

BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL
INDEPENDENT HEARINGS COMMISSIONER

IN THE MATTER

of the Resource Management
Act 1991

AND

IN THE MATTER

of an application under
section 88 of the Act to
construct and establish a
Fonterra Farm Source Retail
Store and undertake a two lot
subdivision at 2475 South
Road, Okato.

EXECUTIVE SUMMARY OF EVIDENCE OF Richard Bain

Landscape Architect

28th March 2019

1. This executive summary seeks to briefly summarise the main points of my pre-circulated evidence.

ASSESSMENT OF EFFECTS – CHARACTER AND AMENITY

2. The site is highly visual due to its openness and position on the intersection of SH45 and Kaihihi Road. However, the visual significance of the proposal is lessened by the mixed-use nature of the receiving environment. Although openness and spaciousness will be reduced, these qualities do not represent the defining characteristic of the area. Although the Farm-source building site will contain a building that is 813.70m² in area, the remainder of the site, as well as lot 2 will remain 'open'.
3. However, I acknowledge that change from open pasture to built form could potentially create a perceptual change from a rural landscape to a commercial one. This is the aspect of the proposal that creates the greatest effects. With regard to the two lot subdivision, in my opinion it creates a low magnitude of change.
4. Effects from the building and its associated surrounds will potentially create a permanent change in site character - the building will be obvious by its presence. However, this change is part of the inevitable transition from openness to built form that occurs on the peri-urban fringes of growing townships, reinforced by the existing mixed use in activity in the area.

MITIGATION

5. Mitigation focuses of reducing the effects of the Farm Source building that is closer to the road boundary than permitted in the Operative District Plan and larger in footprint area than permitted on a lot less than 4 hectares.

6. A Planting Plan has been prepared to provide a suitable landscape context for the project. This plan undertook several iterations in consultation with the council planner and landscape architect.
7. The main aspects of the Planting Plan are the positioning of native evergreen trees on three boundaries as well as shrub planting along the road frontages. Trees along the Kaihihi Road boundary were also initially recommended, but these would have blocked views of Mount Taranaki from the Stony River Hotel.
8. In addition to the Planting Plan, controls on roof colour, glare from vehicle crossings, and night lighting effects are proposed.

RESPONSE TO SUBMISSIONS - LANDSCAPE MATTERS

9. I have read the submission of James Dinnis of 12 Upper Kaihihi Road, and Robert and June Dinnis of 8 Upper Kaihihi Road. These two properties are located opposite the Farm Source development site.
10. In my primary evidence I have responded to each item of concern, noting that they provide general comments about appreciation of the rural environment, rather than specific effects on their amenity as experienced from their properties. I describe that their properties are screened along their road boundaries, preventing external views, also noting that there is a consent notice on the title of 12 Kaihihi Road that requires screen planting along its road frontage.
11. Taking into account the level of existing screening, the setback distance of the building, planting and design controls, as well as the permitted baseline described in My Brophy's evidence, I consider the effects on the submitters to be low.

RESPONSE TO OFFICER'S REPORT

12. I have read the council officer's report, and agree with its assessment of the effect of the proposed planting on rural character.

13. With regard to consent conditions I have described in my primary evidence that I consider that the Planting Plan in the application is sufficient to meet condition 21 (which required an updated Planting Plan).

14. I have also suggested a minor change to the roof colour consent condition.

SUMMARY

15. I have assessed the proposal's impact on rural character and visual amenity and specifically considered effects on 8 and 12 Upper Kaihihi Road and the surrounding area. It is my assessment that the proposal will not create significant adverse character or amenity effects on either the submitter's property or broader landscape.

16. In my opinion the proposal will not create significant adverse rural character or amenity effects on either the submitter's property or broader landscape.

Richard Bain

28th March 2019