

Before the Hearings Commissioners  
at Matamata

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*in the matter of:* A Private Plan Change to the Matamata-Piako District Plan under Schedule 1 of the RMA by Rings Scenic Tours Limited to introduce new objectives, policies and rules, primarily through a Development Concept Plan, to enable the ongoing operation and growth of tourism activities at Hobbiton Movie Set within an appropriate planning framework

*to:* **Matamata-Piako District Council**

*applicant:* **Rings Scenic Tours Limited**

Supplementary of Evidence by **Michael Richard Graham** on behalf of Rings Scenic Tours Limited

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Date: 06 April 2019

## 1. Supplementary Evidence

- 1.1 Since the preparation of my evidence in chief a number of matters have arisen as a result of consultation with *Ms Gilbert*, MPDC's consultant landscape architect, and in response to the changes to the proposed precinct areas.

### *Consultation with regard Performance Standards*

- 1.2 Since lodgement, *Ms Gilbert* and I have been in discussion over the Performance Standards contained in the application and have made some progress in this respect but are not wholly aligned. These discussions have focussed on performance standards;

*3. Visual Form and Appearance of New Buildings*

*4. Landscaping*

*12. Signage*

- 1.3 A copy of these amended Performance Standards is appended to my *Supplementary Evidence* as *Appendix 1*. In respect of the *PS 3. Visual Form and Appearance of New Buildings*, amendments have been undertaken to provide greater clarity around the intended appearance of the buildings and restrict roof styles, pitch and materiality, referencing both rural vernacular, and the fantasy rural style already contained within *Precinct 2* as acceptable architectural templates. It is my understanding that *Performance Standard 3* is mutually agreed.

- 1.4 In respect of the *PS 12. Signage*, changes were introduced to restrict the extent that freestanding signs might be visible within *Precinct 1* from along the Bucklands Road frontage. It is my understanding that *Performance Standard 12* is mutually agreed.

- 1.5 *Performance Standard 4. Landscaping* focussed on the mitigation planting required for *Precinct 1*, to limit the propagation of potential visual and amenity effects to the wider environment from development internal to *Precinct 1*. The proposed strategy referenced *Mitigation Plan C2 (Supplementary Evidence appendix 2)* identifying existing and proposed specimen trees and hedging to be retained, and giving direction as to the species to be planted. These aspects were generally agreed.

- 1.6 However discussion was also had regarding the inclusion of mitigation planting around the consented storm water ponds. In my opinion, the location of the proposed storm water ponds is already effectively screened by topography, which is further enhanced by the proposed mitigation planting. Any requirement for additional mitigation planting seems unnecessary as it does not contribute to mitigation of the development. *Ms Gilbert* maintains a different opinion in this regard. As the mitigation planting would fall within *Performance Standard 4*, this standard has not been agreed.

## 1.7 *Change of Extent of Precincts*

- 1.8 As a result of a submission received from MPDC, the boundaries for the Precincts were modified to capture consented Storm Water and Waste Water developments associated the Precinct sites. I have recently undertaken a review of the changed extent, revised ZTV analysis, and site inspection of *Precinct 1*, and consider that the revised extent results in minimal change to potential visibility and does not cause me to alter my original conclusions. (The updated ZTVs are a contained in appendix 3 of supplementary evidence).
- 1.9 With respect to Precinct 1, while the extent of the precinct has increased, the visibility from publicly accessible locations remains very similar and is considered to be addressed by the Mitigation Planting Plan.
- 1.10 Within Precinct 2 (excluding the access road), the areas of theoretical visibility are also very similar. Being mindful of the nature of the development that was captured by the increased extent of the precinct; two in ground waste water disposal fields, my conclusion has not changed.
- 1.11 Overall, adverse effects of the type of future development expected on existing visual amenity values associated with surrounding landscape character was found to range between *negligible* and *low*. With the benefit of the proposed performance standards, I consider effects on landscape and visual amenity (s7(c) effects) will be *less than minor* from surrounding viewer locations.
- 1.12 The type of development expected within the two precincts and the building envelopes associated with them is likely to have *less than minor* adverse effects on landscape and visual amenity values. While discernible, such development is not likely to affect the key attributes of the surrounding landscape or detract from the existing characteristics of the surrounding rural landscape to a significant degree.
- 1.13 I consider therefore that with the inclusion of the recommended performance standards, the type of future development expected with the DCP will remain consistent with the overall intent of the relevant landscape and amenity objectives, policies and rules of the Operative District Plan and sections 6 (a), 6 (b), 7 (c) and 7 (f) of the RMA.

Michael Graham BSc, BLA,

Registered Landscape Architect NZILA

**Director**

**Mansergh Graham Landscape Architects Ltd**



### 1.1 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES IN PRECINCTS 1 AND 2

3. Visual Form and Appearance of New Buildings

- a) Any new buildings shall either reflect the rural vernacular established within the relevant Precinct, being simple in form and appearance and/ or be reflective of the fantasy rural architectural character expressed in existing developments located in Precinct 2.
- b) Where responding to the rural vernacular the following shall apply:
- i Roofs shall be gable in form only (no hiproofs) and shall have a pitch of between 20 – 45 degrees.
  - ii Flat connections between building forms are permitted but shall not exceed 25% of the roof form.
  - iii Lean to roofs are to have a maximum mono pitch roof of 8 degrees.
  - iv Wall claddings shall be continuous. While changes may occur at a recess or visible break point, walls must be in one cladding form with no changes over the wall surface.
  - v Wall materials shall be one of the following; timber weather board, Timber board and batten, weather board cladding system ( similar to Linea), corrugated iron, tray steel, concrete or plaster masonry.
- c) If painted, the exterior colour of buildings and structures within Precinct 1 shall be restricted to natural, visually recessive colours and/or colours that do not contrast with surrounding natural colours so that buildings do not appear incongruent with the surrounding rural landscape. The following colours, from the BSS 5252 colour range or equivalent, meet the requirements of this DCP Performance Standard:

Group A	00A01 - A13 inclusive, 02A03, 02A07, 02A11, 06A03, 06A07, 06A11, 08A14, 10A03 - A11 inclusive 16A03, 16A07, 16A11, 18A14
Group B	04B19 - B29 inclusive, 08B17 - B29 inclusive, 10B17 - B29 inclusive, 12B17 - B29 inclusive, 18B17 - B29 inclusive, 22B27, 22B29
Group C	06C37 - C40 inclusive, 08C37 - C40 inclusive, 10C37, 10C39, 12 C37 - C40 inclusive, 14 C37 - C40 inclusive, 16 C37 - C40 inclusive, 18 C37 - C40 inclusive

- d) No buildings or structures within Precinct 1 shall have mirrored glazing.
- e) Where responding to the fantasy vernacular they shall appear similar to the existing rural fantasy

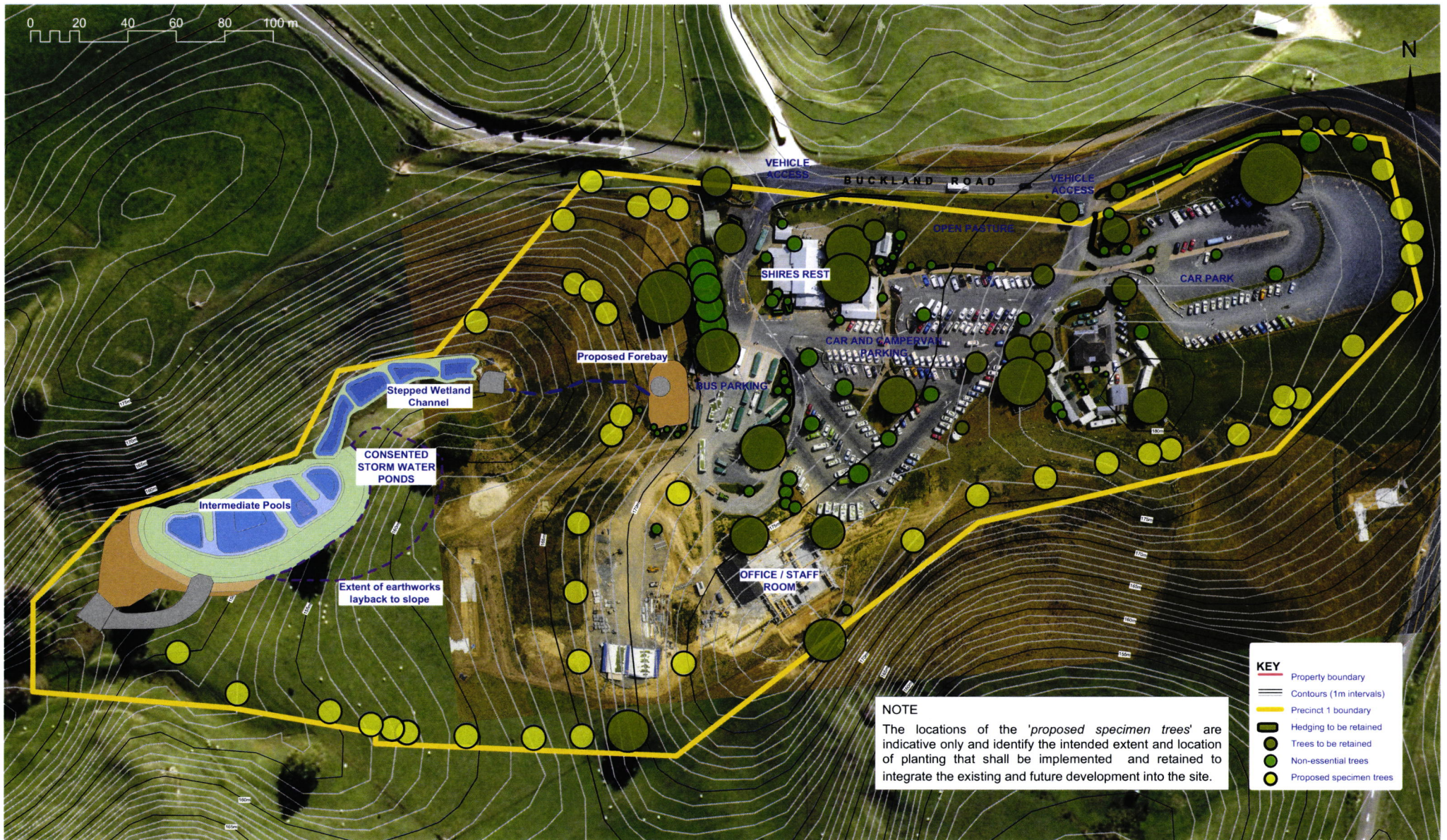
	buildings contained in Precinct 2 .
4. Landscaping	<p>a) Within Precinct 1, existing specimen trees and hedging as identified on C2 Mitigation Plan(dated 01/04/2019) as 'to be retained 'shall be retained.</p> <p>b) Further development in Precinct 1 shall require the planting of the proposed specimen trees in the locations indicated on C2 Mitigation Plan(dated 01/04/2019) around the Precinct to provide general screening. Proposed specimen trees refer to species that are either <i>Platanus orientalis</i>, <i>Quercus sp.</i>, <i>Liquidamber sp.</i>, or species of a similar scale and growth.</p> <p>c) Should any specimen tree or hedge plant , that is required to be retained, die, or become diseased or damaged such that it is no longer able to provide it's mitigation function, it shall be replaced with a specimen of the same species. Replacement shall occur within the first planting season after the loss of the mitigation function is identified.</p> <p>d) Soft Landscaping (plants) around all new buildings shall extend a minimum of two metres beyond the building envelope on at least three sides of the building and shall comprise grasses, shrubs and/or groundcovers.</p> <p>e) All planting shall be implemented within the first planting season (March to May or September to November) after any buildings and associated site works are completed.</p> <p>Advice Note: Works in close proximity to all electric lines can be dangerous. Compliance with the NZECP 34 is mandatory for buildings, earthworks and mobile plant within close proximity to all electric lines.</p> <p>Advice Note: Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines, especially within 20m of those lines, contact the line operator.</p>
12. Signage	<p>a) The following signs related to permitted activities established within Precincts 1 and 2 for the advertisement or identification of the established permitted activities. These signs shall be located within the identified Precincts :</p> <p>i) Signs attached to or forming part of a building: a maximum total area of 16m<sup>2</sup> for Precincts 1 and 2 combined.</p> <p>ii) Free standing signs: a maximum total area of 16m<sup>2</sup> for Precincts 1 and 2 combined.</p> <p>a) Free standing signs within Precinct 1 shall only be visible external to the precinct from Bucklands Road, where the road runs adjacent to the northern boundary of the Precinct and 20 metres</p>



	<p>beyond.</p> <ul style="list-style-type: none"> <li>b) For the avoidance of doubt: there are no controls on signage only internally visible to the Hobbiton DCP area or for signs whose sole purpose is to direct traffic within a Precinct.</li> <li>c) Health and Safety signs to meet legislative requirements: no size maximum.</li> <li>d) The size of letters on signs directed at passing traffic on Buckland Road shall have a minimum height standard of 150mm.</li> <li>e) Directional signs on local roads and state highways may be erected for Hobbiton Movie Set provided that the written consent of the Matamata-Piako District Council or NZ Transport Agency respectively is obtained. Directional signs erected under this Performance Standard shall not be subject to the DCP Signage Performance Standards 1.1.12 a), b), c) and d) above.</li> </ul>
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## *Appendix 2 : Mitigation Plan C2*





The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

## HOBBITON ACCOMMODATION

Plan No.



### Mitigation Plan

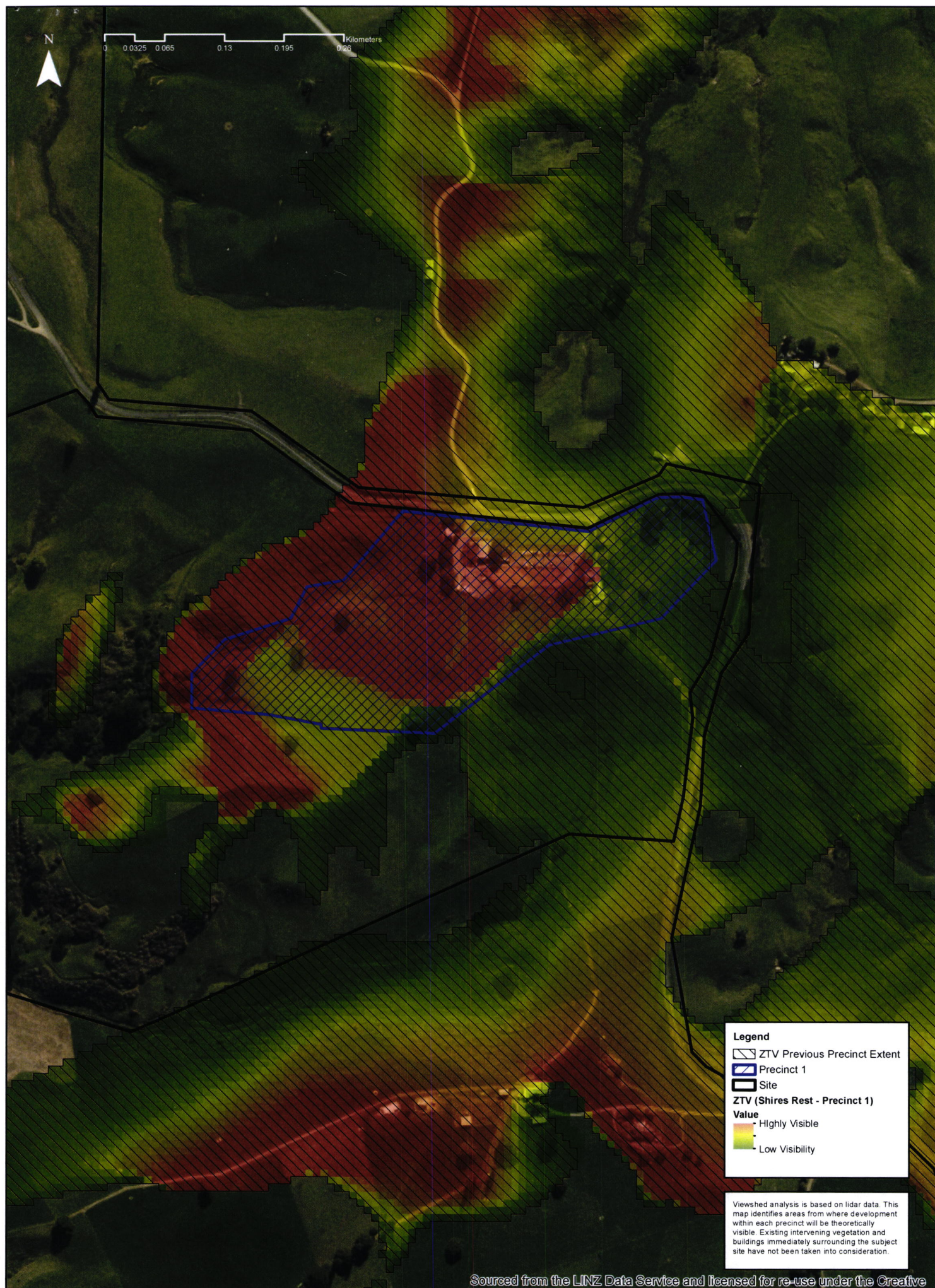
CLIENT | RINGS SCENIC TOURS LTD. | PROJECT | 2019-011 | DATE | 01/04/2019 | REVISION | R5 | SCALE | 1:1500 @ A3

C2



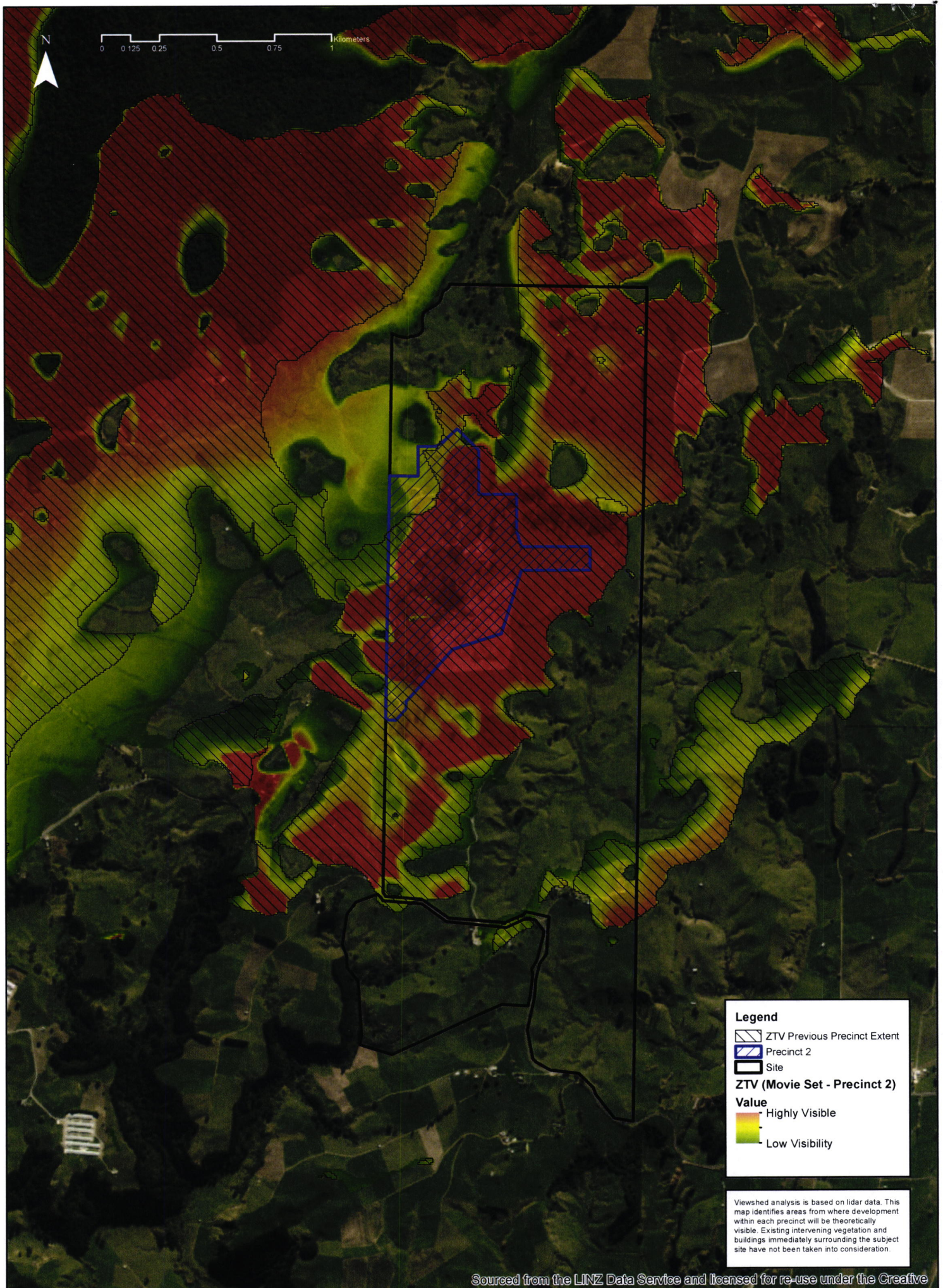
### *Appendix 3 : Revised ZTVs Maps*





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