



Proposed Land Use and Development
Te Panuku Tū, Tītīrangi, Tairāwhiti

LANDSCAPE ASSESSMENT REPORT

FOR RESOURCE CONSENT APPLICATION

August 2021

Isthmus.

Client Name: Te Kaunihera o Te Tairāwhiti

Project Name: **Te Panuku Tū, Tītīrangi, Tairāwhiti**

Document Name: Landscape Assessment

Document Status: **Issue for Resource Consent**

Date: **16 August 2021**

IGL Reference: 4282

Author: Kara Scott

QA: Brad Coombs

Isthmus Group Limited
43 Sale Street
PO Box 90366
Auckland

Tel: 09 309 9442

Copyright. The contents of this document must not be copied or reproduced in whole without the written consent of the Isthmus Group Limited.

CONTENTS

EXECUTIVE SUMMARY	4
INTRODUCTION	5
ASSESSMENT METHODOLOGY	5
SITE VISIT	7
DESCRIPTION OF THE SITE AND SURROUNDING CONTEXT	7
DESCRIPTION OF VISUAL CATCHMENT	15
DESCRIPTION OF THE PROPOSAL	16
LANDSCAPE PLANNING CONTEXT	20
ASSESSMENT OF LANDSCAPE EFFECTS	22
MITIGATION SUMMARY	28
CONCLUSION	30

EXECUTIVE SUMMARY

- 1 This report assesses the actual and potential landscape effects of a proposed building located at the tihi (ridgeline) of Titirangi maunga (mountain) also known as Kaiti Hill, in Tūranganui-a-Kiwa, Tairāwhiti Gisborne. The proposed building is named Te Panuku Tū and is designed in partnership with Te Kaunihera o Te Tairāwhiti (Gisborne Council) and Ngāti Oneone, as a community facility to reinstate the historical tihi and enhance the mana of Ngāti Oneone to the maunga.
- 2 The proposed whare replaces the former James Cook Observatory that was removed from the site in 2019. Te Panuku Tū whare is envisaged to create a community facility to enable night sky viewing, and daytime facilities such as a taonga (treasure) room to display artefacts of cultural significance, meeting room, café to manaaki (welcome) guests, and public toilet amenities.
- 3 Because Te Panuku Tū reinstates the tihi of Titirangi, it has locational requirements to be sited on a ridgeline with high cultural and outstanding landscape value, a natural heritage area, and within an area of high natural character in the coastal environment.
- 4 For this reason, Te Panuku Tū Principles have been developed by Ngāti Oneone to ensure important cultural elements are expressed in the design. This is done in a way that also protects the important landscape, heritage, and natural character values of the site. In response to this the Te Panuku Tū whare has been specifically designed to incorporate the Te Panuku Tū Principles, the Titirangi Reserves Management Plan, the objectives of the Tairāwhiti Resource Management Plan, and the New Zealand Coastal Policy Statement.
- 5 Along with the specific design measures, siting of key infrastructure and native revegetation consistent with re-cloaking the maunga, the proposed whare and associated facilities will have **low** adverse effects on landscape ridgeline and natural character values and **high** positive effects on preserving natural character and protecting the attributes of this important cultural and landscape feature.

INTRODUCTION

- 6 Isthmus Group Ltd has been engaged by Te Kaunihera o Te Tairāwhiti in partnership with Ngāti Oneone, to design and assess a proposed visitor whare named Te Panuku Tū and associated facilities located at the crest of Tītīrangi, also known as Kaiti Hill, in Tūranganui-a-Kiwa, Tairāwhiti Gisborne.
- 7 The purpose of this report is to assess the actual and potential landscape effects of the proposed Te Panuku Tū whare. The purpose of the whare is to reinstate the tihi (peak) of Tītīrangi through a new whare that is sensitive to the ridgeline and coastal landscape. It is also intended to be a place to enhance the mana of Ngāti Oneone by providing a space to welcome or manaaki visitors to the maunga. The whare will contain features such as an Ātea to welcome manuhiri - visitors, a wananga - learning space, and provision of kai – food through a café, amenities such as toilets, display for taonga, night visits and star gazing, and associated visitor parking, drop off and pick up.
- 8 The proposed whare and associated facilities require a landscape assessment because the proposal is in an area of high landscape and natural character value under the Tairāwhiti Regional Management Plan. This assessment therefore assesses the landscape effects of the proposal on the ridgeline protection and coastal management areas.
- 9 Te Panuku Tū is designed to respond to its surrounding environment; the ridgeline protection area, natural character, heritage of the site and enhance visual connections to the surrounding landscape – in a way that nestles the whare into its surroundings. In doing so earthworks will be required to create a lowered building platform, and this will also require the assessment of effects of proposed earthworks on the ridgeline.
- 10 This assessment accompanies the architectural and landscape design concepts and planting plans prepared by Isthmus for Te Panuku Tū. Overall, the design has been developed with the above considerations in mind to ensure that existing landscape and natural character values are protected and enhanced where possible.

ASSESSMENT METHODOLOGY

- 11 The assessment methodology follows the concepts and principles outlined in Te Tangi a te Manu The Aotearoa Landscape Assessment Guidelines adopted by the Tuia Pito Ora New Zealand Institute of Landscape Architects on 5 May 2021 (referred to herein as the guidelines)¹.
- 12 Consistency with the guidelines includes integrated landscape assessment and design between Isthmus architects, landscape architects and design planners - the architectural and landscape design working in tandem with the landscape assessment process from start to finish. In this

¹ Te Tangi a te Manu – The Aotearoa Landscape Assessment Guidelines were adopted by Tuia Pito Ora New Zealand Institute of Landscape Architects at the 2021 AGM, subject to final edits and graphic design. The substance of the Guidelines will not change in the final edits.

respect this landscape assessment both informs the design to achieve best landscape character outcomes as well as providing the assessment of landscape effects.

- 13 Consistency with the guidelines includes being familiar with the relevant statutory provisions and any 'other matters'. **Statutory provisions** include National Policy Statements, Regional Plans and District Plans under the Resource Management Act, and relevant documents under the Reserves Act. **Other matters** include documents that express the community's vision and direction for the environment and can include tangata whenua values obtained through iwi management plans, and hapū plans, and in this instance **hapū design principles**.
- 14 The assessment includes consideration of the actual and potential effects of the proposal on landscape and natural character (including any cumulative and character effects). To assess effects, it is necessary to first identify the landscape's values and attributes on which those values depend. Landscape values arise from a combination of physical, associative, and perceptual dimensions, including spiritual, historic, and cultural associations of the natural elements.
- 15 Effects include positive and adverse effects along with cumulative and temporary. Visual effects are one subset of landscape effects. Others include effects on cultural values associated with landscape.
- 16 Being an important cultural landscape; the values of local hapū Ngāti Oneone to Titirangi are integral to the collaboration and design outcomes of this proposal. Representatives of Ngāti Oneone have established a set of **Te Panuku Tū Principles** to guide the design, development, and ongoing management of the site. The Te Panuku Tū Principles along with the relevant statutory planning provisions are considered in this report as they relate to landscape and coastal character values.
- 17 Details of the assessment methodology are provided in **Appendix A** to this report.
- 18 The methodology includes tasks such as:
 - a. Desk top research and site-survey. The site survey included hikoī of the site with representatives of Te Kaunihera o Te Tairāwhiti, Ngāti Oneone, Isthmus architects and landscape architects.
 - b. A review of the relevant statutory provisions and other matters to further understand the values of the site. These include The Tairāwhiti Resource Management Plan, Titirangi Reserve Management Plan, and Te Panuku Tū Principles.
 - c. Identifying and listing the actual and potential landscape effects. These are: effects on the ridgeline and coastal management area, and effects on the rural character of the site and surrounding environment.
 - d. Identification of the key viewing audience where the site is visible from and forms a key component to the surrounding landscape, and two representative photo simulations from locations viewing the ridgeline where it is most noticeable; at 1km away, and at

1.6km away. Views beyond this distance become difficult to discern detail of the proposal on the ridgeline with the naked eye.

- e. Consideration of measures to avoid, remedy, and mitigate potential adverse effects and promote positive effects.

SITE VISIT

- 19 A site visit / hikoi of the site was undertaken on Wednesday 2nd June 2021 to assist in assessing the landscape ridgeline and coastal character values of the site and the surrounding area. The weather was fine with full visibility. The ridgeline of Tītirangi was walked, along with the wider settlement area of Kaiti driven to determine representative viewpoints. Photos referred to and imbedded in this report were taken during the site visit. These photos are not for the purpose of assessment but to provide a visual aid to the site context description in the report.
- 20 The photo simulations provided as supplementary to this report are for the purpose of assessment and were taken using a 50mm Single Lens Reflex digital camera. Details of the photo simulation methodology is included with the photo simulations.

DESCRIPTION OF THE SITE AND SURROUNDING CONTEXT

- 21 The site is part of a series of land parcels under the legal title and administered by the Gisborne City Council and within the wider Tītirangi Reserve on Tītirangi Maunga. An oblique aerial image from Google Earth is shown in **Image 1** from the coastline viewing in a north-east direction.

The Immediate Site

- 22 The land parcel is legally described as Part Lot 3DP5159. The site of the proposed building sits just below the identified ridgeline in the Tairāwhiti Resource Management Plan (TRMP). A plan view showing the site along with the TRMP ridgelines is shown in **Image 2**.

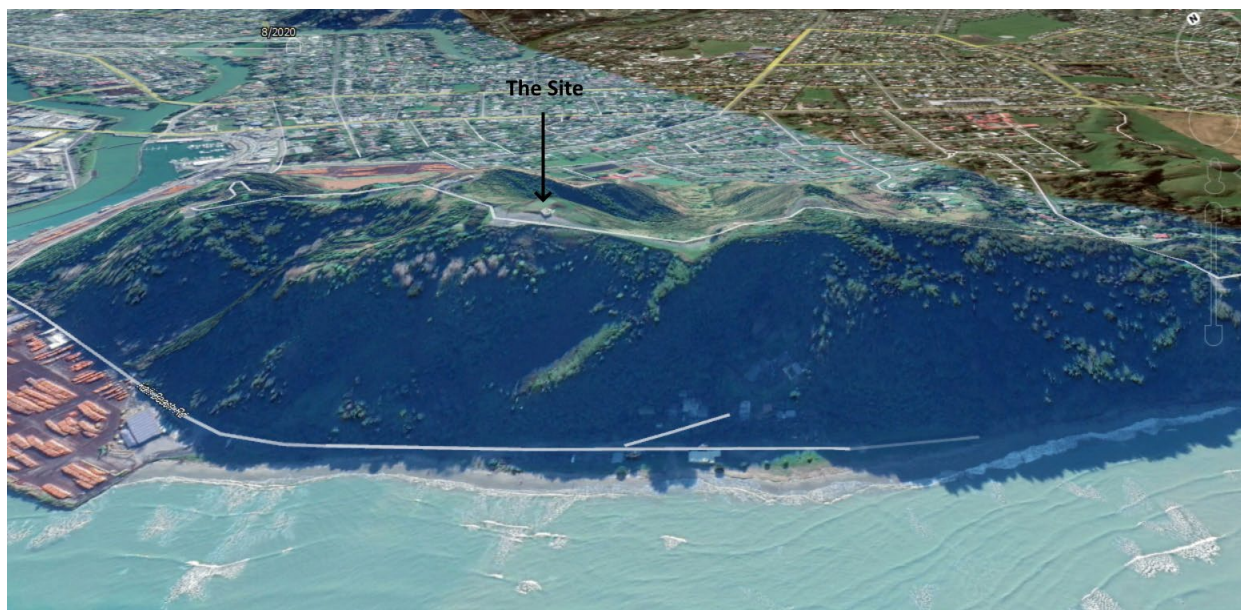


Image 1 – Google Earth Oblique aerial Image showing August 2020 Aerial overlay of Titirangi viewing at 500m above sea level towards the site and Gisborne City in the background.



Image 2 – TRMP Aerial Photo directly above the site showing the legal parcels and planning map ridge lines.

Isthmus.

- 23 The former James Cook Observatory constructed some 60 years ago was located on the site and removed 2019 due to safety concerns. The aerial photo in Image 2 of this report shows the observatory location. The site also includes the existing and remaining gun emplacement building which is listed as a historic site. The former Observatory was a single storey block building approximately 130m² in area painted white with dome telescope roof. **Image 3** shows a photo of the observatory from 2017 (source Gisborne Herald).
- 24 The existing gun emplacement remains at the top of the ridgeline. It is a concrete structure positioned into the remaining embankment on the site. There are two aerial structures either side of the gun emplacement building that can be seen from localised areas within Gisborne City (mainly from Kaiti). **Image 4** shows the existing gun emplacement structure from Titirangi Road carpark.
- 25 The site once formed part of the tihi or peak of Titirangi. It is now a flattened open grass paddock that rises to the gun emplacement. **Image 5** shows the flattened site now without the observatory.



Image 3 – Photo of former James Cook Observatory on the site, published in the Gisborne Herald, 22nd July 2017.



Image 4 – Existing Gun Emplacement structure set into the bank on the site viewing from Tītīrangi Road carpark.

- 26 The site is located to the northeast just down slope of the ridgeline. The site is identified as being within the Coastal Environment, however due to the location to the northeast of the ridgeline, the views south to the coast are distant – the nearest being some 3.5km to Tuamotu Island when viewing to the southeast, and Tūranganui-a-Kiwa Bay around towards Muriwai at 5km to 10km away. **Image 6** is the view from the site to Tuamotu Island, **Image 7** is the view to the coast being partially obscured by the gun emplacement bank, and **Image 8** is the view to Tūranganui-a-Kiwa bay.



Image 5 – View from the site with the removal of the James Cook Observatory. The view does not extend as far as Gisborne CBD due to intervening topography but has views northeast towards Kaiti. The main road visible is De Lautour Road which runs in a northeast direction.



Image 6 – View from the site to the coast with Tuamotu Island just visible in the distance at 3.5km from the site.



Image 7 – View from the site to the gun emplacement bank intervening views to the coast.



Image 8 – View from the site from the gun emplacement bank to distant views of Tūranganui-a-Kiwa bay.

The Wider Context

- 27 Titirangi is a prominent maunga that is part of a wider extended coastline of headlands and bluffs to the northern aspect of Tūranganui-a-Kiwa Poverty Bay. Titirangi is located near to the entrance to the port and mouth of the Tūranganui River– see **Image 9**.



Image 9 – Google Earth oblique aerial viewing northeast to Titirangi headland to the left and the wider coastal bluffs at the northern point of Tūranganui-a-Kiwa Poverty Bay.

Isthmus.

- 28 Titirangi maunga is an important landmark for the settlement of Gisborne and is a site of spiritual, cultural, and historic significance to local hapū Ngāti Oneone. It is deep in history, nature, culture, and enjoyed by the wider community for recreational and amenity values. Historically it is a significant place of occupation, meetings, war, and rest. Titirangi is also valued by the wider local community as a place to look out and view from the highland hills out to the coast.
- 29 Titirangi has a series of ridgelines and peaks that form the southwestern backdrop to Gisborne City and the settlement of Kaiti. Titirangi Drive circumnavigates the ridgeline of the maunga providing one way vehicle left lane access to the Summit Cooks Plaza and a shared right lane non-vehicular shared use path. Walking and cycling are popular recreation activities, along with sightseeing at the summit plaza. **Image 10** shows Cooks Plaza and one way road.
- 30 There are several existing structures on the ridgeline including a communications tower, car parks and lookouts, playground equipment, and the gun emplacement building. The gun emplacement includes two additional aerals which can be seen in Image 10. There is also a radio tower on the site shown in **Image 11**. Up until 2019, the former James Cook observatory was located on the site. Walking tracks also extend along the ridge lines, along with the Titirangi Drive which follows the summit. **Image 12** shows a view to the communications tower and ancillary infrastructure.
- 31 Currently there are no visitor amenities such as toilets or drinking water at the top of the maunga. The lack of public toilets means that bush toileting is an issue particularly for walkers or those spending more time on the maunga.
- 32 Titirangi is becoming more vegetated on its coastal bluff edge and within the internal facing valleys towards Kaiti thanks to on-going Council and community led re-cloaking of the maunga. There is an on-going programme of revegetation and pest plant management. The revegetation planting on the northeast face is beginning to thicken and form a dark green cloak. **Image 13** shows the Titirangi ridgeline and gradual re-cloaking of the maunga.



Image 10 – Summit Cooks Plaza Lookout and two aerals on top of the gun emplacement.



Image 11 – Radio and communication towers on site.



Image 12 – Communications tower ancillary building and security fence.



Image 13 – Titirangi viewing southwest from the walking track on the ridgeline

DESCRIPTION OF VISUAL CATCHMENT

- 33 The maunga is visible from Gisborne city, Kaiti, and surrounding suburbs. It is also visible at the entrance to the harbour and port. The site of the proposed whare is visible when on the summit road within the vicinity of the Summit Cook Look Out and World War II gun emplacement.
- 34 The site itself is confined to a relatively small area of the maunga ridgeline. It is not visible from Gisborne CBD and becomes less visible when travelling north on State Highway 35 past Kaiti School. The two smaller aerials on top of the gun emplacement mark the location of the site. The closer to the maunga the more intervening vegetation and topography obscures the site, and the further away the site becomes less discernible by eye. Views from Te Poho-o-Rawiri Marae of Ngāti Oneone also extent to parts of the ridgeline.
- 35 The area of ridgeline that includes the site is most visible in a radius band between 1km to 1.8km from the site in the Kaiti area. This is where the ridgeline provides the immediate backdrop to the town. Beyond 1.8km the site including the aerial structures on the gun emplacement building become visually difficult to detect. As discussed in the previous section views to the immediate coastline of Titirangi are obscured by intervening topography and the nearest coastal view is Tuamotu Island at 3.5km away.
- 36 For this reason, two key representative viewing locations have been chosen – viewpoint one is 1km away on Endcliffe Road, and viewpoint two is 1.6km away at Ilminster Intermediate School on De Lautour Road. These are shown in **Image 14**. These two viewpoints are not the only points at which the site is visible. Rather, these are representative locations with clear views to the site and provide an indication of the visibility of the site on the ridgeline.

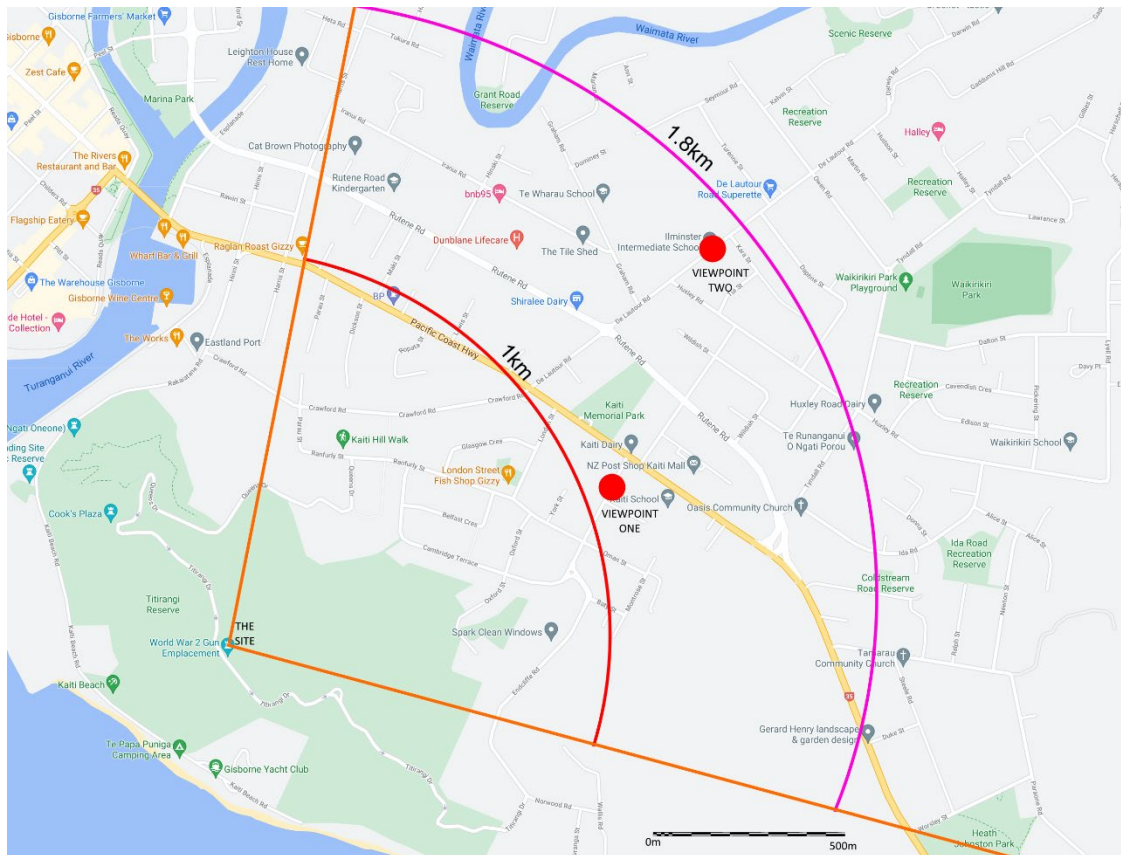


Image 14 – Distances from where the site is most visible where intervening topography does not block views. The site is still visible beyond this band, however from this location the views become less discernible to the naked eye. Two key viewpoints are chosen as the best viewing locations of the site in the context of its location on the ridgeline.

DESCRIPTION OF THE PROPOSAL

- 37 Full details of the proposal and a full set of drawings accompanying the resource consent application can be found in the planner's Assessment of Environmental Effects (AEE).
- 38 Relevant to landscape and coastal character values; there are two main aspects to the proposal:
- A new visitor whare that replaces the former James Cook observatory at Titirangi Road with a purpose built architecturally designed whare to welcome visitors, with associated car parking, and look out areas.
 - The design and form of the whare will reinstate the shape of the former tihi or peak of Titirangi that was historically removed and flattened by earthworks. This will include earthworks to nestle the building into the landscape and remedial revegetation of the site so that the proposed building does not sit any higher than the original tihi. Cross sections to explain this are shown in **Image 15**.

Proposed Activities:

- 39 Relevant to landscape effects; the proposal consists of the following activities:
- a) A bespoke architecturally designed whare approximately 770m² in total.
 - b) Introduction of the culturally significant name Te Panuku Tū
 - c) Retaining the World War II gun emplacement structure and upgrading the lookout portion of the structure to a safe standard.
 - d) The whare is divided into the following spaces:
 - A central gallery / multipurpose space of 280m² in area to house community events and activities: cultural events, education and school events, commemorative events.
 - A refreshment kiosk of 91m² for the provision of food, beverages, and welcoming public and guests.
 - A publicly accessible toilet including mobility access and changing area; internal totalling 38m² and external public toilet at 4m²
 - Astronomy and night sky observatory space 85m².
 - A Taonga room to display art exhibitions, Ngāti Oneone treasures, and items on loan from Tairāwhiti museum at 80m² in area.
 - The whare will include an entry Atea to welcome guests and enable people who are less mobile to be dropped close to the whare, an outdoor café seating area, and outdoor learning gathering space.
 - e) External lighting limited to low bollards, deck lighting, recessed strip lighting on steps and low soft up lighting to the lower walls of the whare.
 - f) Carparking is provided for 3x bus drop off / pick up points, 4x car parks for staff, and 7x car parks for public.
 - g) An under-slab water tank for attenuation (held for a maximum of two days before flowing to land) and three round partially underground water tanks for firefighting supply with planting surrounding.
 - h) Earthworks – to set the whare into the topography and provide the shaping of the tihi earthworks are required. The highest point of finished earthworks will be under 1.5m at the top of the access ramp. This has been designed to include a ponga lined wall.
- 40 The full set of drawings, design statement, concept plans and site elevations are included in the resource consent design package by Isthmus dated 12 August 2021. For this assessment, the building elevations of the proposed whare are provided in **Image 16**.

Isthmus.

Design Concept. Reinstating the Tihi.

Note: Levels are approximate and based off historical information. Final levels to be confirmed by civil engineer.

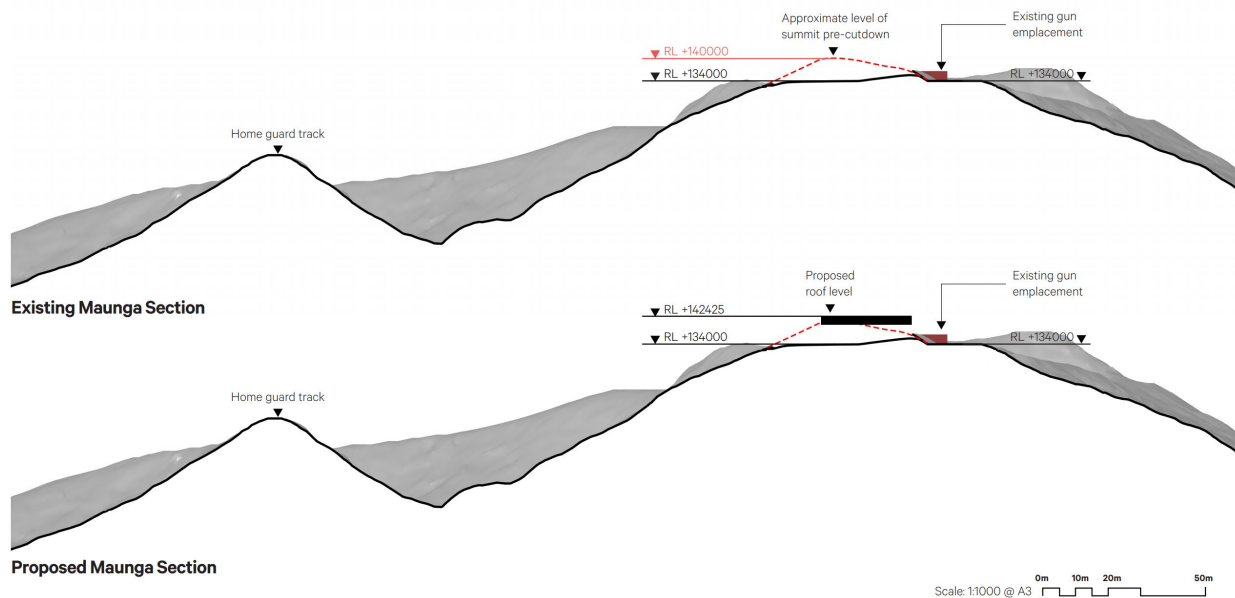
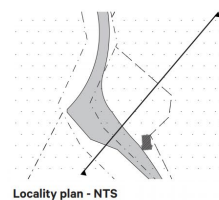


Image 15 – Existing Maunga Section shows the approximate level of the tihi or summit of Titirangi before it was removed, proposed maunga section shows the proposed roof level of Te Panuku Tū to meet the location of the historical existing gun emplacement building.

Isthmus.



Image 16 – Te Panuku Tū whare on each elevation showing proposed form, heights, materials, and overhangs.

LANDSCAPE PLANNING CONTEXT

- 41 A full explanation of the planning provisions is provided in the AEE that accompanies the resource consent application. A summary of the planning provisions relevant to landscape and natural character values is provided within **Appendix B** to this report.
- 42 Due to the cultural significance of this site; the values of Ngāti Oneone that are relevant to landscape ridgeline and coastal character are considered along with the statutory provisions. Cultural landscape values extend to all cultures. Specific cultural landscape values to Ngāti Oneone as mana whenua are considered in this assessment due to their historical association to the maunga. These values have been named Te Panuku Tū Principles. The following provides an overview of those provisions relevant to landscape character and natural character values.

Te Panuku Tū Principles

- 43 Te Panuku Tū principles relevant to landscape values include:
- a) **Manaakitanga** – a place to welcome and provide for visitors through kai and a place to contemplate.
 - b) **Mana** – Titirangi is translated to mean the highest peak (that our people saw when they first arrived) and was likened to another maunga in the homeland. It is therefore important reinstate te Tihi o Titirangi through continuous expression of the whare into the whenua where the tihi once stood.
 - c) **Whare Wananga** - restoring names, acknowledging significant sites, heritage education – naming of Te Panuku Tū. Put back onto the maunga a sharing and learning space on te Tihi o Titirangi, to tell everyone's story.
 - d) **Taiao** - restoring and replanting taonga species. Recloaking of the maunga.
 - e) **Mātauranga** – A place to house tāonga and share knowledge, and at night explore the relationship with ngā whetu – the stars and navigation.
 - f) **Mauri Tū** – maintaining and enhancing the life force of the water and bush; protecting the spiritual safety of all. Sustainable and respecting tapu and noa phases of wai - water – protecting springs and treating what goes back into the whenua.
 - g) **Tohu Whenua** – all sites are linked intrinsically together, people, stories, and heritage. Landmarks are acknowledged – a place to reconnect and orient to surrounding places of significance – from Hamoterangi to Tangaroa
 - h) **Mahi Toi** – Ngāti Oneone's visual display of mātauranga is acknowledged, Te Panuku Tū specific design elements are represented in the proposal, hapū intellectual property is protected.
 - i) **Ahi Kaa** – Similarly to a Pā site, a Waharoa space to welcome manuhiri through to te ara a Tangaroa (pathway of Tangaroa – God of the Sea), waahi a Tumatauenga as a wananga/hui area will invite the exchange of korero. Te Whare a Rongo as a place provide for the sharing of kai. As a Pā on a maunga, there are many viewing areas.

Tītirangi Reserve Management Plan

- 44 The Tītirangi Reserve Management Plan notes the key values of importance – the special relationship Ngāti Oneone as tangata whenua have with Tītirangi, their co-management of the maunga, and the importance of the maunga to the landscape of Gisborne City to visit and enjoy the views. It notes the importance of the cultural and historical significance, and the opportunities for learning and sharing that knowledge with the community and visitors. Also, its value as a significant natural environment within the urban area. The Whaia Tītirangi Programme is an operational planting programme to revegetate or “re-cloak” the maunga in native species that typically naturally occur, along with a pest management programme.

Tairāwhiti Resource Management Plan

- 45 Relevant to landscape values, the site is zoned *Heritage Reserve Zone* with planning overlays, including the Coastal Management Area and Natural Heritage Urban Ridgeline.
- 46 For the Coastal Environment, the TRMP seeks to avoid, remedy, or mitigate effects of inappropriate development on prominent ridges of the coastal environment or prominent ridges of the urban area. Assess the activity’s effects on natural landform characteristics, effects on the skyline or prominent ridge, effects on the natural vegetation cover, cumulative effects, proximity to existing structures, conforming with existing landforms, visual dominance, vegetation screening and backdrop, and means necessary to maintain values associated with natural character, amenity, and landscape.

New Zealand Coastal Policy Statement 2010

- 47 The NZCPS Policy 13 seeks to preserve the natural character of the coastal environment and to protect it from inappropriate use and development by (13.1):
- a) Avoiding adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character
 - b) Avoiding significant adverse effects, avoiding remedying, or mitigating adverse effects
 - c) Assessing the natural character
 - d) Referring to the regional policy statement and plans objectives and policies rules.
- 48 Recognising natural character matters such as (13.2):
- a) Natural elements, processes, and patterns.
 - b) Biophysical aspects.
 - c) Natural landforms such as headlands, peninsular cliffs,
 - d) n/a
 - e) The natural darkness of the night sky
 - f) Science or wild places
 - g) The range of natural character from pristine to modified.
 - h) Experiential attributes, sounds, smell, context and setting.

ASSESSMENT OF LANDSCAPE EFFECTS

- 49 This section assesses the potential landscape and natural character effects of the proposal considering the values identified in the relevant statutory provisions and other matters, and the appropriateness of the proposal in the existing landscape. The assessment methodology is outlined in **Appendix A**. A table comparison of terms of effects used in this report, i.e., very low to very high, with resource planning terms is in **Appendix A**.
- 50 The key matters addressed in relation to potential landscape effects are:
- a) Effects of the proposed whare and facilities on the landscape ridgeline values of the Titirangi maunga,
 - b) Effects of the proposed whare and facilities on the natural character values of the coastal management area, and
 - c) Effects of the proposed whare on cultural landscape values.

Proposed Building on the Ridgeline

Recap

- 51 The proposed whare reinstates the tihi of Titirangi and replaces the James Cook Observatory. The whare is specifically designed to restore and reinstate mana to the tihi through bespoke design to the landform, accompanied with restoration planting. In doing so the whare will be visible on the ridgeline and the roof height will be taller than anticipated for the Natural Heritage and Coastal Environment areas.

Effects on the Landscape Ridgeline Values

- 52 The proposed whare is within a prominent ridgeline protection area of the Tairāwhiti Resource Management Plan. While the ridgeline is an important landscape feature; it is not pristine and historically has been significantly modified including removal of the tihi, erection of structures such as the former James Cook Observatory, telecommunications tower and associated facilities, radio tower, and development of the access road, car park and lookout.
- 53 To reinstate the tihi and restore mana to the top of the maunga, the proposed whare has locational requirements to be on the ridgeline. There are no alternative locations that would enable a whare to be designed to restore the mana of the tihi.
- 54 For this reason, specific design measures are incorporated into the proposed whare to ensure it is appropriate for its location on the ridgeline and avoids a structure that dominates or silhouettes on the skyline. The specific design measures include:
- a) The overall building and the landform are designed to 'marry up' to form the tihi on the northwest/southeast axis. The building creates an angled roofline that draws on the form of the ridgeline.

Isthmus.

- b) The whare is designed to integrate with and protect the historic WW2 gun emplacement structure to achieve protection of the historical values. So, while it cannot directly mimic the shape of the original tihi due to the gun emplacement building (as shown in Image 15 sections), it will be done in a way to integrate with the gun emplacement so that the finished development is 'read' in the landscape as one continuous built structure, rather than piecemeal ad hoc structures. This will also include improved overall safety values of the gun emplacement look out to visitors by providing balustrading of the lookout (refer to elevations 3 and 4 in Image 16).
 - c) The finished ground level rises to meet the whare so that when viewed at different elevations the roofline dips to meet the finished ground level. This does not mean that the resulting building will be invisible in the landscape, and this is not the intention of the design. Rather it will shape to the original landform and avoid the effect of a standout structure dominating the ridgeline or being viewed as a separate silhouette against the skyline.
 - d) The use of colours and materials further assist with integration into the landscape. External walls will use a mixture of concrete and natural timber cladding. This avoids the use of bright or reflective colours that can be highly visible in the landscape. The timber on the roof will weather over time to a dull grey colour and allows the natural timber materials to further integrate with the natural setting of the native revegetation and cloaking of the maunga.
 - e) Where elements of the building cannot integrate into the topography due to the need for access and windows; further planting will be undertaken to soften the change from building to ridgeline to minimise silhouetting of the whare against the skyline. On-going revegetation planting will be undertaken on the site extending up to the whare where recontouring will occur. This will further integrate the building with the surrounding ridgeline as well as provide an element of screening.
- 55 As a result, the proposed whare will result in a minor change to the ridgeline particularly when viewed from Kaiti and surrounding suburbs, from one that is currently flattened to a slightly more undulating continuous form between land and building. As the roofline twists it extends the visible line of the ridgeline to rise and then fall in a way that visually draws on the slightly exposed rocky outcrops of the existing ridgeline. This can be seen in the two photo visual simulations that have been produced from the two key viewpoints identified at Endcliffe Road and De Lautour Road in **Appendix D** of this report.
- 56 The roofline integration with the ridgeline can be seen in the Endcliffe Road location (viewpoint 2). From here it integrates well with the ridgeline. The proposed whare will appear flatter on the ridgeline when viewed from the De Lautour Road view (viewpoint 1), however over time the proposed vegetation (which is shown at an early stage in the visual simulations) will become established so that within 4-5 years the vegetation will integrate the outline of the building with the surrounding ridgeline.
- 57 In addition, planting is proposed to further integrate with the existing recloaking of the maunga and overtime the brown timber roof will silver to a more natural patina with the surrounding

landscape. The proposal will include removal of existing ancillary structures from the ridgeline that are no longer required. These include the two aerial structures on the gun emplacement and the radio tower on the site at the ridgeline. As a result, the proposed whare will have less prominent visual structures protruding above the ridgeline than the existing aerials and tower have. This has an overall positive effect on the ridgeline.

- 58 To provide for Tohu Whenua; the whare provides windows for views. There may be potential for the proposed whare to become more visible from the surrounding area due to sun reflectivity on the windows, or internal lighting at night. These instances will be temporary and for short periods of time at certain times of the day. The visual effects of this cannot be fully avoided but they will be minimised to ensure any potential adverse effects are low. This includes:
- a) Designing long overhanging eaves to cast shadow on to the glazing.
 - b) Breaking up the whare with intervening roofline, materials, and landform to ensure glazing does not dominate the face of each building elevation.
 - c) Providing tinted glazing.
 - d) Providing low level bollard lighting on external areas, avoiding bright up lighting of the whare at night to reduce instance of light glare on the ridgeline.
- 59 The proposed whare replaces the former James Cook observatory. While its built form was smaller than the proposed whare, the observatory was not designed to integrate with the surrounding landform. It had a highly reflective white finish, and no integration of design and form into the surrounding landscape. The proposed whare provides a replacement building that fits appropriately within its landscape setting, while still provide for a visible reinstatement of the tihi and with it the mana of Ngāti Oneone to the site. It is important that the whare can be seen in the landscape.
- 60 Earthworks will be undertaken to assist in the integration of the whare into the landscape. This will result in disturbance and exposed faces during the construction phase only. The finished earthworks will be concealed beneath the whare. Outdoor terrace and embankments will be low (no greater than 1.5m in height) and visually difficult to detect from key viewing locations to the ridgeline. Cut faces will be lined with ponga logs to conceal exposed earth when finished. The ponga logs will provide an instant natural lining so that exposed faces will be avoided. Over time some of the ponga logs will begin to sprout new ferns.
- 61 Associated infrastructure such as water tanks and car parking areas are planted in native species to further integrate with the surrounding landscape and soften exposed outlines of the whare when viewed on the ridgeline. It is recommended that the water tanks (where they are located above ground) be coloured in dark recessive colours such as karaka green to further integrate into the proposed planting. Where practicable tanks should be lowered into the topography to visually obscure them on the ridgeline.

Summary

- 62 The proposed whare will replace the former James Cook observatory with a bespoke design to reinstate the tihi. The landscape effects on the ridgeline will be low. This is because the proposed whare is designed to integrate with the ridgeline to reinstate the tihi using sensitive materials that will integrate with overall landform and landscape character. While the whare has been designed to be integrated into the landform, it is also important that it is visible from within the surrounding landscape as part of the tihi.
- 63 The locational requirements to reinstate the tihi mean the building will have a level of visibility on the ridgeline. Its design will avoid the effect of a standout structure protruding above the ridgeline or being viewed against the skyline. Further mitigation planting will assist in softening and integrating the outline with the surrounding landscape.
- 64 Overall, the proposed whare will have **low** adverse effects on landscape ridgeline and **high** positive effects on the ridgeline from removal of protruding redundant infrastructure from the existing aerals and tower.

Proposed Building on Natural Character of the Coastal Environment

Recap

- 65 The proposed whare is within the Coastal Environment Overlay of the Tairāwhiti Resource Management Plan (TRMP) and therefore the coastal provisions of the TRMP and NZCPS are important considerations. The whare site sits to the top and just to the northeast of the main ridgeline.

Coastal Natural Character Effects

- 66 Built structures in the Coastal Environment have the potential to adversely affect natural character values if not sited and designed appropriately. In this instance the proposed whare is located at the upper extent of the coastal environment as mapped in the TRMP.
- 67 As discussed in the previous section, this coastal environment area of Titirangi is modified and is not pristine. There is significant modification of the area and existing infrastructure in place. This includes the road, car park, look out, modification of the site where the James Cook Observatory once stood, aerals on top of the gun emplacement, radio tower, and nearby communications tower.
- 68 The proposed whare being positioned into the existing hill behind the gun emplacement will integrate the whare when viewed from the coastal environment. Parts of the entrance to the building may be visible when viewing from the ocean. Due to this location at the upper extent of the coastal environment and with intervening topography of Titirangi - the views and connection to the coastline from the whare site are distant.

- 69 The closest view to the coastline is at Tuamotu Island being visible some 3.5km away. Therefore, when viewing back from the coast and sea to the site – 3.5km is the closest view to the proposed whare. From this distance the proposed whare being low in profile and behind the existing gun emplacement building will be visually difficult to detect. Views from the entrance of the whare extend as far as 5 to 10km west to Tūranganui-a-Kiwa bay. Again, these views are distant and any views that will be visible to the low-profile building will be insignificant in the wider coastal environment of Tūranganui-a-Kiwa bay.
- 70 When viewing from the immediate coastline around Titirangi including Kaiti Beach Road, the site is fully obscured by the foreground of Titirangi. In this regard the proposed whare is not within a prominent location of the coastal environment and the proposed whare has no effect on the immediate Titirangi coastline.
- 71 Due to the location at the upper extent of the Coastal Environment and long distance to surrounding coastlines and context of proximity to the city, the night lighting of the proposed whare will not impact on the coastal naturalness of the night sky. The provision of star gazing from within the whare will require a low level of lighting to be maintained at night.
- 72 The proposal includes continuation of the re-cloaking of the maunga by planting in native species that meet the principles of the Titirangi Reserve Management Plan and Whaia Titirangi programme. This planting is an important part of ensuring the proposal not only protects the natural character values of the coastal environment but also enhances them.
- 73 For these reasons, the proposed whare will preserve the natural character of the coastal environment, avoiding prominent locations within the coastal environment, and keeping to an existing modified area.

Summary

- 74 In summary the proposed whare is on the edge of the coastal environment and is not within a prominent location. It is more prominent from a ridgeline perspective – as addressed in the previous section. Along with the location and associated design measures the whare will have **low** adverse effects on coastal natural character, and **high** positive effects on coastal environmental enhancement.

Effects on Cultural Landscape Values

- 75 Te Panuku Tū is designed to specifically address the cultural landscape values of Ngāti Oneone outlined in the Te Panuku Tū principles. These principles are intended to guide the design to ensure that cultural and spiritual aspects of Te Panuku Tū are provided for, and to ensure the whare is appropriate for its location.
- 76 This particularly includes manaakitanga - to support this process, and welcoming of visitors to the place, the principles of ahi kaa and manaakitanga are achieved by providing a place to keep the “home fires burning”. This is a place where Ngāti Oneone people have a presence and can welcome and provide kai for visitors through the cafe and a place to contemplate.

- 77 In addition, to reinstate te Tihi o Titirangi through continuous expression of whare into whenua where the tihi once stood restores Mana. The key element of the whare roofline is designed and formed to shape to the summit of Titirangi and do so in a way that integrates with the landscape, using colours and materials to integrate with the surrounding landform. The whare reinstates ahi kaa and the mana of Ngāti Oneone to the tihi.
- 78 The principle of Whare Wananga is met by restoring important names – Te Panuku Tū – and creating a shared a learning space to tell everyone’s story, a place to discuss, display and celebrate history. The whare wananga is proposed to be utilised by local school groups as well as learning for workshops and hui for all ages and cultures.
- 79 Tohu Whenua is achieved by providing views to key cultural sites in the surrounding landscape and enable the stories of those sites to be shared with the wider community and public – where considered appropriate.
- 80 Achieving the Mana, Whare Wananga, and Tohu Whenua principles also meets the Tītirangi Reserve Management plan to ensure Ngāti Oneone has an active role as kaitiaki, to create low impact facilities appropriate to the values of Titirangi, and create learning opportunities to share cultural, spiritual, heritage, recreation and environmental values with the community and visitors.
- 81 The learning space will also include sharing of Mātauranga Māori – local knowledge to Ngāti Oneone providing a place to house tāonga and providing for a replacement of the James Cook observatory through providing a place at night to explore the relationship with ngā whetu – the stars and navigation.
- 82 The proposal also meets the Te Panuku Tū principle for Taiao – restoring and replanting taonga species and pest management of the maunga. The proposed whare and facilities will support the continued ecological restoration and management that has so far successfully seen the gradual re-cloaking of the maunga.
- 83 In terms of the cultural landscape and overall enhancement of the site, the proposal is centred on achieving high positive effects.

Summary

- 84 In summary the positive effects on the cultural landscape values of the proposed whare are **high** because it has been specifically designed to achieve the Te Panuku Tū principles, in particular restore the tihi, remove redundant prominent structures and provide a place for Ngāti Oneone to have a presence and continuation of their kaitiakitanga and manaakitanga in a culturally significant site.

DESIGN MEASURES / MITIGATION SUMMARY

85 In summary specific design measures have been incorporated into the design of Te Panuku Tū that will ensure any adverse effects on landscape ridgeline and natural character are **low**, and positive effects on cultural and environmental enhancement are **high**. These are:

- a) The Te Panuku Tū where built form and roofline are shaped to provide a sculptured tihi or ridge on the axis of the original ridgeline. The building is integrated into the surrounding landform by setting the where into the existing mound at the back of the gun emplacement and finishing the surrounding topography to form a seamless continuation between the land and building.
- b) The gun emplacement historic site is protected – no further modification will be undertaken – only safety improvements to access the roof look out including a secure handrail are provided.
- c) The colours and materials of the Te Panuku Tū where will be natural timber on the roof. This is important as the roof twists and turns with the tihi, the natural timber material will integrate with the surrounding ridgeline and avoid potential adverse effects from using a more standard roofing material that could reflect sun on the different angles. This timber finish will weather over time to a silver-grey colour that will further integrate with the natural character of the tihi. The external cladding is charred timber on the café cladding to further minimise reflectivity levels when viewed from the more visually sensitive northeast elevation.
- d) Where practicable overhanging eaves are used to reduce instances of glass reflectivity or sun light reflection from window glazing. Window glazing is recommended to use tinted glass to further reduce instances of reflectivity.
- e) Night events will be limited to special occasions only, with a set number of events as agreed with the Gisborne Council. This will ensure that any instances of lights visible at night will be for a limited times during the year.
- f) Lights for the external where will be limited to low level bollard, and low building up lighting at the entrance, away from the side of the where facing Kaiti and surrounding suburbs. This is not anticipated to have an impact on the coastal environment, given the location of the where being at the edge of the coastal environment and nearest views from within the coastal waters being some 3.5km or more away.
- g) All earthworks associated with the build will be finished so that there is no exposed earth or scaring of the landscape. Cut faces on terraces will be no higher than 1.5m in height and lined with a natural material such as ponga. Other cut surfaces are low and will be finished with concrete steps that will weather over time. These are not anticipated to be visually discernible on the ridgeline from Kaiti and surrounding suburbs.
- h) Associated infrastructure such as water tanks and car parking areas are planted in native species to further integrate with the surrounding landscape and soften exposed outlines

Isthmus.

of the whare when viewed on the ridgeline. The water tanks are to be coloured in dark recessive colours such as karaka green where they are above ground to further integrate into the proposed planting. Tanks should be lowered into the topography to visually obscure them where practicable.

- i) Removal of existing ancillary structures from the ridgeline will occur as part of the proposal including the two aerial structures on the gun emplacement and the radio tower on the site at the ridgeline.
- j) The whare design specifically incorporates the Te Panuku Tū Principles to ensure the overall proposal meets the requirements of the cultural landscape needs of the site.
- k) Additional planting concepts are provided to follow the principles of 're-cloaking' the maunga and further assist with integration of the whare with the maunga. Planting plans and species lists will be developed as part of the consent conditions, and to be approved by Council staff and considered in conjunction with Ngāti Oneone and the Whaia Titirangi Programme.
- l) Planting plans and species lists are to include species that reflect the intent outlined in the 2016 Titirangi Reserve Management Plan. This should include species that reflect the mana of Titirangi Maunga and continue to reinforce Ngāti Oneone mātauranga. Detailed planting plans should seek to maintain a balance between integration of the whare into the surrounding landscape and retainment of key views from the whare and from outdoor spaces. Plant species should be eco-sourced where practicable.
- m) A minimum 2-year establishment phase should be provided as a consent condition with an accompanying planting and maintenance schedule to outline specifics on planting timing, species, sizes, spacings, planting preparation techniques, weed suppressant, replacement of sick or dying species, and general care for the two-year establishment phase.

86 It is recommended that any amendments to an approved consent be consistent with these measures.

CONCLUSION

- 87 The proposed whare Te Panuku Tū reinstates the tihi of Tītīrangi. In doing so it has locational requirements to be sited on this ridgeline with high cultural and outstanding landscape values, a natural heritage area, and within an area of high natural character in the coastal environment.
- 88 Because the site is of high cultural value, the Te Panuku Tū Principles have been developed by Ngāti Oneone to ensure important cultural elements are expressed in the design. In addition, this is proposed to be done in a way that also protects the important landscape, heritage, and natural character values of the site.
- 89 In response to this the Te Panuku Tū whare has been specifically designed to incorporate the Te Panuku Tū Principles, the Tītīrangi Reserves Management Plan, the objectives of the Tairāwhiti Resource Management Plan, and the New Zealand Coastal Policy Statement.
- 90 Along with the specific design measures, siting of key infrastructure and native revegetation consistent with re-cloaking the maunga, the proposed whare and associated facilities will have **low** adverse effects on landscape ridgeline and natural character values and **high** positive effects on preserving natural character and protecting the attributes of this important cultural and landscape feature.

Isthmus.

August 2021

Appendix A

LANDSCAPE AND VISUAL EFFECTS METHODOLOGY

The following methodology has been used to assess the site, the broad physical context, the proposal and its natural character, and landscape effects:

- Review of the application documents including site layout plans.
- A desktop review of the site, relevant documents and a preliminary review of the relevant strategies, design principles, planning provisions including the Te Panuku Tū Principles, Titirangi Reserves Management Plan, Tairāwhiti Resource Management Plan, and New Zealand Coastal Policy Statement. This provides guidance on the landscape and natural character values associated with the site, desired process, and outcomes.
- A site visit was undertaken on Wednesday 2nd June 2021 to gain an appreciation of the site and the localised area.
- A description of the existing landscape context of the site and the surrounding area. This description includes reference to the surrounding land uses and zones.
- An analysis the landscape character and amenity values of the site and of the surrounding area.
- An analysis of the visibility of the site from the surrounding environment.
- Review of site attributes to inform mitigation recommendations.
- An assessment of the potential landscape character effects of the proposal on the site and on the wider context.
- An assessment of the potential visual effects of the proposal on the site of the proposal and on the wider landscape context.
- The landscape character and amenity values are described within the main body of the report, with reference to a rating scale for the values. To be consistent with the ratings of the values described, in relation to potential effects, the same seven-point scale (below) is used to achieve a level of standardisation². Words are used in preference to numbers to reduce the likelihood of using ‘scores’ in a formulaic way. A comparison on how the value ratings relate to the RMA scales of ‘less than minor’, ‘minor’ and ‘more than minor’ is also provided.

Very Low	Low	Moderate – low	Moderate	Moderate – high	High	Very high
Less than Minor		Minor	More than Minor			

It is noted that change in a landscape does not in itself mean that a proposal will result in adverse effects.

² The scale is symmetrical around ‘moderate’. The scale is based on the recommended NZILA Best Practice Guide; however, it uses only neutral terms (and avoids ‘severe’ and ‘negligible’).

Isthmus.

The methodology section above sets out a series of 'steps' that have been taken to assess the relevant landscape effects of the proposal on the receiving environment. The list is provided for completeness to set out the key matters that have been taken into consideration. The detailed description of the work undertaken, and the conclusions reached is contained under the relevant headings throughout the report.

Appendix B

PLANNING PROVISIONS SUMMARY

Te Panuku Tū Principles

By representatives of Ngāti Oneone

Ref	Provision
a.	Mana – Titirangi is translated to mean, the highest peak (that our people saw when they first arrived) and was likened to another maunga they had in the homeland. It is therefore important reinstate te Tihi o Titirangi through continuous expression of whare into whenua where the tihi once stood.
b.	Whare Wananga - restoring names, acknowledging significant sites, heritage education – naming of Te Panuku Tū. Put back onto the maunga a sharing and learning space on te Tihi o Titirangi, to tell everyone's story.
c.	Taiao - restoring and replanting taonga species. Recloaking of the maunga.
d.	Mātauranga – A place to house tāonga and share knowledge, and at night explore the relationship with ngā whetu – the stars and navigation.
e.	Mauri Tū – maintaining and enhancing the life force of the water and bush; protecting the spiritual safety of all. Sustainable and respecting tapu and noa phases of the water – protecting springs and treating what goes back into the whenua.
f.	Tohu Whenua – all sites are linked intrinsically together, people, stories, heritage. Landmarks are acknowledged – a place to reconnect and orient to surrounding places of significance – Hamoterangi to Tangaroa
g.	Mahi Toi – Ngāti Oneone's visual display of mātauranga is acknowledged, Te Panuku Tū specific design elements are represented, hapū intellectual property is protected.
h.	Ahi Kaa – Similarly to a Pa, a Waharoa will welcome manuhiri through to te ara a Tangaroa (pathway), the wāhi a Tumatauenga as a wananga/hui area will invite the exchange of korero. Te Whare a Rongo will provide for the sharing of kai. As a Pa on a maunga, there are many viewing areas.
i.	Manaakitanga – a place to welcome and provide for visitors through kai and place to contemplate.

Titirangi Reserve Management Plan 2016 – Te Kaupapa Tiaki a Titirangi Maunga

Provisions that are relevant to landscape values.

Ref	Provision
Vision	Titirangi, he maunga teitei, he maunga ahuru, he maunga tu tonu – Titirangi, a lofty mountain, the sentinel mountain that keeps guard over us, her people of Turanga; a mountain that stands forever.
Values	What's Important?
1.	Kaitiakitanga The special relationship Ngāti Oneone as Tangata Whenua have with Titirangi as a site of spiritual cultural and historic significance, and a reference point for whanau, hapū, iwi identity.
2.	Recreation / Nga Takaro Pūangi Titirangi is iconic to the landscape of Gisborne City. It is a place to visit, enjoy the views and be healthy in.

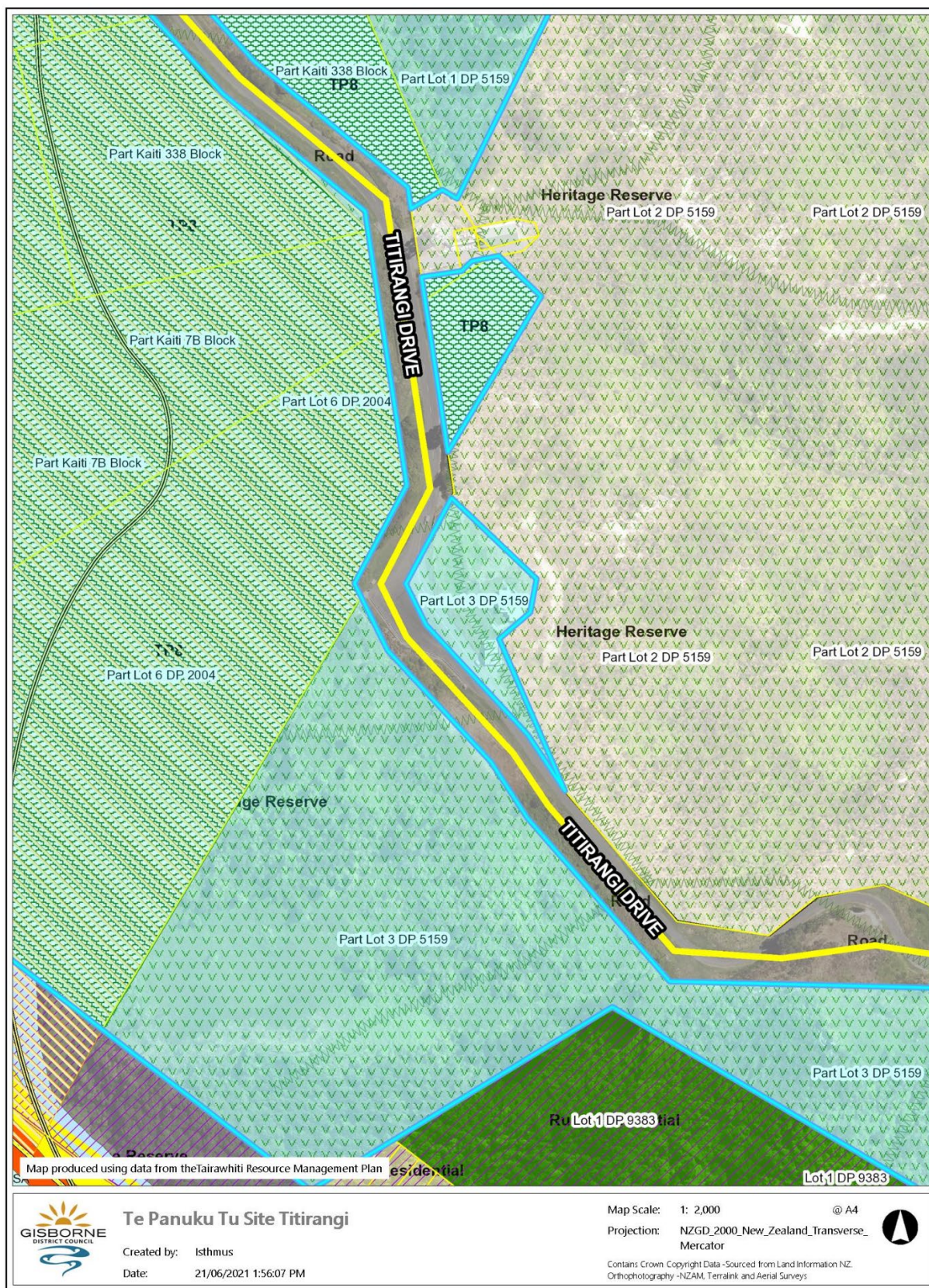
Ref	Provision
3.	Cultural Heritage / Nga Taonga Tuku Iho Titirangi, and the area surrounding it, is historically and cultural significant as a place of occupation, meetings, life, war, and rest. Some evidence of it remains.
4.	Learning / Wananga The learning opportunities Titirangi has in terms of sharing cultural, spiritual, heritage, recreation and environmental values with the community and visitors.
5.	Environment / Taiao The natural environment and its potential for enhancement in an urban and modified environment.
	-
Strategy	How will Council achieve the vision?
1.	Refresh Council ensures Ngāti Oneone has an active role as kaitiaki
2.	Recreate Council ensures low impact recreational facilities, appropriate to the values of Titirangi.
3.	Remember Council works with appropriate stakeholders to protect and appropriately manages waahi tapu archaeological sites, historic sites, and values.
4.	Revive Council facilitates learning, community pride based on kaitiakitanga and stewardship.
5.	Restore Council manages the vegetation including trees, pest plants and replating with natives where possible.
Actions	What we'll do
1.d	Represent Ngāti Oneone's mana whenua with interpretations and refreshing sites with traditional names
2.a	Improve user safety and visual appeal of the reserve
2.b	Improve and create new pedestrian connections and pathways.
3.b	Re-fresh interpretation and signage linked to nearby sites
3.d	Commemorate the military and archaeological history on Titirangi
4.a	Promote opportunities for people to be involved in and make use of Titirangi.
4.b	Community events are supported, encouraged, and managed well.
4.c	Private commercial use of Titirangi will generally not be permitted but could be considered where appropriate to achieve the outcomes.
5.a	Develop a restoration management strategy.
5.b	Manage animal pests though Regional Pest Management Strategy 2016
Outcomes	How will we know we are successful?
1.	Ngāti Oneone demonstrates their authority for their traditional lands and sea.
2.	Low impact facilities that are connected safe and tidy.
3.	We recognise, protect, and celebrate the story Titirangi can tell us about our past and identity.
4.	Titirangi is a place of learning, where all people learn about social, cultural, and environmental activities.
5.	Titirangi's natural habitats enhance the community and contributes to the regional ecological network.

Tairāwhiti Resource Management Plan

Ref	Provision
C3	Coastal Management
C3.2.2	Objectives
1.	The natural character of the Gisborne regions Coastal Environment and wetlands, rivers, lakes, and their margins within the Coastal Environment is preserved unless such preservation is inconsistent with the purpose of the RMA.
2.	The characteristics of the Coastal Environment that together form the natural character of the Coastal Environment of the Gisborne region are identified.
3.	Areas of the Gisborne region Coastal Environment where natural character has been adversely affected by past activities are identified. Such specifically identified areas should, where appropriate, be restored and rehabilitated.
C9	Natural Heritage – Urban Ridgeline
C9.1.3	Objectives
2.	Section 6(b) of the Act requires the protection of these areas.
C9.1.4	Policy
5.	To avoid, remedy or mitigate the effects of inappropriate subdivision, use and development on prominent ridges of the Coastal Environment or prominent ridges of the Gisborne urban area. Regard to the following will be had when preparing plans or considering applications for plan changes, resource consents or designations within the Coastal Environment:
a)	the integrity of the landscape and its tolerance to change;
b)	effect of the activity on the natural landform characteristics;
c)	visual contrasts between the activity and the landscape;
d)	effect of the activity on the skyline or prominent ridge;
e)	effect of the activity on the natural vegetation cover;
9.1.6(52)	Rule Assessment Criteria for structures above any prominent ridgeline
a)	The timing and duration of the activity
b)	The area, location, and size of the structure within regard to conforming with existing landforms.
c)	Proximity to prominent ridgelines
d)	The cumulative effect of the activity
e)	Proximity to existing structures
f)	Conformity with the nature and extent of existing structures
g)	The structure's visual dominance in the landscape
h)	Any vegetation screening and backdrop
i)	The means necessary to maintain values associated with natural character, biodiversity, amenity, and landscape
j)	
k)	Heritage values in the heritage alert layer
DC2	Coastal Management Area - General
DC2.3	Objectives
1.	Appropriate and sustainable subdivision, use, development, and protection of the coastal environment in the General Management Area.

Ref	Provision
2.	The maintenance and enhancement of the quality and integrity of the coastal environment.
3.	Low level of environmental risk in decision making.
4.	Involvement of local communities in the identification and protection of the values and the preservation of the natural character of areas within the General Management Area.
D5	Heritage Reserves Zone
DD5.3	Objectives
1.	Location of reserve areas to maintain or enhance residential and district amenity, present and future recreation opportunity, public access, and conservation values.
2.	Development and use of reserve land that does not create adverse effects on the reserve or surrounding environment.
	Policies
7.	Particular attention should be given to the following matters when assessing applications for consents to conduct activities on reserves:
a)	the existing character and amenity of the reserve and the locality in which the site is set
b)	the location and design (including colour) of any proposed structure on the reserve itself
c)	the location and design (including colour) of any proposed structure on the reserve itself
e)	access points onto the reserve
f)	any historical, conservation, ecological, archaeological or waahi tapu values associated with the reserve
g)	design and location in terms of enabling people to provide for their safety either at the reserve or on adjoining properties.
DD5.5	Methods
1.	Zoning
c)	Heritage Reserve Zone:
i.	Provides for areas of reserve and open space which are intended to be retained primarily as open space with limited development. Included in this zone are areas of natural vegetation, natural ecosystems, and important habitats
ii.	This zone also includes commonly identified land of cultural/spiritual significance to tangata whenua and sites of historical/archaeological importance (e.g., Titirangi/Kaiti Hill).
iii.	The purpose of this zone is to identify reserve and open space areas that require added protection because of the significance attached to individual sites.

PLANNING MAP – Heritage Reserve



PLANNING MAP – Coastal Environment and Natural Areas



Appendix D

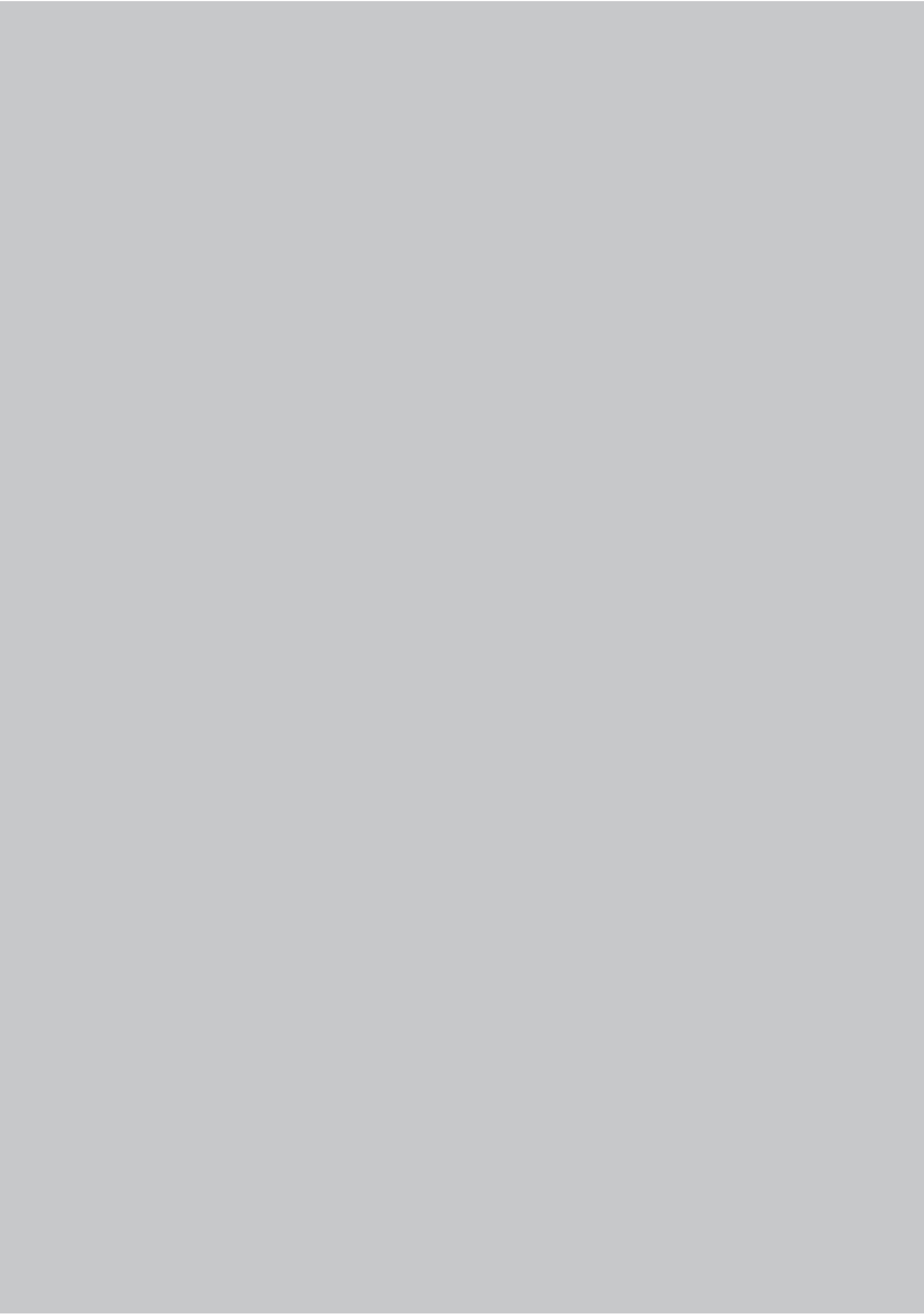
GRAPHIC ATTACHMENTS – See Separate A3 Document

Te Panuku Tu.
Gisborne District Council
& Ngati Oneone.
Appendix D - Graphic Attachments.
Isthmus.

July 2021

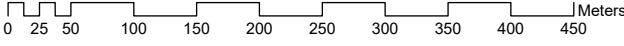


Document record				
Issue	Revision	Author	QA	Date
Draft	A	AE	KS	30.07.2021



Contents

Viewpoint Location Plan	5
Viewpoint 01 - Existing	6
Viewpoint 01 - Proposed	8
Viewpoint 02 - Existing	10
Viewpoint 02 - Proposed	12
Simulation Methodology	15



Site
VPs

Spatial Reference
Name: NZGD 2000 New Zealand Transverse Mercator
PCS: NZGD 2000 New Zealand Transverse Mercator
GCS: GCS NZGD 2000

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Isthmus cannot accept any responsibility for any errors, omissions, or positional accuracy of the data.

Copyright ©. This copyright data is licensed under the Creative Commons Attribution 3.0 New Zealand licence.
Courtesy: Land Information New Zealand
Courtesy: Gisborne District Council

Te Panuku Tu, Gisborne District Council & Ngati Oneone | July 2021

Isthmus.
AKL 09 309 9442 | WTN 04 499 9832
www.isthmus.co.nz

Client
Gisborne District Council
& Ngati Oneone

Date
7/30/2021

Job Name

Te Panuku Tu

Scale
1:3,000 @ A1
1:6,000 @ A3

Job No. Drawing No. Revision
OOS 1.001 A

North Issued For
Information

Do not scale. Verify dimensions on site before commencing any work. COPYRIGHT ISTHMUS GROUP LIMITED©





Viewpoint 01

View from De Lautour Rd outside Ilminster Intermediate School.

Original Photo Alan England | 50mm | DSLR Nikon D800 | 12:00pm 1 June 2021 | 2039024 E 5707722 N
Reading distance for correct scale: 400mm | Viewpoint Elevation: 15m ASL





Viewpoint 01 - Proposed

View from De Lautour Rd outside Ilminster Intermediate School.

Original Photo Alan England | 50mm | DSLR Nikon D800 | 12:00pm 1 June 2021 | 2039024 E 5707722 N
Reading distance for correct scale: 400mm | Viewpoint Elevation: 15m ASL





Viewpoint 02

View from outside 503 Wainui Rd

Original Photo Alan England | 50mm | DSLR Nikon D800 | 12:09pm 1 June 2021 | 2038834 E 5707193 N
Reading distance for correct scale: 400mm | Viewpoint Elevation: 14m ASL





Viewpoint 02 - Proposed

View from outside 503 Wainui Rd

Original Photo Alan England | 50mm | DSLR Nikon D800 | 12:09pm 1 June 2021 | 2038834 E 5707193 N
Reading distance for correct scale: 400mm | Viewpoint Elevation: 14m ASL

Photosimulation Methodology Statement

- Photos were taken with a fixed lens on DSLR camera. Locations were fixed using a handheld GPS unit with accuracy of 5m. Reference points in the landscape were also located to assist referencing of photo to digital terrain model.
- A sequence of photos was taken from each viewpoint and stitched to form panoramas. Photos were overlapped by approximately 30% and edges cropped prior to stitching to eliminate edge distortion.
- A digital model was created incorporating 3D models of the proposed development. Computer images were generated within the digital model from the same locations as the photos. The image was overlaid and aligned with the photo using reference points and visual matching. (Photos were imported in RAW format to avoid degradation of the image, requiring resizing to match the computer image).
- The wire-frame was then switched off leaving the proposed development in its correct location and scale relative to the photo. Lower parts of the proposed development were erased using Photoshop software where they would be behind foreground topography or vegetation.
- The time and weather when the photo was taken was entered to the programme in order to replicate lighting conditions.
- The completed photomontage is presented over two pages:
 - The photos are produced to replicate correct scale at the nominated reading distance (in this case 400mm).

Notes on use of Photosimulations:

- The Photosimulations are a useful tool but they cannot not precisely reproduce real life for the following reasons:
 - 2D Photography flattens an image compared to binocular vision.
 - Photography is static, whereas the human vision can scan and remember information.
 - Photographs are passive, whereas the eye seeks out detail.
 - The human eye can see more contrast than can be reproduced through photography.
 - Physical resolution of photography and printing is less than that of the human eye.

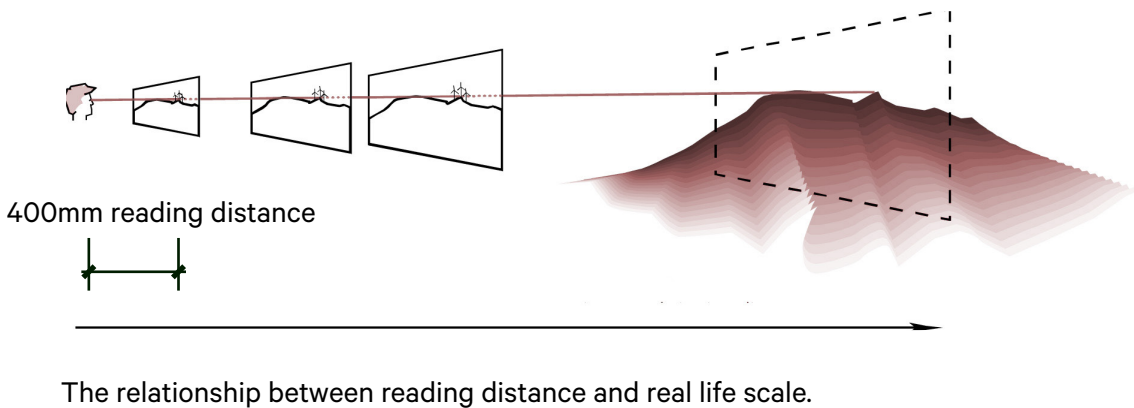


Figure 17



Figure 03: Comparison of 35mm lens and 50mm lens

Two images from the same location. With 35mm and 50mm lenses perspective is influenced by field of view, not by lens focal length. The overlaid portion is identical.