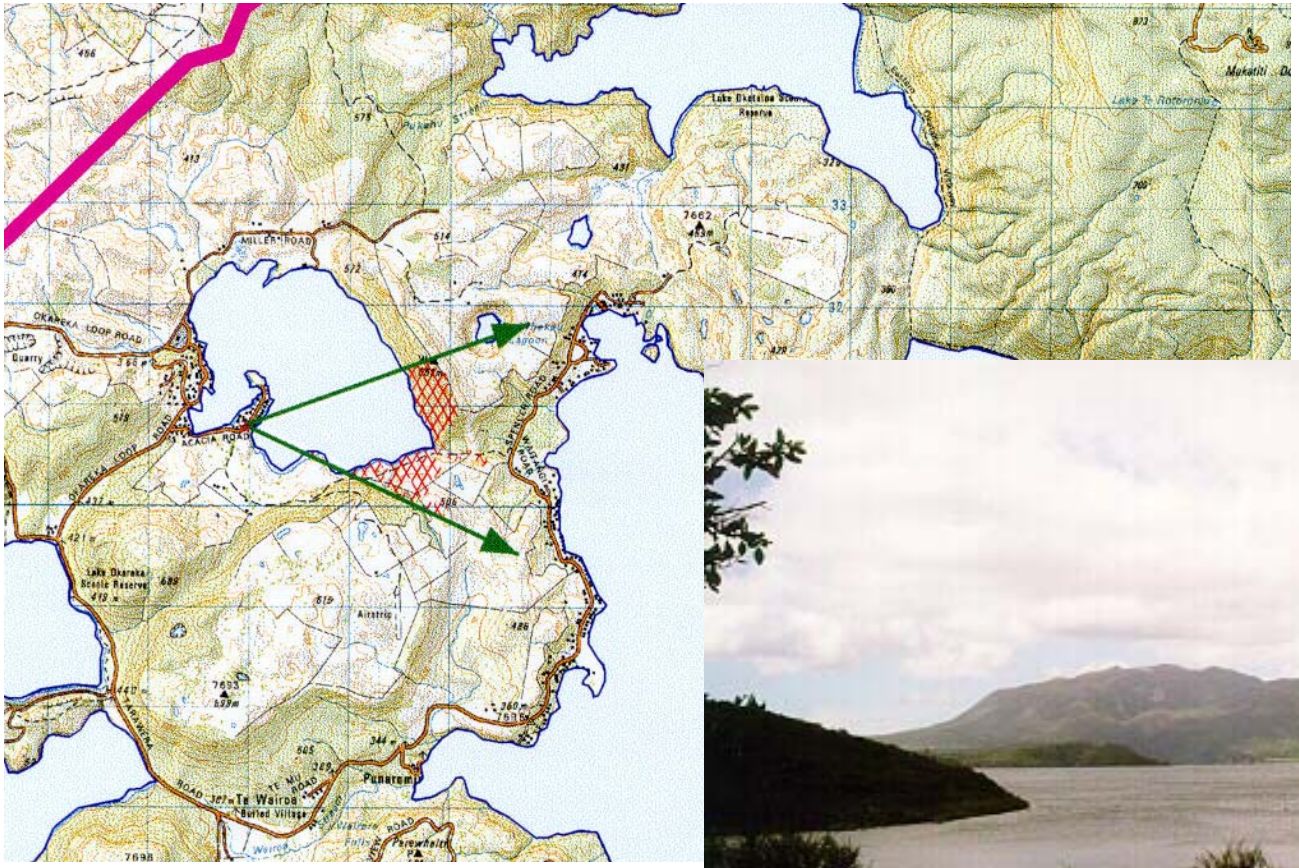
APPENDIX 15.0 IDENTIFIED VIEWPOINTS AND VIEWSHAFTS

The reader is advised that the *viewpoint*s for Lakes Okareka and Tarawera are not sequentially numbered. This has resulted from a Council decision on submissions which deleted the various *viewpoint*s concerned. There is difficulty in renumbering the *viewpoint*s sequentially and maintaining the integrity of the source document concerned. The source document was prepared in March 1999 by Brad Coombs and is entitled "View Shaft Assessment – Lakes A Zone". There have also been two *viewpoint*s deleted from the Rotokakahi *catchment*.



ROTORUA DISTRICT COUNCIL

VIEW SHAFT ASSESSMENT

Lakes A Zone

Rotorua District Council

March 1999

V I E W S H A F T A S S E S S M E N T

of Lakes Okareka, Okataina, Okaro, Rotokakahi, Rotomahana, Tarawera and Tikitapu

for

Rotorua District Council

by

Brad Coombs B.Hort, BLA (hons)
Landscape Architect

C O N T E N T S

1.0 INTRODUCTION

In July 1994 a study team from Colleen Priest Landscape Architects Ltd and Harrison Grierson Consultants Ltd was commissioned by the Rotorua District Council to identify existing prominent and important view shafts accessible to the public (as at July 1994) within the Rotorua, Tarawera, Okareka and Rotoiti watershed *catchment*s. As a consequence of this identification programme a series of protection mechanisms will be able to be identified and incorporated into the district's planning strategy (extract taken from original view shaft assessment by Colleen Priest Landscape Architects Ltd and Harrison Grierson Consultants Ltd).

In 1999 the Rotorua District Council incorporated the original Priest Mansergh View Shaft Assessment with information from the Lakes A Zone. The Lakes A Zone includes the watershed *catchment* of Lakes Okareka, Okaro, Okataina, Rotokakahi, Rotomahana, Tarawera and Tikitapu. Within this area there are a number of key view shafts which are in need of protection from unsuitable *development*.

This View Shaft Assessment is a valuable tool in evaluating the visual *catchment*s of *development*, or change, in the landscape in the Lakes A Zone.

2.0 STUDY FINDINGS AND RECOMMENDATIONS

2.1 FINDINGS

This study has found that a number of significant view shafts exist within the Okareka, Okaro, Okataina, Rotokakahi, Rotomahana, Tarawera and Tikitapu lakes *catchment*s. These views are highly accessible to the public, with both *road* access and/ or boat access to many of the *site*s. Each view shaft was able to be scored to reflect its importance within its own *catchment* and the entire study area..

2.2 RECOMMENDATIONS

The following recommendations are made:

- Planning strategies should be developed and incorporated into the District *Plan* to protect important viewshafts and the threatened features within them.
- Limits of acceptable change should be identified for each view shaft and used during the planning process to assess the appropriateness of a proposed *development* or *land* use change.
- A detailed visual assessment should be required as part of the Assessment of Environmental *Effect*s process for any *development* within a view shaft scoring 20 or greater.
- Each view shaft should be monitored and threats should be managed to prevent degradation of the view shaft or an increase in the number of threats present.
- Views shafts should be used to assess the potential *catchment*s of a *development* on the visual landscape.

3.0 STUDY APPROACH

3.1 INFORMATION GATHERING

For this project view shaft information has been derived from the analysis of a number of *site* visits, topographical information and visitor number information for a number of the *site*s involved.

The initial View Shaft Assessment was completed by Priest Mansergh Landscape Architects on a consultancy basis. The information contained within the original report was assessed by Councils' Landscape Architect and further information was gathered from the rest of the *lake*s in the Lakes A Zone. This information was taken back to the original consultant, where an overview was completed to ensure consistency between the two sections of the assessment. The original view shafts were checked to ensure that they still existed.

3.2 IDENTIFICATION OF VIEW SHAFTS

Three overriding criteria have been used to select viewer location. These are:

1. *Public Access* – All view shafts start from either within the *road* reserve or from highly accessible public areas such as *road* side reserves or tourist destination areas.

2. *Existing View* – All view shafts are existing (at the time of the study)

3. *Coverage of Catchment* – View shafts cover the majority of the *catchment* for each of the *lake*s assessed.

3.3 ASSESSMENT CRITERIA

Three criteria were assessed to give each view shaft an overall score. The criteria which were assessed for each of the view shafts were:

1. *Serendipity* – Surprise views and vistas. The score for this category may be affected by the presence of vegetation or landforms which provide anticipation before the view is exposed.

2. *Genius Loci* – The sense of place / character created by the Rotorua landscape and cultural modifications. These views are essentially unique to the Rotorua landscape. The presence of a specific landform or vegetation is likely to affect the score for this category.

3. *Scenic Quality* – Aesthetically pleasing views and vistas (not necessarily unique to either the Rotorua or New Zealand landscape).

Potentially significant view shafts were selected and tested in the field.

3.3 SCORING

A score between one and ten has been assigned to each view shaft for each of the assessment criteria to determine a view shaft score. The maximum achievable score is 30, indicating a view shaft with extremely high serendipity, unique to the Rotorua region and of exceptional scenic quality. A score of 15 was applied as a cut off point, below which view shafts were excluded from this study.

3.4 INFORMATION SHEET

View shaft information is described as follows:

IDENTIFICATION

- Each view shaft is identified by *catchment* name and identification letter. Identification letters relate to the viewer location overview map and the individual view shaft identification maps.
- Each viewer location is given an approximate map reference relating to the NZMS 260 series (1:50 000)

VIEWER LOCATION

- Viewer location indicating the start of each view shaft.

DESCRIPTION

- The contents of each view shaft is described.

THREATS

- Existing and potential threats to each view shaft are described. The level of threat to the view shaft is also described, along with potential *effect*s.

OPPORTUNITIES

- Opportunities to enhance existing view shafts are identified where practical.

RESPONSE

A response is given for the features of the view shaft which are to be managed for the protection of the quality of the view shaft. The response may relate to policy responses or to the strategic management of individual features within the view shaft.

SCORE

- Each view shaft is scored for the categories of serendipity, genius loci and scenic quality. The score indicates the quality of the view shaft in comparison with others, both within the *catchment* and within the Lakes A Zone study area.

PHOTOGRAPH

Each view shaft has been photographed. (Note: photographs may not take in the entire view shaft) When assessing what can, or cannot, be *seen* from a viewing point, it is the photograph, in conjunction with the map which should be used.

MAP

A cone is used to represent each view shaft on a location map. Hatching is used on each map to indicate the extents of the landforms which can be *seen* from the view point.

Another map is included at the start of each *catchment* section. This map shows the extent of the landform which can be *seen* from all of the view points in that *catchment*. The overall *catchment* map does not include the lines which indicate the bounds of the view cone.

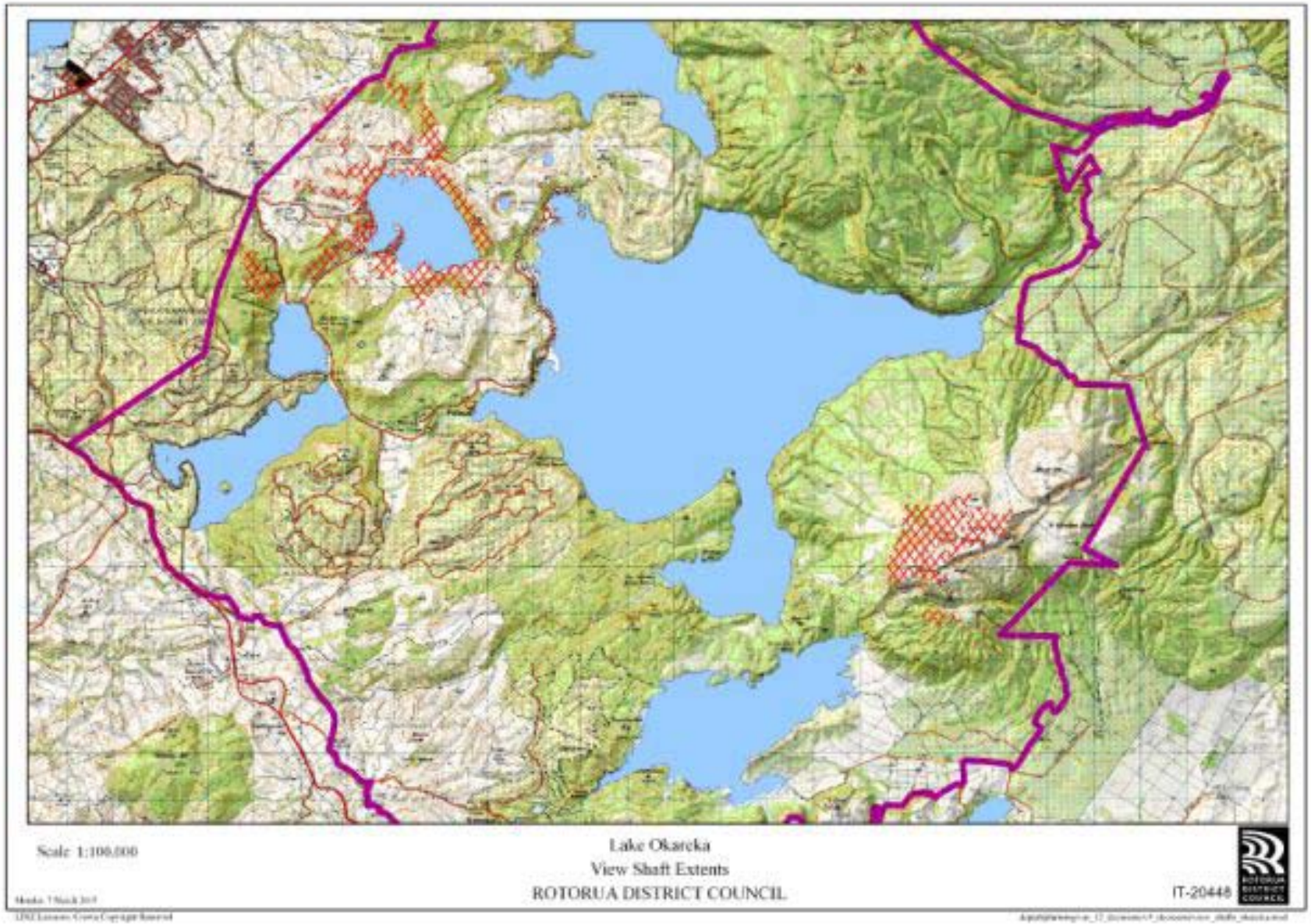
It is possible, in some situations, that what is shown as being visible on the view shaft maps can be concealed by vegetation, especially in the foreground. Therefore the view shaft maps should be assessed in conjunction with the photographs.

4.0 VIEW SHAFT ASSESSMENT

OKAREKA

4.1 OKAREKA

The following information sheets relate to the Okareka watershed *catchment*.


Scale 1:100,000
Lake Okareka
View Shaft Extents
ROTORUA DISTRICT COUNCIL
IT-20448

Okareka A

VIEWER LOCATION

Acacia Bay Reserve. Photo taken from base of entry *road* into reserve. U16 033307

DESCRIPTION

Unobstructed views across Lake Okareka towards the Caldera rim in the background. The grassed *lake* edge reserve area and *water* provide the foreground to the view with some framing from the Acacia Road ridge line to the right of and the Okareka Loop Road ridge to the left. Both of the ridges are tree lined and are scenic reserves or marginal strip. Visible *house*s along the Acacia Road ridge do not significantly intrude on the naturalness of the scene.

THREATS

- Increased visibility of existing *building*s along Okareka Loop Road and Acacia Road.
- *Development* of the highly visible caldera rim across the *lake*.
- Clearance of existing vegetation
- New *development* within the view shaft

OPPORTUNITIES

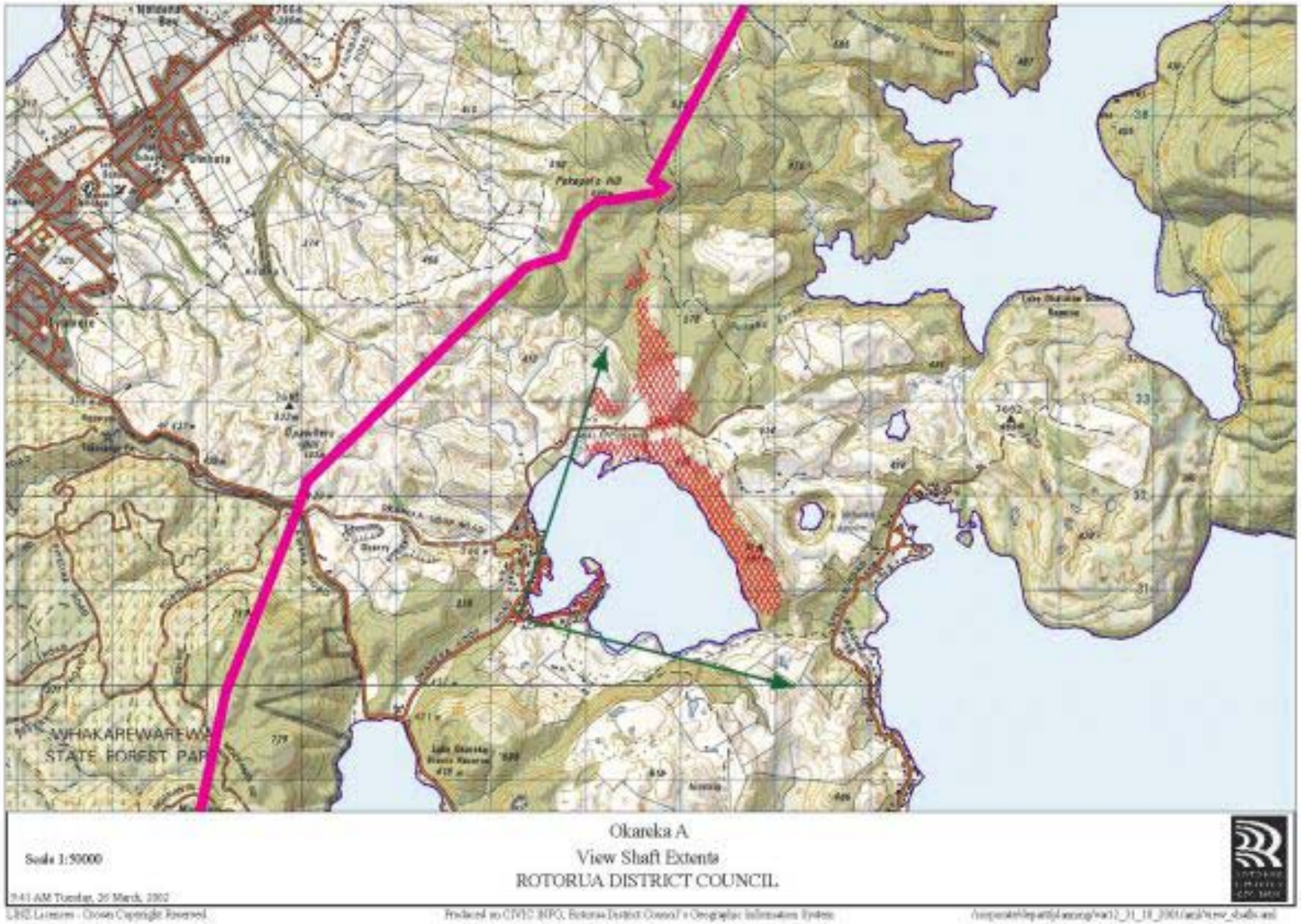
- Rehabilitation of *lake* edge reserve and sire furniture, i.e., jetty, *rubbish* bins, seating, grass cover etc.

RESPONSE

- Vegetation which comprises the mid ground of the view, the ridge line on the left and right of the view be protected from vegetation clearance and *development*, along with the caldera rim on the far side of the *lake*.
- Any *development* on the reserve in the foreground take place in such a way that it does not significantly affect the character or the openness of the view
- Grass establishment be encouraged to improve the amenity of the view in the foreground.

SCORE

Score: 22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Okareka A
View Shaft Extents
ROTORUA DISTRICT COUNCIL
Scale 1:50000

Okareka D

VIEWER LOCATION

View from Boyes Beach Reserve, Miller Road. U16 034321

DESCRIPTION

Open and unobstructed views across Lake Okareka to the caldera rim, saddle between Lakes Okareka and Tarawera and to Mount Tarawera. The residential areas of Okareka Loop Road and Acacia Road can be *seen* in the middle ground. The sandy beach *lake* edge, grassed reserve and specimen trees provide the foreground to the view.

THREATS

- *Development* along the caldera rim protruding into the skyline
- Clearance of existing vegetation on the northern side of the saddle and on the scenic reserves in the Okareka settlement.
- Foreground plantings/*development* obstructing the views.

OPPORTUNITIES

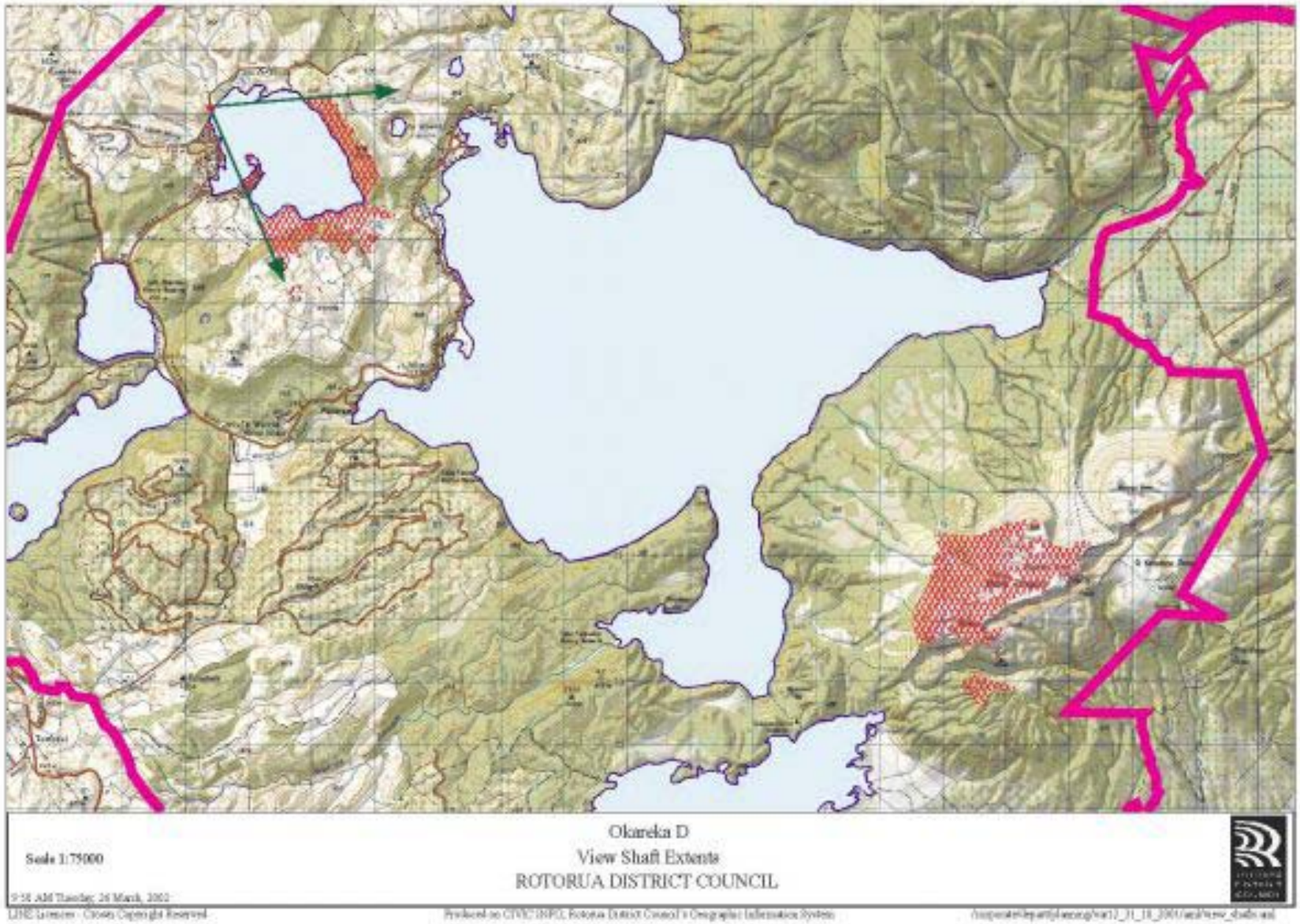
- Re*development* of the *lake* edge with appropriate furniture
- Revegetation of the saddle with native vegetation

RESPONSE

- The protection of the foreground of the view from obstructive planting and *development*
- To encourage the revegetation of the saddle with native vegetation
- Protection of the *slope*s and the caldera rim on the northern side of the saddle from vegetation clearance and *development*

SCORE

Score: 18


Okareka D
View Shaft Extents
ROTORUA DISTRICT COUNCIL
Scale 1:75000

Okareka E

VIEWER LOCATION

Silver Beach at the base of the *water* ski lane below the saddle between Lake Okareka and Lake Tarawera. U16 056305

DESCRIPTION

Foreground *lake*s stretches away to a predominantly vegetated backdrop which is made up of the caldera rim in the distance. View is framed by the heavily vegetated northern *slope*s rising from the *lake* and the pastoral rolling hills on the southern shores of the *lake*. The settlement is nestled into the folds of the caldera *slope*s in the distance.

THREATS

- Clearance of vegetation on the northern *slope*s of the *catchment*
- *Development* onto the rim of the caldera in the distance, interrupting the skyline
- *Development* of the foreground rolling hills which are currently being grazed

OPPORTUNITIES

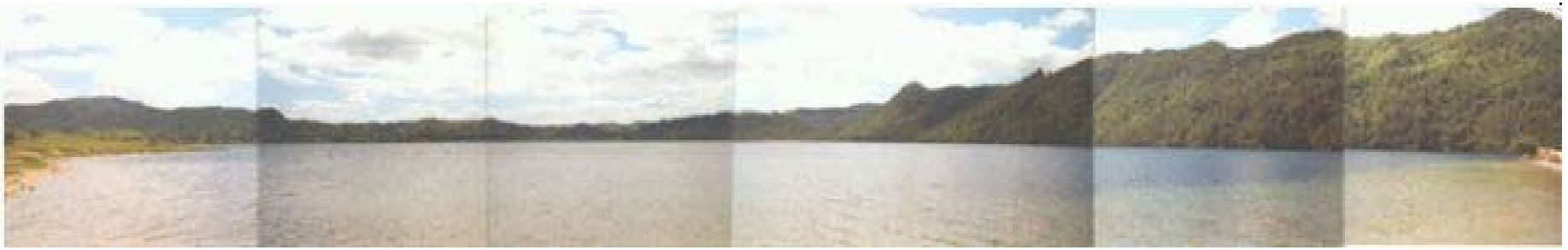
- Increase in the density of the vegetation at the far end of the *lake*
- Revegetation of the rolling hills on the southern side of the *lake*

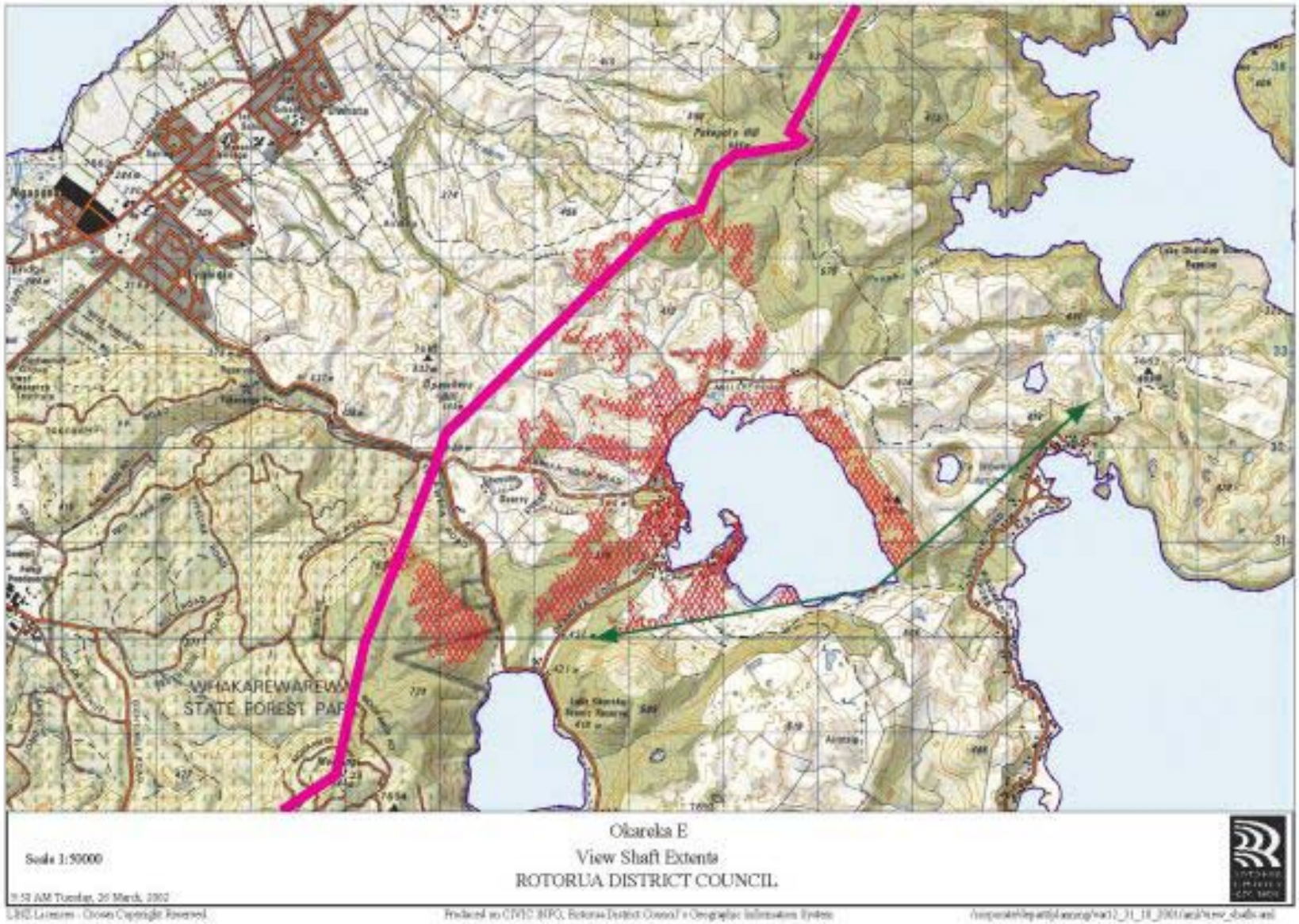
RESPONSE

- Protection of the *slope*s and the caldera rim on the northern side of the *lake* from vegetation clearance and *development*
- Protection of the caldera rim at the far end of the *lake* from skyline *development*

SCORE

Score: 19




Okareka E
View Shaft Extents
ROTORUA DISTRICT COUNCIL
Scale 1:50000