

BEFORE WAIPĀ DISTRICT COUNCIL

UNDER the Resource Management Act 1991 ("**RMA**")

AND

IN THE MATTER of Proposed Plan Change 14 to the Waipā District
Plan ("**PC14**")

**STATEMENT OF EVIDENCE OF LISA ANNE JACK
ON BEHALF OF FONTERRA LIMITED**

LANDSCAPE

17 FEBRUARY 2025

1. INTRODUCTION

- 1.1 My full name is Lisa Anne Jack.
- 1.2 I am a Principal Landscape Architect and the Design Studio Manager at Harrison Grierson.
- 1.3 I hold the qualifications of a Bachelor of Landscape Architecture (2006) from Unitec in Auckland, New Zealand. I am a Registered member of Tuia Pito Ora New Zealand Institute of Landscape Architects ("**NZILA**").
- 1.4 I have 15 years of experience as a practising Landscape Architect, 14 of those years in New Zealand. I have experience in assessing landscape character and visual effects for a range of project types and scales, including locations in Waikato and Waipā Districts. I also have experience in design and managing implementation of residential greenfield and brownfield subdivision projects, education, public realm and restorative planting for wetland and riparian areas.
- 1.5 From 2020 to 2022, and in 2024, I was either a mentor or a member (or both) of the panel for the NZILA assessing members applying to become Registered professionals.
- 1.6 In May 2024, I prepared the Assessment of Landscape Effects for proposed Plan Change 14 ("**PC14**") at 185-195 Swayne Road ("**Site**"), which is also referred to as the 'Mangaone Precinct' in the assessment.
- 1.7 I am familiar with the application Site and the surrounding locality; and have visited the project Site and the locality on a number of occasions and most recently in February 2025. I have read the relevant parts of the application, submissions, further submissions and the Officer's Section 42A Report ("**S42A Report**").¹

Scope of evidence

- 1.8 I have been engaged by Fonterra Limited ("**Fonterra**") to present landscape evidence in relation to PC14. My evidence will:
- (a) outline the key conclusions of the landscape assessment undertaken to support PC14;

¹ *Proposed Plan Change 14: Mangaone Precinct & C10 Industrial Growth Cell – Hautapu, Incorporating Section 42A Report*, prepared by Hayley Thomas and Peter Skilton, WDC and dated February 2025 ("**S42A Report**").

- (b) outline the key recommendations including those in addition to the Mangaone Precinct Structure Plan and Plan Change provisions for PC14;
- (c) respond to matters raised in the S42A Report; and
- (d) respond to matters raised in other parties' submissions.

Code of conduct

1.9 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this brief of evidence are within my area of expertise, except where I state that I have relied on the evidence of other persons. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.

2. EXECUTIVE SUMMARY

- 2.1 PC14 proposes to rezone land within the Mangaone Precinct to Industrial Zone to enable industrial related activities to be carried out within the Precinct.
- 2.2 The Assessment of Landscape Effects which I completed in support of PC14 reached the following conclusions:²
- (a) The change in landscape character from rural to industrial is anticipated, as the Site sits within the C10 Industrial Growth Cell (105ha) identified in Appendix S1 of the Waipā District Plan.
 - (b) Views of development facilitated by the proposed plan change will primarily affect residents on existing rural zoned land to the north and east of the Site, particularly on Swayne Road and Zig Zag Road, as this will form a permanent part of their outlook.
 - (c) I consider the Mangaone Precinct Structure Plan ("**Structure Plan**") and provisions presented by Fonterra are appropriate to visually soften the change in rural character and amenity values as seen from the surrounding rural landscape.

² *Assessment of Landscape Effects: Plan Change 14 to the Waipā District Plan – Mangaone Precinct* (prepared by Harrison Grierson, May 2024) at section 7 Conclusion, p 30.

- 2.3 I support most of the plan change provisions that are recommended for adoption by Waipā District Council (“**Council**”) in the S42A Report.
- 2.4 However, I do not support the change recommended by Council in relation to the building setbacks from Zig Zag Road and Swayne Road, which Council proposes to increase from 10m to 15m.³
- 2.5 In response to comments⁴ made by BECA in their review of the PC14 Harrison Grierson Urban Design Statement prepared on behalf of Fonterra, I propose that additional context is applied to Rule 21.2.7.2 to ensure that mowable lawns are not proposed in Landscaping Plans, and a Maintenance Plan for a period of 5 years is included.
- 2.6 The relevant submissions that I respond to raise concerns relating to the loss of landscape and amenity values associated with a rural character landscape, particularly on Swayne Road. Submitter concerns have been considered in the development of the Structure Plan and provisions through my original recommendations, and I have no amendments to these recommendations in response to submissions.
- 2.7 I believe that PC14 has adequately addressed and responded to changing landscape and visual amenity values. It is my opinion that with the adoption of my recommendations included in the final decision, the proposed Structure Plan and PC14 provisions are sufficient to ensure a future environment that visually integrates with existing and future uses.

3. ASSESSMENT OF LANDSCAPE EFFECTS

Methodology

- 3.1 The methodology for the Assessment of Landscape Effects was guided by ‘Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines’.

³ S42A Report, at Rules 7.4.2.1 and 7.4.2.7A, and S27.3.4 Issue 2 – The Rural Interface, pp 8–9 and 33 respectively.

⁴ BECA – Rural Interface Review, Version 3, 03/02/2025 (within S42A Report Appendix 4) - Point 1, second to last sentence, p 8.

Assessment of Landscape Effects Summary

- 3.2 PC14's effect on public views to the Site would be to broaden or extend the existing land zoned for industrial activities at Hautapu east to the boundary of Swayne Road and Zig Zag Road.
- 3.3 The Site has been identified for future industrial activities in the Waipā District Plan as part of the C10 Growth Cell in Appendix S1. The proposed landscape and visual effects of rezoning the Mangaone Precinct are assessed with the understanding that future zone changes that facilitate industrial development are anticipated within the Waipā District Plan.
- 3.4 Cambridge is a growing town which has intersections of rural, industrial and residential character. As Cambridge develops, the overlapping characters have points of transition from purely rural to a mixture of urban development. I believe the Mangaone Precinct is at an intersection point of this type of change and that the aim should be to soften the change rather than hide it.
- 3.5 Early mana whenua consultation identified the Mangaone Precinct holds significant cultural and heritage value for mana whenua.⁵ The Mangaone Stream and its connections to the Waikato River, as well as its associated habitat of native fauna and flora, were identified as having important natural character and historical and cultural value to mana whenua.
- 3.6 The Ecological Report by RMA Ecology identified low levels of activity for Long-tailed bats/Pekapeka within the PC14 area, suggesting they are using the area as foraging or commuting habitat.⁶
- 3.7 The landscape character values associated with the existing Mangaone Precinct are:
- (a) Natural and cultural landscape values (from the Mangaone Stream, wetlands, native vegetation and Pekapeka habitat area, as well as distant views of the Maungakawa Scenic Reserve hills).
 - (b) Rural landscape values (from the open pasture, farm style Swaynes House, fencing and ancillary farm structures).

⁵ *Mangaone Precinct Bardowie Plan Change 14: Cultural Impact Assessment* (prepared by Ngāti Hauā Iwi Trust and Ngāti Korokī Kahukura, 13 May 2024) ("**CIA**") at section 3.3:II, p. 8.

⁶ *Plan Change 14 to the Waipā District Plan: Ecological Values and Effects Assessment* (prepared by RMA Ecology for Fonterra Limited, 27 March 2024) at section 3.2.4, p. 20.

- (c) Heritage landscape values (from the presence of Swaynes House, a heritage listed item).
 - (d) Industrial landscape values (from the tall ancillary farm structure and nearby industrial buildings).
- 3.8 Views of future industrial development facilitated by the proposed plan change primarily affect residents from existing rural zoned land, particularly on Swayne Road and Zig Zag Road, as this will form a permanent part of their outlook.
- 3.9 More distant viewers will be less affected due to the scale, aspect and foreground of obstructions. Transitory viewers will primarily see development facilitated by the proposed plan change as part of a journey that will fit with the character of the existing 'Industrial Zone' to the west, which will provide a reflection of the development and growth Cambridge is experiencing.
- 3.10 The Assessment of Landscape Effects which I completed in support of PC14 reached the following conclusions:
- (a) A 'Moderate-High' adverse effect to existing rural landscape values has been assessed along Zig Zag Road and Swayne Road. This is based on the embedded mitigation requirements⁷ that have been recommended for landscape and visual outcomes as incorporated into the Structure Plan and proposed PC14 provisions.⁸
 - (b) Requirements associated with external road boundaries include landscape buffer planting⁹, building setbacks¹⁰ and colour palettes¹¹, signage and fencing¹² which assist to visually soften the changes to landscape values that built form create.
 - (c) The retention of the existing landscape character where the Mangaone Stream and surrounding reserve abuts boundaries allows retention of some of the existing rural values and provides a softer transition between zones.¹³

⁷ Assessment of Landscape Effects, at sections 5.6 and 7, pp. 29 and 30 respectively.

⁸ Assessment of Landscape Effects, at section 4.5 for relevant objectives, policies and rules.

⁹ Assessment of Landscape Effects, at section 4.5.4, pp. 15–16.

¹⁰ Assessment of Landscape Effects, at section 4.5.2, p. 14.

¹¹ Assessment of Landscape Effects, at section 4.5.3, p. 14.

¹² Assessment of Landscape Effects, at section 4.5.4, pp. 15 – 16.

¹³ Assessment of Landscape Effects, at section 7, p. 30.

- (d) Landscape buffer planting between the PC14 Site and the undeveloped rural land in the C10 Growth Cell softens views to residents until such a time as it may be rezoned.¹⁴
- (e) Road upgrades likely to be required for Zig Zag Road at the northern entry and further west towards State Highway 1B will have a 'Moderate' adverse effect on rural landscape values. Rural values will be removed and replaced with urban values commonly seen in Central Cambridge, particularly with the proposal of a roundabout in this location.¹⁵
- (f) The extent of the Mangaone Precinct would not obstruct all views to the Maungakawa Scenic Reserve hills, and so cultural landscape values will still be maintained as seen from north-western locations.¹⁶
- (g) Landscape values associated with Swaynes House will remain rural in nature, however surrounding landscape values will change if it is retained in the Precinct as part of any future industrial development of the PC14 area. Integration of the house with the surrounding landscape needs to be sensitive to its character values if it is retained, including implementing a buffer (in the form of a planted screen) between the house and any adjacent development.¹⁷ The provisions ensure further investigation at subdivision stage will assess this.¹⁸
- (h) The protection and enhancement of the Mangaone Stream and associated wetlands, its wildlife (including the Pekapeka), and inclusion of stormwater management gives opportunities to significantly enhance natural and cultural landscape values. This enhancement combined with pedestrian and cycle amenity provides a notably positive change in landscape values for the local community and mana whenua.¹⁹

3.11 The issues for the Site have primarily been addressed through the Structure Plan and Plan Change Provisions. These aim to soften the transition of change

¹⁴ Assessment of Landscape Effects, at section 5.6, p. 29.

¹⁵ *Plan Change 14 to the Waipā District Plan – Mangaone Precinct: Integrated Transportation Assessment* (prepared by Stantec New Zealand & Boffa Miskell Ltd, April 2024) ("**Traffic Assessment**") at section 7.3.2, pp. 35–36 and section 8.1.3, pp. 40–41.

¹⁶ Assessment of Landscape Effects, at section 4.3, p. 7.

¹⁷ Assessment of Landscape Effects, at section 5.5.1, p. 20.

¹⁸ Rule 15.4.2.91A(e) and amended Section 21.2.7.3(a).

¹⁹ Assessment of Landscape Effects, at sections 4.5.1 and 5.3.1, pp. 11 and 17 respectively.

between the zones rather than hide it, while providing sensitive outcomes to those most affected by development enabled by PC14.

3.12 Through the development of my Assessment of Landscape Effects, I influenced the shape of the Structure Plan and provisions proposed by Fonterra including:

- (a) Protection and enhancement of the Mangaone Stream, wetlands and stormwater management through the creation of the Mangaone Stream Reserve.
- (b) Enhancement of local and cultural amenity values through the inclusion of pedestrian and cycle links through the Mangaone Stream Reserve.
- (c) Building colour controls to ensure buildings are visually recessive and have acceptable reflectance levels.²⁰
- (d) Landscape buffers along Swayne and Zig Zag Roads including specific heights²¹ and types of vegetation, along with particular fencing styles to maintain a landscape character and style in keeping with the surrounding rural environment.
- (e) Landscape buffers between the Site and the undeveloped rural land within the C10 Industrial Growth Cell.²²
- (f) Avoidance of signage facing Swayne and Zig Zag Roads.²³
- (g) Avoidance of vehicles accessing industrial lots within the Site from Swayne and Zig Zag Roads.²⁴
- (h) Only light vehicles are to access the Site from Swayne Road.²⁵
- (i) Further assessment of effects on the Landscape Values associated with Swaynes House at the time of subdivision.²⁶

²⁰ Rule 7.4.2.17A.

²¹ Rule 7.4.2.15A(a)(i)–(ii).

²² Rule 7.4.2.15A(a)(ii).

²³ Rule 7.4.2.31A(e).

²⁴ Rule 15.4.2.91A(a).

²⁵ Rule 15.4.2.91A(b).

²⁶ Rule 15.4.2.91A(e) and amended Section 21.2.7.3(a).

3.13 The S42A Report has proposed changes to some of the original recommendations that I helped form. I support all of the proposed changes except for the following:

- (a) Building setback and height controls in relation to the Swayne and Zig Zag Road boundaries to be changed from 10m to 15m.²⁷ This is discussed in further detail in the following Section 4.

3.14 I consider the PC14 Structure Plan and PC14 provisions (incorporating the above recommendations and my stance on building setbacks) are appropriate to visually soften the change in rural character and amenity values as seen from the surrounding rural landscape.

4. RESPONSE TO OFFICER'S S42A REPORT

4.1 I have read Council's S42A Report and note the following:

Building Setbacks from Road Boundaries at the Rural Interface

4.2 At section 4.11.8, Council's Planner agrees with submitters that a consistent approach to building setbacks is beneficial and recommends that Rule 7.4.2.1(e) is amended to require a 15m setback for the Mangaone Precinct – primarily for District Plan consistency purposes.

4.3 I note that the advice given to Waipā District Council by Mr Ben Frost, Senior Associate Landscape Architecture at Beca, stated that *“Provided the landscape buffer recommendation can be satisfied, it is considered a 10m minimum setback for building is a suitable outcome for this context.”*²⁸

4.4 I am in agreement with Mr Frost that early establishment and ongoing maintenance of the landscape buffer is essential to providing an acceptable interface between the existing Rural zone to the east and north (respectively) of Swayne and Zig Zag Roads and the Site. I believe that further amendments are required to the PC14 provisions in section 21.2.7.2(a) to include a requirement for a Maintenance Plan in addition to the Landscape Plan. This maintenance plan should outline details of how plants will be managed over 5 years to ensure their continued success to maturity, and any replacements of deaths that may be required.

²⁷ See S42A Report, section 4.11.8. Relevant PC14 Rules 7.4.2.1(e) and 7.4.2.7A.

²⁸ S42A Report Appendix 4, at p. 11.

- 4.5 I support the wording proposed by Mr Chrisp²⁹ for further amendments to the PC14 provisions, which includes my recommendations in point 4.4.
- 4.6 Provided the landscape buffer strip is established and maintained in accordance with Rule 21.2.7.2(a) (as shown in the S42A Report³⁰ and incorporating Mr Chrisp's amendments in line with point 4.4 above), it is my opinion that a 15m minimum building setback will not provide any additional relief compared to a 10m setback. This is primarily due to the recession plane that is proposed for the Site at the rural interface.
- 4.7 The recession plane restricts the height of buildings, and the storage of materials in yards at the rural interfaces along Swayne and Zig Zag Roads. The recession plane outlines that no building or stored materials shall penetrate through a plane that sits 3m above ground level at right angles from the road boundary, inclined inwards and upwards at an angle of 30 degrees.³¹
- 4.8 In combination with the minimum building setback and the landscape buffer strip requirements, this package of provisions works together to achieve effective mitigation of landscape visual effects that acknowledges the unique Site context. I consider this package of provisions will allow for a softened interface that is appropriate for the surrounding environment. I do not consider an approach that is consistent with other industrial areas in Waipā District appropriate due to the nature of the surrounding environment.
- 4.9 Due to the recession plane, at the 10m minimum setback a building can only be a maximum of 8.8m high³² without triggering a resource consent.
- 4.10 When considering the recession plane, a building setback of 15m from the boundary must be a maximum of 11.5m high³³ to achieve compliance.
- 4.11 The recession plane will ensure that a 20m high building (the maximum permitted building height in the Industrial zone) must be at least 29.4m from the boundary³⁴ to achieve compliance. I also note that the 20m-wide legal road corridor of Zig Zag and Swayne Roads will further increase the perceived building setback when viewed from rural residential properties to the north and east of the Site.

²⁹ Statement of Evidence of Mark Chrisp – Planning, Appendix A.

³⁰ S42A Report, at p. 23.

³¹ Assessment of Landscape Effects, section 4.5.2, Rule 7.4.2.7A.

³² Assessment of Landscape Effects, as shown in the figure associated with proposed Rule 7.4.2.7A.

³³ Refer Appendix A.

³⁴ Assessment of Landscape Effects, Figure 18.

- 4.12 My opinion is that the finer grain and variation that the proposed recession plane enables provides much more sensitivity to viewers on Swayne and Zig Zag Roads than the existing industrial zone setback and recession plane.
- 4.13 I note that the Council is favourable towards a consistent approach to industrial zones. The Site has developed its rules in direct response to the sensitive environment surrounding it, with the goal of ensuring a high amenity outcome. It is my opinion that to be consistent with existing District Plan rules would require the removal of the recession plane proposed by Fonterra. Consistency with existing District Plan rules would enable a 20m high building to be 17.3m from the Site boundary³⁵. It is my opinion that a 20m high building 17.3m from the Site boundary would be visually inappropriate along Swayne and Zig Zag Roads.

Landscaping Strips

- 4.14 I agree with Council's recommendation to retain the 5m width of the landscape buffer strip and the proposed composition within it. I do not consider that increasing the width of the landscape buffer strips beyond 5m will provide any additional screening benefit to viewers from Swayne Road or change the assessed landscape character effects in this location.
- 4.15 While not addressed by Council in the S42A Report, I agree with Mr Frost that there is no clarity to what the expected condition of the landscape buffer strip is outside of the 2m high hedge.³⁶ I consider this an omission and recommend that further clarity is provided to ensure the landscape buffer strip is planted with shrubs and groundcovers rather than mowable lawn where hedges don't fill the space.

Earth Bund

- 4.16 I agree with Council's recommendation to reject an earth bund as part of the landscape buffer strips.³⁷ I investigated and tested with our team if an earth bund would be appropriate in the landscape buffer strips proposed in PC14. I concluded that a 2m high earth bund would have a negative visual effect on the adjacent rural landscape character values due to its difference in character to the surrounding environment.

³⁵ When taking into account the recession plane Rule 7.4.2.7 in the Waipā District Plan.

³⁶ S42A Report Appendix 4, at p 9.

³⁷ S42A Report, at paragraph 4.11.16, p 51.

- 4.17 The elements within the proposed buffer treatment were carefully designed to soften the interface with the existing rural landscape character values. The overall goal is to provide an outcome that compliments the existing boundary treatments displayed by the residents on the eastern side of Swayne Road. This means that the composition intentionally selected items such as painted post and rail fencing with hedging behind to achieve this outcome. A 2m high bund was not assessed to have a positive effect in this goal.

Tree Height

- 4.18 I am in agreement with Council proposed amendments to Rule 21.2.7.2(a) as recommended in the S42A Report. This will ensure a robust consideration of species and proposed grades that will ensure a high amenity outcome.

Summary

- 4.19 In summary, I agree with the recommendations stated in the S42A Report other than those in relation to the minimum building setback from Zig Zag and Swayne Roads. I also propose that additional context is applied to Rule 21.2.7.2 to ensure that mowable lawns are not proposed in Landscaping Plans, and to include a Maintenance Plan for 5 years as outlined by Mr Chrisp in Appendix A of his Evidence.

5. RESPONSE TO SUBMISSIONS

Submission 2 - Hannah Wood & O'Sheas Trustees No 8 Ltd

- 5.1 This submitter has raised concerns regarding the interface controls at the Swayne Road boundary. The submitter has sought the following relief:³⁸
- (a) The building setback should be extended to 30m with a 10m landscape buffer introduced; and
 - (b) A 3m security fence be installed to eliminate visual impacts.
- 5.2 The PC14 interface controls at the Swayne Road and Zig Zag Road boundaries have been carefully considered to:
- (a) Appropriately restrict building height and bulk in close proximity to the road and adjoining rural areas;

³⁸ Submission by Hannah Woods & O'Sheas Trustees No 8 Ltd, at submission point 2/4.

- (b) Achieve a minimum building (and storage material) setback from the road boundary;
- (c) Achieve a 5m landscaped buffer along the road boundary comprising trees, hedge and timber post and rail fence;
- (d) Restrict the display of building and Site signage;
- (e) Encourage security fencing to be set back behind the landscaped buffer; and
- (f) Mitigate visual effects by implementing building colour control to ensure buildings are visually recessive.

5.3 I do not consider any further changes to PC14 are needed for the following reasons:

- (a) A larger building setback would encourage the use of yards for storage of goods, stockpiles, vehicle loading, etc. as these boundaries will be to the rear of proposed lots. I consider this to be a negative visual effect on landscape character while trees and buffer planting are establishing, compared to the current PC14 provisions.
- (b) I do not consider a 10m depth landscape buffer to be more effective at screening visual effects compared to a 5m depth buffer.
- (c) It is assumed that the submitter is suggesting a solid security fence, rather than the standard wire or mesh fence with razor wire on top that is typically used in industrial settings. The landscape character effects of a solid 3m high security fence on the edge of road boundaries would have a Moderate negative effect on the existing rural landscape character that abuts PC14.
- (d) The goal of the landscape buffer on Swayne and Zig Zag Roads is to visually integrate the effects on rural landscape character with its surrounds. The existing landscape character on the eastern side of Swayne Road was assessed, and common elements of this character were utilised to achieve a softened transition. This is why I consider a 1.5m high post and rail fence stained black with hedging and other planting behind to be an appropriate visual outcome in these locations, and more appropriate than a solid 3m security fence.

- (e) If a 3m security fence were to be implemented, it would be best placed on the inside edge of the landscape buffer so that planting was visible in front of it and would eventually screen it out. If this was the outcome, then there would be no change to the Assessment of Landscape Effects.

Submission 9 – Henmar Trust

- 5.4 The Henmar Trust has raised concerns regarding the boundary treatment with the Henmar Trust land. The Henmar Trust has sought the following relief:
 - (a) A Landscape/Planted buffer strip of 5m (rather than 3m) with the Henmar Trust land.³⁹
 - (b) Rules requiring reduced heights where the Site adjoins the Rural Zone to a maximum of 12m.⁴⁰
- 5.5 The interface controls at the Henmar Trust interface have been carefully considered to:
 - (a) Achieve a 3m landscaped buffer comprising mixed native shrubs or trees.
 - (b) Provide softening of the buildings without screening them, with the understanding that the Henmar Trust land is identified as part of the C10 Growth Cell and will be developed for industrial activities in due course.
 - (c) Restrict the display of building and Site signage.
- 5.6 Accordingly, I do not consider any further changes to PC14 are needed for the following reasons:
 - (a) I consider visually screening PC14 as seen from the balance of Growth Cell C10 land a temporary measure until further development occurs. I do not consider a 5m depth landscape buffer to be more effective at screening of visual effects compared to a 3m depth buffer in this location.

³⁹ Submission by Henmar Trust at submission point 9/34.

⁴⁰ Submission by Henmar Trust at submission point 9/7.

- (b) If the landscape buffer was amended in this location to be 5m instead of 3m, there would be no change to the outcomes stated in my Assessment of Landscape Effects.
- (c) I believe reducing the maximum building height to 12m directly adjoining a rural zone will have no change to assessed visual effects as seen from VP5, VP6 and VP7. This is because the visual massing of any buildings beyond would blend together due to the angle of views provided.
- (d) Assessment of the visual effects on the land in question is carried out based on its existing use and with the understanding it is identified for future change as part of the C10 Growth Cell. This brings with it anticipation that development similar to that in PC14 will eventually be carried out. This means mitigation to soften the visual impact between zones is recommended with the lens of existing viewers, and of future anticipated development.

Submission 11 - Mr Kenneth Dredge

5.7 Mr Dredge raised concerns with the landscape treatment on the boundary of PC14 with his property located at 174 Swayne Road. Mr Dredge sought the following relief:⁴¹

- (a) Changes to address his concern with amenity impacts – i.e. increase the width of the landscape strip on Swayne Road to 8m (from 5m) and increase the minimum building setback to 15m (from 10m).
- (b) Include a planted earth bund 2m in height and increase the mature trees minimum height to 15m (from 12 m).

5.8 I consider PC14 has already effectively assessed and addressed the above issues, and I do not consider further changes are required for the following reasons:

- (a) An increase to the depth/width of the landscape buffer to 8m would not provide any additional screening benefit to viewers from Swayne Road and will not change the assessed landscape character effects in this location.

⁴¹ Submission by Kenneth Dredge at submission point 11/1.

- (b) Building setbacks were considered through modelling the visual outcome at pedestrian level both for transient and residential viewers. While an increase to the distance of building offsets by 5m could be accommodated, it is not recommended from a landscape effects perspective, as it would not have a change to the assessed landscape character rating in this location.
- (c) A 2m high bund was considered during the review of PC14 interfaces and assessed as having a negative visual effect on the adjacent rural landscape character values due to its difference in character to the surrounding environment.
- (d) The proposed buffer treatment was carefully designed to soften the interface with the rural landscape character values and to provide a cohesive outcome that compliments the existing boundary treatments created by the residents on the eastern side of Swayne Road. A 2m high bund did not fit with this established landscape character.
- (e) The 12m mature height was chosen in recognition that trees would be blocking afternoon sun from dwellings, and to include a more diverse range of species that could reflect the character of the Cambridge area. While an increase to the minimum height of trees can be accommodated from my perspective, this change would not alter the assessed landscape effects rating for Swayne Road and is not considered to have any particular advantage.

Submission 15 - Reon Taylor

5.9 Mr Taylor raised concerns regarding amenity (and other) effects on the properties located along Swayne Road. Mr Taylor has sought the following relief:

- (a) An increase in the width of the landscape buffer to mitigate privacy effects.
- (b) Changes to Policy 7.3.4.7 (dealing with landscaping and fencing on perimeter sites in accordance with various plans) to specifically consider Swayne Road under the Mangaone Precinct Structure Plan.⁴²

⁴² Submission by Reon Taylor at Attachment 1, submission point 15/2.

- (c) An increase in the building setback to 15m (from 10m), including a 2m high planted earth bund and 15m mature trees.⁴³

5.10 I do not consider any changes to PC14 are required for the following reasons:

- (a) As outlined above at paragraph 5.3(a), I do not consider an increase in building setbacks is necessary (acknowledging that Mr Taylor has sought a smaller setback than Submitter 2, which would not have the same negative effects as discussed in paragraph 5.3(a)).
- (b) As outlined above at paragraph 5.3(a), I do not consider that increasing the width of the landscape buffer will be more effective at screening visual or privacy effects. I view a 5m wide landscape buffer strip an appropriate treatment to soften views of development.
- (c) I disagree with imposing a 2m high planted earth bund for the reasons outlined in paragraph 5.8(c) and 5.8(d).
- (d) I disagree with requiring 15m minimum height mature trees for the reasons outlined in paragraph 5.8(e).

6. CONCLUSION

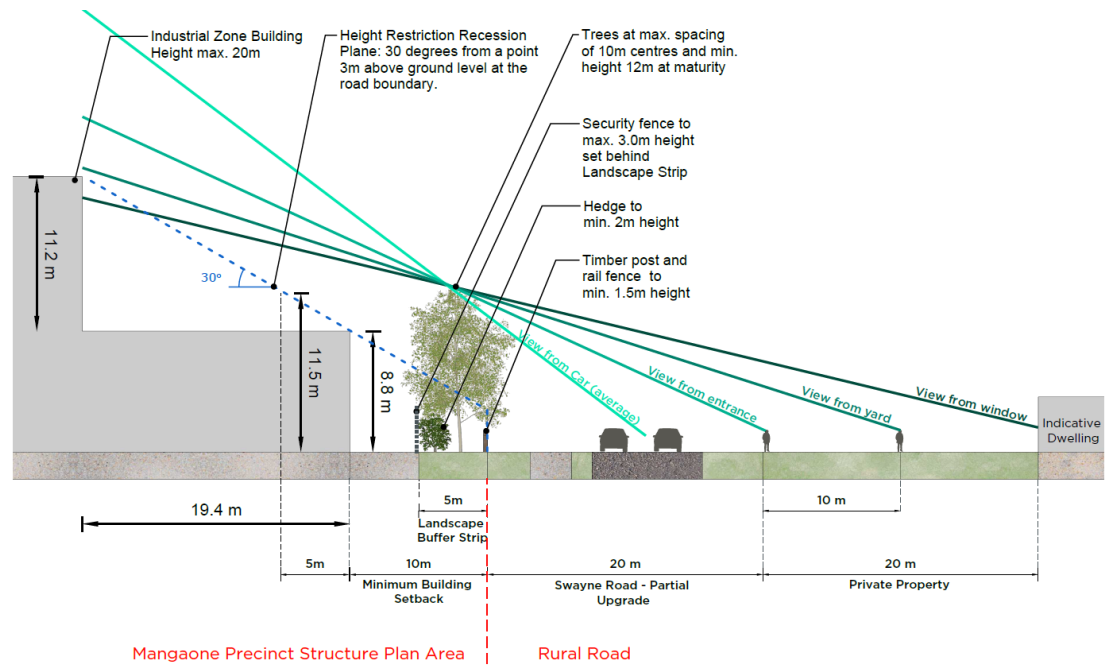
6.1 I consider the PC14 Structure Plan and provisions are an appropriate and acceptable approach to address the effects to landscape values for an area that is anticipating changes as identified in the Waipā District Plan provided that:

- (a) The minimum building setback is maintained at 10m (not 15m) along with the PC14 specific recession plane at the rural interfaces with Zig Zag Road and Swayne Road.
- (b) Additional context is applied to Rule 21.2.7.2 to ensure that mowable lawns are not proposed in Landscaping Plans, and a 5-year maintenance period is enforced as proposed in Appendix A of Mr Chrisp's Evidence.

Lisa Jack
17 February 2025

⁴³ Submission by Reon Taylor at Attachment 1, submission points 15/3 and 15/4.

Appendix A – Lisa Jack Evidence



Amended diagram to illustrate building height at 15m setback within PC14 specific recession plane