

BEFORE TAUPŌ DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991 (RMA or the Act)

BETWEEN **CN Top Ltd, Lexus Trustees 11 Ltd and Rajasingham
Family Trust.**

AND **Taupō District Council**

**SUMMARY STATEMENT FOR HEARING BY REBECCA RYDER
ON BEHALF OF TAUPŌ DISTRICT COUNCIL**

Date: 9 November 2021

QUALIFICATIONS AND EXPERIENCE

1 My qualifications and experience are set out in my Evidence-in-Chief.

CODE OF CONDUCT

2 I have read the Code of Conduct for Expert Witnesses outlined in the Environment Court's Consolidated Practice Note and have complied with it in preparing this evidence. I also agree to follow the Code when presenting evidence. I confirm that the issues addressed in this brief of evidence are within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from my opinions.

BACKGROUND

3 I have prepared or contributed to the following documents:

- My Evidence-in-Chief.
- The Section 42A report prepared by Mr Matt Bonis.

4 In my 2021 evidence I provided comments on:

- The Landscape and Visual Effects Assessments (LVA Report)

5 This summary statement is based on the above documents (although it does not replace them), along with consideration of the following:

- Evidence-in-Chief of Mr Stefan Steyn
- The Section 42A report prepared by Mr Matt Bonis.
- Evidence of David Greaves (Planning) -where landscape matters are raised

COMMENTS ON MR STEYN'S EVIDENCE

6 At Paragraphs 38 and 39 Mr Steyn responds to my review of the applied method. The gaps in the method and approach to assessment were directed from the LVA report itself where it sought to address the landscape effects yet applied only a method of visual effects. The application of landscape assessment is borne from biophysical, sensory and associative values, including tangata whenua values, and is not new to the profession. The adoption of recent guidance as a profession has been built off methods applied through multiple guidance documents including its predecessor the *NZILA Best Practice Note: Landscape Assessment and Sustainable Management 10.1*.

- 7 At paragraph 39 of Mr Steyn's evidence he considers the assessment of tangata whenua values being outside the realm of landscape architects. I disagree with this and recommend consideration of those identified cultural values as they relate to landscape be integrated into the outcomes for the proposed plan change. It is important to note cultural impact assessment differs to that of cultural values attributed to landscape. Again, this is not new to the practice of landscape assessment in that associative values, relating to human relationships are considered. Where possible I remain of the view that consideration of the cultural landscape values be integrated into the design response for future subdivision.
- 8 I support the recommendation at paragraph 40 of Mr Steyn's evidence by way of introducing an assessment matter of viewshaft management through management of building heights.

OTHER COMMENTS

- 9 I support the approach of provisions set out in Paragraphs 232 and 279.2 of the Section 42A report.

CONCLUSION

- 10 The conclusion of my Evidence-in-Chief remains unchanged.
- 11 I support the provisions relating to landscape and CPTED matters addressed in paragraphs 233 and 279.2 of the Section 42A report
- 12 I also support the proposed gully planting as set out by the ecologists.



Rebecca Ryder
Landscape Architect
9 November 2021

