

Before the Independent Hearing Panel
Appointed by West Coast Regional Council

Under the Resource Management Act 1991
In the matter of a Hearing on Submissions on the Proposed
Te Tai Poutini Plan
Hearing Stream Rural, Rural Lifestyle and
Settlement Zones
Tauranga Bay Holdings Limited
Submission Numbers: 597 / Further
submission: 32

EVIDENCE OF JADE MCFARLANE

LANDSCAPE

4 JULY 2024

INTRODUCTION

- 1 My full name is Jade Isaiah McFarlane.
- 2 I am an Associate and Team Leader of Urban Design and Landscape Architecture.
- 3 I hold the qualifications of a Master of Urban Design from Auckland University and a Bachelor of Landscape Architecture with Honours from Lincoln University.
- 4 I hold 14 years' experience in both the private and public sectors which has focused on private plan change applications, masterplanning residential and mixed-use development, urban and landscape assessments, and peer reviews of land use consent applications on behalf of Council.
- 5 My affiliations include being a Registered Member of the New Zealand Institute of Landscape Architects (NZILA); a member of New Zealand's Urban Design Forum (UDF), Nga Aho Maori Design Professionals, Te-Tau-a-Nuku Maori Landscape Architects.

CODE OF CONDUCT FOR EXPERT WITNESSES

- 6 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this 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 that I express.

SCOPE OF EVIDENCE

- 7 I have prepared (and reviewed) the Landscape Assessment (attached as Appendix E of the TBHL Submission No. 597¹) supporting the submission of

¹ Appendix E of the TBHL Submission No. 597, attached in Appendix A of the Planning Evidence by Claire McKeever

Tauranga Bay Holdings Limited (the Submitters), relating to the following land at Tauranga Bay Road, Cape Foulwind, Westport (the Site):

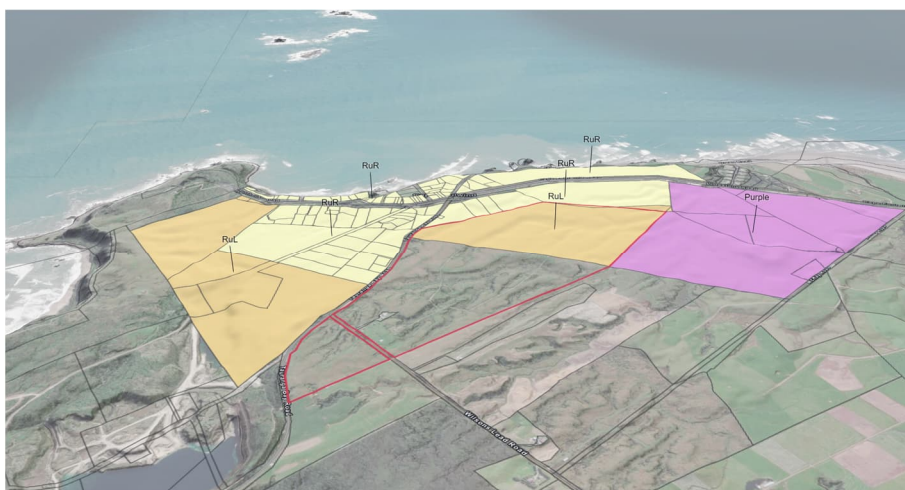
- (a) Section 41 SO 13711
- (b) Section 2 SO 14304
- (c) Lot 1 DP 19769 and
- (d) Lot 1 DP 12325

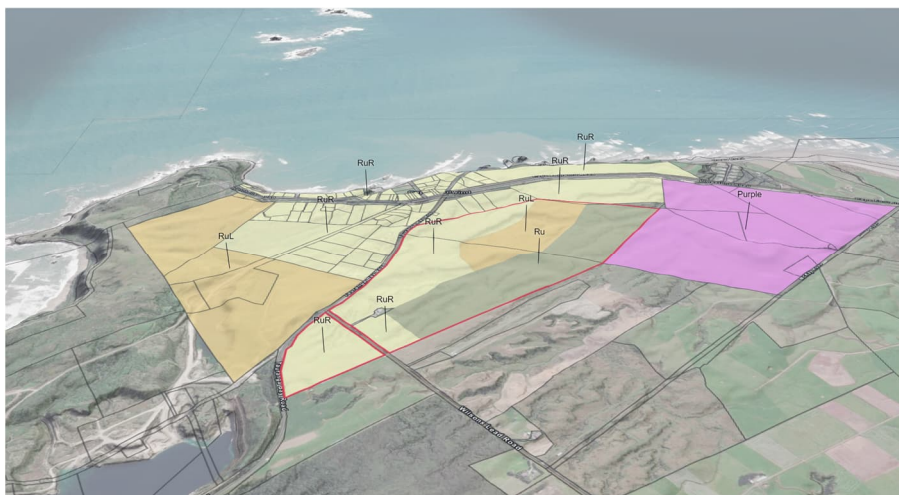
- 8 The S.42A Report relating to the Rural Zones, recommendation to reject the rezoning submission (not dated).

EXECUTIVE SUMMARY

Context

- 9 Please refer to Appendix E of the TBHL Submission #597, attached in Appendix A of the Planning evidence of Claire McKeever. This original assessment was prepared by Hana Whiting (Landscape Architect) and myself on 26th October 2022.
- 10 Regarding site description and context, this is outlined in the landscape assessment and in the planning application. The images below illustrate the proposed settlement pattern, when viewed from the south overlooking the site. The two images represent the Proposed District Plan (Top) zone layout vs the Applicants proposed alternate zoning (Bottom), with the site demarcated with a red line.





- 11 As illustrated above (top image), the Council proposes Rural Lifestyle Zone (RuL) across the upper part of the site, with retention of Rural Zone (Ru) across the lower part of the site.
- 12 The Applicant proposes an alternative layout to the Council proposed zoning, with the addition of Rural Residential Zone (RRZ) to mimic the other side of Tauranga Bay Road (bottom image). Further, the Applicant also proposes retention of Rural Lifestyle Zone and Rural Zone, although differs from Council's proposed location and extent of this zoning – with Rural retained by the Applicant as a transition along the eastern side of the site.

Te Tai o Poutini Proposal Outcomes

- 13 The Council's proposed zoning of Rural Lifestyle Zone primarily in the north-east third of the site, following a site visit and extensive investigation, is not optimal, from a landscape values and feasibility perspective. This is for the following reasons:
- (a) The north-east corner is the lowest point of the site, with gullies and ephemeral watercourses running through and widening at this corner- effectively making the eastern half of this Council proposed RuL zone area undevelopable - with retention of Rural as the Applicant proposes - more appropriate;
 - (b) This north-east corner has the highest proportion of native vegetation, with Rural Zoning, and with a landscape strategy, seen as better protection long term for the regeneration of the remnant native vegetation along this eastern interface;

- (c) The eastern end of Council's proposed RuL zone has access constraints that would require significant modification of the natural environment in that area.
- (d) Limited opportunities for public recreational opportunities or protection / removal of stock across the site through paths and fencing in more sensitive landscape gully areas, and no landscape buffer controls or building offsets to enhance the site from what is currently an intensively grazed and unprotected site with its current use;

Applicant proposal outcomes

14 The findings of the landscape assessment have concluded that the applicants proposal, with the landscape strategy and mitigations measures introduced, will have a low adverse effect on the sites existing landscape character and values, and be a more appropriate land use option for the site, for the following primary reasons:

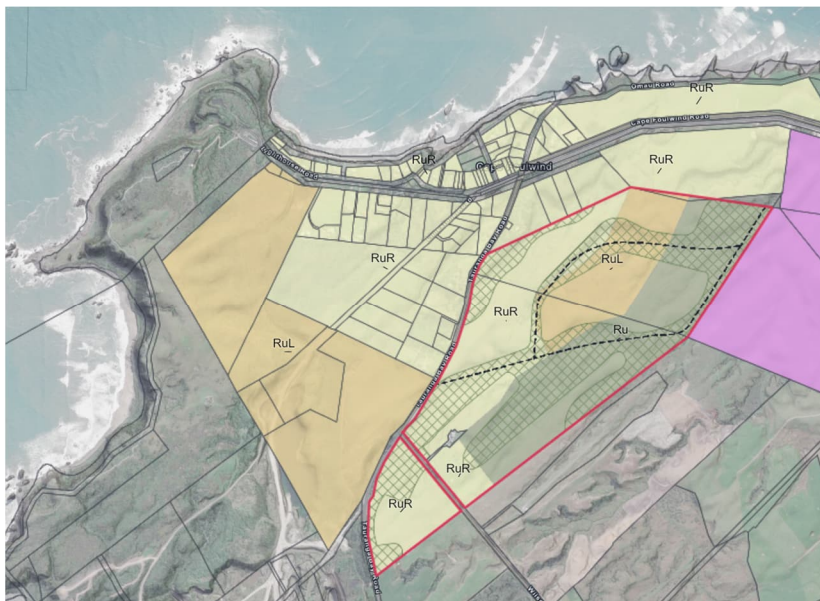
(a) Anticipated use

Rural Lifestyle zone is already proposed in the TTPP on site, altering the land use. Therefore, residential is already an expected outcome on part of the site.

(b) Restored Environment

The applicants proposal provides for strengthening of the sites natural values by enhancing existing native vegetation planting within the gullies and also within a 10m buffer along Tauranga Bay Road and Wilsons Lead Road. This will curtail the vast majority of views of any future development or residential activity within the Site, from the surrounding road and public space network. These areas are currently being grazed by stock with very limited significant vegetation or native canopy cover currently regenerating on site due to this productive use. The proposal enables an opportunity to protect and enhance the natural topographical features on site for a use that is not residential, but potential reserves or open space set aside for

future generations as open space corridors with recreational linkages (green crosshatch below- taken from the Landscape Strategy Plan²).



(c) Contiguous Settlement

The applicants proposed zone location aligns with natural topography on-site and is radially contiguous with zoning in Cape Foulwind settlement area. This allows for a more legible frontage to the Tauranga Bay Road corridor with more practical access.

- 15 With regards to Te Tangi a te Manu (NZILA, 2022), the above proposed mitigation and enhancement measures were assessed as demonstrating that the proposed relocation and extension of zoning is anticipated to result in a low adverse effect in comparison to the Council proposed zoning, in part due to the positive weighting of mitigation measures proposed.

KEY ISSUES AND SUMMARY OF CONCLUSIONS

- 16 The location and extent of the zoning proposed by the applicant highlight appropriate land use outcomes that are in the most immediate and logical area of sustainable growth for the Cape Foulwind community mirroring development zones across Tauranga Bay Road and providing practical access.

² Appendix E of the TBHL Submission No. 597, attached in Appendix A of the Planning Evidence by Claire McKeever

- 17 The proposed zoning and extent has better access to more developable land compared to the Council proposed zoning, which has RuL over more sensitive eastern areas of the site, an interface we believe is important to maintain as a rural buffer given the topography and remnant native vegetation that occurs there. This outcome is strengthened with the landscape strategy plan.
- 18 The guiding landscape strategy plan is therefore an appropriate controlling mechanism for gully protection, native planting restoration, interface treatment, and establishment of active recreation networks for any future development or subdivision on the site, connecting to the wider environment to the north-east and southwest.
- 19 The Council's s42A report does not contradict the findings of my assessment of both landscape and visual effects.
- 20 Alongside the landscape assessment, and urban design concept and layout of potential subdivision has been undertaken as a real world test, and this has informed the zone extent and design, considering access, natural features, topography, and low impact development.
- 21 I consider that connections created by the landscape strategy plan, being both recreational and ecologically restorative in nature, reinforce positive benefits to the wider environment and Cape Foulwind community.

Jade Isaiah McFarlane



Date: 4 July 2024