

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of an application under section 88
of the Act by L and H Greensill to
the NEW PLYMOUTH DISTRICT
COUNCIL to undertake a three-lot
rural subdivision, at 1303 South
Road, Oakura

SUMMARY STATEMENT OF EVIDENCE OF Richard Bain

Landscape Architect

1 July 2022

INTRODUCTION

1. This brief summary covers the landscape and visual matters that I consider most pertinent to this proposal.

SUMMARY OF EVIDENCE

2. The site's character in the vicinity of proposed Lots 2 and 3 is influenced by its context. While pastoral in the broader sense it also has a rural-residential context because of its

proximity to existing dwellings. Moreover, Lots 2 and 3 lie 'behind' the rural-residential properties that orient more northerly – away from the subject site.

3. With regard to landscape character effects, I consider that effects are likely to very low due to the small amount of land that will change (8870m²) and because the area's character includes rural-residential development. In my view, character effects will be largely imperceptible to the wider receiving environment.
4. With regard to visual effects, my primary evidence focuses on 1305A South Road (the submitter). My evidence describes the relationship of this property to Lots 2 and 3, concluding that the property's openness and position relative to the Lot 3 but taking orientation and boundary planting into consideration, the level of effect for this property (without mitigation) will be 'low to moderate'.
5. With mitigation, my view is that visual effects on the submitter's property can be reduced through design controls on buildings, building setback, and planting. The design controls are reflected in the draft consent conditions and the building setback and planting is shown on the Landscape Mitigation Plan appended to my evidence and referenced in the conditions.
6. With regard to the Council Officer's Report, the main point of contention is that the officer considers that effects on submitter's property (1305A South Road) cannot be mitigated. My view is that the primary amenity that derives from the submitter's north facing property will remain. While their south-eastern outlook will change, it will continue to have elements of rural character such as vegetation and spaciousness through the proposed 35m setback on Lot 3 and 25m setback on Lot 2. The proposed design controls will reduce the potential dominance of buildings.

Richard Bain

1 July 2022

