

TAUPŌ DISTRICT PLAN

Under: the Resource Management Act 1991

In the matter of: **Proposed Plan Change 36**

Whareroa North – Rezone land from rural environment to residential environment

JOINT WITNESS STATEMENT (LANDSCAPE)

1. This signed joint witness statement is written in response to the Commissioner Panel's First Minute dated 27 March 2020, which states at paragraph [37]:

*If expert conferencing occurs then a Joint Witness Statement (JWS) is to be prepared for each specific topic of expertise and be provided to the Hearings Administrator by 4.00pm on **Wednesday 6 May 2020**. The Commissioners anticipate that experts for the Incorporation will assume responsibility for preparing each JWS unless the conferencing experts decide otherwise amongst themselves. The Commissioners may request further conferencing during the course of the hearing.*
2. The Commissioner Panel have advised an amended the date of lodgement for any JWS to Friday 5 June 2020.
3. The JWS requires that the experts seek to identify and reach agreement with the other expert witness(es) on the issues and matters within their field of expertise, and at the conclusion of the conference, prepare and sign a joint witness statement that includes:
 - (a) the issues/matters on which the expert witnesses agree.
 - (b) the issues/matters on which they do not agree, including the reasons for their disagreement.
4. This report relates to the conferencing topic of Landscape.
5. A conference meeting was held on Thursday 28 June 2020 between 9:30am and 11:00am, by way of video link.
6. Participants were:
 - a. Ms Mary Monzingo, Landscape Architect for the Proponent.
 - b. Ms Rebecca Ryder, Landscape Architect for Taupō District Council.
 - c. Ms Joanne Lewis (Planner for the Proponent) and Mr Matt Bonis (Planner for the Council) were in attendance as observers.
7. In preparing this statement, the experts have read and understood the **Code of Conduct for Expert Witnesses** included in the Environment Court Consolidated Practice Note 2014 and agree to be bound by it. In particular, the attendees Have read the Environment Court Practice Note 2014 in respect of Appendix 3 – Protocol for Expert Witness Conferencing and agree to abide by it.

Key Issues of discussion

Scale of Effects

1. *Has the scale of effects been appropriately assessed using the NZILA Best Practice Note 7-point scale? (see RR rebuttal at [11])*

Ms Monzingo and Ms Ryder **agreed** that the assessment undertaken by both Landscape Architects has been undertaken as consistent with the NZILA Best Practice Note. The scale agreed on is as set out in the draft scale of effects provided by Ms Monzingo ('Definitions of Effects Ratings' draft and dated 27 May, 2020 – **Attachment A**).

2. *Has the scale of effects been appropriately weighted?*

Agreed as above.

Site-Specific Values

1. *Clarification of the first sentence of Paragraph 12 of Ms Ryders Rebuttal Evidence.*

Ms Ryder confirmed that paragraph 12 identified that additional landscape evidence and analysis had been undertaken by Ms Monzingo in her **EiC**.

2. *What are the site-specific values of the Land and the area the bridge and access road pass through that would be affected by the Plan Change?*

It was **agreed** that these would be further developed within the rebuttal evidence of Ms Monzingo. There was also **agreement** that the draft working version ('Site specific values' draft and dated 27 May, 2020 – **Attachment B**) provided agreed principles for evaluating those values.

Ms Ryder identified that these should be elaborated on for the OLA in terms of the amended *Pigeon Bay* criteria and consistent with the factors listed in Table 12-2¹-, Part B, 12B of the Waikato Regional Policy Statement.

Ms Monzingo **agreed** that these matters would be further elaborated on within her Rebuttal evidence.

3. *Have these been appropriately identified? (see RR rebuttal at [12] – [13]); and*

It was **agreed** that subject to the analysis outlined in (2) above in terms of analysis of effects on the OLA that these matters have been identified.

4. *Have those values changed since the Structure Plan was made operative in 2013 or since the refresh of TD2050 in 2018?*

¹ <https://www.waikatoregion.govt.nz/assets/WRC/Council/Policy-and-Plans/RPS-Regional-Policy-Statement/RPSv2018-PartB.pdf>

It was **agreed** that the landscape characteristics or land use had not changed in a material manner.

Landscape Effects

1. *Identification of adverse landscape effects of the proposed Plan Change and their categorisation.*

It was **agreed** that the assessment separation between the residential component and the bridge / road was appropriate.

The effects assessment associated with the residential component of the Plan Change (from Rural environment) was **agreed**.

Ms Ryder **disagreed** that the mitigation proposed (for the residential component) would necessarily overcome the effects identified, on the basis of uncertainty as to the mechanisms and precision of the implementation measures to achieve mitigation.

2. *Methods available for addressing adverse effects on landscape character? (See RR rebuttal at [16])*

Ms Ryder expressed concern as to certainty of performance of outcomes and implementation measures identified, based on her experience as a landscape architect and the ability for future development to appropriately interpret and implement landscape mitigation.

It was **agreed** that Ms Monzingo would provide further precision in terms of the Plan mechanisms. These would be translated into the Appendix 8 provisions to ensure that there was greater certainty that the outcomes agreed by the Landscape Architects were to be implemented. Matters requiring consideration included planting (including the western and northern interface with the Rural environment) and building heights.

3. *Acceptable environmental outcomes following subdivision and residential development and how can these be achieved? (See RR Rebuttal at [16] and MM EiC at 15.3)*

Ms Ryder and Ms Monzingo **agreed in principle** the design outcomes, as based on the draft Building Heights Plan and Maximum Building Heights analysis provided by Ms Monzingo for the discussion (**Attachment C** – Maximum Building Heights Draft, Additional information regarding planting as dated 27 May 2020) would provide certainty as to outcomes.

It was **agreed** that Ms Monzingo will further elaborate on that discussion in her rebuttal and seek provide greater precision in plan change mechanisms associated with further mitigation necessary is appropriate in terms of responding to sensitivities and values within the site.

OLA 60

1 *Appropriateness of the name and the description of OLA 60 contained in the Taupo District Plan*

It was agreed that Ms Monzingo would address the appropriateness of the name and the description of OLA 60 contained in the Taupo District Plan in her rebuttal evidence.

2. *Scale of effect on OLA60*

Ms Monzingo **agreed** that an intermediate scale of effects assessment (within 2km to 3km of the site) on the OLA would be undertaken and provided in her Rebuttal evidence.

3. *Impacts on OLA 60 from residential development at the site and Anticipated adverse effects of the bridge and access road and options for mitigation. (see RR rebuttal at [18])*

Ms Ryder considered additional assessment was necessary in terms of the residential aspect of the development on the OLA, including considering sensory values of adjacent receptors (*Pigeon Bay* criteria).

Ms Ryder outlined that additional assessment and importantly parameters for developing the bridge and road should be provided. The latter would provide guidance for construction and would be informed by the capacity for that landscape to accommodate change.

Ms Monzingo was of the view that these matters would largely be addressed at time of subdivision and consenting, but **agreed** to provide in her Rebuttal evidence parameters that would be included as mechanisms in the Plan Change to guide the formation of the Bridge / Road ensuring that effects on the OLA can be appropriately absorbed. These would extend to timelines and parameters (cut faces, benching, planting) for managing effects.

4. *Location of the footprint of the bridge and road in relation to effects on the OLA.*

Ms Ryder identified that in her view the Bridge was less of a concern than the 'indicative' road, especially given elements already contained in Appendix 8 in terms of such matters as colour.

There was **agreement** that Ms Monzingo would further address values, effects and the intermediate scale effects on the OLA to inform capacity of the landscape to absorb the change, and identify mitigation measures therein.

5. *Timing of further landscape assessment.*

There was **agreement** that additional visual simulations (at five years) would not be required. This was however, as expressed by Ms Ryder subject to the matters above (as to establishing absorption and associated parameters for guiding Road / Bridge development).

Natural Character Effects

1. *The assessment of Natural Character and whether this is preserved and protected appropriately. (see RR rebuttal at [24])*

It was **agreed** that Ms Monzingo would provide for this analysis within her Rebuttal Evidence.

Visual Effects

1. *Specific mitigation outcomes: (see RR rebuttal at [30])*

- a. *Mitigation planting*
- b. *Proposed building heights*
- c. *Timing*

It was **agreed** based on the further analysis to be provided in Rebuttal by Ms Monzingo, as based on the draft matters provided (Attachment A, B and C) that these would address the information gaps identified by Ms Ryder in rebuttal.

2. *Further simulations. RR rebuttal at [29]*

It was **agreed** based on the above, that further simulations would not be required.

Cumulative Effects

1. *Identification and options to ensure that cumulative landscape and visual effects do not compromise the protection of the OLA and natural character values. (see RR rebuttal at [35])*

Ms Ryder disagreed with the EiC of Ms Monzingo that there would be no cumulative effects. Ms Monzingo **agreed** based on the above further analysis, in particular the intermediate scale of effects on the OLA that cumulative effects would be revisited in rebuttal.

Dated: 29 May 2020

Experts



Rebecca Ryder



Mary Monzingo

Observers



Matthew Bonis



Joanne Lewis

Attachment A – Definitions of Effects Ratings, Working Draft dated 27 May 2020

DEFINITIONS OF EFFECTS RATINGS

Negligible effects

The proposal would have a so small or so unimportant, as to not be worth considering, effect on the:

- character or key attributes of the receiving landscape; and/or
- the visual context within which it is viewed and/or
- the perceived amenity derived from it.

Very low effects

The proposal would have a very small or very unimportant effect on the:

- character or key attributes of the receiving landscape; and/or
- the visual context within which it is viewed and/or
- the perceived amenity derived from it.

Low effects

The proposal would have a small or unimportant effect on the :

- character or key attributes of the receiving landscape; and/or
- the visual context within which it is viewed and/or
- the perceived amenity derived from it.

Moderate effects

The proposal would have a moderate effect on the :

- character or key attributes of the receiving landscape; and/or
- the visual context within which it is viewed and/or
- the perceived amenity derived from it.

High effects

The proposal would have a significant effect on the :

- character or key attributes of the receiving landscape; and/or
- the visual context within which it is viewed and/or
- the perceived amenity derived from it.

Working Draft

Very high effects

The proposal would have a significantly change the :

- character or key attributes of the receiving landscape; and/or
- the visual context within which it is viewed and/or
- the perceived amenity derived from it.

Extreme effects

The proposal would result in the total loss of the characteristics and key attributes of the surrounding landscape and/or visual context amounting to a complete change in the landscape character.

Working Draft

Attachment B – Whareroa North, Site Specific Values

Whareroa North Site Specific Values

Site specific values of the Land can be categorized as:

- The area of bracken and scrub. The area is enclosed on 3 sides by existing vegetation and contains regenerating indigenous vegetation. The surrounding vegetation screens views of this area from the north, east and south. This area shares a common boundary on the east and south with SNA062. The natural values of the SNA and the existing regenerating indigenous vegetation within this area are the critical values of this area;
- The area of paddock. The area of paddock has moderate landscape values; and
- The area through which the access road (including the bridge) have high natural landscape character values.

In determining the ability of areas of the Land to accommodate change without adversely affecting the landscape values of the Land and the surrounding landscape the following factors were considered:

- the sensitivity to changes on the Land of adjacent areas;
- the surrounding existing indigenous vegetation that provides visual screening and physical separation between the Land and OLA 60; and
- the topography of the Land.

Areas of the Land with high ability to accommodate change without adversely affecting the landscape values of the Land and the surrounding landscape:

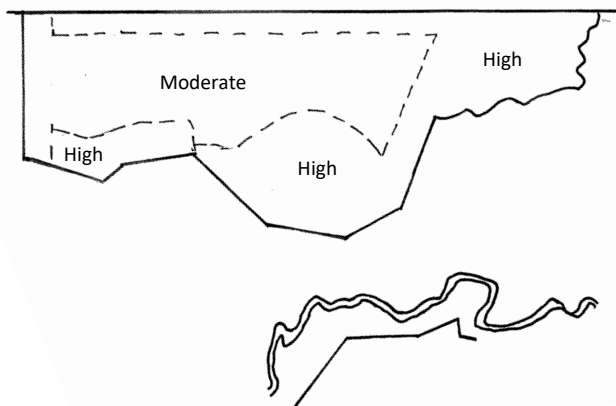
- along the north and northwest boundary, adjacent to the area of regenerating scrub, which has low sensitivity to changes on the Land as a result of the existing vegetation that visually screens views of the Land and the low human use of this area;
- within the area of low scrub of bracken and shrubs as a result of the visual screening provided by the adjacent existing indigenous vegetation with heights of 6 m to 16 m and the proposed protected vegetation within this area. The adjacent area of the plateau (between the Land and OLA 60), to the east of the Land has a moderate sensitivity to change on the Land as a result of the existing indigenous vegetation within the area that limits views of the Land and the low human use of this area; and
- along the southeast and southern boundary of the Land and the lower lying area of the bowl as a result of the visual screening provided by the adjacent existing indigenous vegetation with heights of 6 m to 16 m. The adjacent area of the plateau to the south of the Land has a moderate sensitivity to change on the Land as a result of the existing indigenous vegetation within the area that limits views of the Land and the low human use of this area.

Areas of the Land with moderate ability to accommodate change without adversely affecting the landscape values of the Land and the surrounding landscape:

- areas not located adjacent to areas of existing indigenous vegetation and thus have the potential to be more visible from the surrounding landscape

- adjacent to the rural land to the west of the Land, which has moderate sensitivity to changes on the Land as a result of the of the manuka plantation that will in time limit views of the Land and the moderate human use of the rural land;
- the area of the Land above proposed indigenous planting within the bowl to avoid buildings in this area appearing visually prominent; and
- the area of the Land below the proposed indigenous planting within the bowl, where the upper slope of the bowl is less pronounced, to avoid buildings in this area appearing visually prominent.

DRAFT Work in progress



Ability to accommodate Change

**Attachment C – Maximum Building Heights Draft, Additional
information regarding planting as dated 27 May
2020**

Whareroa North

Maximum Building Heights

In determining the maximum building heights for areas of the Land the following factors were considered:

- the sensitivity to changes on the Land of adjacent areas;
- visual screening provided by the surrounding existing indigenous vegetation; and
- the topography of the Land.

Areas of the Land with an 8 metre maximum height of buildings:

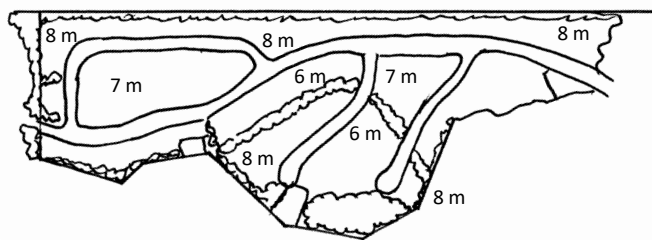
- along the north and northwest boundary, adjacent to the area of regenerating scrub, which has low sensitivity to changes on the Land as a result of the existing vegetation that visually screens views of the Land and the low human use of this area;
- within the area of low scrub of bracken and shrubs as a result of the visual screening provided by the adjacent existing indigenous vegetation with heights of 6 m to 16 m and the proposed protected vegetation within this area. The adjacent area of the plateau (between the Land and OLA 60), to the east of the Land has a moderate sensitivity to change on the Land as a result of the existing indigenous vegetation within the area that limits views of the Land and the low human use of this area; and
- along the southeast and southern boundary of the Land and the lower lying area of the bowl as a result of the visual screening provided by the adjacent existing indigenous vegetation with heights of 6 m to 16 m. The adjacent area of the plateau to the south of the Land has a moderate sensitivity to change on the Land as a result of the existing indigenous vegetation within the area that limits views of the Land and the low human use of this area.

Areas of the Land with a 7 metre maximum height of buildings;

- areas of the Land that are not located adjacent to areas of existing indigenous vegetation and thus have the potential to be more visible from the surrounding landscape

Areas of the Land with a 6 metre maximum height of buildings:

- adjacent to the rural land to the west of the Land, which has moderate sensitivity to changes on the Land as a result of the of the manuka plantation that will in time limit views of the Land and the moderate human use of the rural land;
- the area of the Land above proposed indigenous planting within the bowl to avoid buildings in this area appearing visually prominent; and
- the area of the Land below the proposed indigenous planting within the bowl, where the upper slope of the bowl is less pronounced, to avoid buildings in this area appearing visually prominent.



Maximum Building Heights

Whareroa North

Further details regarding the proposed planting

The various areas of planting are numbered on PLAN TO BE PREPARED, to help with the description below.

General

All planting will utilise eco-sourced indigenous plant species naturally occurring in the surrounding landscape.

Planting along and near the northern (Planting area 1) and western boundary of the Land (Planting area 2):

- 30% of the plant species capable of achieving a minimum height of 4 metres;
- 60% of the plant species capable of achieving a minimum height of 6 metres; and
- 10 % of the plant species capable of achieving a minimum height of 8 metres

Dense buffer planting (including future canopy species) (Planting area 3) along new edges created by road through SNA062 (Planting area 3) and where residential lots adjoin SNA062 (Planting area 4):

- 2 m wide dense planting

Planting within the bowl and along or near the southern boundary of the Land (Planting area 5):

- capable of achieving a minimum height of 6 metres;

Planting along the top edge of the bowl (Planting area 6):

- subject to a detailed planting plan at subdivision design stages to ensure the development to the north is visually integrated into the surrounding landscape but views of Rangitukua are partially retained.