

**SUMMARY AND SUPPLEMENTARY STATEMENT  
STEPHEN K BROWN (SITE PLANNING & LANDSCAPE EFFECTS)**

1. My name is Stephen Kenneth Brown, and this brief summary statement:
  - Provides a summary of the key considerations that have contributed to the Structure Plan's layout and proposed planting strategy;
  - Addresses the effects that the proposed subdivision would have on the public domain;
  - Addresses effects in relation to local submitters; and
  - Responds to matters raised Council's s.42A report related to planting and the landscape implications of the Structure Plan; and
  - Addresses some key components of the proposed development controls.

**The Development Concept & Planting Strategy**

2. The proposed development has been driven by the following considerations:
  - a) Retention of rural amenity and open space qualities in relation to key public vantage points.
  - b) The minimisation of impacts on local residents and submitters.
  - c) The linkage of new planting to the existing SNA (anchored by the Taiwawe Stream).
  - d) Enhancement of the range of native canopy species across the site as a whole.
  - e) The use of existing landforms and vegetation to help integrate the proposed development with its wider landscape setting.
  - f) The separation of future dwellings and associated residential curtilage from one another to maximise the separation and the sense of relative isolation for future residents.
3. The proposed Landscape Planting would help to achieve these objectives and also:
  - a) Establish a vegetative buffer in front of Lots 1-3, closer to Taiwawe Lane.
  - b) Provide a large scale, buffer between proposed Lots 8-15 and existing rural-residential properties at the top of Taiwawe Lane.
  - c) Strengthen the existing pockets of planting down the margins of Taiwawe Lane.
  - d) Bed future development on Lots 19-25 into its landscape setting.
  - e) Screen accessways and associated retaining.
  - f) Enhance the SNA values of the site.

### **Effects In Relation To The Public Domain**

4. The proposed residential development across the application site would be isolated and contained within a number of relatively discrete pockets – near the Taiwawe Stream, around both paddocks above Ngatuturu Lane and near the top of Taiwawe Lane. The expanded vegetation cover around and between these pockets would, in the future, become critical in terms of the site’s landscape structure and aesthetic. It would re-characterise the site – moving away from rural production towards a more natural environment that frames and encloses pockets of residential development within it, much like parts of Tuataewa and Cook Bluff.
5. All of these changes would be contextualised by the subdivision and development consented at 790 Hot Water Beach Road, within a site that is more exposed and (from a landscape standpoint) more sensitive than that found at 104 Taiwawe Lane. That development would effectively re-shape the valley on the south side of the Taiwawe Stream and the gateway to Hot Water Beach. It would re-cast the local landscape as one in which pasture and rural production is displaced by housing framed by extensive tracts of native bush and revegetation. The current proposal would be aligned with that approach.

### **Effects In Relation To Submitters**

6. The proposed planting around Taiwawe Lane and across the site’s upper slopes, together with the extensive wetland planting next to Ngatuturu Lane, would wrap around most of the site and proposed building platforms. Furthermore, the existing SNA ‘strips’ running up and down the site, together with vegetation abutting the Taiwawe Stream, would further serve to break the proposed subdivision up into a series of development pockets that are quite contained, both physically and visually.
7. Consequently, even though the proposed roading and housing development would be readily apparent at first, this visual exposure would progressively diminish as the planting within the wetland next to Ngatuturu Lane, and elsewhere, starts to mature. In the medium term (out to 10 years), these effects would be of a low-moderate order, but these effects would reduce to a low level beyond that point. In my assessment, the effects of the proposal on adjoining properties and submitters would be sufficiently mitigated that they are acceptable. In this regard, I further consider that any effects in relation to the farm at 151 Boat Harbour Road (Diane Hinds) would also be quite limited because of intervening ridges and bush – both at the western end of the application site and surrounding the Taiwawe Stream.

## Response to Council's Supplementary s.42A Report

8. Council's ss.42A report raised concerns about two landscape related aspects of the proposed Plan Change: the purpose and timing planting within Areas R8 and R9, and over what was described as 'an obvious element of sprawl' being introduced by the Plan Change.
9. Addressing the issue of planting first (paragraph 45 of the ss42A), it is intended that the wetland planting within Areas R8 and R9 will have two roles: it will help to screen development on proposed Lots 1, 2, 3, 23 and 24 from Ngatuturu Lane and the existing residence at 44 Taiwawe Lane, and it will enhance the site's ecological and habitat values. These dual functions are identified on my **Attachment 2** (EIC). Rule 1.1 (f) has been amended in the Plan Change to ensure that the timing of planting for Areas R8 and 9 is now driven by the Landscape Management Plan.
10. At paragraphs 38 and 39 of the ss.42A report, comparison is drawn between the visibility and related effects of the residential development consented for 790 Hot Water Beach Road and that anticipated at 104 Taiwawe Lane. It is suggested that the Plan Change would introduce an "*obvious element of sprawl*", opening up the area to further infill, whereas the approved subdivision has a "*more logical nexus to the existing settlement*".
11. While closer to the existing settlement of Hot Water Beach, as my **Attachments 18 and 19** (EIC) indicate, the consented development at 790 Hot Water Beach Road would sit 'front and centre' in views from Hot Water Beach Road. Far fewer of the houses proposed for 104 Taiwawe Lane would be visible from Hot Water Beach Road and even Taiwawe Lane. Those that are visible would be much more peripheral to the key introductory or 'gateway' views experienced when arriving at Hot Water Beach.
12. In my opinion, the already approved development at 790 Hot Water Beach Road results in a fundamental change to the Hot Water Beach landscape, in particular (as noted above) a re-casting of the southern side of Taiwawe Stream as an area of lifestyle residential development intermixed with remnant bush, native regeneration and pockets of residual open space. While development in accord with the proposed Structure Plan would exacerbate the transition instigated by the consent for development at 790 Hot Water Beach Road – away from traditional pastoral farming into lifestyle development and bush living, it would remain largely ancillary in this context. Rather than representing 'sprawl', the significant regeneration anticipated across the subject property – interspersed with pockets of development – ultimately represents a more positive and durable landscape outcome for the subject site than the retention of open pasture and stock.

## Development Controls

13. In response to concerns raised about building bulk and scale in submitter evidence<sup>1</sup>, Version 12 of the Structure Plan introduced changes to the development controls. For the reasons addressed in my supplementary statement, I support the following (revised) development standards, which I consider to be appropriate:
- Maximum Height of 6m (down from 8m in the Rural Zone height); and
  - Maximum site coverage (or maximum building footprint) of 350m<sup>2</sup> (raised from the previously proposed, 300m<sup>2</sup>.)

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<sup>1</sup> Ms Lamason's statement of evidence of 8 March 2021.