

**BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL
INDEPENDENT HEARING COMMISSIONERS**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a request for Private Plan Change NPDC PLC18/00048
by Oakura Farm Park Limited to rezone land at Oakura
within the New Plymouth District

**FURTHER EVIDENCE OF RICHARD ALEXANDER BAIN (LANDSCAPE AND VISUAL)
ON BEHALF OF OAKURA FARM PARK LIMITED**

Dated 11 October 2019

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INTRODUCTION

1. This supplementary evidence is in response to the Hearing Commissioner's direction 6 September for further evidence. I note the Commissioner's emphasis that unnecessary repetition of evidence already given and new matters are to be avoided.

SECTION 42A RESPONSE REPORT

2. With regard to the s42A Response Report, Ms McRae and Mr Kensington both considered that a 'fresh look' was required, not merely an adjustment to the original scheme.¹ With this in mind I have undertaken a comprehensive review of the matters identified in the s42A Response and prepared a redesigned structure plan which responds positively to the areas of concern identified. Although my review has produced a reduced scale, I have approached this task from a first principles perspective, rather than simply adjusting down the original scheme.
3. The reduced scale structure plan (**new structure plan**) is shown on the plans attached as **Appendix A** and takes this 'fresh look', primarily by the adoption of natural features adopted to define the southwestern extent of the proposal area. This new structure plan has been developed to attend to the various matters listed in the 'landscape and visual impact' section of the 42a Response Report.
4. The new structure plan reduces the scale of the original development in the following ways. For clarity I have used the same subheadings as in the s42a Response Report.²

Rural Subdivision and Design Guidelines, existing Landscape Character
Assessment, Community and Structure Plans.

¹ S42A Response – para 4.48

² sS2A Response – paras 4.34 - 4.64

5. The s42A Response Report refers to the Rural Subdivision and Design Guidelines and District Landscape Assessment noting that these reports state inter alia the need to take care that development on the lowest slopes within the ring plain do not climb any further up the Kaitake slope.
6. Noting that these two documents are non-statutory, the reduced scheme has removed the Lifestyle Area. Also, the new structure plan is 'tucked' below the Paddocks Subdivision and therefore does not "climb further up the Kaitake slope".

Effects on the Outstanding Landscape and Rural Character

7. The s42A Response Report states that neither the Operative District Plan or Regional Policy Statement identify what the key values are in regard to the Outstanding Landscape. Nonetheless, the 42A report considers that potential adverse effects on the Kaitake Range Outstanding Landscape has not been adequately identified or addressed.
8. The new structure plan retains an open view from much of SH45 towards the Kaitake Range, as illustrated in the montage within **Appendix A - Kaitake Vista**. The urban part of the proposal is restricted to a smaller area that abuts the existing built edge of Oakura. Associative values of natural character and legibility of the Kaitake Range/ rural environment are clearly maintained with the new structure plan.

Form, nature and scale of the development

9. With regard to landscape and visual impacts, the key themes mentioned by submitters listed in the s42A Response Report are;
 - a) Existing development has responded to the topography and 'fits' into the landscape.

- b) No large expansive areas of development on broad elevated terrace.
 - c) Majority of development is concentrated on the western side of SH45 retaining views to the Kaitake Range.
 - d) High level of planting/vegetation screening within built development areas
10. The reduced scheme addresses these concerns by limiting the built area to relatively flat areas between vegetated gullies with the southwestern edge of the development moved well back from SH45, tucked below the existing QEII bush area. Expansiveness is reduced by a significantly smaller urban footprint as well as the removal of the Lifestyle/Equestrian zone, creating a large balance farm area that wraps around the western and southern parts of the site. The interface between the urban and rural environment is now an unnamed tributary of the Wairau Stream, (a 'defensible natural feature') where previously it was the site's cadastral south boundary.
11. If the FUD area west of SH45 is developed, the proposal will meet the community's desire that the majority of development will be on the western side of SH45.
12. The Landscape Framework Plan in **Appendix A** illustrates a framework of indigenous vegetation that encapsulates the built area. Pedestrian and cycling linkages are also shown connecting the urban area to the outer framework. Green areas within the built areas include a recreation space shown on the **Structure Plan, Sheet SP01 - Appendix A**.
13. In addition to the Landscape Framework, planting/vegetative screening within the urban area will be developed as part of subdivision design, and will include street trees, entrance planting, and some berm planting. Special areas of ecological and amenity planting will be located at key locations such as street intersections, the recreation space, stream crossing over the tributary of the Wairau Stream, and along pedestrian/cycle linkages.

14. In my opinion the aspects of the reduced scheme, as described above, overtly address the key areas of submitters' concerns.

Effects of the proposed noise bund

15. Visual impacts of the noise attenuation bund are removed by the reduced scheme as no noise bund is required. The **Kaitake Vista (Montage) - Sheet FP03 in Appendix A**, illustrates the anticipated view from SH45, where previously the bund would have prevented this view.

Potential effects of night lighting

16. The reduced scheme reduces lighting effects because the urban area is smaller. Distance from SH45, combined with the vegetated buffer along the urban area's southwestern edge will prevent adverse lighting effects when entering the village from the south at night giving the appearance of development creeping up the slopes of the ring plain towards the Kaitake Range - a concern expressed in the s42A Response Report.

Landscape Framework and Structure Plan

17. The s42A Response Report states that the Landscape Framework and Structure Plan should aim to break up the scale and form of development, assist in maintaining rural character, and potentially aim to mitigate views from The Paddocks and SH45.
18. The new structure plan is illustrated on a Landscape Framework and Structure Plan (separate plans) - **Appendix A, Sheets SP01 and FP 01**. These plans show a development reduced in scale, with the form of development now consistent with Oakura - all of the built areas will have the same Residential C zoning and rules as residential Oakura. Under the Proposed

District Plan Oakura residential areas are anticipated to become 'General Residential.'

19. Views of the Outstanding Landscape from SH45 are predominately retained, as shown in the Kaitake Vista montage. Adverse views from the Paddocks will be reduced as their middle-ground views will remain farmland. The built areas are predominantly tucked beneath the QEII area which will increasingly screen views of the proposal from The Paddocks (as described in my hearing evidence).
20. Existing contours are shown on the Landscape Framework Plan to inform appropriate areas for urban development, and the indicative roading pattern shown on the Structure Plan is based on the underlying topography as well as to enable favourable solar orientation. A native bush framework encapsulates the development by way of vegetation that screens and separates the urban area from the rural environment. This relationship is illustrated in the Indicative **Cross Section, Sheet FP02 - Appendix A**.
21. The s42A Response Report notes that an area of concern that should be addressed in a Landscape Structure Plan (in order that it be consistent with other District Plan Structure Plans) is more detail on the proposed bund and highway access. As shown in the reduced proposal, there is no longer a noise attenuation bund or highway access.

OTHER MATTERS

Underpass

22. The reduced proposal does not include an underpass. If in the future, an underpass is deemed necessary or desirable by NZTA as part of future SH45 upgrade work, the proposal includes pedestrian walkways that could easily link into a future underpass.

CONCLUSION

23. The new structure plan provides a smaller and more focused development that seeks to address the landscape and visual matters of concern expressed in the s42A Response Report. In particular, the reduced proposal sets development within a vegetated framework, protects the key vistas of the outstanding landscape, and removes the noise attenuation bund, pedestrian underpass, and highway access. In my view, the reduced proposal addresses the landscape and visual concerns of submitters and council.

Richard Bain

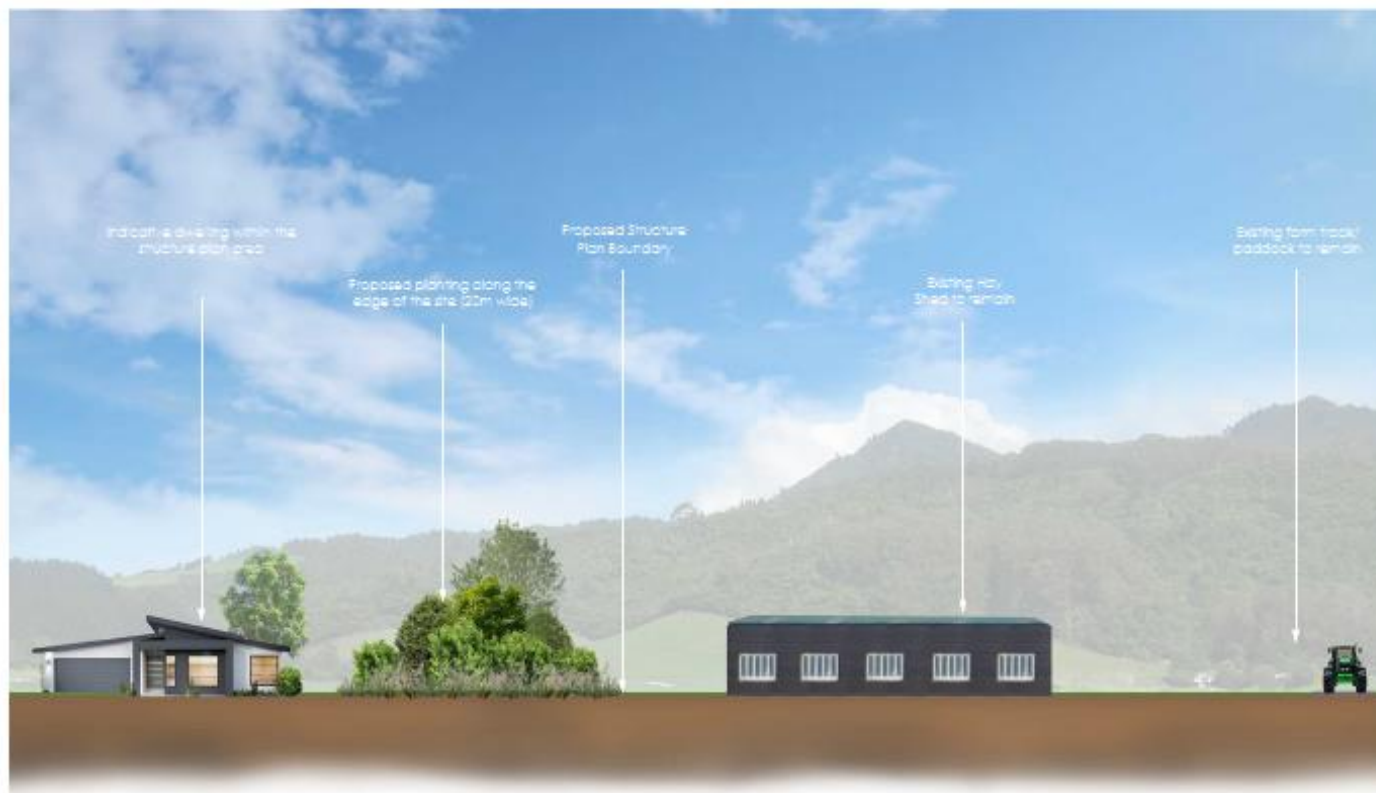
11 October 2019

Appendix A – Landscape Framework – FP02

WAIRAU ESTATE OAKURA

INDICATIVE CROSS SECTION

SHEET: FPO2

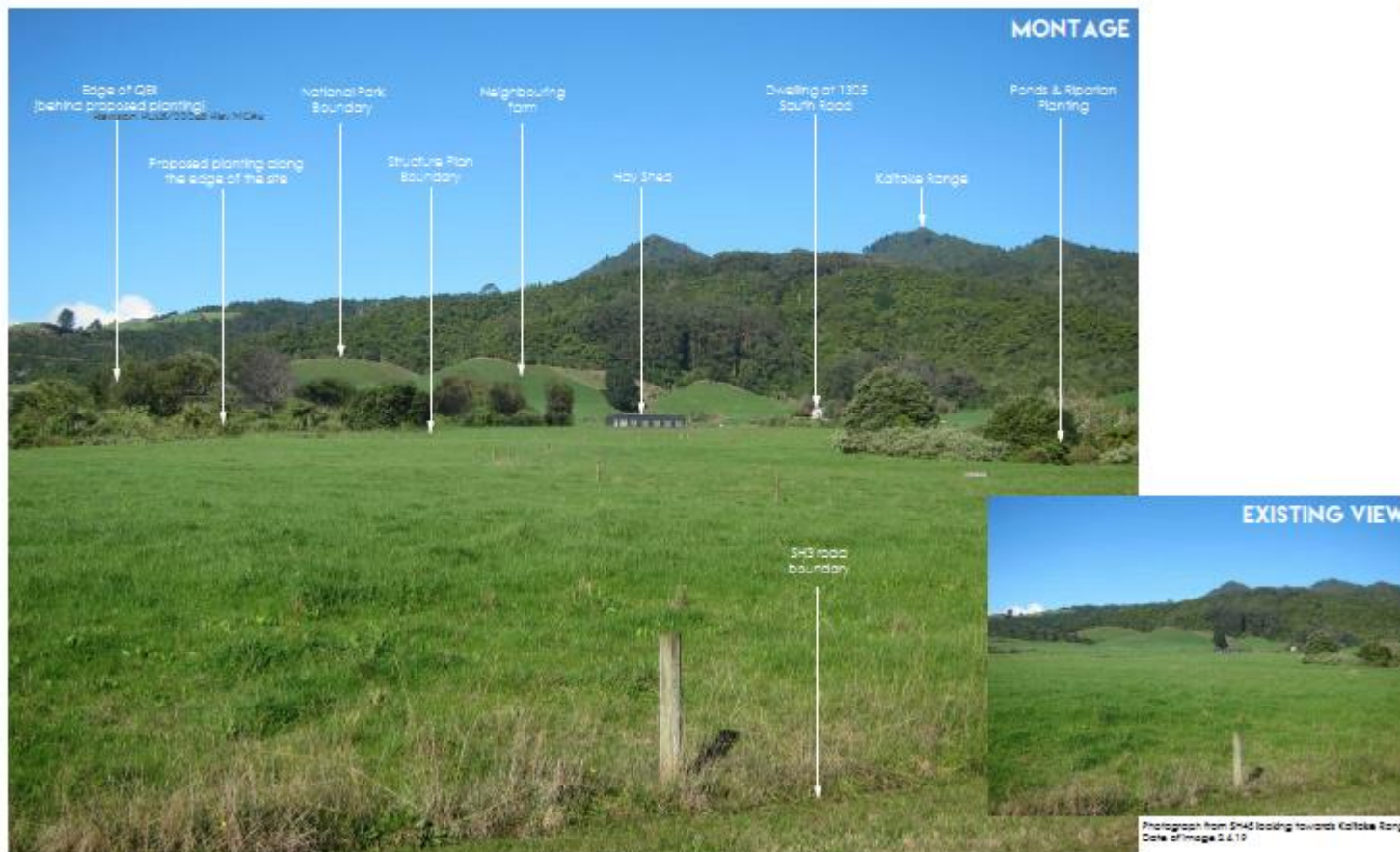


Appendix A – Landscape Framework – FP03

WAIRAU ESTATE OAKURA

KAITAKE VISTA (MONTAGE)

SHEET: FPO3



Appendix A – Structure Plan – SP01

