

Before the Independent Hearings Panel
at Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Proposed private plan change RCP31 to the Operative
Waimakariri District Plan

and: **Rolleston Industrial Developments Limited**
Applicant

Evidence of Tony Milne (Landscape)

Dated: 7 July 2023

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EVIDENCE OF TONY MILNE (LANDSCAPE)

INTRODUCTION

- 1 My full name is Tony Douglas Milne.
- 2 I hold a Bachelor of Arts degree from the University of Canterbury and a Bachelor of Landscape Architecture Lincoln University. I am a Fellow of the New Zealand Institute of Landscape Architect (*FNZILA*) and founding Director of RMM Landscape Architects Ltd (*RMM*) which was established in 2010.
- 3 RMM is currently involved in a range of landscape design and planning projects throughout New Zealand, and I am regularly preparing landscape and visual effects assessments to accompany rezoning applications. I am currently involved in Plan Change projects in Nelson (PC28), Cromwell (PC14), Ravenswood (PC30), Queenstown (Homestead Bay and Ladies Mile) along with Bellgrove (Rangiora) that have similar landscape and visual issues as PC31.
- 4 My role in relation to the Rolleston Industrial Developments Limited (*RIDL*) proposed Plan Change to the Waimakariri District Council Plan (*WDC PC31*) has been to provide additional advice and assessment in relation to landscape and visual effects matters. In preparing this statement of evidence I have considered the following documents:
 - 4.1 Novo Group – Request for Change to the Waimakariri District Plan (June 2022);
 - 4.2 Ōhoka Design Report – Reset Urban (May 2023);
 - 4.3 DCM Landscape and Visual Impact Assessment (February 2022);
 - 4.4 DCM Landscape and Visual Assessment Figures (November 2021);
 - 4.5 Our Space;
 - 4.6 Waimakariri District Council (WDC PC31) Submission;
 - 4.7 WDC PC31 – Landscape and Visual Impact Assessment Peer Review by Kim Goodfellow; and
 - 4.8 S42A report and Urban Design & Landscape evidence by Hugh Nicolson.

SUMMARY OF PRINCIPAL ISSUES

- 5 The key landscape issue of the proposed rezoning relates to potential effects on the amenity of the surrounding environment. This is because the change in density associated with the residential scale development will alter the rural open characteristics that are currently experienced when travelling past the site.
- 6 However, the alterations to landscape character are considered to be acceptable in the context of the wider existing development pattern due to the existing level of fragmentation that has already occurred through rural residential scale development, along with the positive effects associated with the increase in local amenity and convenience that will complement the existing Ōhoka Village.
- 7 A further consideration, which has not previously been expanded upon, is the reduction in open rural character that is anticipated by both the Operative Waimakariri District Plan (*OWDP*) or the Proposed Waimakariri District Plan's (*PWDP*) rezoning to Rural Lifestyle Zone (*RLZ*).
- 8 The landscape treatment around the perimeter of the site (Landscape Treatments A, B, and C) is also considered to be an appropriate response which will assist with integration of the WDC PC31 area.

CODE OF CONDUCT FOR EXPERT WITNESSES

- 9 I have read the Environment Court of New Zealand Practice Note 2023, and confirm that I have complied with it when preparing my evidence.
- 10 Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

- 11 I am familiar with the WDC PC31 site area and have visited the site, specifically to consider the proposed plan change on 10 and 21 June 2023, to assist in understanding the landscape character and values associated with the receiving environment.
- 12 I have prepared evidence in relation to:
 - 12.1 The appropriateness of the receiving environment for WDC PC31 based on the historic and anticipated landscape character;

- 12.2 The refinement of WDC PC31 (boundary treatment/road shifting, etc.);
- 12.3 The intended landscape and visual amenity outcomes of WDC PC31;
- 12.4 The matters raised in the evidence of Kim Goodfellow;
- 12.5 Response to S42A report and the Urban Design & Landscape evidence by Hugh Nicolson;
- 12.6 Landscape related planning provisions; and
- 12.7 Conclusions.

RECEIVING ENVIRONMENT

- 13 The application site is located immediately south of the Ōhoka Village, with road access to Mill Rd, Bradleys Rd and Whites Rd. I have read the evidence of Mr Compton-Moen, Ms Lauenstein and Mr Falconer and generally agree with their respective descriptions of the site and receiving environment. I also note that Mr Nicholson (reporting on Landscape and Urban Design for WDC) agrees¹ with the description of the existing site character and values identified in Mr Compton-Moen's original Landscape Assessment that accompanied the PC31 request.
- 14 In addition to that, I consider that the broader description of the Waimakariri 'Lower Plains'² provides useful context to the receiving environment that the PC31 is situated within. For the Lower Plains (which includes the Ōhoka area), the Waimakariri Rural Character Assessment notes that:

*This rural landscape is characterised by its changing character in relation to recent small lot development. Once predominantly rural, characterised by productive land uses, low density settlement and a sense of spaciousness, this area is now defined by its increasingly finer grained settlement patterns and human induced characteristics that overlay the rural environment.*³

And

While the rural roads and development contain limited 'urban' infrastructure, such as kerb and channel and street lighting,

¹ Statement of Evidence of Hugh Anthony Nicholson on Behalf of Waimakariri District Council - Urban Design and Landscape, 11.2.

² Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2.

³ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p10.

the regular spacing of letterboxes at driveways and linear hedgerow patterns, particularly where they follow the roadside, are indicative of the changing pattern of smaller scale subdivision into rural residential land use.⁴

- 15 The identified key characteristics of the Lower Plains are also considered relevant and include:⁵
- 15.1 *Distinctly residential focused rural character overall with development clusters at Mandeville, Ōhoka, Fernside (Residential 4A and 4B zones), having semi urban characteristics.*
 - 15.2 *The built and human modified environment is a prominent feature of the landscape.*
 - 15.3 *Moderate and high density of rural residential and small rural lots. The area is typified by finely textured lot boundaries and shelter planting, mailboxes, mown roadsides, entrance gates, houses and buildings resulting in an enclosed landscape.*
 - 15.4 *Predominance of lots 4.99ha and less with small areas of larger lots scattered throughout.*

Anticipated District Plan Development

- 16 As alluded to in the Summary of Principal Issues above, one aspect that I consider has not been adequately expanded upon is the change to landscape character that could occur through either the OWDP or PWDP.
- 17 The potential loss of open rural views and rural character has been a key landscape issue raised within the S42A Report, as well as a key theme raised by a significant proportion of submissions. However, the continuation of smaller scale rural residential (lifestyle) subdivision throughout the lower Waimakariri District plains needs to be factored into the consideration of effects on character of this receiving environment. It is my opinion that the current open rural views that are experienced across the PC31 site cannot be anticipated to remain.
- 18 Attached to my evidence are two theoretical subdivision layouts to help illustrate this point. Firstly, the OWDP has up until now provided a minimum lot size of 4ha across the PC31 site, provided that a 210m by 120m square can be accommodated by each new

⁴ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p12.

⁵ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p14.

allotment. Secondly, the PWDP will also provide for a minimum lot size of 4ha.

- 19 This is not considered fanciful and represents the logical progression of subdivision across the PC31 site should the plan change be declined. These lifestyle layouts simply demonstrate a continuation of the existing development pattern in the surrounding area, and the PWDP Lifestyle Zone maintains this pattern⁶.
- 20 In either of the indicative lifestyle concept scenarios the result will be the fragmentation of a larger land holding into a potential yield⁷ of 36 lifestyle lots, which in turn will add to the proliferation of *"finely textured lot boundaries and shelter planting, mailboxes, mown roadsides, entrance gates, houses and buildings resulting in an enclosed landscape"*⁸ that has already occurred in the vicinity.
- 21 For clarity, it would be anticipated that each of the properties which front Bradleys Rd and Whites Rd, within either of the theoretical lifestyle concept arrangements, would have a new access driveway, letterbox and would include frontage boundary planting that is consistent with the development of other nearby lifestyle properties.
- 22 The outcome on rural amenity, if the 'status-quo' was continued, would be the restriction of all open rural views that are currently afforded by the PC31 site. Included in my **Attachment 1** are a series of photographs from the surrounding area. To illustrate this point, Viewpoints Q1, Q2, R1 and R2 provide an illustration of the likely changes to roadside planting and views. In all four of these images, the visible portion of open rural farmland is part of the PC31 site, whereas the opposite side of the road displays the typical type of frontage boundary planting that is implemented by existing lifestyle lots.
- 23 The loss of open rural views is possible under either the PWDP Rural Lifestyle Zone or the PC31 development and therefore, restriction of views across the PC31 site is not considered to be a key factor in determining potential adverse landscape and visual amenity effects.

WDC PC31 REFINEMENT

- 24 This section provides a summary of the application amendments as they relate to landscape and visual matters. There have been several changes to PC31 as lodged.

⁶ As the PDP was council initiated, the NPS-HPL will not limit the development of 4ha allotments within the Rural Lifestyle Zone – Ref: Evidence of Tim Walsh.

⁷ Based on a controlled activity subdivision with complying 4ha allotments.

⁸ Boffa Miskell: Waimakariri District – Rural Character Assessment, Sn 2.2, p14.

- 25 The WDC PC31 details have been refined to better integrate with the surrounding locality and also reduce potential adverse effects. This is best illustrated by the updated Outline Development Plan for PC31, which is attached to **Mr Walsh's** evidence. The changes that have an positive influence on landscape outcomes include:

Update to the Pedestrian-Cycle Network

- 25.1 The addition of an indicative Pedestrian-Cycle Network along the east and west site boundaries, along with an indicative internal network has been identified. A notable improvement is the refinement to include the Bradleys Road and Whites Road pedestrian-cycle network within the site controlled by RIDL. This will shift the pedestrian/cycle connections away from the roads and locate them on the opposite side of the roadside drainage swales (in many instances) directly adjacent to the proposed landscape treatment boundary plantings. This will improve safety, amenity and accessibility.

Refinement of the Perimeter Landscape Treatment

- 25.2 Landscape Treatment A (*LT-A*) will wrap around the Bradleys Road and Whites Road interface with the new residential zoning. This includes a 20m building setback and a 10m width of native planting (consistent with that of the Ōhoka Bush frontage), on top of providing space for the pedestrian-cycle network along the road corridor (refer to the evidence of **Mr Compton-Moen**). This treatment will also wrap around the southeast and south west boundary of the property located at 290m Bradleys Rd (with the Ōhoka Stream corridor completing the buffer treatment of this property).
- 25.3 Landscape Treatment B (*LT-B*) is provided for along the internal southern boundary of the PC31 area between Bradleys Road and Whites Road and will provide an amenity landscape strip that provides a similar function to a shelter belt, but with higher amenity and ecological outcomes. Furthermore, this will delineate the PC31 area from the rural land to the south.
- 25.4 Landscape Treatment C (*LT-C*) is proposed to be located toward the northern extent of the PC31 area and act as a buffer between the RIDL site and the existing Ōhoka Village properties on the southern side of Mill Road. This will consist of a 6m wide strip of native planting.

Shifting the Whites Road Threshold/Gateway

- 25.5 The updated Outline Development Plan has shifted the Whites Road Village Threshold/Gateway to the Ōhoka Stream

crossing. This has the benefit of reducing the previous extent of the more urban character Road Frontage Upgrades (at the northern extent of Whites Road), while also containing the Ōhoka Village character to a location directly across from the Ōhoka Bush and Domain. Two pedestrian crossings are proposed to the north of the indicative Whites Road Village Threshold.

Layout Updates

- 25.6 There have been a number of refinements to the proposed zoning within the PC31 area, which are outlined within the Planning evidence of **Mr Walsh**. Of note;
- (a) There has been a consolidation of the Residential 2 extent, which will include overlays for the potential School/Retirement Village and Polo Grounds. These two key features provide both a community and open space function which is beneficial to the overall PC31 proposal.
 - (b) The proposed Business Zone, that is adjacent to Mill Road, has now been refined to better address the Mill Road interface. It is anticipated that road frontage upgrades in this location can be implemented to retain the existing level of amenity along Mill Road. It is noted that the Waterforce Rangiora commercial operation, located on the northern side of Mill Rd, has a similar length of road frontage (120m) to the PC31 site (140m).
 - (c) New height controls are also included so that the School/Retirement Village will be restricted to 8m buildings (and 35% coverage).
 - (d) The fencing within Residential 4a will implement the current OWDP standards (e.g. maximum 1.2m height, minimum 0.6m height and at least 50% visually permeable across 8-% of the front boundary fencing). Fencing within the Residential 2 zone will be controlled by future design guidelines at the time of subdivision consent, ensuring it is in-keeping with the surrounding environment.
- 25.7 A few other adjustments include; ensuring that the Polo Ground vehicle entrance is shifted away from the property at 290 Bradleys Road, and that the internal road network is not located along the southern boundary of the PC31 site (as indicated in the previous Illustrative Masterplan).

LANDSCAPE AND VISUAL AMENITY OUTCOMES

- 26 With the further refinement of the PC31 Outline Development Plan and planning controls, I consider the overall landscape and visual amenity outcomes are consistent with the initial conclusions made by **Mr Compton-Moen** and the further conclusions he draws in his statement of evidence. This assumes that the current open views across the site are no longer part of the future receiving environment, as a result of the likely development anticipated by the OWDP or PWDP Rural Lifestyle Zone provisions.
- 27 To reiterate in regard to landscape effects, such effects are most likely to derive from changes to rural character and identified landscape values arising from the introduction of built form into the rural landscape, and the proposed vegetation.
- 28 Visual effects are a subset of landscape effects. They are effects on landscape values as experienced in views⁹. I have underlined this text because it is the basis of my response to matters raised in regard to visual effects and is in accordance with the NZILA Assessment Guidelines. A visual effects assessment considers the extent to which the PC31 would be visible from public places, as well as private residences, and the effects of that visibility on visual amenity values.
- 29 Visual amenity is a measure of the visual quality of a landscape as experienced by people living in, working in, or travelling through it. The assessment also takes into account the criteria¹⁰ to determine the magnitude of visual effects and that the visibility of development enabled by PC31 will not necessarily equate to adverse visual effects on amenity or landscape values.
- 30 From a landscape perspective and visual effects perspective, the issue is the potential effects of PC31 on landscape values as experienced in views from both public places and private residences. Essentially, will the visual amenity of the landscape as experienced in these views be adversely affected. Bearing in mind, change in a view does not necessarily result in an adverse effect.
- 31 I make further comments on landscape and visual effects in response to the matters raised in the S42A Report and supporting reports below.

⁹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines,

¹⁰ Distance, context, elevation, audience, size, movement, degree of change and weather.

EVIDENCE OF KIM GOODFELLOW (WDC COUNCILLORS LANDSCAPE PEER REVIEW)

- 32 Kim Goodfellow has undertaken a Peer Review of the initial Landscape and Visual Effects Assessment. Mr Goodfellow's review comments on the DCM report, discusses its methodology, findings and conclusions.
- 33 Essentially Mr Goodfellow focused on deficiencies he identified with the DCM report. His conclusion states:
- 'This review has highlighted significant issues that have been overlooked or missing within the DCM report. Additional assessment is recommended which should include visual simulations to better furnish the assessment.'*
- 'It is also considered that the findings of the DCM report understate the likely landscape and visual effects of the proposal. It is considered that the proposal of 850+ new households in the rural environment of Ōhoka will likely have an adverse effect on the landscape character in the Moderate to High range.'*
- 34 Mr Goodfellow does raise several matters that need addressing both from a design and an assessment perspective.
- 35 I consider that the amended PC31 proposal will, to a certain extent, satisfy some of Mr Goodfellow's concerns, for example further boundary landscape treatment and the provision of an illustrative masterplan with supporting renders and visual representations¹¹.
- 36 Furthermore, a number of Mr Goodfellow's concerns have been picked up in the evidence of Mr Nicholson. Therefore, for expediency, I address these in the following section of my evidence in which I respond to Mr Nicholson's comments.
- 37 However, I wish to briefly address a number of less critical matters, raised within the evidence of Mr Goodfellow:
- 37.1 The Lack of Visual Simulations¹²: It is my opinion that these are unnecessary and uncommon at the Plan Change level, more so when one considers the topography and context of the PC31 site. The visual representations provided by DCM more than adequately portray the extent of development on the site.

¹¹ Landscape and Visual Assessment Peer Review – Kim Goodfellow, Page 3

¹² Landscape and Visual Assessment Peer Review – Kim Goodfellow, Page 3

- 37.2 Implying that a Landscape Assessment should be attributed to a single author¹³: I am slightly surprised by Mr Goodfellow's comments here, as it is very common within the profession of Landscape Architecture for reports to be co-authored.

EVIDENCE OF HUGH NICHOLSON (WDC URBAN DESIGN AND LANDSCAPE PEER REVIEW) AND THE S42A REPORT

- 38 As discussed, I have read the Council Planning Officer's s42A report, as well as the statement of evidence prepared by Mr Hugh Nicholson. Matters raised in regard to rural character and amenity are addressed in the following sections.
- 39 Specifically, this relates to the following matters:
- 39.1 Rural vs Urban Character.
- 39.2 Landscape and Visual Impact.
- 40 I note **Mr Compton-Moen** also addresses Mr Nicholson's comments as do **Ms Lauenstein** and **Mr Falconer** in regard to urban design, connectivity, accessibility, a well-functioning environment and urban form matters.

Rural vs Urban Character

- 41 Mr Nicholson has made a number of comments about the rural environment, the encroachment or reduction of rural land, and urban character. These comments include that;
- 41.1 *PC31 would not contribute to a compact or consolidated urban form for Ōhoka;*¹⁴
- 41.2 *PC31 would fail to 'maintain' or 'retain' the rural village character of Ōhoka;*¹⁵
- 41.3 *If PC31 is approved, it will effectively develop the rural land between Ōhoka and Mandeville and "will create a scenario whereby the two settlements will effectively appear as one with little in the way of open rural character to differentiate between the communities".*¹⁶

¹³ Landscape and Visual Assessment Peer Review – Kim Goodfellow, Page 1

¹⁴ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 6.7

¹⁵ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 9.6

¹⁶ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 12.2

- 42 I acknowledge that the OWDP seeks to maintain the rural village character of Ōhoka¹⁷ and this is also a tenant of the Waimakariri 2048 District Development Strategy which seeks to 'maintain' and 'retain' the village character of the smaller townships of the District including Ōhoka.
- 43 I also understand Mr Nicholson's position when he states '*In my opinion it is not possible to increase the population of Ohaka (sic) by more than 700% and retain the existing village character*'¹⁸.
- 44 However, I suggest that the NPS-UD allows for a change in character and in my opinion the level of change proposed by PC31 is appropriate in this context. The existing character of Mill Road and the eclectic-built form to either side is retained and from a visual amenity perspective this defines the current 'heart' of the village. This will not change.
- 45 So, in my mind, and to an extent Mr Nicholson reaches this conclusion too when he states '*This is not to say that the new character would necessarily be 'bad''*'¹⁹. PC31 will deliver a new built form and landscape character that is appropriate within the context of its setting.
- 46 The form of the Outline Development Plan, sensitively 'touches' the existing properties that contribute to the existing character of Mill Road. The PC31 Outline Development Plan and Layer Diagrams are, in my opinion, innovative in their approach to accommodate the nature and type of development sought for the PC31 site. The plans display a carefully considered response to the site. The multi-layered role played by the Ōhoka Stream, including its south branch, will imbue the PC31 site with a strong identity.
- 47 In response to Mr Nicholson's comments regarding the 'morphing' of Ōhoka and Mandeville into one, from a landscape and visual amenity perspective I do not see that happening. I defer also to **Ms Lauenstein's evidence** in this regard. I am of the opinion that PC31 presents a development form quite different to Mandeville and it will be 'contained' by the proposed landscape edge treatment to the PC31 boundaries.
- 48 Physically and visually, this will contain the form of PC31 while outwardly presenting a robust vegetated 'edge'. Furthermore, the design of these will result in a positive biodiversity outcome, particularly so when compared to the monoculture shelter planting prevalent within the immediate setting. The landscape treatment, as

¹⁷ Policy 18.1.1.9 Operative Waimakariri District Plan

¹⁸ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 9.3

¹⁹ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 9.4

described by **Mr Compton-Moen** will result in a high landscape amenity outcome, appropriate within its setting.

- 49 Additionally, when the theoretical lifestyle subdivision concepts are considered (attached to my evidence as **Attachment 1**), PC31 results in a much more distinct identity for the Ōhoka area than would occur through the continuation of lifestyle section development.

Landscape and Visual Impact

- 50 Mr Nicholson has made comments about the landscape and visual impact of the PC31. These comments include that.
- 50.1 *Effects of the proposed plan change on the landscape character from an open rural character to a residential subdivision would have a moderate-high impact reflecting the change from an open rural landscape with long views and a small number of built elements, to a suburban landscape with shorter views, enclosed spaces and a greater number of built elements.²⁰*
- 50.2 *That Policy 6 of the NPS-UD specifically directs that changes to amenity values such as landscape character and visual amenity need to be balanced against the positive effects of increased housing supply and choice, and are not, of themselves, an adverse effect²¹*
- 51 While very thorough in his assessment, Mr Nicholson appears to focus on the existing site conditions and characteristics without considering the potential future environment in his assessment. I consider this influences the conclusions of Mr Nicholson in regard to landscape and visual impact.
- 52 Mr Nicholson makes little mention of the change to landscape character that could occur through either the OWDP or PWDP. The loss of open rural views is possible under either the PWDP Rural Lifestyle Zone or the PC31 development and therefore restriction of views across the PC31 site is not considered to be a key factor in determining potential adverse landscape and visual amenity effects.
- 53 The continuation of smaller scale rural residential (lifestyle) subdivision throughout the lower Waimakariri District plains needs to be factored into the consideration of effects on character of this receiving environment. It is my opinion that the current open rural

²⁰ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 11.4

²¹ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 11.9

views that are experienced across the PC31 site cannot be expected to remain.

- 54 On the PC31 site, in places, pasture-covered paddocks will inevitably change, through development, whichever form it takes. However, this does not necessarily mean that the resulting level of visual amenity will be lower than at present. A combination of factors such as the proposed pattern of development, lot size, zone rules and integrative planting will create a high amenity environment that is visually sympathetic to its surroundings.
- 55 Therefore, when one considers the lifestyle development that is anticipated by the PWDP, and using the seven point scale drawn from the NZILA's *Aotearoa New Zealand landscape Assessment Guidelines*²² to assess the scale of effects of PC31, then in my opinion the impact on both the landscape character and visual amenity would be *low – moderate*.

STATUTORY PLANNING PROVISIONS

Commentary on the Relevant Objectives and Policies

- 56 Within this section of my evidence I address the relevant statutory landscape provisions.

The Resource Management Act 1991 (RMA)

- 57 Of most relevance to the proposal is Section 7 – Other Matters, of the Resource Management Act 1991 (RMA) which states the following:

' In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

(c) the maintenance and enhancement of amenity values and

(f) maintenance and enhancement of the quality of the environment:

- 58 The Canterbury Regional Policy Statement (CRPS), the OWDP and the PWDP give effect to the RMA.

²² Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, New Zealand Institute of Landscape Architects, May 2021, pp. 63-65

National Policy Statement on Urban Development 2020 (NPS-UD)

- 59 Both **Ms Lauenstein** and **Mr Falconer** have assessed PC31 against the NPS-UD provisions relating to urban design. Regarding landscape and visual amenity matters I do not intend to specifically address the proposal against the NPS-UD, but in the overall context of my assessment it is pertinent to note that the NPS-UD envisages changes to existing amenity values. Policy 6 specifically provides for this and Mr Nicholson notes this in his evidence²³.
- 60 PC31 represents the opportunity for a comprehensively designed development proximate to the existing Ōhoka Village. Overall, even though PC31 will result in an increase in built form, this will appear logical in the context of its setting and will not unacceptably adversely affect the visual amenity experienced from surrounding public places and neighbouring properties.

Canterbury Regional Policy Statement – July 2021 (CRPS)

- 61 Within the CRPS, and of most relevance are the provisions of Chapter 12 which relates to landscape. While Chapter 12 focuses on ONL/Fs it also notes that other landscapes may be important in relation to amenity and District Plans may appropriately include provisions in relation to these.
- 62 When considering Objective 12.2.2 *Identification and management of other landscapes* and Policy 12.3.3 *Identification and management of other important landscapes* the key landscape and visual amenity matters to be addressed relate to the identification and management of natural character and/or historic cultural landscapes or historic heritage landscapes along with amenity landscapes which are important to local communities.
- 63 Chapters 5 and 6 of the CRPS contain relevant guidance focused on development being consolidated around existing urban areas, compact urban form, maintaining the natural environment, avoiding urban development outside urban areas, maintaining the character and amenity of rural areas and settlements.
- 64 Associated with the CRPS (and referenced by it) is the Canterbury Regional Landscape Study Review (2010), which categorises the area including Ōhoka as outside of any ONL/F and as being within the Lower Plains Land Type and the Low Altitude Plains Landscape Type. It states:

'...for most New Zealanders the flat topography and patchwork patterning of the Plains landscape is the very

²³ Urban Design and Landscape Evidence – Hugh Nicholson, Paragraph 11.9

essence of Canterbury. The contrast between the unmodified and rugged mountains, the sinuous patterning of the braided rivers and the manicured patchwork quilt of the plains has been recognised as distinctive and has inspired both literature and art. The plains are a prosperous agricultural landscape which is a valued economic resource and a symbol of farming productivity.'

- 65 PC31 is considered to be consistent with the pertinent landscape and urban development guidance contained within Chapters 5,6 and 12, while also being a development proposal which will not compromise the essence of the wider Canterbury Plains landscape.

Our Space – Christchurch Settlement Pattern Update 2018-2048 (2019)

- 66 Our Space generally promotes compact urban form, consolidating/integrating with existing urban areas. While it does not identify Ōhoka as a location for urban growth, I understand that the OWDP lists it as an urban environment (in respect of the Residential 3 Zone).
- 67 Overall, the guidance from these higher level documents is that to achieve the outcomes of the RMA, the non-ONL (but still pleasant and valued) rural landscape character of the Canterbury Plains needs to have particular regard paid to it; and that consolidating urban areas and being particularly careful about urban expansion/sprawl is needed to achieve this.
- 68 Following this, consideration is now given to the OWDP, and those provisions relevant to landscape and visual amenity. There is also the PWDP, and I make comment in regard to that too.

Operative Waimakariri District Plan (OWDP)

- 69 The key Objectives and Policies relevant to landscape matters found in the OWDP are listed below:

69.1 Chapter 13. Resource Management Framework.

Objective 13.1.1 and supporting Policy 13.1.1.1

69.2 Chapter 14. Rural Zones

Objective 14.1.1 and supporting Policy 14.1.1.4

69.3 Chapter 15. Urban Environment

Objective 15.1.1 and supporting Policies 15.1.1.1 and 15.1.1.2

69.4 Chapter 18. Constraints on Development and Subdivision

Objective 18.1.1 and supporting Policies 18.1.1.1 and 18.1.1.9.

- 70 With regard to the above objectives and policies (I provide further comment on 18.1.1.9 below), and following consideration of the explanations supporting them, the proposed rezoning will provide a high degree of amenity as it will complement the 'village character' of Ōhoka. It will also dovetail into the existing commercial activities located along Mill Road and to that extent will not be at odds within this receiving environment.
- 71 Within the wider setting the rural characteristics valued by the community²⁴ will not be adversely affected to any greater than a low-moderate degree. Within the PC31 site existing amenity values will change and development enabled by PC31 will result in a new amenity. The proposed (and updated) Outline Development Plan and supporting provisions provide for future development to occur in a way, and to an extent, that will not overwhelm the existing semi-rural character of the settlement.
- 72 PC31 will contribute to the establishment of a stronger heart to Ōhoka and will for the most part avoid adverse effects on adjacent rural zoned areas. The Outline Development Plan has been carefully considered so that the surrounding rural attributes are appropriately buffered by the extensively landscaped PC31 interface. The proposed landscape treatment will assist in maintaining the Ōhoka characteristics beyond the PC31 site, and is considered to be a more appropriate response than the current rural-residential (lifestyle) frontage planting (primarily consisting of exotic tree species) in the surrounding area.
- 73 Future development enabled by PC31 is anticipated to generate a high level of amenity, including opportunities for a range of lifestyle living activities and a general aesthetic of a rural outlook. This will primarily be achieved by the establishment of treed vegetation areas within or adjoining properties.
- 74 Of particularly relevance to PC31 and the existing Ōhoka Village is Policy 18.1.1.9. The policy is included below with commentary below each criterion relative to landscape and visual amenity matters.

18.1.1.9 - *Ensure that any growth and development of Ōhoka Settlement occurs in a manner that;*

²⁴ Waimakiriri District Plan – Chapter 14, Objective 14.1.1

Maintains a rural village character comprising a predominantly low density living environment with dwellings in generous settings;

- a) Overall, Ōhoka will still be low density and the development is generally consistent with the Residential Zoning located to the north of the settlement. The design intent of PC31 is to contribute to a well-functioning urban environment that provides for a broader population and retains the village feel that is so much the character of Ōhoka. The NPS-UD allows for a change in character and it is considered the level of change proposed is appropriate in this context.

Achieves, as far as practicable, a consolidated urban form generally centred around and close to the existing Ōhoka settlement;

- b) Yes, the proposal would represent a consolidated urban form, essentially building upon the existing Ōhoka settlement. The edge treatment proposed as part of the Plan Change reinforces this new edge to the settlement, defining it and as such spatially reinforcing Ōhoka as a settlement.

Encourages connectivity with the existing village and community facilities;

- c) Yes, good connections are provided for by the Outline Development Plan and Illustrative Masterplan.

Achieves quality urban form and function;

- d) Yes, the Design Report document included with **Mr Falconer's** evidence illustrates this. From a landscape perspective (and urban design) I support this.

Allows opportunities for a rural outlook;

- e) While limited by the proposed landscape treatment to the edges of the site, the opportunity for rural outlook will be afforded. There are opportunities for more expansive views to the north from the stream corridors, polo field and pocket park. As well as this, in places views can be had from proposed road corridors and intersections. Views within a rural area will always be reliant on the prevalence of planting and the temporal nature of this.

Encourages the retention and establishment of largescale tree plantings and the use of rural style roads and fencing;

- f) Yes, large scale tree plantings across the site, roads and fencing are being promoted to suit the local character. Furthermore, **Mr Compton-Moen** comments on the detailed Tree Tech tree survey (January 2023) of the site and potential of retaining many of the trees within the site.

Limits the potential for reverse sensitivity effects;

- g) As shown on the Outline Development Plan, where the Plan Change site abuts current land to the south and other areas, which are not owned by RIDL, I consider the proposed landscape provisions (LT-B and C) will satisfy this limb of the policy.

- 75 In summary, development in accordance with PC31 will generally be consistent with the overall intent of the OWDP objectives and policies relating to anticipated landscape outcomes for residential growth.

Proposed Waimakariri District Plan (PWDP)

- 76 I understand that the PWDP has been raised in the Council's s42A report and therefore I address it below, noting that the planning evidence and legal submissions for RIDL will address the relevance of the PWDP to PC31.
- 77 The key Objectives and Policies relevant to landscape matters found in the PWDP are listed below:
- 77.1 Objective SD-02 Urban Development;
- 77.2 Objective ECO-01 Ecosystems and Indigenous Biodiversity;
- 77.3 Objective NATC-O1 Preservation of Natural Character;
- 77.4 Objective NATC-O2 Restoration of Natural Character; and
- 77.5 Objective NATC-O3 Use of Freshwater Body Margins.
- 78 In response to the objective SD-02 I consider PC31 does recognise the existing character and amenity values of its setting and will provide an attractive and functional place to live for its future residents, businesses and visitors. The reason for this is that the ODP provides for a range of living opportunities that will in time be well integrated within a landscape fabric.

- 79 In response to the remaining objectives listed above, it has been assessed that PC31 will result in a positive effect on the natural character of the site²⁵. I concur with that. I consider the proposed waterway enhancement, the retention of mature trees within the south end of the site and the provision of landscape 'buffers' to the edge of PC31 will considerably enhance the biodiversity of the site.
- 80 Furthermore, these measures will assist in the restoration of natural character to areas within the PC31 site. A key component of the proposal is the proposed enhancement of the stream corridors, along with the revitalisation of existing springs and in combination with the green network, this will realise in parts the potential natural character (and landscape) value encapsulated within the PC31 site. Essentially PC31 will enable the restoration of the values (natural character, ecological diversity) of a currently degraded pastoral land use.

LANDSCAPE PROVISIONS AND CONDITIONS OF CONSENT

- 81 I have reviewed and have had input into the proposed landscape provisions. In my opinion these are appropriate and contribute positively to the mitigation of potential landscape and visual effects.
- 82 I do not have any additional provisions that I believe need to be considered.

CONCLUSION

- 83 Overall, I consider the proposed WDC PC31 and the proposed ODP responds appropriately to the application site's attributes, sensitivity and the surrounding environment.
- 84 I consider adverse effects on visual amenity for the assessed representative viewpoints will generally be in the range of low to moderate. Although this does not necessarily mean that the resulting level of visual amenity will be lower than at present. Instead, the resulting visual amenity will be from a combination of existing and new elements.
- 85 Further there are many positive effects on landscape and amenity resulting from the proposal including the improvement of ecological values of the application site through native planting, introduction of open space corridors through the development, and an increase in general amenity which will be derived from a high-quality landscape setting.
- 86 Overall WDC PC31 will provide for future development that is appropriate and will not result in significant adverse landscape or

²⁵ DCM Landscape and Visual Impact Assessment; Effects on Natural Character, p11.

visual amenity effects that cannot be either avoided or mitigated. While it is inevitable that the existing qualities and characteristics of the application site will change, the proposed Plan Change displays a carefully considered response, integrated, comprehensive, mixed use development which will result in a high-quality environment.

Dated: 7 July 2023

Tony Douglas Milne

PC31: ŌHOKA VILLAGE

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

ATTACHMENT 1

To the Evidence of Tony Milne

Prepared for Rolleston Industrial Developments Limited

6 July 2023

rmmla.co.nz

RMM

Document Information

Project		
PC31: Ōhoka Village		
Client		
Rolleston Industrial Developments Limited		
Document		
Graphic Attachment to Landscape Evidence		
Status		
For Council Hearing		
Revision		
1	For Internal Review	21/06/2023
2	Update with Viewpoint Photos	27/06/2023
3	Final	05/07/2023
Prepared By		
Rough Milne Mitchell Landscape Architects Ltd		
Project Number: 21327		
Prepared by: Tony Milne & Josh Hunt		

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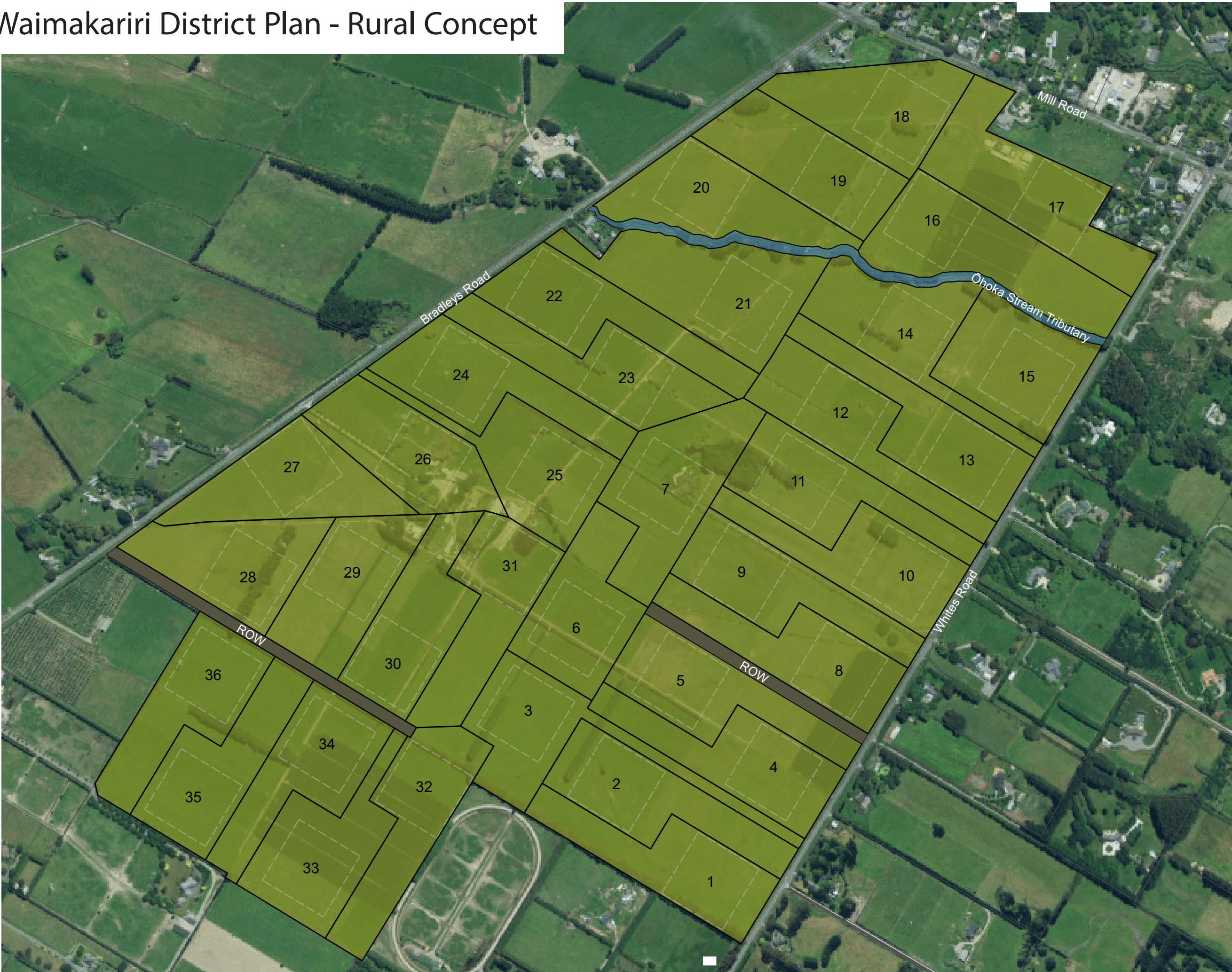
Operative Waimakariri District Plan - Rural Concept

Theoretical subdivision layout applying the Operative District Plan Rural Zone standards.

All sections (36 total) are a minimum of 4ha (Ref: RZ-32.1.1.1)

A 5m esplanade reserve is also provided either side of the Ōhoka Stream.

Minimum Allotment Dimensions of 120m x 120m Internal Square indicated.



Scale: 1:6,000 @ A3

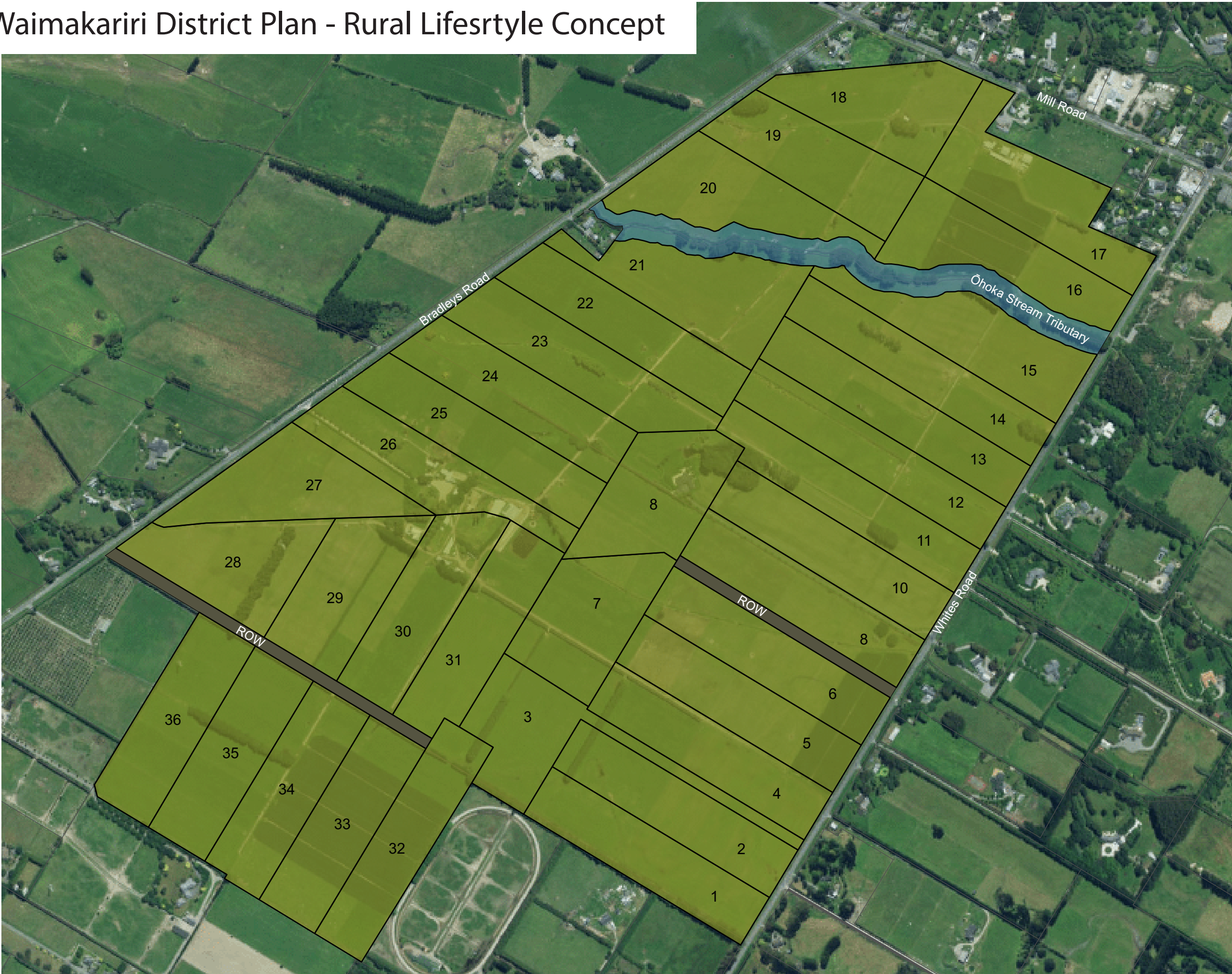
Proposed Waimakariri District Plan - Rural Lifestyle Concept

Theoretical subdivision layout applying the Proposed District Plan Rural Lifestyle Zone standards.

All sections (36 total) are a minimum of 4ha (Ref: RLZ-R3.1.a)

A 20m esplanade reserve width is also provided either side of the Ōhoka Stream.

This provides a non-fanciful development scenario that would alter the existing open rural character, as each of the new lifestyle lots are likely to implement boundary planting in a similar manner to the surrounding lifestyle properties in the Ōhoka/Manderville area.



Scale: 1:6,000 @ A3

Viewpoint Location Plan



Photo Details:
All photos (Viewpoints
A-W) were taken with
a Canon 6d Camera
and a 24mm lens



Scale: 1:15,000 @ A3

Viewpoints A, B & C

Viewpoint A
Bradleys Road and
Wards Road
intersection



Viewpoint B
8 Vivenza Drive



Viewpoint C
32 Biella Place



Viewpoints D1, D2 & E

Viewpoint D1
38 Sillano Drive



Viewpoint D2
38 Sillano Drive



Viewpoint E
133 Modena Place



Viewpoints F1, F2 & G1

Viewpoint F1 - SW
205 Bradleys Road



Viewpoint F2 - NE
205 Bradleys Road



Viewpoint G1 - SW
251 Bradleys Road



Viewpoints G2, H1 & H2

Viewpoint G2 - NE
251 Bradleys Road



Viewpoint H1 - S
Bradleys Road
(Northwest corner of
the PC31 site)



Viewpoint H2 - N
Bradleys Road
(Northwest corner of
the PC31 site)



Viewpoints I1, I2 & J1

Viewpoint I1 - SW
Bradleys Road Water
Pumping Station



Viewpoint I2 - NE
Bradleys Road Water
Pumping Station



Viewpoint J1 - S
Bradleys Road and Mill
Road intersection



Viewpoints J2, K1 & K2

Viewpoint J2 - E
Bradleys Road and Mill
Road intersection



Viewpoint K1 - W
548 Mill Road



Viewpoint K2 - E
548 Mill Road



Viewpoints L1, L2 & M1

Viewpoint L1
512 Mill Road



Viewpoint L2
512 Mill Road



Viewpoint M1
Mill Road and Whites
Road intersection



Viewpoints M2, M3 & N

Viewpoint M2
Mill Road and Whites
Road intersection



Viewpoint M3
Mill Road and Whites
Road intersection



Viewpoint N
Ōhoka Domain



Viewpoints O, P1 & P2

Viewpoint O
Ōhoka Bush Carpark



Viewpoint P1
Whites Road and
Ōhoka Bush



Viewpoint P2
Whites Road and
Ōhoka Bush



Viewpoints Q1, Q2 & R1

Viewpoint Q1
342 Whites Road



Viewpoint Q2
342 Whites Road



Viewpoint R1
296 Whites Road



Viewpoints R1, S & T1

Viewpoint R2
296 Whites Road



Viewpoint S
254 Whites Road



Viewpoint T1
Whites Road
Recreation Reserve
across from 130 Whites
Road



Viewpoints T2, U & V1

Viewpoint T2
Whites Road
Recreation Reserve
across from 130 Whites
Road



Viewpoint U
Whites Road and Tram
Road intersection



Viewpoint V1
188 Jacksons Road



Viewpoints V2, W1 & W2

Viewpoint V2
188 Jacksons Road



Viewpoint W1
Ōhoka School



Viewpoint W2
Ōhoka School



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