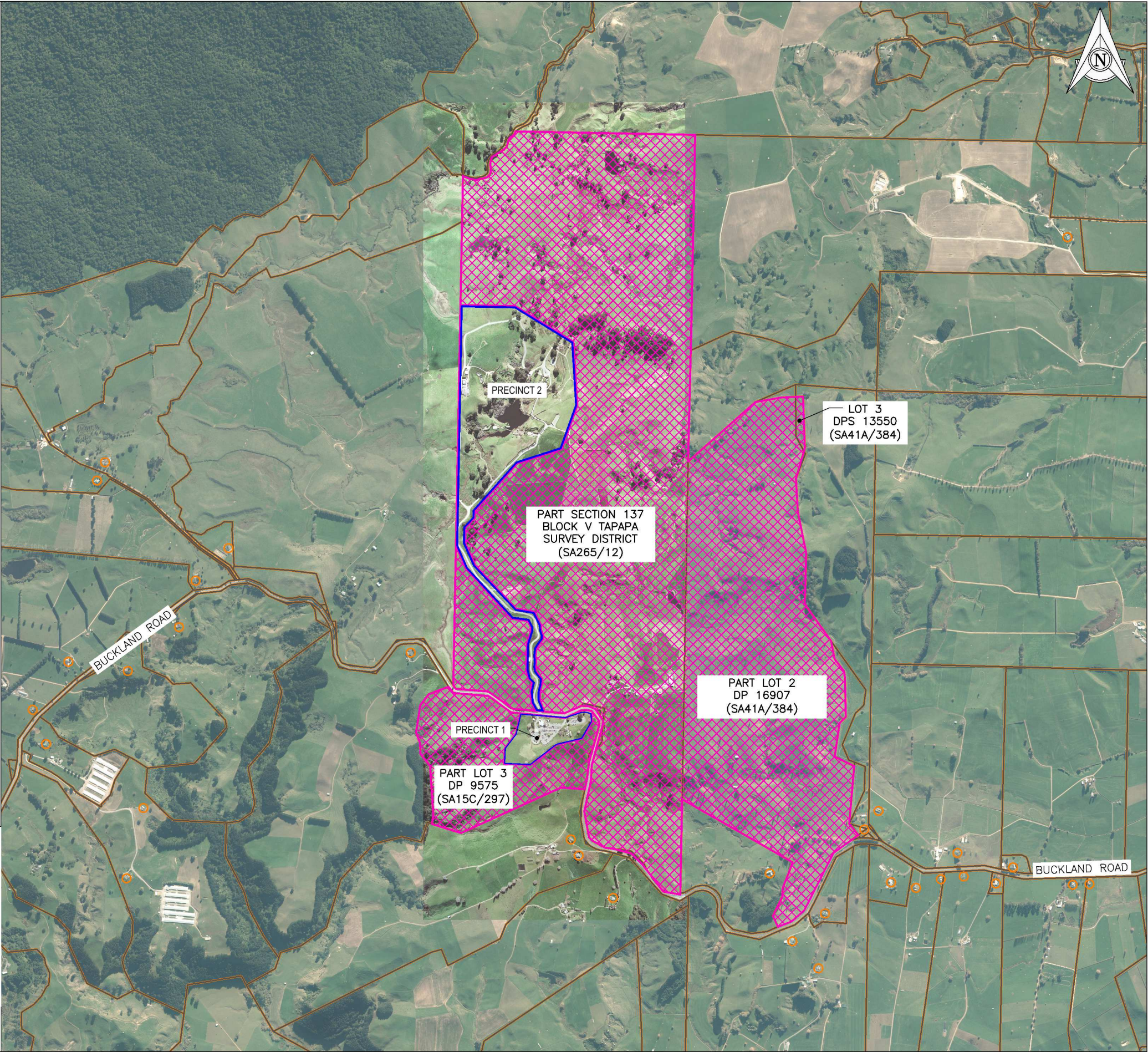
- a) Events which do not comply with DCP Rules 1.1.13 a), b) and c).
- b) Clean fill activities involving the depositing of 2,000m³ or more of material (as measured compacted in place).

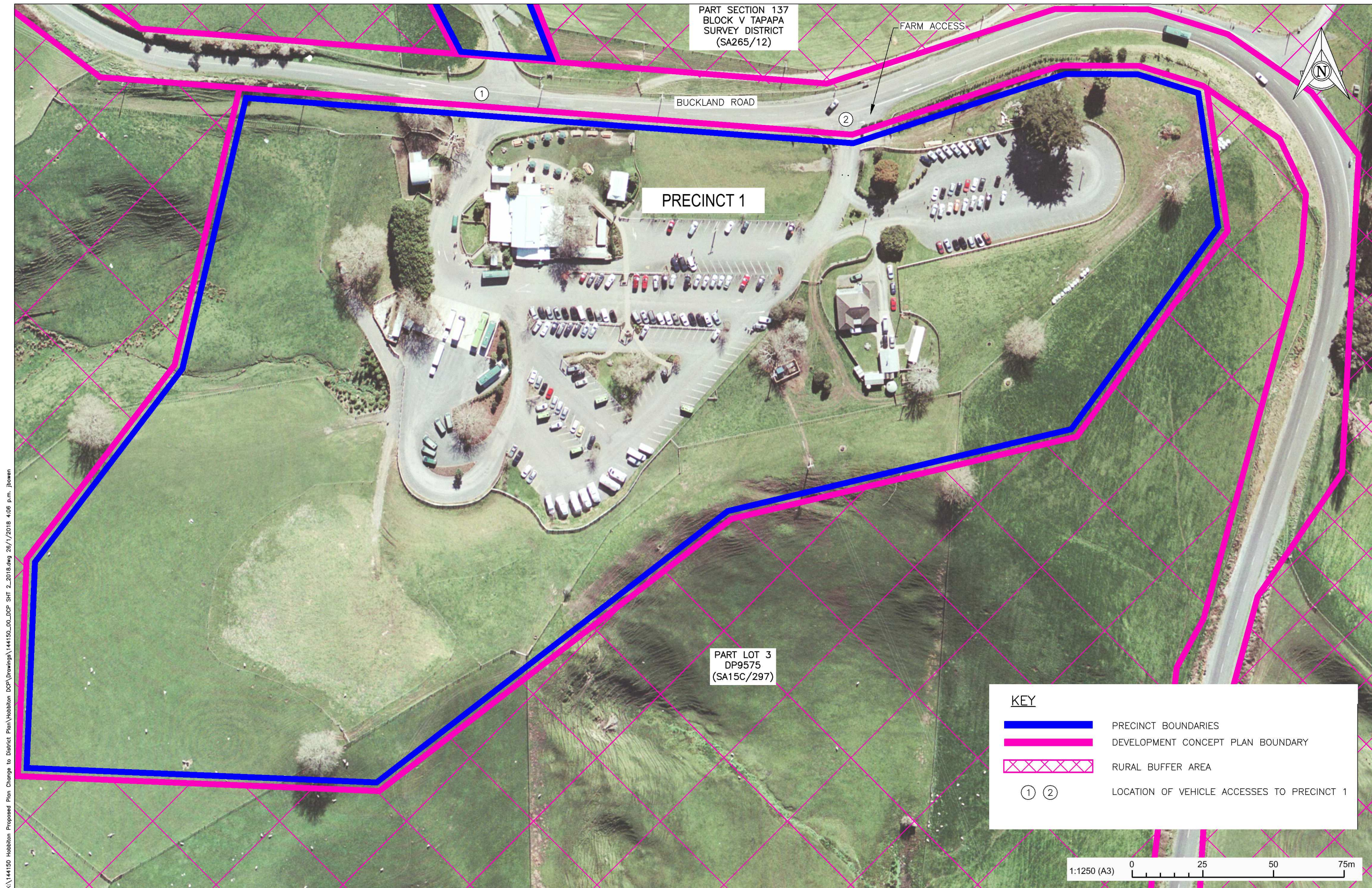
Discretionary Activities:

- a) Any activity which is not provided for in this DCP as a permitted or restricted discretionary activity is a discretionary activity.

KEY

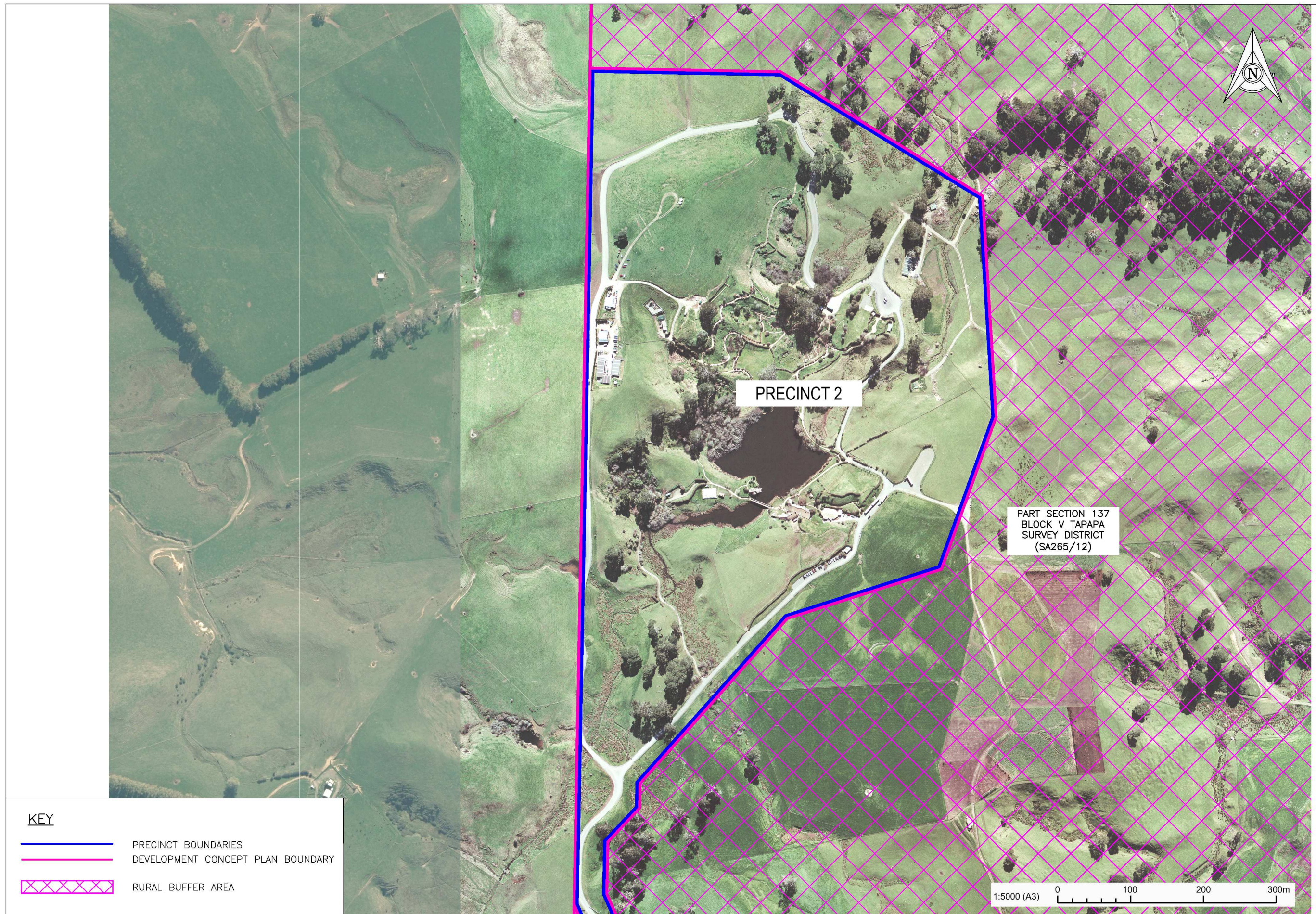
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|---|--|
|  | LEGAL BOUNDARIES |
|  | PRECINCT BOUNDARIES |
|  | DEVELOPMENT CONCEPT PLAN BOUNDARY |
|  | RURAL BUFFER AREA |
| PRECINCT 1 | THE SHIRE'S REST |
| PRECINCT 2 | HOBBITON MOVIE SET |
|  | RURAL DWELLINGS EXISTING AS AT SEPT 2016 |



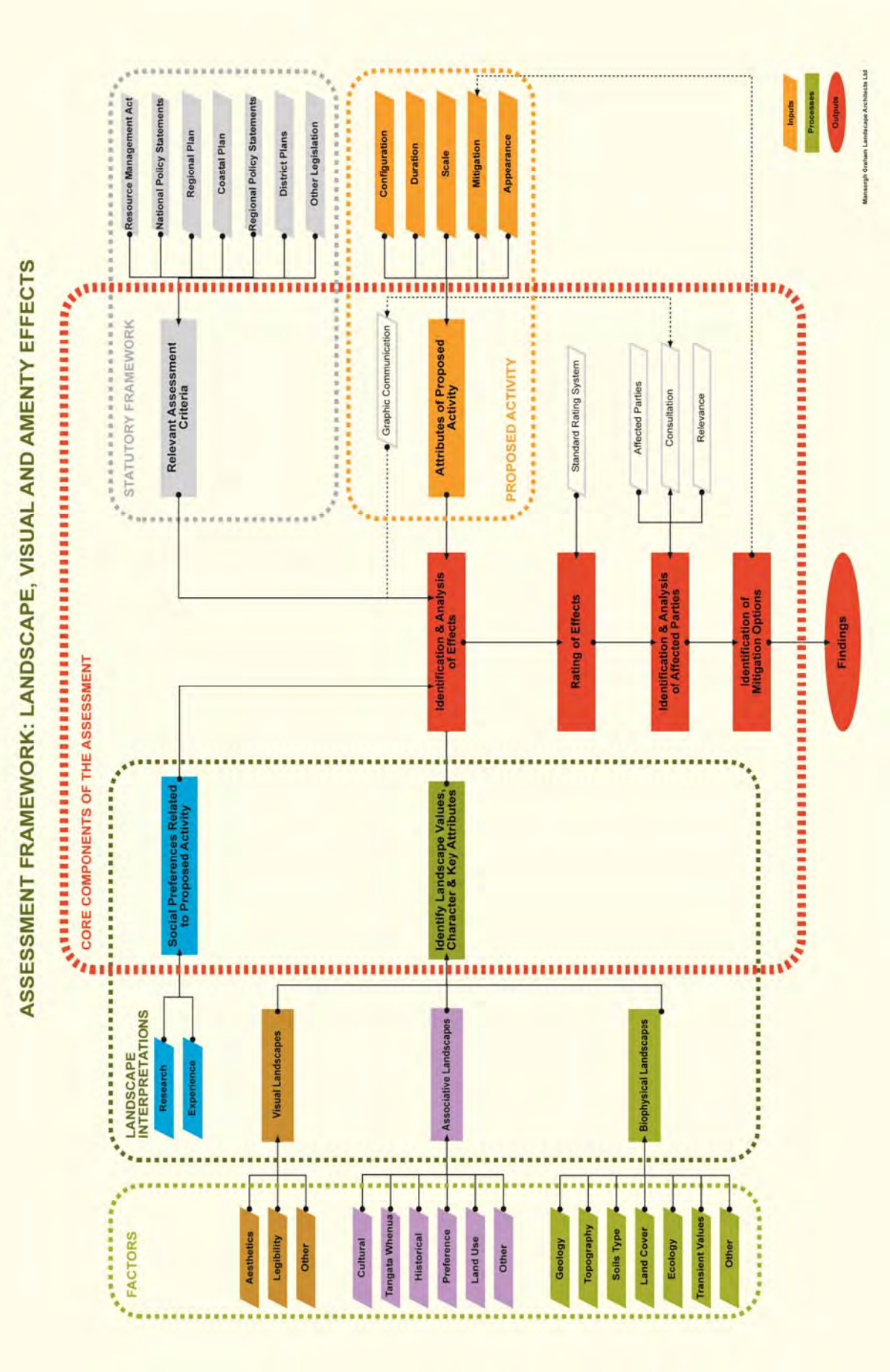


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APPENDIX TWO: METHODOLOGICAL FLOW CHART



APPENDIX THREE: ACTIVITY TABLE & PROPOSED OBJECTIVES AND POLICIES

APPENDIX FOUR: VISUAL ABSORPTION CAPABILITY RATINGS

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

APPENDIX FIVE: VIEW LOCATION PHOTOGRAPHS



PRECINCT ONE SITE

View Location 1 (A): Buckland Road. At the entrance to Precinct 2, looking south-east at the site

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



View Location 1(B): View of Precinct 2 entrance and private access. Looking north.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



VIEW LOCATION PHOTOGRAPHS

CLIENT | RINGS SCENIC TOURS LTD. | PROJECT | 2017-024 | DATE | 15 DEC 2017 | REVISION | R1

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PRECINCT ONE SITE

View Location 2: Buckland Road. Looking south-west at the site.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: M. Graham | Date: 14 Dec 2017



PRECINCT ONE SITE

View Location 3: Buckland Road. Looking north.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



VIEW LOCATION PHOTOGRAPHS

CLIENT | RINGS SCENIC TOURS LTD. | PROJECT | 2017-024 | DATE | 15 DEC 2017 | REVISION | R1



View Location 4: At entrance to 399 Buckland Road. Looking north.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



View Location 5: At entrance of 385 Buckland Road. Looking north-west.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



VIEW LOCATION PHOTOGRAPHS

CLIENT | RINGS SCENIC TOURS LTD. | PROJECT | 2017-024 | DATE | 15 DEC 2017 | REVISION | R1



View Location 6: At entrance of 277A Buckland Road. Looking north-west.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



View Location 7: View from Precinct 2, looking north west to neighbouring properties.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



VIEW LOCATION PHOTOGRAPHS

CLIENT | RINGS SCENIC TOURS LTD. | PROJECT | 2017-024 | DATE | 15 DEC 2017 | REVISION | R1

APPENDIX SIX: LANDSCAPE AND VISUAL AMENITY EFFECT – RATING SYSTEM

LANDSCAPE AND VISUAL AMENITY EFFECT - RATING SYSTEM	
Effects Rating	Use and Definition
Extreme	<p><u>Use</u></p> <p>The development/activity would:</p> <ul style="list-style-type: none"> a. Result in an extreme change on the characteristics or key attributes of the receiving environment and/or the vista within which it is seen; and/or b. Have an extreme effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u></p> <p>Extreme: adjective 1 utmost. 2 reaching a high or the highest degree.</p>
Very High	<p><u>Use</u></p> <p>The development/activity would:</p> <ul style="list-style-type: none"> c. Have a very high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or d. Have a very high level effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u></p> <p>Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality.</p> <p>High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
High	<p><u>Use</u></p> <p>The development/activity would:</p> <ul style="list-style-type: none"> e. Have a high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or f. Have a high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u></p> <p>High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</p>
Moderate	<p><u>Use</u></p> <p>The development/activity would:</p> <ul style="list-style-type: none"> g. Have a moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or h. Have a moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u></p> <p>Moderate: adjective 1 average in amount, intensity, or degree.</p>
<p>“Minor” Threshold Under the RMA. Ratings above this threshold are “More than Minor”. Ratings below this threshold are “Less than Minor”. Low-Moderate ratings are “Minor”.</p>	
Low	<p><u>Use</u></p> <p>The development/activity would:</p> <ul style="list-style-type: none"> i. Have a low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or j. Have a low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u></p> <p>Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Very Low	<p><u>Use</u></p> <p>The development/activity would:</p> <ul style="list-style-type: none"> k. Have a very low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or l. Have a very low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u></p> <p>Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality.</p> <p>Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</p>
Negligible	<p><u>Use</u></p> <p>The development/activity would:</p> <ul style="list-style-type: none"> m. Have an negligible effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or n. Have a negligible effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u></p> <p>Negligible: adjective that need not be considered.</p>
Detectable Effect Threshold	
No Effect	The development/activity would have no effect on the receiving environment.
Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).	

APPENDIX SEVEN: POSSIBLE ‘FUTURE DEVELOPMENT’ PLAN

