

Memorandum

- | | | | | |
|---|--|--|---|--|
| <input type="checkbox"/> Whangarei
Level 1
BDO Business Centre
15 Porowini Avenue
Morningside
Whangarei 0110
+649 358 2526 | <input type="checkbox"/> Auckland
PO Box 91250
Auckland 1142
+649 358 2526 | <input type="checkbox"/> Hamilton
PO Box 1094
Hamilton 3240
+647 960 0006 | <input type="checkbox"/> Tauranga
PO Box 13373
Tauranga 3141
+647 571 5511 | <input type="checkbox"/> Wellington
PO Box 11340
Wellington 6142
+644 385 9315 |
| <input type="checkbox"/> Nelson
27 Vanguard Street
Nelson 7010
+643 548 8551 | <input type="checkbox"/> Christchurch
PO Box 110
Christchurch 8140
+643 366 8891 | <input checked="" type="checkbox"/> Queenstown
Level 1
72 Shotover Street
Queenstown 9300
PO Box 1028
Queenstown 9348
+643 441 1670 | <input type="checkbox"/> Dunedin
49 Water Street
Dunedin 9016
+643 470 0460 | |

Attention:	Matt Bonis
Company:	on behalf of Timaru District Council
Date:	22/07/2025
From:	Yvonne Pfluger, Partner, Landscape Planner
Message Ref:	Response to Evidence received by TDC on Growth Chapter (as related to landscape matters)
Project No:	BM240365

Background

My qualifications, experience and observance of the Code of Conduct are contained in the Landscape Memo dated 29 May 2025 as attached as Appendix 4 to the s42A Report.

I attended the Hearing by audio visual on 8 July 2025 to respond to matters raised by the Panel and outlined verbally a summary response to evidence provided by submitters. This memorandum is in response to Minute 42, issued by the Panel on 18 July 2025, following the conclusion of the hearing. I have been asked by Mr Matt Bonis, s42A Reporting Officer, to provide this statement, as summarised verbally at the start at the Hearing and updated to respond to the Panel's Minute 42, which at [7] stated:

'We direct that the technical report authors provide their summary statements, along with any further responses from matters arising at the Hearing'.

I have been asked to specifically consider the Landscape evidence of Mr Greenshields in relation to Submission No. 30 (McKnight). I also reviewed the planning evidence prepared for Submission Nos. 231 (Blackler), 19 (Waitui Deer Farm), 128 (Scott), 160, Payne, 190 (North Meadows), 227 (Westgarth and Gibson) and 237 (RSM Trust) in relation to landscape matters.


I note that a separate Joint Witness Statement was prepared in relation to submission of Chris and Sharon McKnight (Sub No. 30) between the Planning witnesses Mr Matt Bonis and Mr Andrew Ross, as well as Landscape Experts Mr Chris Greenshields and myself (dated 23 July 2025).

Response to Landscape Evidence received by TDC on Growth Chapter


The purpose of this attachment is to provide a landscape assessment responding to evidence provided to the Timaru District Council in reply to the requests set out in the Section 42A Hearing G – Growth Report, dated 4 June, 2025.

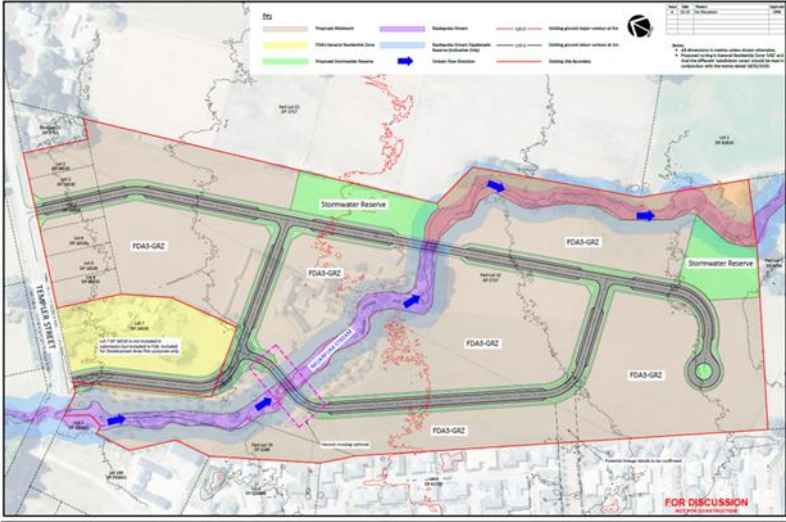
Only limited landscape evidence was submitted for review, but where applicable I comment on the planning evidence as it references landscape matters.

Pleasant Point

Sub: 231	T Blackler	10 Burke Street, Pleasant Point
Comment:	<p>No technical landscape evidence was provided in support of this request.</p> <p>The planner's evidence (S Dolan) states on p.9: <i>"As part of the rezoning request, the applicant intends to establish a rest home / retirement village / aged living development, complete with high quality landscaping. The development will include provision for the improvement of the waterway margins, with care taken to ensure that weeds are managed and planting will occur along riparian margins'..... This habitat development that will result from the proposed urban rezoning and eventual development represents a significant environmental benefit."</i></p> <p>Concept Plan is shown in Fig2, p3:</p>  <p>Response: In general terms I support containment of development on the southern side of Pleasant Point Stream on this site. While the intended outcome may be appropriate for part of the site, this cannot be assessed based on the information provided.</p> <p>In addition, no mechanism to ensure implementation, such as an Outline Development Plan approach, is proposed.</p>	

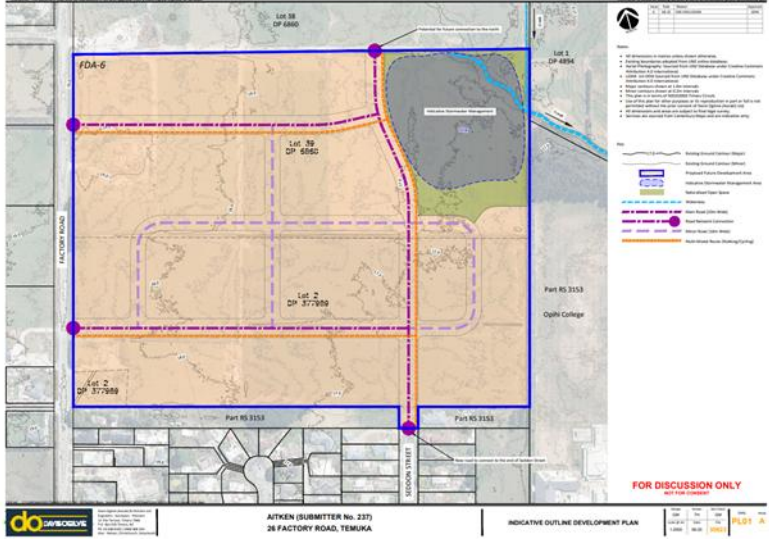
Geraldine

19	Waitui Deer Farm Ltd	199 Waitui Drive
<p>Comment:</p>	<p>I reviewed Ms M McMullan's planning evidence in relation to this submission.</p> <p>In paragraph 4.2 she states that <i>"Mr Mick Abbott is not providing an evidence brief at this stage, however he has provided an updated conceptual plan that shows potential boundaries, building platforms and access that is provided at this time for the benefit of the Hearings Panel and Council reporting officers. Earthworks will be associated with these areas that have been identified."</i></p>  <p><i>Figure above shows the conceptual layout prepared by Wildlab (Mr Abbott) as provided as an attachment to the planning evidence</i></p> <p>Response: I reviewed the plan above that Ms McMullan refers to, but the level of detail and absence of contour data does not allow more detailed assessment regarding the location of the proposed house sites in the terrain. This means that neither earthworks or access can be assessed at this point.</p> <p>While the intended outcome may be appropriate for some of the site, this cannot be assessed based on the information provided. As identified in the Geraldine Downs Landscape Study (Boffa Miskell, 2008), I note that the faces of the elevated land form are visually very sensitive. This is reflected in SUB-P15 of the PTPDP which states:</p> <p><i>'Require subdivision in the Rural Lifestyle Zone to:</i></p> <p><i>4. maintain larger allotment sizes in the Geraldine Downs to protect its landscape character and amenity values.</i></p>	

	<p>While there may be specific locations that could be suitable for building platforms within the site, a landscape effects assessment would require detailed consideration of a specific proposal, including dwelling design and location, access and earthworks, and landscape planting.</p> <p>In my view there is insufficient detail provided in the submitter's submission package, conceptual plan and evidence to provide confidence that an increase in density could be appropriately accommodated in this elevated tableland landscape without adverse landscape character and visual amenity effects.</p> <p>In addition, no mechanism to ensure implementation, such as an Outline Development Plan approach, is proposed.</p>	
128	W & E Scott	22 Templer Street
Comment:	<p>I reviewed the planning evidence prepared by Ms S Dolan in relation to this submission, as no landscape evidence was provided. In paragraph 38 she states that <i>"the Conceptual ODP provides an integrated layout for the site, illustrating the proposed road network, stormwater reserves, indicative residential areas, along with the importance of the Raukapuka Stream as a site feature."</i></p>  <p><i>Figure above shows the conceptual subdivision outline as provided in Fig 4 of the planning evidence</i></p> <p>Response: I note that the evidence does not provide an ODP/ DAP identifying matters of landscape / amenity importance in terms of the immediate rezoning request. There is no boundary treatment for the site identified, and setbacks of dwellings from the stream have not been identified which remains a pertinent consideration to protect its natural character, or stream edge treatment in landscape terms.</p> <p>While the intended outcome may be appropriate for the site, the effects cannot be assessed based on the information provided. In addition, no mechanism to ensure implementation, such as ODP approach, is proposed.</p>	

160	D & S Payne	20 Bennett Street
Comment:	<p>No technical landscape evidence was provided, or structure plan / ODP as to a proposed configuration of development. I reviewed Ms L Wharfe's planning evidence and note the following paragraphs of relevance:</p> <p><i>8.7 Ms Pfluger does consider that a minimum lot size of 5000m2 could compromise the amenity of the outer lots but that: 'it would be acceptable from a landscape effects perspective to develop the internal lots to similarly size rural lifestyle allotments (around 1.5 – 2ha) which would be consistent with the existing landscape character and development.</i></p> <p><i>12.16 Enabling 1.5ha excluding lots which would access onto Main North Rd would enable ten new lots, rather than six if the minimum lot size is 2ha.</i></p> <p>As outlined previously, I consider it acceptable from a landscape effects perspective to develop the internal lots to rural lifestyle allotments similarly sized to the surroundings, which would be consistent with the existing landscape character and development. The sites around this block of land provide relatively high amenity with mature trees; effects of additional dwellings set within a relatively high level of open space would be largely internalised.</p> <p>I consider that rezoning to RLZ at 1.5ha for the FDA11 area would be an acceptable density for this area from a landscape perspective. I also support the S42A report recommendation to delete FDA11 from SCHED-15 and rezone the land Rural Lifestyle Zone.</p>	

Temuka

237	Aitken, Johnston and RSM Trust	26 and 52 Factory Road / FDA6
Comment:	<p>No technical landscape evidence was provided in support of this request.</p>  <p>In relation to the concept plan above, Ms Dolan's planning evidence states in paragraph 39: <i>"The ODP submitted shows:</i></p> <ul style="list-style-type: none"> <i>• A clear and logical road hierarchy and movement network.</i> <i>• Pedestrian and cycle connectivity.</i> <i>• A large stormwater area co-located with riparian corridors and open space providing both infrastructure and visual containment at the site's north-eastern edge.</i> <i>• This responds directly to Council concerns regarding interface management and urban containment, demonstrating that sprawl will be avoided and a masterplanned approach will be applied."</i> <p>Response: I note that the evidence does not provide an ODP/ DAP identifying matters of landscape / amenity importance in terms of the immediate rezoning request. There is no boundary treatment identified for the site.</p> <p>While I consider that from a landscape perspective an approach that consolidates the existing urban area is preferable to a more immediate residential expansion into this area, a masterplanned approach would be appropriate for this site if it ensures a well-defined urban edge with high amenity landscape outcomes and connectivity.</p> <p>The indicative ODP shown above provided with the submission is for discussion only, and therefore neither provides for certainty of application or implementation in the district plan.</p>	

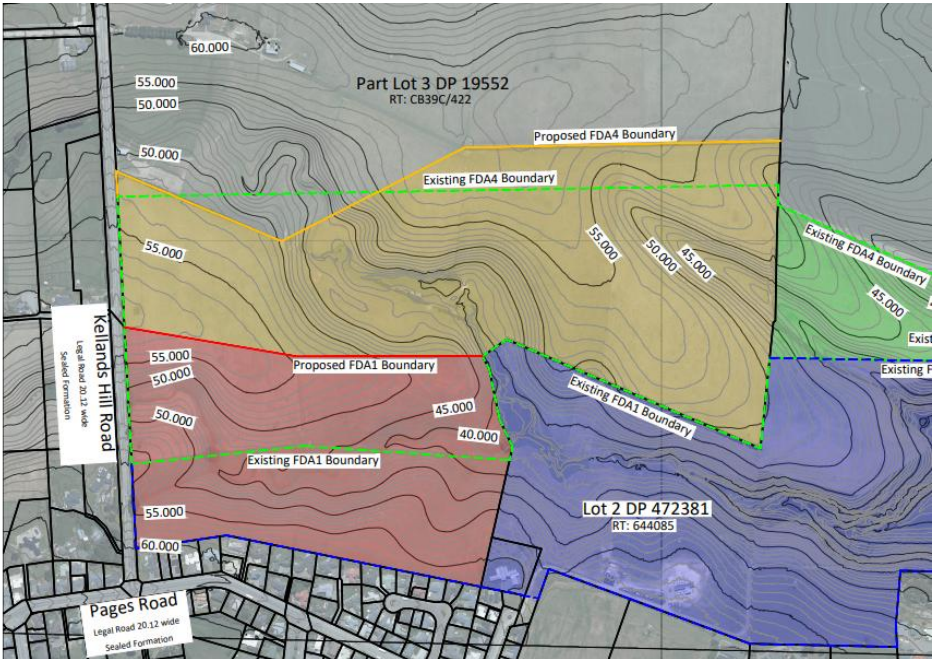
Timaru South

30	C & S McKnight	60 Landsborough Road, Timaru
Comment:	<p>Technical landscape evidence prepared by landscape architect Mr Greenshields (DCM) was provided in support of this request. I reviewed Mr Greenshields evidence (landscape architect) that addresses landscape and visual effects in relation to the proposed extension of the RLZ over part of the site. The Submitter's rezoning request also seeks the extension of the Brookfield Road Specific Control Area (Brookfield SCA) to the RLZ extension.</p> <p>Response: Overall, I agree with the landscape and visual effects assessment provided in Mr Greenshields evidence. The cross sections and photos provided with the evidence confirmed my view, outlined in the memo dated 29/05/2025, that visual effects would arise in particular from lower-lying viewpoints, such as Ōtipua Creek walkway, School Park and Centennial Park where the five potential buildings within the RLZ extension would appear on or near the skyline (as outlined in para 7.8¹).</p> <p>The evidence states in para 7.6 that <i>'mitigation planting, recessive colours and building restrictions required by the Brookfield SCA rules will, in my opinion, soften any contrast or dominance on the skyline.'</i> I understand that the Brookfield SCA provides standards, such as a 4.5m height restriction (RLZ-S1(2)) and restrictions in relation to exterior building materials and colours (Rule RLZ-S7). I consider these relevant factors in visually integrating development on this site into the landscape and support their application to the site. However, the SCA does not provide any provisions in relation to planting, which would, in my view, be essential for mitigation of visual effects for buildings on this site.</p> <p>In Mr Greenshields' cross sections, which were helpful for assessment purposes, he identifies that the provision of a landscape buffer of clustered trees along the eastern boundary of the RLZ extension would mitigate the visual effects of the RLZ extension on the skyline from Ōtipua Creek walkway, School Park and Centennial Park. Based on this evidence I concur that adverse visual effects could be mitigated through planting in appropriate locations and designed to follow natural patterns.</p> <p>Following this in para 8.6 Mr Greenshields considers that <i>"landscape planting and mitigation can be dealt with as part of the subdivision consent application (noting that the matters of discretion in Rule SUB-R3 are broad and include consideration of location, form, scale, materials and landscaping). This will enable a holistic approach to dwelling and lot design, and not solely rely on landscaping elements to integrate and maintain landscape character."</i></p> <p>I note that the matters of discretion under SUB-R3 that would need to be considered at subdivision do not specifically refer to mitigation of</p>	

¹ Greenshields Para 7.8: "Viewpoints from the Ōtipua Creek walkway, Centennial Park and School Park sports grounds will be subject to more of a visual change due to those views being at a considerably lower elevation than the proposed RLZ extension. The dwellings that would be enabled by the RLZ extension (and any associated auxiliary buildings) would likely be viewed as sitting on the brow of the hill, breaking the skyline when viewed in an unmitigated form from these viewpoints, as shown in my cross sections."

	<p>landscape and visual effects of buildings in relation to any proposed planting². However, a Joint Witness Statement has been prepared by Mr Ross and Mr Bonis, with input from Mr Greenshields and myself (dated 23 July 2025). In the JWS the planning experts agreed that a bespoke rule (SUB-S9) could be drafted to manage these effects so as to enable the approval of the amending proposal. The status of SUB-S9 would be a restricted discretionary activity as pursuant to SUB-R3. The matters to be considered are both discrete and limited to landscape mitigation. I agree that a limited number of matters of discretion would be sufficient to enable consideration of landscape and planting mitigation of district plan anticipated built form as viewed from public places.</p>
--	--

Timaru North

227	Rose Westgarth and Jan Gibson	82 Kellands Hill Road, Timaru
Comment:	<p>No landscape evidence was provided by the submitter. I reviewed Ms Dolan's planning evidence and was asked to confirm if I consider that the outlines of FDA1 and FDA4 as proposed by the submitter are appropriate. A plan with contour information, requested in my previous memorandum was attached to Ms Dolans evidence (see below).</p>  <p>I can confirm the view expressed in my previous memorandum that the boundary between FDA1 and 4 is appropriate as proposed. As previously stated, I note that residential development should take into account and protect the natural character of the stream within FDA 1 and 4 through setbacks of development. These stream corridors should be integrated into the design to allow for blue/ green corridors to achieve high amenity and appropriate natural character outcomes.</p>	

² SUB-R3.4 refers to the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; SUB-R3.13 to measures to manage adverse effects.

	<p>Based on the review of the contour map provided in Ms Dolan's evidence, I also consider that the request is acceptable for the amendment to the northern boundary of FDA4 from a landscape/ visual perspective. I note that the landform across the site is undulating and not easily followed due to the complex drainage patterns. While neither the northern boundary identified by council for FDA4, not the one proposed by the submitter, follow the landform consistently, I consider the proposed boundary somewhat preferable as it captures the high point of the landform in the central location of the site. In my view, this boundary outline would follow the topography more consistently and aligns with the landform slightly better than the existing northern boundary for FDA4.</p>
--	---

190	North Meadows and Thomson Engineer	236 Meadows Road, Washdyke
Comment:	<p>No technical landscape information was provided in support of this request.</p> <p>I understand from the s42A Reporting Officer, Mr Bonis, that a number of consents have been issued in relation to that part of the site fronting North Meadows Road. The wider site currently provides low landscape and amenity values and is adjacent to the wastewater ponds to the east and GIZ to the south.</p> <p>As outlined in my previous memorandum, I consider rezoning of the site to industrial would be in character with its existing and adjacent land use. The shelterbelt on the northern side of the site currently delineates the boundary of the site, as well as the wastewater treatment pond.</p>	