

Before the Hearings Commissioners
at Matamata

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**

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

Date: 22 March 2019

1. INTRODUCTION

Qualifications and experience

- 1.1 My name is Michael Richard Graham and I am a Director at Mansergh Graham Landscape Architects (MGLA) and have been in this position since 2002.
- 1.2 I hold the Qualifications of a Bachelor of Science in Philosophy completed in 1990, from Canterbury University, Christchurch and a Bachelor of Landscape Architecture completed in 1992, from Lincoln University, Canterbury. I am a qualified Landscape Architect and Registered Member of the New Zealand Institute of Landscape Architects.
- 1.3 During my career I have been involved in the preparation of a large number of visual and landscape assessments, and the peer review of landscape assessments for a range of activities in the urban and rural landscape. These have included subdivision developments, large scale retail developments, retirement complexes, light industrial developments, telecommunications facilities, bypass alignments, wind farms and power transmission lines.
- 1.4 I have prepared several district-wide landscape studies, and have provided advice to various councils on the preservation of landscape character, urban design and growth strategies for both rural and urban areas. I am a current member of the Hamilton City Urban Design Panel and have been a sitting member and occasional chair since its inception in 2008
- 1.5 In December 2017, I prepared a landscape and visual effects assessment report on the proposed Private Plan Change to introduce a Development Concept Plan (DCP) for the Hobbiton Movie Set and existing and proposed tourist facilities at 487, 501 and 502 Buckland Road, Matamata (the Hobbiton site). For the purposes of the proposed plan change two precincts were identified:
 - a) Precinct 1 (The Shire's Rest); refers to the area which is the departure and return point of the movie set tours. Precinct 1 includes the ticketing office, café, visitors centre, offices, staff facilities and parking areas; and
 - b) Precinct 2 (Hobbiton Movie Set); includes the movie set itself and hospitality area, inclusive of The Green Dragon Inn and restaurant marquee, souvenir shop, services and set maintenance building (refer to the precinct plan in appendix one).
- 1.6 The Hobbiton site is currently zoned Rural under the operative Matamata-Piako District Plan and as a result resource consents are required for additional visitor numbers and visitor facilities. The proposed plan change aims to respond to this growth by improving existing facilities and providing new ones whilst ensuring any adverse environmental

effects are less than minor. The plan change includes objectives and policies, an activity table and performance standards specific to the Hobbiton site, which will minimise the need for resource consent applications in the future.

- 1.7 The report was prepared within the context of current “best practice” in landscape architecture, the existing Hobbiton site and context, and relevant provisions of the Matamata -Piako District Plan. The findings of my 2017 report, which accompanied the Application, forms the basis of my evidence.
- 1.8 I confirm that I have read the “Code of Conduct for Expert Witnesses” contained in the Environment Court’s Consolidated Practice Note 2014 and agree to comply with them in giving evidence in this proceeding. Except where I state that I am relying on evidence of another person, this written 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 expressed in this evidence.

Scope of evidence

- 1.9 I am presenting expert landscape architectural evidence in support of the proposed private plan change. My evidence covers:
- a) An overview of the assessment approach I have used;
 - b) A description of the site and the existing landscape context surrounding the site
 - c) Identification of the key aspects of the proposed plan change that affect landscape and visual amenity ;
 - d) Matters relating to performance standards and any other provisions listed within the DCP in respect to landscape character and visual amenity;
 - e) Comment on the submissions;
 - f) Response to the Council Officer’s report; and
 - g) Conclusions.

2. ASSESSMENT APPROACH

- 2.1 I have used a standardised assessment approach to identify the existing landscape values and character of the site and its surroundings, in order to assess how the proposed plan change and DCP affects the surrounding landscape character and visual amenity values.
- 2.2 In broad terms, the assessment consists of the following elements:
- a) Identification of the existing landscape values and character;

- b) Identification of the key elements or attributes of the DCP. (ZTV analysis maps of the subject site and respective precincts are contained in appendix 1);
- c) Assessment of the effects of the DCP on existing landscape character and visual amenity; and
- d) Assessment of the proposal within the context of the relevant statutory instruments and current best practice landscaped architectural design.

2.3 A diagram depicting the assessment framework I have followed and the key factors considered in my assessment are contained in Appendix 2.

3. LANDSCAPE CONTEXT AND SITE DESCRIPTION

3.1 In this section of my evidence, I summarise the landscape character of the site and its surrounding context. I will address the issue of character and identify why, in my opinion, the existing character of the site and surrounding context will not be adversely affected by the plan change. A fuller description is contained in my original assessment.

Landscape Context

3.2 The site is located approximately 16km southwest of Matamata and 25km east of Cambridge and is set within the gently rolling hill country at the south western extent of the Hauraki Plains. To the northwest of the site is the Te Tāpui Scenic Reserve which comprises two volcanic cones. Both peaks have a dense cover of native forest, which extends part way down their flanks, with an abrupt transition to the surrounding pastoral land use at the reserve boundary.

3.3 The wider surrounding landscape is predominantly characterised by pastoral land use. The rural landscape to the southeast of the site displays an open spatial character due to the relative sparsity of shelter planting. By contrast, the rural properties west of the site, accessed off Buckland Road, tend to be more enclosed in character due to well established shelter belt planting on property and paddock boundaries. Many of the shelter trees in the surrounding landscape are deciduous. As such, during the winter months, the landscape has a more open character than when trees are in leaf.

3.4 Buildings in the wider landscape are generally widely dispersed and are typical of a working rural environment, including farmhouses, barns and sheds, and in general, share a rural architectural vernacular; pitched roofs with gable ends, weatherboard, brick or corrugated iron cladding, post and wire fencing. Typically, there is shelter and curtilage planting around the farmhouses.

Site Description

- 3.5 The plan change is to be applied to two Precincts which are to be established around existing activities that sit within a much larger rural property, characterised by rolling pastoral grassland with clusters of mature tree. The balance of the property will continue to operate as a working farm. (Plans showing the full DCP Area including the buffer zone are contained in Mr Bogwood's evidence).
- 3.6 Precinct 1 is 5ha and located at 487 and 501 Buckland Road. The Shires Rest Café and Visitor Centre (collectively referred to as 'The Shire's Rest') is the start and finish point for the movie set tours. Existing facilities in this area include the following:
- a) Café;
 - b) Retail souvenir shop;
 - c) Ice-cream and coffee shop;
 - d) Staff and visitor parking (including bus and campervan parking);
 - e) Toilets;
 - f) Staff facilities (offices, lunch areas and toilets); and
 - g) Administration building /office and an under construction office building.
- 3.7 Precinct 1 is situated within a shallow depression of land framed by a series of rolling hills that extend along the southern boundary of the Precinct. Along the northern precinct boundary, Precinct 1 and Buckland Road share the same ground level and consequently, the existing facilities are visible along a 400m stretch of Buckland Road. The café and visitor centre have been converted from rural buildings. Their simple barn-like forms and corrugated steel cladding clearly express a rural vernacular style of building. This is further reinforced by the typical rural post and wire boundary fence that delineates the property. Mature shelter trees dot Precinct 1 and boundary hedging along the north eastern car park, soften views of the existing buildings. Except for the ice cream kiosk, which is set back some 15m from Buckland Road, all other buildings are set back at least 20m, with picnic tables occupying the intervening area of flat lawn in front of the café.
- 3.8 Car parking within Precinct 1 is predominantly located behind and to the east of the Shire's Rest Café. This includes areas for campervan and bus parking. Occasional 'over spill' car parking occupies a small paddock adjacent to lawn in front of the café. A carpark for the new office building is also under construction in the southwest portion of the Precinct.
- 3.9 Precinct 2 is located at 502 Buckland Road. It is accessed via a private access road opposite Precinct 1. Precinct 2 is located approximately 2km north of Buckland Road in a

valley between two ridgelines of rolling hills and contains the Hobbit Movie Set. The bush clad peaks of Te Tāpui form a background to Precinct 2 to the north.

- 3.10 The movie set includes features of the *Hobbiton* and *Bag End* locations from *The Hobbit* and *The Lord of the Rings* films, including *The Green Dragon Inn*, a licensed tavern. This part of the site is focused around a pond, surrounded by a picturesque combination of rolling pastoral land, character buildings and props, exotic shade trees and native vegetation, which together form a type of fantasy rural idyll.

Expected Development

- 3.11 In order to assess likely landscapes and visual effects of development a proposed Development Concept Plan (DCP) was prepared reflective of anticipated future development, whilst avoiding adverse effects on existing rural amenity values.
- 3.12 Development and activities expected in Precinct 1 will likely consist of:
- a) Additional car parking, loading and manoeuvring areas;
 - b) Tourism retail development;
 - c) Visitor accommodation (in the form of self-contained cabins);
 - d) Office buildings; and
 - e) Maintenance and storage facilities.
- 3.13 Development and activities expected in Precinct 2 will likely consist of:
- a) Additional car parking, loading and manoeuvring areas;
 - b) Movie set structures and facilities;
 - c) Additions to the retail and hospitality buildings and structures (around The Green Dragon Inn and restaurant marquee) including additional buildings and facilities.
- 3.14 I consider that these expected developments and proposed activities have the potential to affect landscape and visual amenity. Given the lack of certainty around the final design and location of future development, I have assessed the likely landscape and visual effects based on the non-fanciful development and imposition of proposed development controls such as setbacks, maximum building height, visual appearance and percentage building cover requirements (which are set out in the draft performance standards in Appendix Three).

4. RELEVANT PLANNING MATTERS

Existing Planning Context

- 4.1 The type of expected development is subject to the provisions of the Operative Matamata-Piako District Plan (MPDP), the Waikato Regional Plan and Resource Management Act (1991).

- 4.2 I have considered the key issues contained within the relevant planning framework, relating to landscape, visual and amenity matters.

Resource Management Act 1991

- 4.3 Development must meet the requirements of this Act, and it is therefore important that the assessment of visual, landscape and amenity effects addresses the requirements of Part 2, of the Act. In particular:

6 *Matters of national importance*

(a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

(b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*

7 *Other matters*

(c) *the maintenance and enhancement of amenity values:*

- 4.4 With regard to section 6(b), the application site is not contained within an identified outstanding natural features or landscape, but is in relatively close proximity (approximately 1 kilometre) to the boundary of Te Tāpui Scenic Reserve (Kaitiaki, Conservation under the MPDP). As addressed more fully in my report, I consider that any future development within either Precinct 1 or 2 will not intrude or obscure views of this feature from surrounding public locations.
- 4.5 With regard to section 7(c), the adverse effects of the development on existing visual amenity values will range between negligible and low. The implementation of the recommended mitigation strategies is required to achieve these ratings.

Proposed Waikato Regional Policy Statement

- 4.6 The Proposed Waikato Regional Policy Statement (PWRPS) contains a suite of objectives and policies pertaining to the protection of outstanding natural features and landscapes (Objective 3.19), amenity (Objective 3.20) and the natural character (Objective 3.21).
- 4.7 I consider that the objectives and policies of the PWRPS have been addressed by the existing provisions of the MPDP.

Operative Matamata-Piako District Plan

- 4.8 The application site is presently zoned rural under the Matamata-Piako District Plan.

- 4.9 The Matamata-Piako District Plan has a suite of objectives and policies pertaining to landscape amenity (both directly and indirectly). These are included in Chapter 3 (Environment) and Chapter 5 (Performance Standards – all activities). In addition, assessment criteria: 1.4.1 (Visual) and 1.4.12 Kaitiaki (Conservation Zone) are addressed in Part B of the plan.

Part A: Issues, Objectives and Policies

Chapter 3: Environment

- 4.10 Relevant objectives and policies under 3.1 relate to protecting and enhancing natural resources within the district.
- 4.11 With regard to objectives and policies under 3.1.2 (natural environment and heritage), there are no outstanding natural landscapes (ONL) identified within the subject site. However, Precinct 2 is in relatively close proximity to the Te Tāpui Scenic Reserve. I consider that the type of development expected within Precinct 2 will not be of a sufficient scale to alter the character of the nearby reserve or intrude on views of it from surrounding locations. It is therefore considered that the development will not alter perceptions of this Kaitiaki (Conservation) landscape.
- 4.12 Objectives and policies under Issues 3.5.1 and 3.5.2 (Amenity) aim to minimise the adverse effects created by building scale or dominance, shading, building location and site layout. They also aim to ensure that the design and appearance of buildings and sites is in keeping with the character of the surrounding landscape.
- 4.13 Given the existing rural character of the buildings within Precinct 1 and the recommendation that any future buildings have a similar rural (or fantasy rural/Hobbiton themed) appearance I consider that existing rural character values can be maintained. As the proposed building setback (15 metres) aligns with existing buildings on site and the maximum 10m building height restriction, I do not consider that any future buildings will result in shading effects on neighbouring properties. Further, because of the existing development within Precinct 1, I consider that the type of future development proposed will be seen as an extension of that development and not a dominant or focal visual feature.

Part B: Rules

1 General Provisions

- 4.14 With regard to the relevant assessment criteria 1.4.1 (i - ii), I consider that the buffer distance between the subject site and the Te Tāpui Scenic Reserve will mean that any future development within either Precinct 1 or 2 will not adversely affect perceptions of this feature.

- 4.15 With regard to 1.4.1 (iii - iv), I consider that, given the proposed restrictions on building vernacular, building height (consistent with the provisions of the rural zone), and setbacks, any future built development will be in keeping with existing rural character values. Further, the integration provisions (proposed new amenity policy P10) developed as part of the DCP are consistent with the operative provisions and will help to soften and/or screen views of any future buildings, whilst visually integrating with other shelterbelt planting in the surrounding area.
- 4.16 With regard to 1.4.12 Kaitiaki (Conservation Zone), I consider the expected development will not disturb natural landforms, features or vegetation associated with the nearby Kaitiaki (Conservation Zone).

Proposed Performance Standards

- 4.17 I have reviewed the proposed objectives and policies, activity table and performance standards for inclusion in the operative district plan and have had input where those provisions are considered relevant to landscape and visual amenity.
- 4.18 The proposed performance standards for permitted and controlled activities in Precincts 1 and 2 are consistent with or more restrictive than the existing provisions for the Rural Zone. I consider that the proposed provisions will aid in avoiding development of a magnitude that could significantly detract from existing rural character values. These standards are also consistent with the existing amenity policy of the plan that seeks to maintain the open spatial character of rural areas by ensuring that development is compatible in scale to surrounding activities and structures (Part A, Section 3.5.2, Policy 3).
- 4.19 To ensure any new buildings are sympathetic to the rural landscape, additional performance standards have been included within the DCP (refer to Appendix Three where additional and amended wording has been highlighted). These performance standards include:
- a) A standard that restricts the building coverage of Precinct 1;
 - b) A standard that identifies a colour palette for future buildings in order to ensure they integrate with the rural landscape;
 - c) A standard that identifies the style of development expected (i.e. rural/fantasy rural vernacular) in order to enable future development to integrate with the rural landscape;
 - d) A standard that ensures new buildings are set into the landscape with curtilage and screening planting; and
 - e) A standard that ensures future car parking areas are located and designed in such a way that they visually integrate with the rural landscape, using mitigation, which is

sympathetic to existing rural landscape patterns (planting or bunding). This mitigation will also aid in screening and softening the appearance of traffic direction signs (within Precinct 1) from along Buckland Road, reducing adverse visual effects.

4.20 While the proposed front yard buffer distance for Precinct 1 is 15m, rather than the existing 25m for the Rural Zone (3.2.1 iii), I consider that the implementation of the proposed performance standards mentioned above (integration of car parking areas and recommended rural building vernacular) will ensure that this proposed set back will be sufficient to avoid additional adverse effects on rural character and visual amenity from Buckland Road.

4.21 The DCP proposes that the following policy is included in Section 3.5.2 'Amenity' under the sub-heading 'Design, appearance and character':

"P10 To ensure that the design of future development at Hobbiton Movie set is sympathetic to the rural landscape and environment."

4.22 I consider that while this additional policy is appropriate, the allied set of performance standards outlined above are required to ensure that any future development meets the intention of this policy.

5. ASSESSMENT OF LANDSCAPE AND VISUAL AMENITY EFFECTS

5.1 I will now address landscape and visual amenity effects in terms of visibility and integration.

Visual Catchment

5.2 Both Precincts within the site are primarily constrained by surrounding undulating topography and shelter planting, which screens or partially screens views of the development from many surrounding locations.

5.3 Site inspection identified that the surrounding visual catchment is influenced by topography and land cover in the following ways;

- a) Precinct 1 is situated on a relatively flat, depression of land framed by undulating hills along the southern edge. Consequently, broad public views of Precinct 1 are only afforded from close proximity along the interface with Buckland Road,(approximately 400m), while distant views of the southern edge of Precinct 1 are afforded at intermittent locations within 1.5km along the southern sections of Buckland Road.

- b) With the exception of a cluster of neighbouring properties to the south on Buckland Road, views of Precinct 1 are largely screened from neighbouring dwellings; either obscured by topography or existing vegetation, or seen only from within farm paddocks. From the potentially affected properties, some 500m away, partial views of the southern edge of Precinct 1 will be visible.
- c) Views of Precinct 2 are more restricted and will be largely limited to within 2km of the site, with no views of the movie set afforded from Buckland Road or from dwellings on neighbouring properties. Glimpsed views are afforded from narrow view shafts within neighbouring paddocks and a dwelling to the southwest. While the movie set prop and maintenance workshop area within this precinct are visible from some adjacent locations, it appears (for all intents and purposes) indistinguishable from typical rural implement and workshop buildings.

(Maps identifying the visual catchments within which developments within Precincts 1 and 2 would be potentially visible are included in appendix one)

Visual Absorption Capability

- 5.4 One of the main factors that will influence a development's visual effect, is the visual absorption capability (VAC) of the surrounding landscape. This is the ability of the landscape to integrate a development or feature into its existing visual character without significant change. (A visual absorption rating definition table is found in appendix four. Ratings range from very poor (i.e. highly visible) to very good (i.e. completely screened).
- 5.5 As I outlined in the 'Visual Catchment' section, at a macro level, visibility of both precincts is restricted by distance, existing vegetation and topographical variation. As a result viewing opportunities to both precincts are limited to relatively restricted view shafts, with only views of Precinct 1 from publically accessible locations along Buckland Road. At the micro level, clear views of Precinct 1 will be afforded from close proximity locations along the adjoining stretch of Buckland Road, with partial screening provided by existing mature vegetation and the Precinct's undulating topography.
- 5.6 The site has been modified by rural farming practices, associated buildings and *Hobbiton* related development. In general, rural amenity values are expressed in both the landscape and in the form and appearance of rural buildings and their relationship to other buildings on a site. The presence of rural buildings (i.e. barns and other ancillary buildings) in the surrounding landscape provides context for further built development.
- 5.7 I consider the re-purposing of rural buildings within Precinct 1 has enabled the existing development to be visually absorbed within the rural landscape without notable adverse effects on existing rural amenity values. This pattern of development is evident in the

surrounding rural landscape and within the site itself. Collections of rural buildings are typically clustered and associated with some surrounding shelter or curtilage planting. In this respect I consider Precinct 1, is capable of absorbing some further development, whilst retaining a rural character consistent with the surrounding environment.

- 5.8 I consider that future development and activities of the proposed DCP will continue to express a rural vernacular (and possibly rural fantasy vernacular i.e. Hobbiton type buildings) when viewed from public and private viewing locations and will therefore be seen as an extension of the existing facilities. As a consequence I consider that Precinct 1 has capacity to accommodate additional development provided design provisions are adhered to.
- 5.9 On this basis I consider that for Precinct 1, the VAC of the receiving environment from more distant locations is generally *very good*, while from closer proximity locations is generally *poor* given the existing development and landscape treatments. For Precinct 2, the VAC of the receiving environment is generally *very good* given the Precinct's location in a relatively secluded valley and the presence of existing buildings within the Precinct.

Visual and Landscape Effect Analysis

- 5.10 A number of potential view locations were investigated during the preparation of this assessment. Seven view locations (VL) were identified on the basis of viewing frequency, viewer types, and availability of the view from publicly accessible locations, viewer distance and the viewing time available at the time of study. (The seven VL photos are found in appendix five).
- 5.11 The view from each VL was analysed within the methodological framework and rated using a standardised rating system. (A visual effects definition table is found in appendix six).
- 5.12 Summarising the visual and landscape effects analysis in my report, I consider that due to the relatively contained nature of Precincts 1 and 2, the presence of existing development, specimen trees and planting, and the type of development proposed in the DCP, it is unlikely that development will significantly alter the existing landscape character and visual amenity of the surrounding environment.
- 5.13 Precinct 1 provides limited publicly accessible viewing opportunities save for a small section of Bucklands Road, and while it is a node of development of somewhat greater intensity than is common on rural property in this area, the existing cluster of sensitively repurposed rural buildings and existing mature trees will aid in the integration of any future expansion. This includes an expectation that, where appropriate, some architectural characteristics of Precinct 2 (i.e. rural/fantasy rural character and visually recessive) may be manifest in future development within Precinct 1. The location and

spatial arrangement of visitor accommodation cabins along the crest of the south-eastern ridgeline and the new office building will also be set back from and/or set into the sloping landscape and clustered in groups. This assists in reducing the visibility and dominance of built form on the pastoral, rural landscape.

- 5.14 In addition, the large specimen trees, such as the *Macrocarpa* near the northern entrance to the Precinct 1 site and the two large London Plane trees beside The Shire's Rest Café help to integrate the existing buildings into the wider rural landscape as they are representative of similar specimens found in the receiving environment. Suggested plantings will further assist with screening and integration. From surrounding locations visual effects are likely to range between *negligible* and *low*. This means that existing landscape character and visual amenity is unlikely to alter as a result of expected activity within Precinct 1.
- 5.15 Precinct 2 is almost completely screened from view from surrounding locations. I consider that the visual effects associated with the type of development expected to occur within this precinct are likely to be *negligible*. As the majority of the property within which Precincts 1 and 2 are located will continue to operate as a working farm, the greater proportion of the property will remain under pastoral land use with no change in landscape character.
- 5.16 Overall, adverse effects of the type of future development expected on existing visual amenity values associated with surrounding landscape character will range between *negligible* and *low*. With the benefit of the proposed additional performance standards, which will allow the expected development to integrate with the surrounding landscape, I consider the effects on landscape and visual amenity (s7(c) effects) will be *less than minor* from surrounding view locations.

6. SUBMISSIONS

- 6.1 I have reviewed the staff recommendations in respect to submissions received and have reviewed those submissions which have been identified as having a concern on the effect on landscape character and visual amenity of the proposed plan change. These submissions raise general concerns over adverse effects on the environment and/or rural character and visual amenity. They also capture acoustic and traffic effects as part of these concerns. (Matters pertaining to acoustic and traffic effects are dealt with separately by the experts in those fields).
- 6.2 In respect to effects on landscape character and visual amenity, no matters have been identified in the submissions which would cause me to alter my opinion. I consider that likely development is visually contained such that those aspects of development which may be considered inconsistent with rural character, such as an increased density of

development, or will be mitigated through screen planting and building design standards and will not propagate beyond the precinct boundaries, or are not visible from public view points.

- 6.3 In addition the imposition of the Rural Buffer Area within the DCP is for the purpose of avoiding any or all land use activities that are contrary to activities otherwise permitted in the Rural Zone by the District Plan. As the majority of the property within which Precincts 1 and 2 are located, will continue to operate as a working farm, the greater proportion of the property will remain under pastoral land use with no change in landscape character. I therefore consider that there will be no significant effects as a result of the proposed Plan Change on landscape character and visual amenity.

7. COMMENTS ON THE COUNCIL OFFICER'S REPORT

- 7.1 I have read the s42A report prepared by the Council's planning consultant, Mr Rademeyer and confirm I have been in discussion with MPDC's consultant Landscape Architect Melissa Gilbert in regard to the Plan Change and more specifically the content of the performance standards. From our conversations it is my understanding that MPDC's Landscape Architect does not disagree with the findings of my report but rather expressed an opinion that, as originally drafted, the proposed performance standards did not adequately respond to the concerns raised in my report.
- 7.2 I have subsequently amended the wording in *Performance Standard 3. Visual Form and Appearance of New Buildings*, to provide more clarity over the form of proposed buildings, referencing roof style, cladding approach and material palette, which I consider in conjunction with the existing site coverage limitation and building controls, addresses concerns over the building style. The amended wording is highlighted in appendix 3 to this evidence.
- 7.3 I have also amended *Performance Standard 4. Landscaping for New Buildings*, such that within Precinct 1 a minimum of one tree per new building is required with an additional tree for each 10 linear metres of the buildings footprint perimeter. (This reflects the extent of specimen tree planting relative to extent of proposed new building perimeter shown in the Appendix 7 Concept Layout Plan C1. This Concept Layout Plan reflects a possible layout). The guidance for the location of the planting is to provide general screening of the new buildings from outside the precinct. In my opinion, on maturation of the specimen tree planting, this will assist with the mitigation of effects of likely development on the receiving environment.
- 7.4 *Performance Standard 4. Landscaping for New Buildings* also includes a requirement for a minimum band of 2 metres of planting around three sides of the building envelope. This is intended to further assist in integrating future development into Precinct 1.

- 7.5 In addition I have amended *Performance Standard 12. Signage*, to limit the external visibility of any freestanding signs to be only from Buckland Road where it runs adjacent to the Northern boundary of Precinct 1 and some 20 metres beyond to limit potential visual effects.
- 7.6 In my opinion, in combination these amendments reflect the intended response to the concerns raised in my report, while allowing for possible scenarios that are not captured by the DCP.

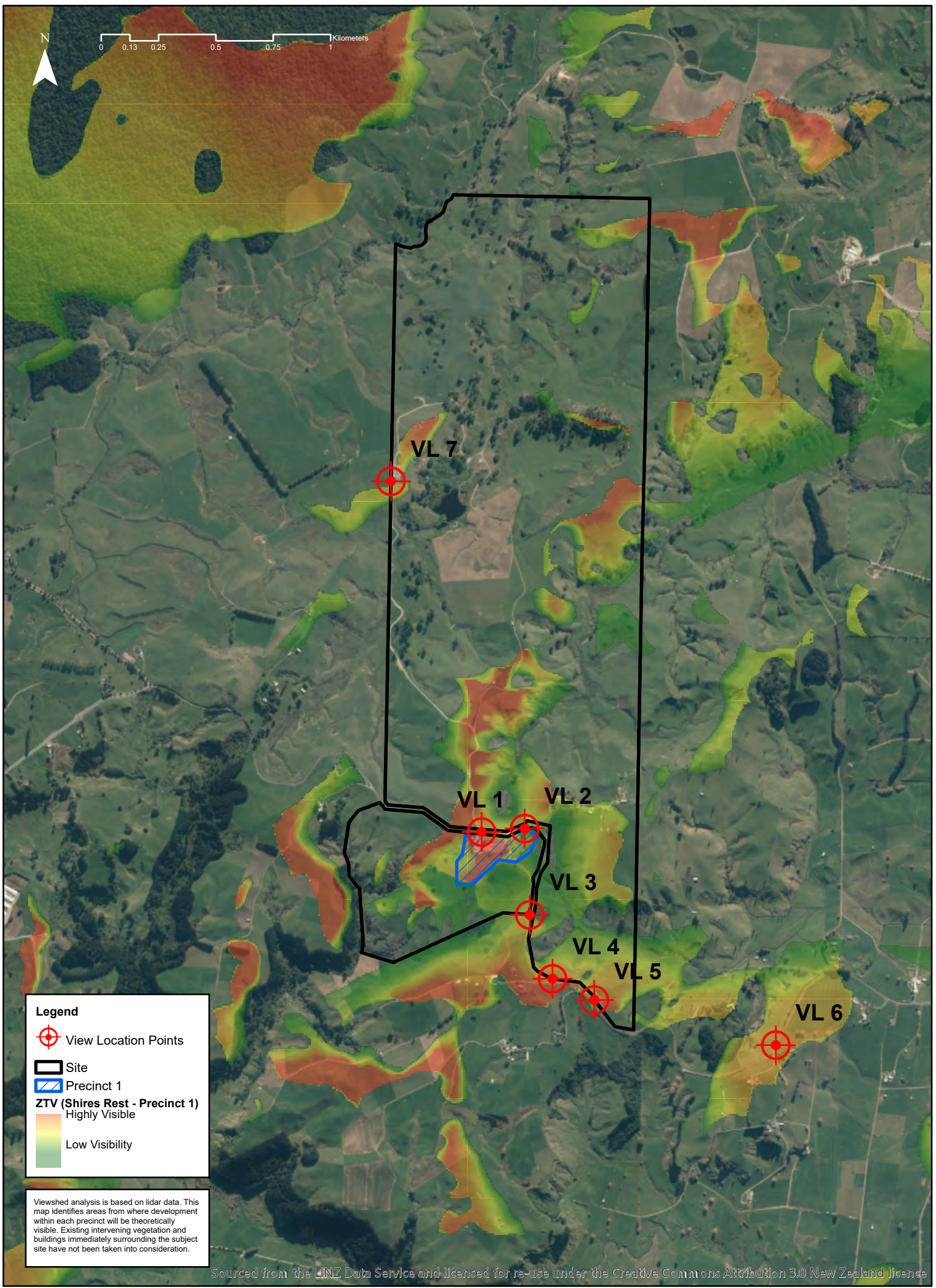
8. CONCLUSION

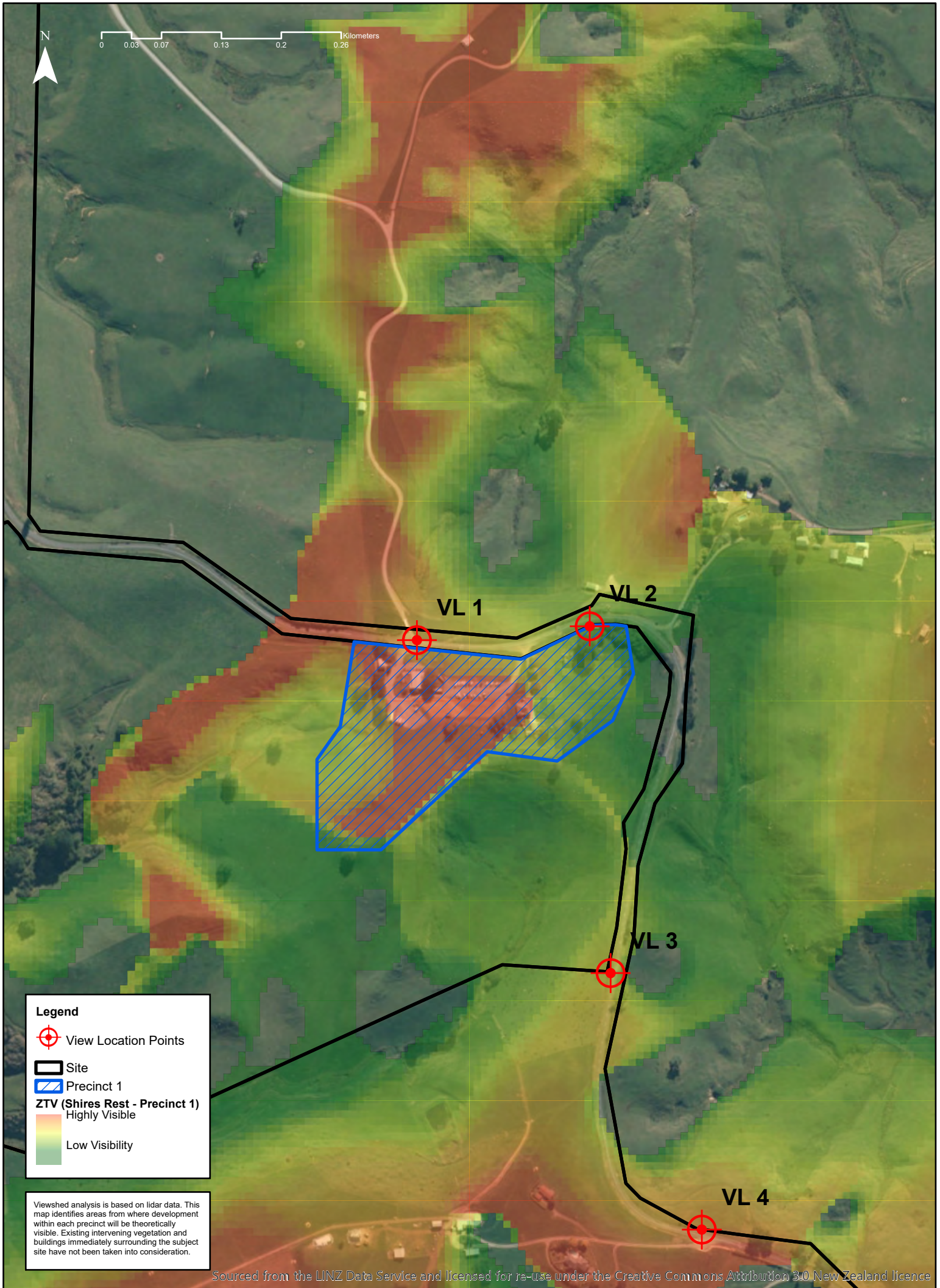
- 8.1 Based on my analysis of the type of development expected within the context of the characteristics of the wider landscape, and the view locations identified, I consider that:
- a) In general, future (non-fanciful) development and activities consistent with the expected provisions contained within the DCP for the two proposed precincts will not appear out of context, or visually incongruent with surrounding rural character from surrounding viewer locations. This is due, in part, to the consistency of the proposed performance standards with the Operative District Plan rural zone rules regarding building height and building coverage, and in part due to the additional performance standards related to the maintenance of rural amenity, as outlined in this statement, and appended to my evidence.
 - b) Precinct 1 has a high degree of visual complexity, which will assist the accommodation of further development without causing unacceptable changes to existing surrounding rural character or amenity values. This includes an expectation that, where appropriate, some architectural characteristics of Precinct 2 (i.e. fantasy rural character and visually recessive) may be manifest in future development within Precinct 1. From surrounding locations visual effects are likely to range between *negligible* and *low*. This means that existing landscape character and visual amenity is unlikely to alter as a result of any expected activity within.
- 8.2 I consider that the inclusion of additional performance standards, related to the integration of buildings and carparks, help reduce the risk of unexpected incremental effects on rural character and provide a greater degree of surety in the development of the DCP. Building vernacular (rural/fantasy rural) of future buildings (including use of a recessive colour palette for exterior cladding and curtilage landscaping) and measures to ensure the effects of expansion of car parking areas on visual amenity from nearby locations are kept at an acceptable level, are required to ensure that the development integrates with the surrounding rural landscape.

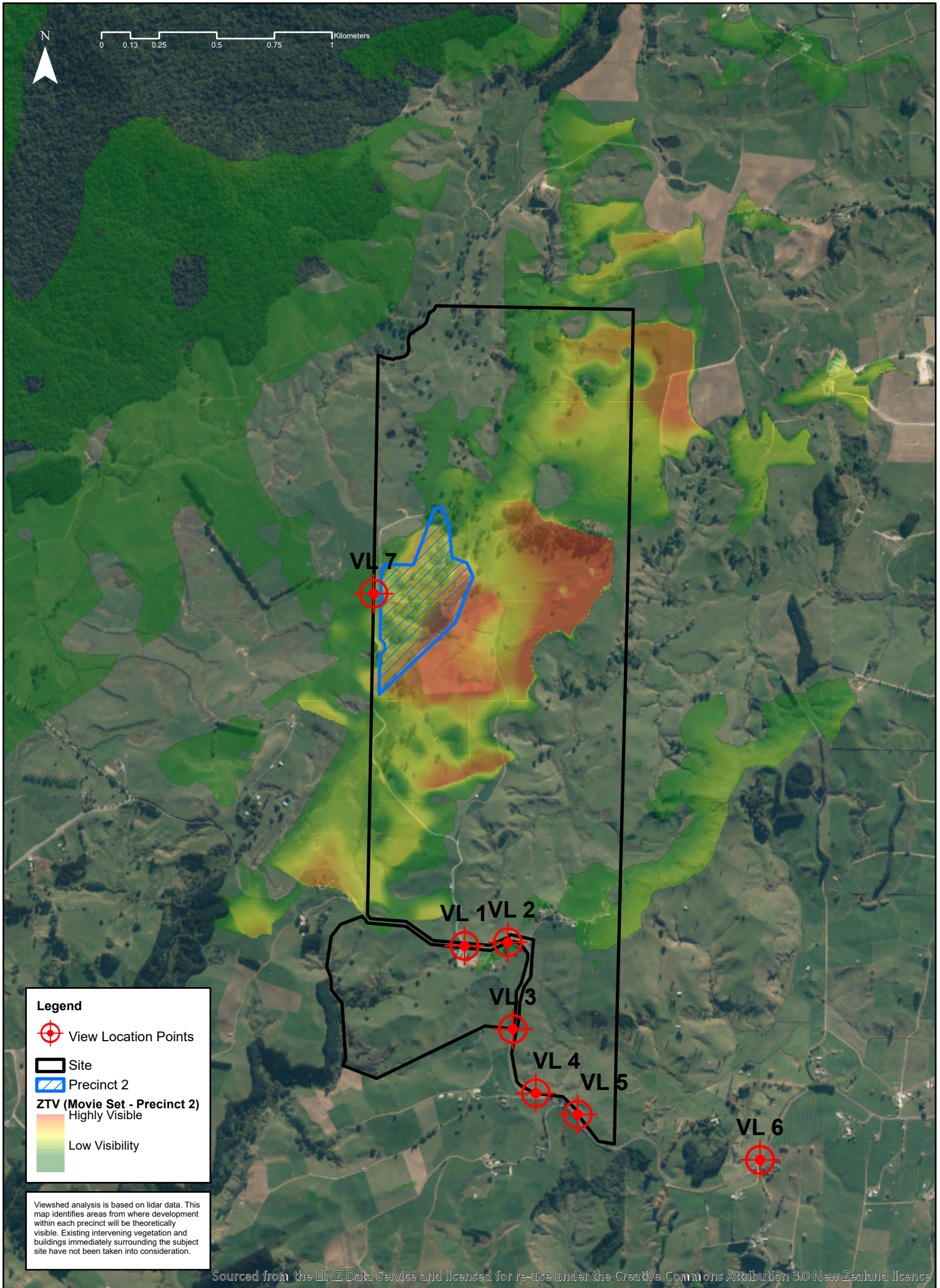
- 8.3 Precinct 2 is almost completely screened from view from surrounding locations and is not visible from any publicly accessible view locations . Visual effects associated with the type of development expected to occur within this precinct are likely to be *negligible*. Consequently I consider that the existing landscape character and visual amenity are unlikely to alter as a result of any expected activity within.
- 8.4 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, which will allow the expected development to integrate with the surrounding landscape, I consider effects on landscape and visual amenity (s7(c) effects) will be *less than minor* from surrounding viewer locations. The general intent of the Operative District Plan (with regard to landscape and visual effects) is to maintain and enhance landscape character and visual amenity values by avoiding, remedying or mitigating adverse effects. I consider that the proposed draft DCP is generally consistent with the objectives, policies and rules of the Operative District Plan.
- 8.5 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.
- 8.6 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 Architect

APPENDIX ONE: PRECINCT PLANS








Legend

 View Location Points

 Site

 Precinct 2

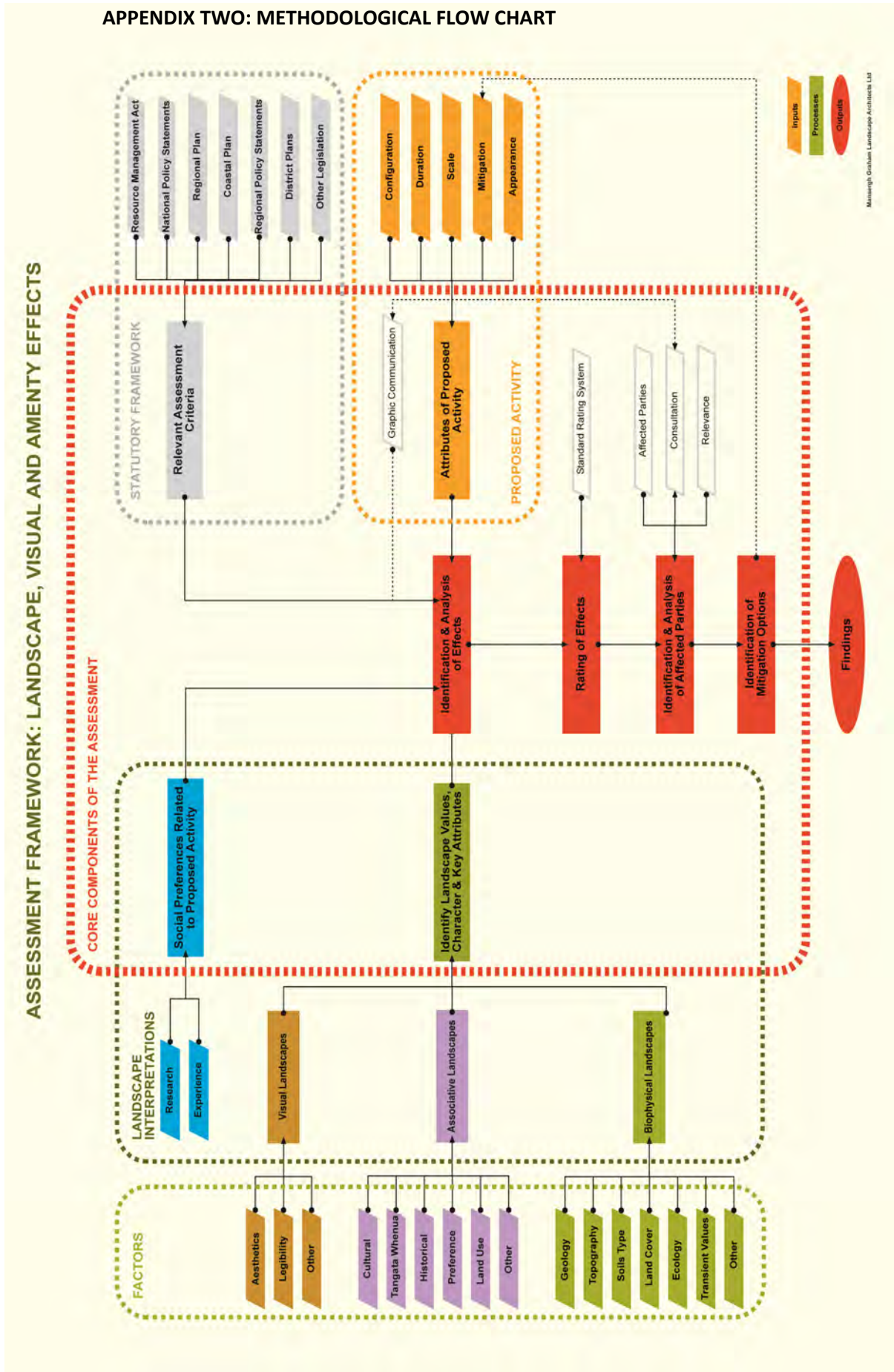
ZTV (Movie Set - Precinct 2)
Highly Visible

Low Visibility

Viewshed analysis is based on lidar data. This map identifies areas from where development within each precinct will be theoretically visible. Existing intervening vegetation and buildings immediately surrounding the subject site have not been taken into consideration.

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APPENDIX TWO: METHODOLOGICAL FLOW CHART



APPENDIX THREE: DRAFT PERFORMANCE STANDARDS

1.1 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES IN PRECINCTS 1 AND 2

<p>3. Visual Form and Appearance of New Buildings</p>	<p>a) Any new buildings shall either reflect the rural vernacular , being simple in form and appearance and/ or be reflective of the fantasy rural architectural character expressed in existing developments located in Precinct 2.</p> <p>b) Where responding to the rural vernacular the following shall apply:</p> <ul style="list-style-type: none"> 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. <p>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:</p> <table border="1" data-bbox="480 1451 1054 1883"> <tr> <td>Group A</td><td>00A01 - A13 inclusive, 02A03, 02A07, 02A11, 06A03, 06A07, 06A11, 08A14, 10A03 - A11 inclusive 16A03, 16A07, 16A11, 18A14</td></tr> <tr> <td>Group B</td><td>04B19 - B29 inclusive, 08B17 - B29 inclusive, 10B17 - B29 inclusive, 12B17 - B29 inclusive, 18B17 - B29 inclusive, 22B27, 22B29</td></tr> <tr> <td>Group C</td><td>06C37 - C40 inclusive, 08C37 - C40 inclusive, 10C37, 10C39, 12 C37 - C40 inclusive, 14 C37 - C40 inclusive, 16 C37 - C40 inclusive, 18 C37 - C40 inclusive</td></tr> </table> <p>d) No buildings or structures within Precinct 1 shall have mirrored glazing.</p> <p>e) Where responding to the fantasy vernacular they shall appear similar to the existing rural fantasy</p>	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
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						

	buildings contained in Precinct 2 .
4. Landscaping for New Buildings	<p>a) Within Precinct 1, existing specimen trees shall be retained unless removal is required by the siting of new development.</p> <p>b) New buildings in Precinct 1 shall require specimen tree planting around the Precinct to provide general screening of the new building from outside the Precinct. No specimen tree planting is required along any new buildings frontage that directly address Buckland Road. Specimen tree planting shall occur at a rate of 1 tree per new building plus an additional tree for every 10 linear metres of the buildings perimeter footprint.</p> <p>c) For avoidance of doubt; buildings addressing Bucklands Road shall constitute the primary active frontage of the building.</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 16m² for Precincts 1 and 2 combined.</p> <p>ii) Free standing signs: a maximum total area of 16m² 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 beyond.</p> <p>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</p>

	<p>direct traffic within a Precinct.</p> <p>c) Health and Safety signs to meet legislative requirements: no size maximum.</p> <p>d) The size of letters on signs directed at passing traffic on Buckland Road shall have a minimum height standard of 150mm.</p> <p>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.</p>
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APPENDIX FOUR: VISUAL ABSORPTION CAPABILITY RATINGS

VISUAL ABSORPTION CAPABILITY RATING DEFINITION

The Visual Absorption Capability rating (VAC) is an indicator of a landscape's ability to absorb visual change, i.e. how well a landscape can either screen or hide a development or how well a development integrates with the surrounding landscape without changing its essential character and qualities.

VAC ratings are not effect laden. This means that a *very poor* rating does not necessarily correspond with an *extreme adverse effect*.

Visual Absorption Capability Definition Ratings	
VAC Rating	Use
Very Good	<ul style="list-style-type: none"> The proposed development/activity would be completely screened, almost completely screened or completely absorbed by existing landscape features. Any views of the development would be either unidentifiable or at a great distance, and/or; The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity would introduce a visual element into the landscape or view which may be viewed very frequently or continuously in that or similar landscape types.
Good	<ul style="list-style-type: none"> The proposed development/activity would be mostly screened or visually absorbed by existing landscape features, but still be identifiable. The development/activity may act as a tertiary focal attraction within the landscape or view in which it is seen, and/or; The development/activity would not affect the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity may introduce a visual element into the landscape or view which may be viewed frequently in that or similar landscape types.
Neutral	<ul style="list-style-type: none"> The proposed development/activity would neither be screened nor become a visual intrusion or focal attraction within the landscape or view in which it is seen. The proposed development/activity may act as a minor focal attraction from some locations, and/or; The development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity would introduce a visual element into the landscape or view which may be viewed occasionally in that or similar landscape types.
Poor	<ul style="list-style-type: none"> The proposed development/activity would be clearly visible but would not act as a primary focal attraction, and/or; It would be expected that the proposed development/activity would alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity may introduce a new visual element into the landscape or view. The development/activity may be viewed infrequently in that or similar landscape types.
Very Poor	<ul style="list-style-type: none"> The proposed development/activity will be highly visible and may act as a primary focal attraction or feature. It would also be expected that the proposed development/activity will significantly alter the existing character of the surrounding landscape or view in which it is seen, and/or; The development/activity will introduce a new visual element into the landscape or view, which will be significantly different in appearance, or scale from the landscape elements surrounding it, and/or; The development/activity would be found very rarely in that or similar landscape types.

APPENDIX FIVE: VIEW LOCATION PHOTOGRAPHS



PRECINCT ONE SITE

View Location 1 (A): Buckland Road. At the entrance to Precinct 2, looking south-east at the site

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



View Location 1(B): View of Precinct 2 entrance and private access. Looking north.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



VIEW LOCATION PHOTOGRAPHS

CLIENT | RINGS SCENIC TOURS LTD. | PROJECT | 2017-024 | DATE | 15 DEC 2017 | REVISION | R1

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View Location 2: Buckland Road. Looking south-west at the site.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: M. Graham | Date: 14 Dec 2017



View Location 3: Buckland Road. Looking north.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



VIEW LOCATION PHOTOGRAPHS

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View Location 4: At entrance of 399 Buckland Road. Looking north.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



View Location 5: At entrance of 385 Buckland Road. Looking north-west.

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017



VIEW LOCATION PHOTOGRAPHS

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PRECINCT ONE SITE

VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017

View Location 6: At entrance of 277A Buckland Road. Looking north-west.



VIEW LOCATION DATA Focal length: 50mm | Camera: Canon EOS D5 Full Frame Digital with EF 50mm F/1.4 USM (Prime) | Photographer: J. Parlane | Date: 16 May 2017

View Location 7: View from Precinct 2, looking north west to neighbouring properties.



VIEW LOCATION PHOTOGRAPHS

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APPENDIX SIX: LANDSCAPE AND VISUAL AMENITY EFFECT – RATING SYSTEM

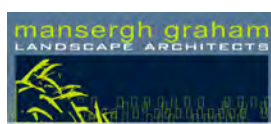
EFFECTS RATING DEFINITIONS

Landscape and Visual Amenity Effect - Rating System	
Effects Rating	Use and Definition
Extreme	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Result in an extreme change the characteristics or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have an extreme effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Extreme: adjective 1 utmost. 2 reaching a high or the highest degree.</i></p>
Very High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Have a very high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a very high level effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality.</i> <i>High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</i></p>
High	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Have a high level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a high level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>High: adjective 1 extending above the normal level. 2 great in amount, value, size, or intensity. 3 great in rank or status. 4 morally or culturally superior.</i></p>
Moderate	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Have a moderate level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a moderate level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Moderate: adjective 1 average in amount, intensity, or degree.</i></p>
"More Than Minor" Threshold Under s104D of the RMA	
Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Have an low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</i></p>
Very Low	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Have an very low level of effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a very low level of effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Very: adverb 1 in a high degree. 2 with superlative or own without qualification: the very best quality.</i> <i>Low: adjective 1 below average in amount, extent, or intensity. 2 lacking importance, prestige, or quality; inferior.</i></p>
Negligible	<p><u>Use</u> The development/activity would:</p> <ul style="list-style-type: none"> Have an negligible effect on the character or key attributes of the receiving environment and/or the vista within which it is seen; and/or Have a negligible effect on the perceived amenity derived from it. <p><u>Oxford English Dictionary Definition</u> <i>Negligible: adjective that need not be considered.</i></p>
Detectable Effect Threshold	
No Effect	The development/activity would have no effect on the receiving environment.
Note: Ratings may be positive (e.g. high level of enhancement) or negative (e.g. high adverse effect).	

APPENDIX SEVEN: POSSIBLE 'FUTURE DEVELOPMENT' PLAN



HOBBITON ACCOMODATION



CONCEPT LAYOUT PLAN

CLIENT | RINGS SCENIC TOURS LTD. | PROJECT | 2017-024 | DATE | 24/01/2018 | REVISION | R3 | SCALE | 1:600 @ A1, 1:1200 @A3

PLAN NO.

C1

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