

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of an application under section 88
of the Act by Andy Gillham and
Louise Bain, to the NEW
PLYMOUTH DISTRICT COUNCIL to
construct a shed and 4 Habitable
Buildings at 828 Dover Road, New
Plymouth.

EXECUTIVE SUMMARY OF EVIDENCE OF Richard Bain

Landscape Architect

29th March 2019

1. I was engaged by the Applicant to prepare a Landscape and Visual Impact Assessment (LVIA), 2nd May 2018, in response to a Section 92 request dated 5th April 2018.
2. The site consists of two landcover types. The eastern half is open paddocks, gardens and dwelling. The western half is native bush. The carparks for the cabin quests and shed shed will be located within the open area of the site, while the four cabins will be located within the bush area.

3. Please refer to the **Site Plan's** for the proposal layout.

ASSESSMENT OF EFFECTS – CHARACTER AND AMENITY

Shed

4. The effect of the shed being located 2metres closer to the boundary than permitted in the Operative District Plan is mitigated by the deep cut in which it sits. The roof will be potentially visible, therefore I have recommended a colour condition to reduce glare.

Cabins

5. There are four cabins, each with their own specific location and orientation. I have assessed the visual impact of each and consider that the visibility of the cabins from outside the site is negligible.
6. I have recommended landscape matters pertaining to cladding materials and colour, tree removal, and night lighting to be included within consent conditions.

Carpark and other permitted structures

7. The proposal includes a carpark, information kiosk and gazebo, and sauna, small shed, all of which are permitted under the Operative District Plan. These items are shown on the **Site Plans**.

RESPONSE TO SUBMISSIONS - LANDSCAPE MATTERS

8. I have read the submission of Nathan and Kirsten Foley of 852 Dover Road, and note that their main concerns appear to be ecology. They also refer to adverse effects on rural character which in my opinion are negligible given the position of the cabins within the bush and the permitted activity status of carparking and traffic as well as planting of exotic species.

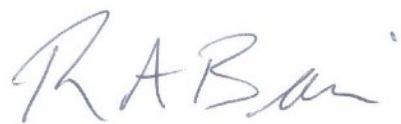
RESPONSE TO OFFICER'S REPORT

9. I have read the council officer's report, and note that recommendation for the consent to be granted. I agree with planner's comments regarding landscape and visual effects.

SUMMARY

10. I have assessed the proposal's impact on rural character and visual amenity and specifically considered effects on 852 Dover Road as well as the surrounding area.

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

A handwritten signature in cursive script that reads "RABain".

29th March 2019