

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of an application under section 88
of the Act by B,M,R SIM to the
NEW PLYMOUTH DISTRICT
COUNCIL to undertake a
boundary change and five-lot
rural subdivision, at 6 & 42 Leith
Road, Okato

SUMMARY STATEMENT OF EVIDENCE OF Richard Bain

Landscape Architect

8 June 2022

INTRODUCTION

1. This summary of evidence focuses on matters where I am at variance with the other landscape experts, as recorded in the Expert Joint Conferencing Witness Statement dated 1 June 2022. I refer to clause numbers in that document.

SUMMARY OF EVIDENCE

1. Clause 3.2a: With regard to the level of cumulative effects of proposed Lots 2 and 3, I consider that from an experiential point of view, no one will view these lots in combination with any other dwellings, other than a fleeting view when driving past. Sequential effects are also minimal as those who use Leith Road see other dwellings of which Lots 2 and 3 add two more. I do not consider this an adverse cumulative effect as the area will remain rural in character, albeit changed.
2. Clause 3.2b: There is disagreement about the distinctiveness of the hillock. As described in my evidence in chief, I do not consider the hillock as unique or distinctive. It is not especially high or prominent, and when viewed from SH45 there are buildings and vegetation that are more dominant. From Leith Road, the roadside hedge largely screens the hillock from view.
3. Clause 3.2c: With regard to effects on the hillock being able to be avoided with the proposed mitigation measures, I consider that the location of the high point within the 30m road setback, the 5m building setback, and the likely position of a vehicle crossing into Lot 3 will avoid adverse effects on the hillock. I discuss this further in paragraph 6 of this summary evidence.
4. Clause 3.2d: Planting along the southern of boundary of Lot 3 is not included in the proposed conditions. As noted under clause 4.1b of the landscape experts JWS, there is agreement as to the potential effectiveness of this planting.
5. Clause 3.2e: It is my understanding that vehicle movements on Leith Road are in the order of 200 a day (2016). My view is that this is a low number which does influence the degree of visual effects in so far as there are relatively few who will experience these effects, and therefore lessens the impact of the proposal.
6. Clause 5.1: Since the time of our JWS details I have discussed with Applicant's surveyor Mr Lumb the potential impact of the crossings on the landform of lots 2 and 3. Mr Lumb and I agreed that the proposed consent condition regarding earthworks could be met.

12 h) All earthworks on Lots 1, 2, 3 and 5 shall include sediment control measures and be limited in height to 1.5m unless created at a batter of no steeper than 3 horizontal to 1 vertical. Any earthworks shall be grassed.

In my view this condition can be achieved and will ensure that adverse landform effects are avoided.

Richard Bain

8 June 2022

