

BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL
INDEPENDENT HEARINGS COMMISSIONER

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of a request for private plan
change for Oakura Farm Park
Limited, at Wairau Road, State
Highway 45, Oakura.

SUMMARY STATEMENT OF EVIDENCE OF RICHARD ALEXANDER BAIN
(LANDSCAPE AND VISUAL) ON BEHALF OF OAKURA FARM PARK LTD

22nd July 2019

is too small a natural feature to provide a legible boundary of any consequence. The effectiveness of the cadastral boundary as the appropriate demarcation for the transition is underpinned by the distinctly different District Plan provisions that will apply; namely the structure plan provisions applying to the subject site and the Rural Environment Area provisions applying to the adjoining property. Further, the rural lifestyle area of the Structure Plan Area is proposed to meet a local need for equestrian lifestyle that includes a common bridle trail. This area occupies nearly half (44%) of the Structure Plan area.

6. Clause 13: With regard to the desirability of a Landscape Framework as expressed by the other experts, I note that such a plan is recommended in the s42A report, Appendix 10, Amendment 1, Policy 23.8 (b) *Develop a Landscape Plan setting out the overall landscape features and elements, including planting, for the Wairau Estate Structure Plan Area* which will be given effect through the 'Controlled' provisions of the recommended rule Res100.

Clause 14: I am at variance with the other experts with regard to the scale and effect and quality of the view (of the OL) from SH45. As stated in my evidence in chief, in my opinion the characteristics and qualities that contribute to the Kaitake Ranges as an OL are not adversely impacted by the development, (despite that there are views of OL across the site), for the following reasons.

- The site is not located within an OL;
- The scale of the ranges is such that they will not be subsumed by the development;
- The presence of other buildings in the area (such as the houses in The Paddocks) are located closer to the OL than the proposal area;
- The Kaitake Ranges are a dominant backdrop in the wider area, not just across the proposal site;
- The extent and quality of the views from SH45 are limited by the speed of road users along this stretch of highway, orientation; any available views are typically fleeting, being interrupted by patches of roadside trees and

buildings and extended lengths of continuous roadside plantings of shelterbelts of both exotic and indigenous vegetation.

- The ability of permitted activities (such as shelter planting, large sheds) to prevent views of the OL;
- There are no nearby public viewing places designed for views of the OL;
- There are no District Plan viewshafts or view protections of the OL;
- The natural character values of the OL will remain unchanged by the proposal, although there will be reduced views from the highway from the bund and associated vegetation.

For these reasons, I do not consider that this represents an adverse affect on the OL's natural character values. I also note that the 2006 Oakura Structure Plan includes an 'Inland Area' with the plan key noting building controls on height, scale and form. This suggests that houses built on the upper slopes were of concern with regard to effects on the OL. The urban part of the proposal is outside this area.

7. Clause 15: Notwithstanding agreement about the unknown extents of the bund, there is disagreement amongst the experts as to the appropriateness of the bund as a landform. In my view, once planted, the underlying landform will not be perceptible. As stated in my evidence, bunds are not uncommon in places where urban development extends into the countryside. Such bunds, are effective in screening urban development from rural roads. A landscaped bund of 2-3m in height that has been indicated to be 500-600m maximum length along the SH road frontage of the Wairau Estate Structure Plan Area will present a roadside visual amenity similar to and consistent with roadside frontages along either side of State Highway 45 readily observable in the locality.
8. With regard to the Supplementary Section 42A Officer's Report (19 July 2019) I make the following comments.

9. Clause 3.47: Bullet point 3 recommends that there should be “Limited residential development along the northern edge of Wairau Stream to provide transition from dense residential development to rural land, being the balance of the land and the open space corridor”. This sounds very similar to that of the proposal (rural lifestyle area) whereby a spatial transition from residential to rural is promoted.

10. Clause 3.69: Referring to the effect on KNE and gully tributaries, the report states that the “Wairau Stream is particularly important.” I believe this should read the ‘Wairau Road Stream is particularly important’, meaning the stream closest to Wairau Road as referenced in clause 17 of the Joint Conferencing Statement.

Richard Bain

22 July 2019