

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Proposed Private Plan Change 56 to the Matamata Piako District Plan by Lockerbie Estate Limited and Lockerbie Estate No.3 Limited to rezone approximately 78 hectares of land at 76 Taukoro Road, 182 Morrinsville-Tahuna Road and Lockerbie Street from a Rural Zone (with a Future Residential Policy Area Overlay) to a Residential and Medium Residential Zone with supporting Development Area Plan.

STATEMENT OF EVIDENCE OF OLIVER THOMAS ADAM MAY

LANDSCAPE EFFECTS

4 July 2022

INTRODUCTION

1. My name is Oliver Thomas Adam May. I am a Senior Professional, Landscape Planner at Boffa Miskell Limited, a national firm of consulting planners, ecologists and landscape architects. I hold the qualifications of BA (Dual Honours Bachelor of Landscape Architecture with Town and Regional Planning, completed in 2009) and MLA (Master of Landscape Architecture, completed in 2011) both from the University of Sheffield, UK. I am a Graduate member of the New Zealand Institute of Landscape Architects (NZILA) and a Chartered Member of the Landscape Institute (CMLI) UK (since 2017).
2. I have been a landscape planning consultant based in Auckland for 3 years, providing consultancy services for a wide range of clients around New Zealand, including local authorities, land developers, and the infrastructure and power sectors. I previously worked as a Landscape Architect and Landscape Planner for Mott MacDonald, consultancy services for 7 years on major infrastructure projects in the United Kingdom, Ireland and the Middle East.
3. My experience includes the production of detailed designs and Landscape and Visual Effects Assessments for large infrastructure projects including; the expansion and upgrade of motorways, new motorways, industrial parks, flood alleviation schemes and residential developments.
4. I have significant experience in the preparation of landscape and visual assessment for large infrastructure projects and the implementation of landscape remediation and management plans.

Code of Conduct for Expert Witnesses

5. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Consolidated Practice Note 2014) and although I note this is a Council hearing, I agree to comply with this code. The evidence I will present is within my area of expertise, expect where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

SCOPE OF EVIDENCE

6. My evidence will cover:
 - (a) The existing environment;
 - (b) Background documents and statutory context;

- (c) Proposed Lockerbie Estate Subdivision Plan Change;
 - (d) Visual Catchment and viewing audiences;
 - (e) Landscape character effects;
 - (f) Visual effects;
 - (g) Design recommendations for resource consent applications to ensure that landscape and visual effects are managed; and
 - (h) Response to submissions
7. My evidence will provide a focus on issues raised within the submissions, as relevant to my expertise, including:
- (a) Reverse sensitivity (Topic W).
8. I was commissioned in June 2020 to undertake a Landscape and Visual Effects Assessment to accompany the private plan change application. This evidence has been informed by my visits to the site and the surrounding area, the Waikato Regional Landscape Assessment (February 2010 - ISSN 1177-9284 (Online) and 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021].
9. The land is currently zoned Rural within the Matamata Piako District Plan (MPDP) and has been identified for future residential development through the Future Residential Policy Area Overlay ("FRPA") that applies to the site. In this statement of evidence, I do not repeat the description of the site or the plan change and refer to the summary of the application in the evidence of Ms Kathryn Drew, Planner.
10. I have visited the plan change site and the surrounding area in July 2020 and February 2021 to survey and record information relating to the features and elements that comprise the landscape character, observe visual audiences and take representative photos from identified audiences. The information gathered during these site visits was used in the preparation of the landscape and visual effects assessment and to inform it's conclusions.
11. Preparation of my evidence has included the collection of baseline information through desktop studies and coordination with other disciplines.
12. The following landscape supporting documents have been prepared:
- (a) Lockerbie Estate Limited Development Area Plan as **Attachment 2** of the evidence of Ms Drew.

- (b) PPC Area Open Space and Connectivity Concept Plan as **Attachment 2** of the evidence of Ms Drew.
 - (c) A summary of the Lockerbie Development Standards is provided as **Appendix 1** of this evidence; and
 - (d) Graphic Supplement as included in **Appendix 2** of the Lockerbie Estate Subdivision Plan Change, Landscape and Visual Effects Assessment.
13. I have reviewed the submissions /decisions sought relevant to landscape and visual effects in my evidence below.

EXISTING ENVIRONMENT

14. The key characteristics and features of the immediately surrounding landscape are summarised as:
- (a) The growth and expansion of residential development to the northern extents of Morrinsville occurring over the past years and expected within the future. The site is adjacent to the Lockerbie Estate residential development to the south, which is currently under construction.
 - (b) Adjacent land to the north, east and west are rural in nature with and feature rural residential properties dispersed across the landscape. The
 - (c) The Rhoda Read Continuing Care Facility is located to the south west of the site and is accessed from Studholme Street.
 - (d) Residential properties accessed from Pinehurst Crescent are located to the south east of the site.
15. The key characteristics and features of value within the wider landscape are summarised as:
- (a) A linear band of London plane (*platanus × acerifolia*) and common oak (*quercus robur*) with a QEII protective covenant within the Lockerbie Estate development to the south.
 - (b) The Maungahaumia Stream to the north of the site and the Piako River to the east; and
 - (c) There are no outstanding natural landscapes or features (ONL or ONF), significant indigenous vegetation areas (SEA) or notable trees identified within the site.
16. The following summarises the key characteristics and features of the site:

- (a) Vegetation within the site is reflective of its current agricultural land use and predominantly comprises pastoral grassland separated by deciduous exotic hedgerows.
 - (b) The topography for the site is gently undulating and broadly reflects the Central Hill Country character described in the Waikato Regional Landscape Assessment.
 - (c) Within the site built form comprises buildings related to agricultural production and the dairy farm at 182 Studholme Street.
17. In summary, the site is characterised by its open nature due to the lack of tall vegetation and it has a gently undulating landform. The Maungahaumia Stream within the northern portion of the site creates shallow grass channels with little riparian vegetation due to the modified nature of the landscape. The site does not have any areas considered to be of high landscape value. The site is generally in keeping with the wider rural landscape context and has features which are commonplace and therefore unremarkable.

BACKGROUND DOCUMENTS AND STATUTORY CONTEXT

18. The current zoning of the land identifies and anticipates a change from rural to urban use. Extending the residential area of Morrinsville establishes a new urban boundary in this locality.
19. The proposed objectives, policies and Section 32 assessment criteria are included and provided in the evidence of Ms Drew. The assessment concludes that:
- a) The proposal will provide quality urbanisation and residential development sought by the Matamata Piako District Plan.
20. The proposed Lockerbie Development Standards table is used to compare the proposed residential standards against the relevant rules within the Residential Zone and Existing Residential Infill Standards in the MPDP are included in the Lockerbie Development Standards, **Appendix 1** of this evidence.
21. The proposed Development Area Plan includes a split linear open space and open space that follows the path of the Maungahaumia Stream branches in the north west of The Site. This also provides the framework for a proposed pedestrian network. It is envisioned through the subsequent consenting and design processes that landscape design recommendations are incorporated to ensure that an appropriate amenity landscape framework and rural interface

are provided. Design recommendations are included in this evidence and include boundary interfaces, fencing and proposed set backs.

VISUAL CATCHMENT AND VIEWING AUDIENCES

22. To determine the visual catchment and potential viewing audiences of the proposal a desktop survey was undertaken. This baseline information was then ground-truthed during visits to the site and surrounding area. It is noted that over time these views will change as the adjacent Lockerbie Estate residential development is developed.
23. The most notable public viewing audiences are from road users on Morrinsville-Tahuna Road and Taukroro Road, most prominently when travelling south towards the site and along the site's boundary.
24. The key private viewing audiences are:
 - (a) The elevated property at 7 Hangawera Road;
 - (b) Residents located along the easter side of Studholme Street (including 220A, 218, 216, 216A, 214, 214A, 212, 210, 208, 206, 204A, 202, 200, 198, 198A, 198B, 196, 196A and 196B);
 - (c) Workers, residents and visitors to the Rhoda Road Continuing Care facility (222 Studholme Street);
 - (d) Residents on the northern side of Pinehurst Crescent (26, 28, 30, 32, 34, 35, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66 and 68); and
 - (e) Residents of Lockerbie Estate residential development to the south.

ASSESSMENT OF LANDSCAPE CHARACTER AND VISUAL EFFECTS

25. Landscape and visual effects are a result of natural or induced change in the components, character or quality of landscape. When plan changes are proposed, a transition of the landscape to a new form of land use with its consequent changed character and amenity is an inevitable consequence.
26. When assessing the potential effects arising from a plan change the assessment has considered the nature of the maximised potential future development enabled by the provisions of the plan change. The effects identified in this assessment are anticipated by the Matamata-Piako District Plan, through the introduction of the FRPA overlay that applies to the site and signals the land use change. That overlay became operative in September 2017, from the adopting of Plan Change 47.

Landscape Effects

27. Development which could occur as a result of the proposed plan change is assessed to generate the below potential landscape character effects.
28. The conversion of the 77.8ha site from a rural use to residential (urban land use) development will change the perceived character of the landscape. This change is signalled within the MPDP by the FRPA overlay and is an anticipated outcome for the site.
29. The proposed plan change zoning and rule framework will provide a diverse range of housing choice to meet the needs of the growing population and will be broadly in line with the expectations of the residential and medium density zoning.
30. Landscape change will occur across the site through earthworks to establish the street network and establish lots suitable for development. These changes to the topography will flatten the gently undulating topography. Although the topography will be altered across the site the existing Maungahaumia Stream across the site will be reflected in the proposed reserve and pedestrian network. The change in topography will ultimately result in a level of modification anticipated with urbanisation of rural land.
31. The plan change and supporting Lockerbie Development Area Plan proposes a network of stormwater reserves and open spaces. The allocation and distribution of the of these area largely based on the location of the existing streams and their riparian margins within the site.
32. The extensive nature of the earthworks and the change to an urban land use will result in retained vegetation being limited to a small amount riparian vegetation. However, this is in the context of the site which has little existing vegetation and no vegetation that is identified as significant at a national or regional level.
33. The development of the site, as enabled by the plan change, will provide an enhanced level of amenity through the establishment of the open space reserve, provision for street tree planting and provision for pedestrian links throughout the site and into land to the south.
34. The sites eastern boundary abuts a rural environment. The anticipated density is therefore greater than the existing rural land. The distribution of a lower density residential lots along the interface and a 5m off set from the rural

boundary will aid the integration and transition between rural and urban land uses, and provide an appropriate interface with the surrounding rural landscape.

35. In summary, as is expected with the urbanisation of rural land, a substantial change will be introduced to the landscape over time. A similar transition has also already taken place in neighbouring land to the south and south east of the site. The site will retain a response to the natural landscape and environmental features and connect future residents and users to the natural stream environment. The residential development outcomes are consistent with expected residential urbanisation as identified in the MPDP, subject to some intensification in the core through the introduction of the medium density residential framework. They are consistent and natural extension of the ongoing residential development to the north of Morrinsville.

Visual amenity effects

36. Development enabled by the plan change is assessed to generate the below visual effects.
37. The specific nature of the visual effects will depend on the future more detailed design of specific development proposals. In this respect, subdivision and some typologies (such as duplex's and terraced housing) will require resource consent and be subject to a range of assessment criteria, including those which address visual amenity and interface outcomes.

Views from road users

38. Views from users of the surrounding road network, including Studholme Street, Taukoro Road and the Morrinsville-Tahuna Road. These will experience views towards the site and the proposed residential development, in particular where users are in proximity to the site boundary. The effect of these changes on the visual amenity, will be low adverse.

Views from the immediate vicinity

39. These include views from the residential audiences on Studholme Street, Pinehurst Crescent, the Rhoda Read Care Facility, the Lockerbie residential development and nearby rural residential properties. Viewing audiences within the immediate vicinity are broadly anticipated to experience views of the proposal over intervening landform, vegetation, built form or a mix of these attributes. There will be a noticeable visual change for audiences as the rural open views change to more urbanised residential view, this change is anticipated in the MPDP through the FRPA overlay that applies to the site. The

effects of these changes upon the views and visual amenity, will be able to be appropriate with consideration to the zoning and anticipated development.

40. The zoning framework proposes higher density development towards the centre of the site, maintaining appropriate interfaces with the rural surroundings. The more spacious residential typologies have been designated around the perimeter of the site where there is a rural interface. Views towards the site from the south will predominantly be from the northern extents of the Lockerbie Estate residential development currently under construction. A small number of residential audiences on the northern aspect of Pinehurst Crescent will experience oblique views of the eastern extents of the development. These views will predominantly comprise the 600m² lots with a 5m setback to that rural interface.
41. The audience at the Rhoda Read Continuing Care Facility will experience short distance views of the adjacent proposal, glimpsed views of medium density will be available over the lower density housing around the perimeter of the site.
42. Potential adverse effects on the established residential viewing audiences in the immediate vicinity of the site will be **low** for the majority of audiences. It is considered that a small number of audiences within proximity to the eastern boundary have the potential to experience **moderate-low** adverse effects. Commercial occupants and visitors will observe **low** adverse visual effects.

Wider context views

43. Wider context views are defined as views which include the site within the context of the wider area. These views are more obtainable to the north and north west, where there is less intervening landform and built up urban form. Audiences within the wider context include Horrell Road, Hangawera Road, Cobham Drive and Stirling Drive.
44. The increase in development will result in a change from rural to an urbanbuilt development when viewed from the wider landscape. The potential adverse effects on the wider area will be dependent on the design of future development including; density, building setbacks treatment with the rural interface.
45. From more distant viewpoints, it is expected that there will be a large reduction in the legibility of the proposal. Where views are available, it is considered that the proposal will be seen in the context of the Morrinsville township. It is expected that visual effects on audiences in the wider context are expected to experience views from **low to very low**.

RECOMMENDATIONS

46. The overall design for the proposed development incorporates a mix of residential outcomes with a central green spine. These characteristics are reflected in the provision of open space and stormwater retention with reserves particularly and the wider connections and interface with the rural zone. The recommendations include boundary treatments outlined in the landscape and visual effects assessment are listed below.

Mitigation and Design Control Measures

Rural facing boundaries

- The proposed a 5m building setback along the rural boundary, to provide a graded rural to urban transition (See Rule 3.1.1).
- Consideration of vegetation planting and design along the rural boundary, to help to improve the rural and urban interface.
- Consideration of a post and wire fence boundary treatment along the eastern boundary of the site, or other treatment as agreed with affected landowner.

Collector Road

- Large specimen tree planting requirement along the corridor

Landscape Plan

It is recommended that concept landscape plans are provided as part of the subdivision consent applications that provide for following:

- Design approach
- Street Tree and amenity planting
- Open space design
- Cycleway and pedestrian network
- Stormwater reserve design

SUBMISSIONS

47. In this section, I address the key landscape and visual effects raised in the submissions. The following comments (grouped under issue headings), acknowledging that further details regarding each submission may emerge during the submitters' presentation at the council.

48. Three submissions received in response to the plan change are concerned with reverse sensitivity and in particular the interface between the proposed urban land use and the retained rural land use.

Topic W: Reverse Sensitivity Effects

49. As a result of the proposed change to the land use it has been identified with submissions that this may result in reverse sensitivity issues between the emergent urban development and the enduring rural landscape character. Concerns related to effects in relation to reverse sensitivity have been identified within submissions are primarily related to the interface and interaction between the proposed urban residential activity and enduring rural agricultural activities.
50. Effects in relation to reverse sensitivity and the interface between the urban and rural zones have been considered as part of the private plan change process. In particular the relationship along this interface has been addressed through the provision of:
- A proposed 5m building setback along the rural boundary to provide a graded rural to urban transition by separating the urban form from the urban edge.
 - More spacious lots sizes (600m²) around the perimeter of the site to grade the transition between urban and rural land uses.
51. These design measures within the proposal will soften the transition between urban and rural land uses. The proposed 5m setback will also provide a buffer between rural activities and proposed residential development. This will limit the direct influence potentially disruptive rural activities have with on proposed residential development.
52. Only those Reverse sensitivity effects related to landscape and visual effects have been addressed in my evidence with suggested mitigation through landscape or visual mitigation.

CONCLUSION

53. I The future residential built form of the development enabled by the Plan Change will respond to and maintain a connection to the natural landscape attributes of the site and the urban expansion to the north of Morrinsville.

54. The proposed plan change is consistent with the anticipated residential development of the site identified in the MPDP, as signalled by the FRPA overlay that currently applies.

55. It is my opinion that the proposed plan change will deliver a quality mixed built environment with diverse and structured open space provisions. Resulting in a diverse community that provides for a range of residential and leisure opportunities, consistent with the MPDP and Morrinsville expansion aspirations.

Oliver May
4 July 2022

Appendix 1: Lockerbie Development Standards

	Existing Residential Zone Standards	Existing Residential Infill Development Standards (Rule 4.13.1)	Residential Zone (Lockerbie specific provisions)	Medium Density Residential Zone	Lockerbie Precinct
Minimum lot size	450m ²	325m ²	600m ²	325m ² (or 273m ² with land use consent for standalone and 400m ² for a duplex (i.e. 200m ² each unit))	150m ² average cross the terrace units + MRZ standards for standalones and duplex's
Maximum building coverage	35% of net site area + 45% option with reserve payment	45% of net site area	35% of net site area + 45% option with reserve payment	55% of the net site area	55% except were adjoining a reserve with a width of more than 20m whereby building coverage shall not exceed 60%;
Development Suitability	Contain a 150m ² (10 x 15m) rectangular area		Contain a 120m ² (8 x 15) rectangular area	113m ² (7.5m x 15)	
Permeable surface area		20% of net site area		20% of net site area	
Household recreational space (outdoor living)	80m ² with a minimum width of 3m + 6m diameter circle	60m ² with a minimum dimension of 3m + 6m diameter circle	50m ² with a minimum dimension of no less than 4m	Duplex = 36m ² with a minimum dimension of no less than 4m	Terrace Housing = 20m ² with a minimum dimension of no less than 4m, or a 9m ² balcony with a minimum dimension of 1.8m.
Service Area				Minimum area of 20m ² for standalones and 10m ² for duplex	No standard for terrace housing
Maximum height	9m	9m	9m	9m	
Building length		Exterior wall shall not exceed 15m length without provision for a 2x2m step		Exterior wall shall not exceed 15m without being horizontally or vertically stepped or containing a material change.	
Height to boundary	2m plus the shortest horizontal distance between that part of the	3m + 45-degree plane to boundary	2m plus the shortest horizontal distance between that part of the	3m & 45 degree recession plane, unless attached.	

	building and the nearest site boundary		building and the nearest site boundary	
Front yard setback	5m	5m	3m, unless fronting Studholme Street and Taukoro Road where setback is 5m.	3m
Garage setback	-	-	5m	5m
Side yard setback	1.5m	1.5m	1.5m	1.5m where not attached
Rear yard setback	1.5m	1.5m	1.5m	1.5m
Rear access lot				1m from road and private way boundary with 5m setback for garage
Corner site	On a corner site one front yard may be reduced to 3m.	On a corner site one front yard may be reduced to 3m.	On a corner site one front yard may be reduced to 3m.	3m is the minimum
Setback from Rural zoned boundary			5m	N/A
Privacy				Overlooking provisions relating to garage widths, glazing, one habitable room facing the street, maximum fencing heights and minimum outlook space.