

Before the Independent Hearings Panel  
at Timaru

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*under:* the Resource Management Act 1991

*in the matter of:* Submissions and further submissions in relation to  
Timaru Proposed District Plan – Hearing B

*and:* **Fonterra Limited**  
*Submitter 165*

Statement of evidence of Paul Smith (Landscape)

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Dated: 5 July 2024

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## **STATEMENT OF EVIDENCE OF PAUL SMITH**

### **INTRODUCTION**

- 1 My name is Paul Andrew Smith. I am a Senior Landscape Architect employed by Rough Milne Mitchell Landscape Architects (*RMM*) in our Ōtautahi Christchurch office.
- 2 I hold a Bachelor of Landscape Architecture (Hons) degree from Lincoln University and am a Registered Member of the New Zealand Institute of Landscape Architects Inc.
- 3 I have been practising as a landscape architect, primarily in the field of landscape planning, since 2012. I was employed by Vivian and Espie Limited, a specialist resource management and landscape planning consultancy based in Queenstown from 2012 – 2017 and then by Beca Limited, as a landscape architect, specialising as a landscape planner from 2017 – 2019. Since 2019, I have been employed by RMM in the same role.
- 4 The majority of my work involves advising clients regarding the protection and maintenance of landscape and amenity values that the Resource Management Act 1991 (*RMA*) and District Plans require. The majority of the work I produce includes Landscape Assessment Reports for Resource Consent Applications, Plan Changes and Submissions on District Plan Reviews, and providing evidence for local Council and Environment Court Hearings.
- 5 Whilst working for Beca and RMM I have worked on projects, individually and part of a broader team within the Timaru and Selwyn Districts, with the following projects being of most relevance:
  - 5.1 Greenridge Farm Subdivision, Seaton Road, Timaru.
  - 5.2 Synlait Dryer 3 Building, Selwyn District.
  - 5.3 Reviewing the Natural Character Chapter, Selwyn District Plan Review.
  - 5.4 Flock Hill Station Visitor Zone, Selwyn District Plan Review.
  - 5.5 Castle Hill Visitor Zone, Selwyn District Plan Review.
  - 5.6 Twizel Industrial Zone, Mackenzie District Plan Review.

### **CODE OF CONDUCT**

- 6 I have read the Environment Court Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023 and agree to comply with it. I confirm that the opinions expressed in this statement 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 materials or facts

known to me that might alter or detract from the opinions I have expressed.

## SCOPE OF EVIDENCE

- 7 I was engaged by Fonterra Ltd (*Fonterra*) on 15 May 2024 to assess the actual and potential landscape and visual effects of the proposal to rezone the Fonterra Clandeboye Dairy Manufacturing site (*the site*) from General Industrial Zone (*GIZ*) and General Rural Zone (*GRUZ*) to Clandeboye Dairy Manufacturing Zone (*CDMZ*).
- 8 In preparing my evidence I have reviewed:
  - 8.1 The Proposed Timaru District Plan (*PTDP*).
  - 8.2 Fonterra's Submission on the PTDP, 15 December 2022.
  - 8.3 Fonterra's Further Submission on the Proposed Timaru District Plan, 4 August 2023.
  - 8.4 The Dairy Processing Zone within the Partially Operative Selwyn District Plan.
- 9 **Appendix 1** to my Evidence is a Graphic Attachment (*GA*) that contains maps and aerial images of the Landscape Character Area Map from the Timaru Landscape Study, a Receiving Environment Plan, the Proposed Timaru District GIS Planning Map, the proposed CDMZ and its Outline Development Plan (*ODP*), and a viewpoint location plan and photographs of the site taken from the surrounding public places.

## EXECUTIVE SUMMARY

- 10 It is proposed to rezone the Fonterra site from the GIZ and GRUZ to the CDMZ.
- 11 The purpose of the proposed special purpose zone is to recognise the importance of the Clandeboye Dairy Manufacturing site and ensure that the existing dairy processing activities and facilities are enabled to operate and develop on an ongoing basis, while managing their potential effects on the surrounding environment.
- 12 In most instances, the CDMZ standards are the same or very similar to the PTDP's GIZ standards. The key differences are:
  - 12.1 The height limit associated with the existing buildings over 20m tall (some of which are 60m tall) will be 50m and 65m, whereas it is currently 35m.
  - 12.2 The height limit for the vast majority of the site will be 9m, 15m and 20m. Whereas, it is currently 9m / 15m (GRUZ) and 35m (GIZ), respectively.

- 12.3 The extent of the zoning has increased by 5.4ha in area, north of Rolleston Road.
- 12.4 There is no recession plane standard, however, the setback from neighbouring properties has increased to 5m.
- 12.5 There is no requirement for additional roadside planting for permitted activities.
- 13 When assessing the proposed CDMZ policy provisions against the PTDP's GIZ policy provisions, I found that:
  - 13.1 The CDMZ will result in noticeable lower buildings within the site, that will remedy the potential adverse landscape and visual effects that may result if the zone was fully developed.
  - 13.2 The proposed 65m and 50m height limits closely align with the existing taller buildings within the site. Therefore, they will only provide for small upgrades and maintenance of these buildings as a permitted activity. Due to this, and because they are within a highly modified site, I consider that they will **not** result in any adverse landscape or visual effects.
  - 13.3 The 5.4ha increase in developable land will have a **very low to low** degree of adverse effect on open space values. This is because this additional built form will have a very small reduction to the rural land, it will be well clustered physically and visually with the existing development within the Fonterra site, it is not located within the Wāhi Tūpuna overlay and is appropriately located away from the Ōrāri River, as to not affect its natural character or cultural values.
  - 13.4 The removal of the recession plane but increase of the overall setback and reduction in the overall building height will not result in more dominant built form being located or adversely shading and affecting neighbouring properties.
  - 13.5 I consider that roadside planting for permitted activities is not required because:
    - (a) The GIZ landscape requirements for the site are relatively defunct as they provide very little in the way of mitigation. This is clearly seen on site by the planting along Milford Clandeboye Road that was undertaken as part of fulfilling conditions of consent, when compared with the voluntary planting undertaken by Fonterra along Donohue Road.
- 14 The fact that the Fonterra Site has formed part of the receiving environment for 120 years and is an anticipated node of development that is seen. Overall, I consider that the proposed CDMZ policy provisions and

ODP allows for very similar landscape outcomes to the GIZ and GRUZ policy provisions for the site. Where there are differences, I consider that the proposed CDMZ, when compared with the current zoning will have a very low degree of adverse effects on the landscape values of the receiving environment.

## METHODOLOGY

- 15 My evidence has been prepared in accordance with the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (**Landscape Assessment Guidelines**).<sup>1</sup>
- 16 My evidence is tailored to suit the nature of the proposed rezoning and its context, including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposal are found in the RMA and PTDP.
- 17 Table 1 below outlines the rating scales that are referred to in my evidence.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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**Table 1.** The seven-point landscape and visual effects rating scale.<sup>2</sup>

## THE RELEVANT POLICY PROVISIONS

- 18 Under the Operative Timaru District Plan (*OTDP*) and the PTDP, the site is predominately zoned Industrial H Zone and GIZ respectively, with the land north of Rolleston Road zoned Rural 1 Zone and General Rural Zone (**GRUZ**) respectively, refer to **GA Sheet 5**.<sup>3</sup>
- 19 Apart from Fonterra's submission to change the current GIZ, there are no other submissions seeking alterations to the zoning that applies to the site. Therefore, the current GIZ and small area of GRUZ and their policy provisions form the baseline for this assessment.
- 20 Additionally, the PTDP's Strategic Direction Chapter provides guidance on how to manage the potential adverse effects of future development within Rural Areas through SD-09.<sup>4</sup>

<sup>1</sup> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

<sup>2</sup> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

<sup>3</sup> Attached as Appendix 1.

<sup>4</sup> Noting that Fonterra sought changes to SD-09 as part of the Hearing A proceedings.

*A range of primarily productive activities are enabled in the rural environment to enable the ongoing use of land for primary production for present and future generations, while:*

*v. identifying and maintaining the character, qualities and amenity values of rural areas;*

- 21 The Proposal section in my evidence includes a comparison table outlining the level of development that the GIZ and GRUZ provides for and what the CDMZ will provide for.

## THE SITE AND RECEIVING ENVIRONMENT

### The Extent of the Receiving Environment

- 22 The receiving environment, being the environment which may be affected either positively, or adversely by the proposed rezoning is illustrated on **GA Sheet 4**<sup>5</sup>. It encompasses the rural land and the Ōrāri River and Ōhapi Creek within an approximate 3km radius of the site. This radius is based on the visibility of the Clandebye site, as there are no meaningful landform features that may otherwise create an edge to the receiving environment.

### Description of the Receiving Environment

- 23 The receiving environment forms a very small part of the Low Altitude Plains Landscape Character Area, as described in the Timaru District Landscape Study<sup>6</sup>, and illustrated on **GA Sheet 3**<sup>7</sup>.
- 24 The Low Altitude Plains Landscape Character Area is described in The Timaru District Landscape Study prepared by Boffa Miskell for the Timaru District.<sup>8</sup> The high-level description of the Low Altitude Plains captures most of the landform, land cover and land use attributes within the receiving environment, and the key landscape characteristics that contribute to the landscape's values. For ease, I have included the relevant sections of this description below:

*The Low Altitude Plains Landscape Character Area is "defined by the flat, open and expansive plains which have little topographical relief and are traversed by braided riverbeds with associated terraces. Elevation ranges from*

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<sup>5</sup> Attached as Appendix 1.

<sup>6</sup> Boffa Miskell Limited 2020. *Timaru District Landscape and Coastal Study: Landscape and Coastal Natural Character Assessment*. Report prepared by Boffa Miskell Limited for Timaru District Council.

<sup>7</sup> Boffa Miskell Limited 2020. *Timaru District Landscape and Coastal Study: Landscape and Coastal Natural Character Assessment*. Report prepared by Boffa Miskell Limited for Timaru District Council.

<sup>8</sup> Boffa Miskell Limited 2020. *Timaru District Landscape and Coastal Study: Landscape and Coastal Natural Character Assessment*. Report prepared by Boffa Miskell Limited for Timaru District Council

0 to 300m. This highly modified landscape possesses a linearity, emphasised by the characteristic shelterbelts, dissecting roads and broad scale agricultural land use. The natural landscape features of this area include the Rangitata, Ōrāri and Ōpihi Rivers including their tributaries along with the Waitarakao/Washdyke Lagoon....

### **Landform**

The Low Altitude Plains consist of flat to gently undulating, fertile, loamy to free draining soils, old greywacke gravel fans and floodplains of historic river alignments and glaciation events of the mountains in the northwest...

The **Lower Plains** contain large, open areas that include the coastal environment between the Rangitata and Pureora/Pareora Rivers.... The Ōrāri River bed traverses the plains from the Tara Haoa Range foothills near the settlement of Leamington for approximately 40km before flowing into the Canterbury Bight in the east...

The Low Altitude Plains are bound by the Rangitata River in the north and the downlands of Timaru to the south, which form the outwash plains. Remnants of the old river courses and outwash events through the Timaru District can be identified through evidence of the deep greywacke gravel deposits, the remnant alluvial fan patterning and terrace landforms. From an aerial view the abandoned braids on the former river terraces can still be identified in many places, forming a distinctive sinuous pattern in contrast with the straight, human- induced lines of paddocks and shelterbelts.

### **Landcover**

Landcover throughout the Low Altitude Plains includes a mosaic of high producing pasture, linear roads and small areas of exotic plantation forest.

In particular on the **Lower Plains** agricultural patterns of shelterbelts, fenced paddocks and irrigation pivots create a patchwork on the land when viewed from the air. Less than 10% of original indigenous vegetation exists on the plains due to intensive largescale farming practices, successive clearance and land drainage practices, which have greatly modified the nature of the plains habitat.

### **Land Use**

The predominant land use on the plains is agriculture, with dairy farming being the dominant use on the **Lower Plains** especially between the Rangitata and Ōrāri Rivers.

Apart from Timaru, Temuka and Geraldine townships, the Low Altitude Plains include the well established settlement of Pleasant Point, which lies within a 20km radius from Timaru. The smaller settlements include Peel Forest, Cave, and Pareora, amongst a number of other rural settlements/ clusters of residential development.

### **Key Landscape Characteristics**

- *Flat, open and expansive plains which have little topographical relief.*
  - *Broad scale, highly modified agricultural land use with very little native vegetation, in particular on the Lower Plains.*
  - *A largely linear landscape which is emphasised by the characteristic shelterbelts and dissecting roads, as well as the Rangitata, Ōrāri and Ōpihi Rivers south of SH79.*
  - *More rural amenity, clustered trees and established landscapes north of the SH79.*
  - *Distant backdrops of the Four Peaks Range and Peel Forest*
  - *A number of river mouths and lagoons in the narrow coastal environment.*<sup>9</sup>
- 25 In addition to the above, there are a number of specific landscape features, characteristics and attributes within the receiving environment that are relevant to identifying the receiving environment's landscape values.
- 26 The settlement patterns within the receiving environment consist of sparsely located farm owner and worker dwellings, along with farm sheds situated alongside roads, separated by large, irrigated paddocks. Most of these dwellings are oriented to the north to provide open views to the distant mountains and maximise solar gain. Amenity plantings provide shelter from the southerly and separation from the adjacent roads.
- 27 The Ōrāri River located approximately 500m southwest of the site is approximately 40km long extending from the Tara Haoa Range to the coast. Whilst weeds have taken over most of the braidplain, confining the river to two braids, there is a conservation strategy in place to enhance the river.
- 28 The PTDP identifies the Ōrāri River as a Significant Natural Feature, SNA-852 and a Site and Area of Significance to Kati Huirapa. It is identified as SASM-22, being an area of importance to Wai Taoka because it forms "*part of an extensive network of kaika mahika kai and source of water for hapua*".<sup>10</sup> The river has also been identified as an Important Bird Area by Bird Life International because it supports breeding colonies of the endangered, black-billed gull.<sup>11</sup>
- 29 The Ōhapi Stream, located southwest of the Ōrāri River is also a Site and Area of Significance to Kati Huirapa. It is identified as SASM-21, being an area of importance to Wai Taoka because it is "*important for historical wai*

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<sup>9</sup> Boffa Miskell Limited 2020. *Timaru District Landscape and Coastal Study: Landscape and Coastal Natural Character Assessment*. Report prepared by Boffa Miskell Limited for Timaru District Council.

<sup>10</sup> PTDP – Part 4, Schedule 6, SASM22.

<sup>11</sup> <https://braidedrivers.org/rivers/orari/>



*puna, repo, taoka species, and mahika kai. These values have been degraded due to modification of the Ōrāri River and diversion of the awa into the Ōrāri, but the connection with the awa remains significant".<sup>12</sup>*

- 30 Most of the site and the receiving environment east of Rolleston Road is located within SASM-5, a Site and Area of Significance to Kati Huirapa, refer to **GA Sheet 4**<sup>13</sup>. This area is of significance to Wahi Tupuna because it forms "...part of a network of hapua and repo extending from the Ōpihi to the Rangitata that were important for mahika kai. Other values include kāika and urupā."<sup>14</sup>

### **The Site Description**

- 31 The Fonterra Clandeboye Dairy Manufacturing site is located at 1 Rolleston Road, Clandeboye. It is situated on the northern side of the Ōrāri River, approximately 6km northeast of Temuka, and approximately 12km from State Highway 1 (SH1).
- 32 The site was first established in 1904 and after recent expansions the dairy processing site covers approximately 40ha of land. The existing GIZ is approximately 103ha in area, two and a half times the current size of the site, with the Clandeboye site being one of the largest dairy processing factories within the country.
- 33 The built form and infrastructure within the site consist of a wide variety of large buildings with expansive footprints, storage tanks, the 70m smokestack, a wastewater treatment plant and large sealed surfaces for storage, and the efficient movement and parking of milk tankers, truck and trailer units and staff vehicles. Most of the buildings and tanks are less than 20m tall. However, there are two centralised, clusters of buildings that stand between 24m – 60m tall, refer to **GA Sheets 6 - 8**<sup>15</sup>.
- 34 The buildings and storage tanks and their associated structures are finished in a variety of colours including white, cream, light blue, grey, stainless steel and dark green tanks, and orange / red gantries. Overall, the site buildings are finished in 'light' colours, that is consistent with other dairy processing factories within Canterbury.
- 35 The Clandeboye School is owned and used by Fonterra and forms part of the site. The PTDP identifies the Clandeboye School located at 2 Kotuku Place, immediately opposite the processing plant as a Schedule B Heritage Item, HHI-169, refer to **GA Sheet 5**<sup>16</sup>. The school originally opened in 1900 with new buildings being erected in 1929, after a fire. The school stayed open until 2005 and is one of the last small country schools found throughout the district. The building itself is also of significance because of

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<sup>12</sup> PTDP – Part 4, Schedule 6, SASM21.

<sup>13</sup> Attached as Appendix 1.

<sup>14</sup> PTDP – Part 4, Schedule 6, SASM5.

<sup>15</sup> Attached as Appendix 1.

<sup>16</sup> Attached as Appendix 1.

its butterfly footprint, gabled roof form and open-air design.<sup>17</sup> The Clandeboye School is no longer a school, it is used by Fonterra for offices and meeting / training rooms.

- 36 Landscaping around the site primarily consists of a mix of large, exotic amenity trees, groupings of native trees and shrubs around the perimeter of the existing development and grassed berms.

### **Landscape Values**

- 37 The landscape values of the receiving environment (physical, perceptual and associative) form the baseline, along with the PTDP's policy provisions, for an assessment of landscape and visual effects.
- 38 The landscape values of the receiving environment stem from its past and present landscape attributes (landform, landcover and land use). The landscape character and values of the receiving environment, that are relevant to an assessment of the proposed CDMZ are listed below.
- 38.1 The rural character of the receiving environment is consistent with the Lower Plains Landscape Character area that it forms a very small part of.
- 38.2 There are high physical and perceptual values that stem from the open rural character and 'big sky landscape' synonymous with the Canterbury Plains.
- 38.3 There is a moderate to high degree of perceptual values that stem from the views to the Four Peaks Range, Peel Forest and the more distant mountains.
- 38.4 The Clandeboye School is valued as a heritage item for its unique architectural design, its age and being one of the last small country schools within the district.
- 38.5 There are high cultural associated values with the Ōrāri River, Ōhapi Stream and the area between the Ōpihi and Rangitata Rivers, inland to Rolleston Road.
- 38.6 The Clandeboye Dairy Manufacturing site is valued as it has formed part of the landscape for the past 120 years, is one of Aotearoa New Zealand's largest dairy processing plants and is a primary employer and purchaser of milk in the region.

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<sup>17</sup> [https://www.timaru.govt.nz/\\_\\_data/assets/pdf\\_file/0007/673990/Historic-Heritage-Assessment-Report-HHI169-Linwood-type-open-air-classroom-former-Clandeboye-School-Building-Category-B-NEW.pdf](https://www.timaru.govt.nz/__data/assets/pdf_file/0007/673990/Historic-Heritage-Assessment-Report-HHI169-Linwood-type-open-air-classroom-former-Clandeboye-School-Building-Category-B-NEW.pdf)

## RELIEF SOUGHT

- 39 It is proposed to rezone the Clandeboye Dairy Manufacturing site currently zoned GIZ and GRUZ to the CDMZ, refer to **GA Sheets 5 - 8**<sup>18</sup>.
- 40 The purpose of the rezoning is to recognise the importance of the Clandeboye Dairy Manufacturing site and ensure that the existing dairy processing activities and facilities are enabled to operate and develop on an ongoing basis, while managing their potential effects on the surrounding environment.
- 41 There are specific objectives, policies, rules, standards and an ODP. These focus on the unique character and operational requirements of Fonterra's manufacturing site, which is distinctly different from general industrial activities within the GIZ. The concept of the proposed zoning is similar to the Dairy Processing Zone within the Partially Operative Selwyn District Plan that captures the Fonterra and Synlait sites at Darfield and Dunsandel, respectively.
- 42 The proposed CDMZ provisions are outlined in **Ms Tait's** Brief of Evidence. I will not repeat that information here. Rather, **Table 2** below outlines the differences between the existing GIZ and GRUZ standards, and the proposed CDMZ standards that are relevant to an assessment of landscape and visual effects.

	<b>GIZ and GRUZ Standards</b>	<b>CDMZ Standards</b>	<b>Differences</b>
<b>Size of the Zone</b>	GIZ – 80.5ha (including roads)  GIZ – 75.1ha (excluding roads)	CDMZ - 87.5ha (including roads)  ODP area – 80.5 (excluding roads)	The CDMZ will provide up to 5.4ha area of additional development.
<b>Building Footprint</b>	GIZ & GRUZ – No Standards.	No Standards.	The CDMZ maintains the status quo.
<b>Building Heights</b>	GIZ-S2.1 - 35m  GRUZ-S1.1 – 9m for residential units  GRUZ-S1.2 – 15m for other buildings and structures.	65m  50m  20m  15m  9m	The ODP 65m and 50m height limits align with the existing buildings and structures on site that exceed 20m in height.  The ODP 20m height limit aligns with the

<sup>18</sup> Attached as Appendix 1.

			<p>existing developed areas on site. This height limit is 15m lower than the GIZ standards.</p> <p>The 15m height limit is 20m lower than the GIZ standards.</p> <p>The 9m height limit maintains the status quo with the GRUZ.</p>
<b>Building Setbacks from Roads</b>	GIZ-S3.1.1 - 5m	CDMZ-2.2.b – 5m.	The CDMZ maintains the status quo.
<b>Building Setbacks from Rural Zones</b>	GIZ-S3.1.2 - 3m	CDMZ-2.2.b – 5m.	The CDMZ increases the setback by 2m.
<b>Height in relation to Boundary</b>	GIZ-S1 - As per Appendix 8 – Recession Planes.	No proposed standards.	The CDMZ will enable taller buildings to be located closer to the site's boundaries.
<b>Building Colours</b>	GIZ-S4 - No requirement as the site is not visible from the General Residential Zone.	No proposed standards.	The CDMZ maintains the status quo.
<b>Landscaping</b>	<p>GIZ-S6.1.1 – 3m wide landscape strip along road boundaries. This landscape strip includes lawn.</p> <p>GIZ-S6.1.2 – One tree every 15m.</p> <p>GIZ-S6.1.3 – minimum stem diameter of 40mm and capable of reaching 5m tall at maturity.</p>	No proposed standards.	<p><u>Road Boundaries</u></p> <p>The CDMZ does not require any roadside landscaping to occur for permitted activities.</p> <p><u>Rural Property Boundaries</u></p> <p>The CDMZ maintains the status quo alongside all adjacent rural properties.</p>

	GIZ-S6.1.4 – All plants to be maintained in perpetuity.		
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**Table 2.** Comparison Table between the GIZ and proposed CDMZ.

- 43 Based on the above, the potential landscape related matters arising from the proposal to rezone the site from the GIZ to the CDMZ include the following:
- 43.1 The potential adverse landscape and visual effects resulting from the 5.4ha increase in zoning.
  - 43.2 The potential adverse visual effects that may result from the increase in height above 35m, resulting in taller buildings being more visually prominent when seen from the surrounding public places.
  - 43.3 The potential adverse visual effects from buildings being closer to the boundary line, resulting in more dominant buildings when experienced from neighbouring properties, and the potential increase in shading of neighbouring sites.
  - 43.4 The potential adverse effects on visual amenity when experienced from the surrounding public roads.

## ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

### Assessment of Visibility and Visual Effects

- 44 Whether the proposal is considered suitable is determined by the extent of visual effects on the landscape character and values within the receiving environment and whether the landscape values attributed to the receiving environment are maintained or whether, if adversely affected, effects can be satisfactorily avoided, remedied, or mitigated.
- 45 The Landscape Guidelines define a visual effect as *"a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects."*<sup>19</sup>
- 46 The significance of a visual effect is influenced by the visibility, distance, duration of the view, the size of the viewing audience, the scale, nature and duration of the proposal, its overall visual prominence and the context in which it is seen.
- 47 I completed a desktop analysis and on-site investigations and found that the proposed CDMZ may be seen from the surrounding rural road network,

<sup>19</sup> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

including but not limited to Canal Road, Kotuku Place, Rolleston Road, Milford Clandeboye Road, Donehue Road and Clandeboye Settlement Road, and rural properties and their dwellings. A series of panorama photographs were taken to illustrate the relationship between the proposed CDMZ, and the views gained from these public places. The viewpoint locations are identified on the Viewpoint Location Plan, refer to **GA Sheet 9**<sup>20</sup> and the photographs are on **GA Sheets 10 – 16**<sup>21</sup>.

- 48 I have assessed the visibility and actual and potential effects on visual amenity values based on the distance a road user / property is from the CDMZ, rather than individual roads. This is because the amenity values experienced from the surrounding grid like road network are very similar.

#### ***Visual Amenity***

- 49 The visual amenity experienced by people travelling along the local road network within the receiving environment stems from the views over the relatively flat, rural paddocks, shelterbelts and predominantly rural activities, and the big sky landscape that contribute to the plains landscape. The Clandeboye site contributes to these perceptual values and amenity due to its size and scale of built form, notably its juxtaposition with the plains landscape, and its associative values as a long-standing node of development within the wider landscape.

#### ***Distant Views and West of the Ōrāri River***

- 50 Visibility of the Clandeboye Dairy Manufacturing site, primarily the taller buildings above 20m, are intermittently gained from beyond 3kms and west of the Ōrāri River. The intermittent nature of these views are due to the mature shelterbelts that criss-cross the plains landscape and the mix of mature, native and exotic vegetation along the river, that screens the views to the buildings below 20m tall. Notably, the proposed reduction in height limits will remedy any potential adverse visual effects when compared with the PTDP's 35m height limit. For a very small viewing audience (southeast of the site), these taller buildings (35m) screen long ranging views to the mountains.
- 51 The proposed ODP 50m and 65m height limits are closely located adjacent to these existing tall structures. The policy provisions are drafted to enable the maintenance and any minor upgrades to these buildings as a permitted activity. I consider that small alterations to these tall buildings when seen from beyond 3kms away are likely to go unnoticed.
- 52 Due to the above, I consider the proposed height limits will **not affect** the visual amenity values that people experience from these further away locations.

#### ***Nearby Views***

- 53 The most noticeable visible change when facing the Clandeboye site will be the 15 – 20m reduction to the potential height of buildings throughout the majority of the site. This reduction in height enabled by the rezoning will

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<sup>20</sup> Attached as Appendix 1.

<sup>21</sup> Attached as Appendix 1.

also result in a reduction to the potential prominence of buildings within the site, most noticeably when experienced within close proximity from nearby stretches of road where the setback standards remain the same. Therefore, the proposed reduction in height limits will remedy the potential adverse visual effects that may otherwise result from the PTDP.

- 54 Unlike the GIZ, the proposed CDMZ will not have a recession plane boundary with neighbouring rural properties. However, for comparison, as per PTDP Appendix 8, a 15m tall building will need to be setback at least 17.25m<sup>22</sup> from the neighbouring properties to the southeast. All other boundaries will be less than this. Rather, the proposed CDMZ will have a 5m setback from neighbouring boundaries, 12.25m closer to these neighbouring properties.
- 55 Whilst buildings can be established closer to the site boundary, I do not consider that they will be experienced as more dominant or unduly shade neighbouring properties when compared with the existing GIZ standards. This is because the neighbouring land is used for rural pastoral activities i.e. it is infrequently used, infrequently occupied when compared with a dwelling, one property is currently zoned GIZ (110 Donehue Road) so it may contain future industrial development, and the nearest neighbouring dwellings are more than 150m away.
- 56 Also, the proposed 15m height limit is 20m less than the GIZ standards. Whilst a 35m tall building would be setback 40.25m, its height would be the critical element resulting in the building being more dominant.
- 57 Future development within the site located immediately north of Rolleston Road and east of the Clandebye School site, will be partly seen beyond existing roadside and stream vegetation from the nearby stretch of Rolleston Road. Whilst this vegetation may change, future built form will be seen as being well clustered and directly associated with the existing development within the site. This clustering effect, along with the fact that 15m farm sheds are a permitted activity on that section of land assist with reducing the potential degree of adverse effects on visual amenity.

### **Summary**

- 58 In summary, the substantial reduction to the overall height limit within the site will result in a low degree of positive visual effects. Also, the increase in built form north of Rolleston Road will result in a low degree of adverse visual effects.
- 59 When taking a balanced and somewhat conservative approach, I consider that the proposed CDMZ will have a **very low to no degree** of adverse effects on visual amenity that that are experienced from the surrounding public roads and private places.

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<sup>22</sup> 41-degree angle equates to a 1 vertical to 1.15 horizontal ratio. This equals 15m vertical to 17.25 horizontal.

### **Assessment of Landscape Effects**

60 The Landscape Guidelines define a landscape effect as “A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant”<sup>23</sup>

61 The way in which the perceptual values of the landscape will be affected visually is set out above.

### **Height**

62 The majority of the height limits throughout the site will reduce from 35m to 15m, and 20m. When compared with the 35m height limit, the CDMZ will result in noticeable lower buildings within the site, which will remedy the potential adverse landscape and visual effects that may result if the zone was fully developed.

63 The proposed 65m and 50m height limits closely align with the existing taller buildings within the site. The purpose of these height limits, while being closely aligned to these buildings will provide for small upgrades and maintenance of these buildings as a permitted activity. Whereas the respective ODP areas are not large enough to result in any meaningful ‘extensions’ to these buildings. Due to this, as assessed above and because it is already within a highly modified site, the relatively small amount of built form that may arise from the ODP will **not** result in any adverse landscape effects.

### **Increase in Area**

64 The proposal will result in the increase in allowable built form within the site by 5.4ha in area. This will be located immediately north of Rolleston Road, refer to **GA Sheets 5 and 8**<sup>24</sup>.

65 I have been informed by Fonterra that the next project for the site is to install a wood biomass facility to power the manufacturing site, as part of their national decarbonisation plan to move away from their dependence on non-renewable energy sources, similar to the wood biomass facility that Fonterra installed at their Waitoa site, east of Hamilton.<sup>25</sup> This building is intended to be located within 37 Rolleston Road for operational purposes.

66 The 5.4ha increase in developable land will result in a very small reduction to the rural land within the Receiving Environment, and the wider Lower Plains Landscape Character. Future built form will be well clustered physically and visually with the existing development within the Fonterra site, that will assist with reducing the potential degree of adverse effects on open space. Due to this, I consider that the increase in developable land will have a **very low to low** degree of adverse effect on open space values.

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<sup>23</sup> Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135

<sup>24</sup> Attached as Appendix 1.

<sup>25</sup> <https://www.fonterra.com/nz/en/our-stories/media/full-steam-ahead-for-fonterra-waitoa-wood-biomass-boiler.html>



67 The proposed extension is not located within the Wāhi Tūpuna overlay and will not result in the spread of built form towards Ōrāri River, which may potentially affect the rivers natural character and / or cultural values. Therefore, I consider that the proposed increase in developable land will not adversely affect the natural character values, or cultural associative values within the Receiving Environment.

68 Overall, I consider that the small increase in developable land will have a **very low degree** of adverse effects on the landscape values of the receiving environment.

### ***Landscaping***

69 Landscaping along the adjacent road boundaries will not be required when undertaking permitted activities within the CDMZ. The notified GIZ landscaping provisions are not considered appropriate for a site of this nature and scale.

70 However, notably, mitigation measures, which include landscaping, would be taken into consideration for any activities not complying with the CDMZ ODP (which will trigger the need for resource consent as a discretionary activity).

71 As previously mentioned, the site has contributed to the physical, perceptual and associated values of the lower plains rural landscape over the past 120 years. Therefore, viewers anticipate seeing this large-scale dairy manufacturing development from the surrounding road network, no matter what the roadside landscape treatment consists of.

72 Currently planting is located along most of the adjacent surrounding roads. This landscaping has been implemented by Fonterra through both resource consent conditions and their own willingness to enhance the onsite amenity and soften the visual appearance of the site.

73 The stretches of road where there is no roadside planting within the site is along a 130m stretch of Milford Clandeboye Road and a 230m stretch along Donehue Road, Refer to **GA Sheets 12 and 14**<sup>26</sup>, respectively. Both stretches of road are adjacent to the undeveloped part of the site (i.e. there is no built form to screen).

74 From onsite observations and a review of previous consents, I consider that the planting undertaken by Fonterra along Donehue Road (not required by a consent) is more visually appealing, provides more meaningful visual screening and maintains an appropriately wide roadside berm, when compared with some of the planting undertaken as a condition of consent (E.g. along Milford Clandeboye Road, located between a staff carpark and the Fonterra Transport Entrance), refer to **GA Sheets 11 and 15**<sup>27</sup>. Therefore, when whilst the consented planting along the roadside breaks up

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<sup>26</sup> Attached as Appendix 1.

<sup>27</sup> Attached as Appendix 1.

a large, grassed area, it provides very little in the way of visual mitigation and contributing to amenity values.

- 75 The landscaping standards for the GIZ are focused on ensuring that boundary planting is implemented as to assist with screening / softening large scale-built form and industrial activities from the adjacent residential neighbourhoods, including the road network and open space and recreational areas. Notably, landscaping is not required where it adjoins the GRUZ. This is highlighted by GIZ-P3 and PREC3-P1 that require future industrial activities to maintain the amenity values of streetscapes, Residential Zones, and Open Space and Recreational Zones.
- 76 Fonterra's existing underlying GIZ is only one of three industrial zones that do not form part of a town or city within the district. Rather, the site is entirely surrounded by the GRUZ, where there are no policy provisions requiring industrial activities to maintain the amenity values within the GRUZ.
- 77 The only exception to this is GIZ-O2.8 and GIZ-P3.2 that requires landscape planting and screening along road frontages. However, based on the above I consider these objectives and policies are more focused on maintaining the amenity of residential zones and the residential streetscapes that are within the district's towns, rather than focusing on Fonterra's site. Particularly, because all land across each road is zoned rural. Also, based on the above example, I consider that the landscaping requirements provided by GIZ-S6.1 to be defunct for the site, as they provide very little in the way of mitigation.
- 78 Overall, I consider that the removal of the landscaping requirements by proposed CDMZ standards, when compared with the GIZ standard will **not** adversely affect the landscape values of the receiving environment.

#### ***Recession Planes***

- 79 The removal of the recession planes and allowing 15m tall buildings being slightly closer to the site's boundaries will only impact six neighbouring rural paddocks.
- 80 I do not consider the taller buildings will be experienced as more dominant or result in adverse shading of neighbouring sites when compared with the existing GIZ policy provisions. This is because the neighbouring land is used for rural pastoral activities (i.e. less frequented when compared with a dwelling), one property is currently zoned GIZ, and the nearest neighbouring dwellings are more than 150m away.

#### ***Other Activities***

- 81 As previously mentioned, in most instances the CDMZ will maintain the status quo when compared with the GIZ policy provisions. Notably:
- 81.1 There are no proposed restrictions on building size. This is consistent with the GIZ and GRUZ standards.

- 81.2 As mentioned, the proposed building height limits within the majority of the CDMZ are less than the GIZ and GRUZ standards.
- 81.3 The proposed building setbacks are the same or slightly wider than the GIZ standards.
- 81.4 There are no proposed restrictions on building colour. This is consistent with the GIZ standards.
- 82 Regarding the above, the proposed CDMZ will not result in built form being located closer to the Ōrāri or Ōhapi River's to the southwest, which may have otherwise potentially impacted on their natural character and cultural values.
- 83 Future development enabled by the CDMZ within the Clandeboye School site is consistent with the GRUZ.
- 84 The HHI-169 designation overlay will remain, therefore, the protection of the historic school building provided by the PTDP will not be affected.
- 85 Although, the CDMZ appears to enable additional built form within the school site when compared to the GRUZ, the above comparison table (**Table 2**) and the points made above illustrate that this is not the case. Future activities within these future buildings enabled by the CDMZ will differ from the GRUZ, as they will be associated with the permitted activities within the Fonterra Clandeboye Dairy Manufacturing site. GRUZ-R13<sup>28</sup> does not require the building or structure to be associated with an activity within the GRUZ and can be associated with permitted activities within the site. Therefore, the proposed CDMZ will be consistent with the GRUZ.

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<sup>28</sup> GRUZ-R13. PER-1 – The building or structure is associated with or ancillary to a permitted activity.

## CONCLUSION

- 86 Overall, I consider that the proposed CDMZ policy provisions and ODP allows for very similar landscape outcomes to the GIZ and GRUZ policy provisions for the site. Where there are differences, I consider that the proposed CDMZ when compared with the current zoning will have a **very low degree** of adverse effects on the landscape values of the receiving environment.



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Paul Smith

5 July 2024

## **APPENDIX 1 – GRAPHIC ATTACHMENT**





Proposed Clandeboye Dairy Manufacturing Zone  
Appendix 1: Graphic Attachment to Statement of Evidence

5 July 2024



# Document Information

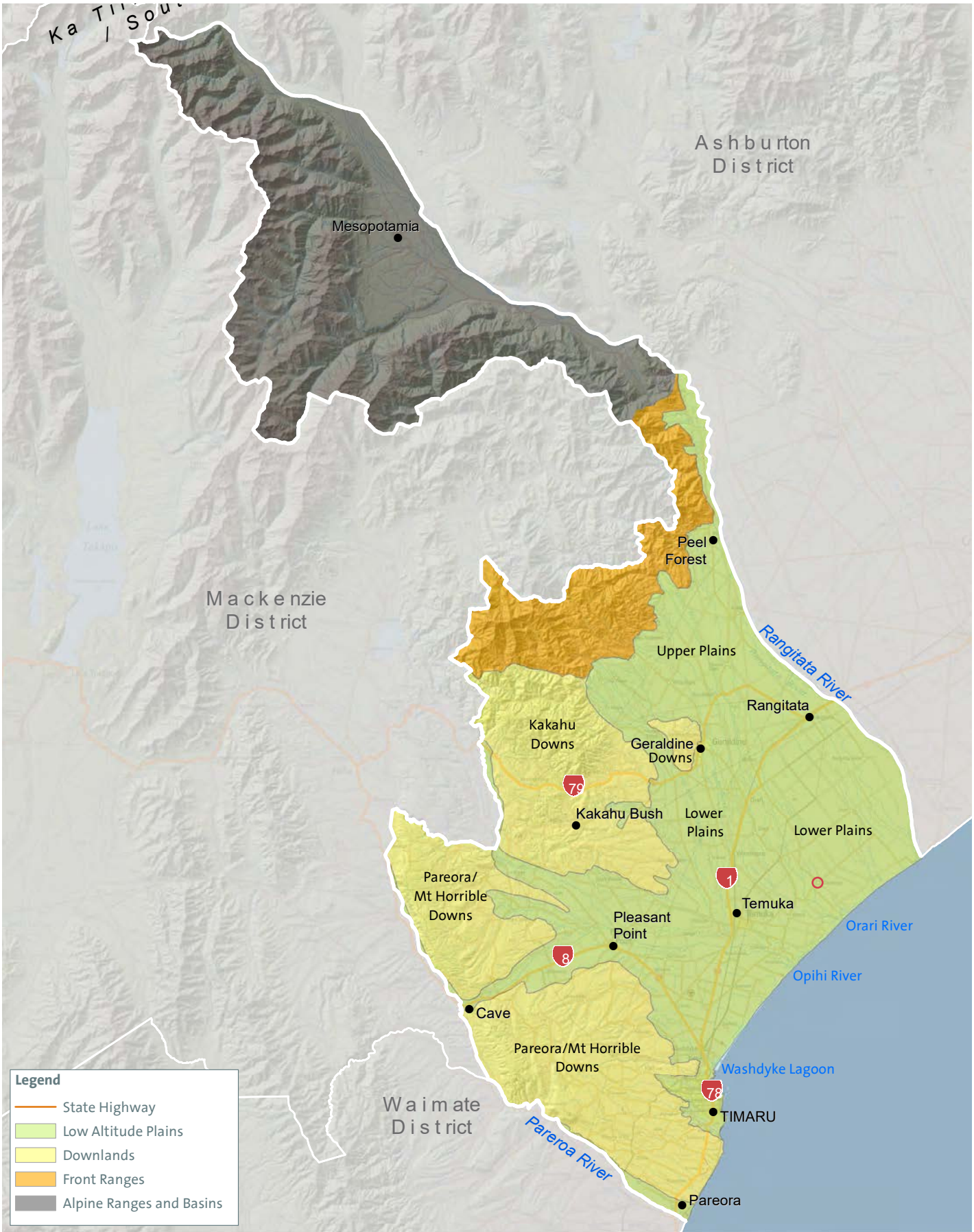
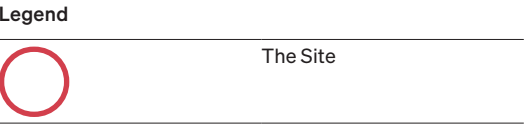
Project
Proposed Clandeboye Dairy Manufacturing Zone
Address
1 Rolleston Road, Clandeboye
Client
Fonterra Ltd
Document
Appendix 1: Graphic Attachment to Statement of Evidence
Status
Evidence for Council Hearing
Revision
1     Evidence for Council Hearing - 5 July 2024
Prepared By
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 24105
Author: Paul Smith
Peer Reviewed: Tony Milne

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# Timaru Landscape Study - Landscape Character Areas



Scale: Not to Scale  
Data Source: Landscape Study of the Timaru District - Figure 11



# The Receiving Environment Plan

Legend

The Site

The Receiving Environment

A detailed topographic map of the Clondeboye area in New Zealand. The map shows the Orari River flowing through the center, with various tributaries like the Ophi River and Te Moana River. Towns such as Winchester, Temuka, and Clondeboye are labeled. A red rectangle highlights the 'Proposed Clondeboye Dairy Manufacturing Zone' near Clondeboye. A dashed black line outlines the 'Receiving Environment' area, which extends from the manufacturing zone towards the coast. The map includes a grid system with numbers 1 through 79 along the bottom edge. Other features include roads, railways, and various land parcels.

Scale: Grid Squares: 1 × 1 km  
Data Source: topomap.co.nz

RMM












Proposed Clondeboye Dairy Manufacturing Zone

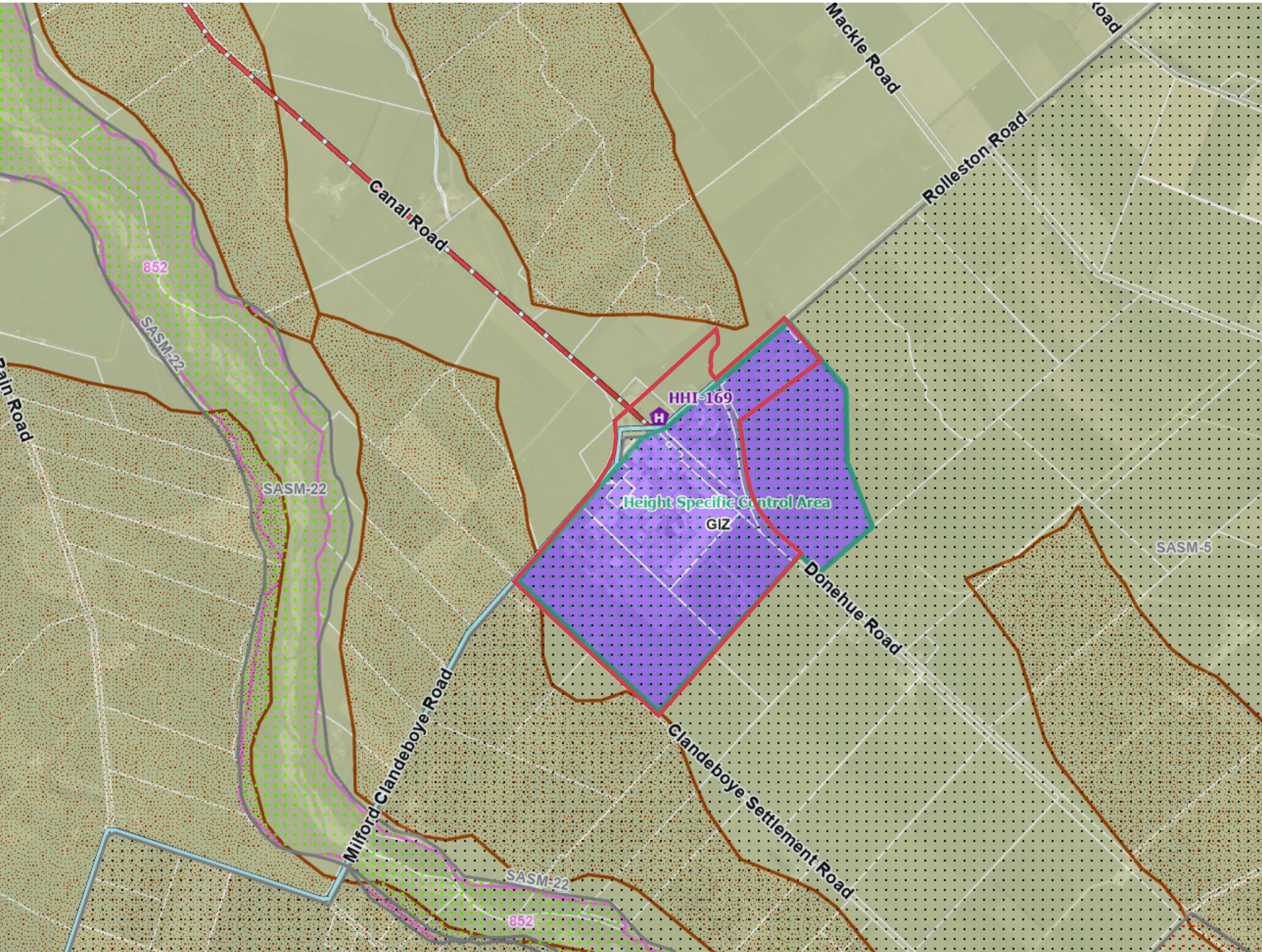
1 Rolleston Road, Clondeboye

04



# Proposed Timaru District Plan - General Industrial Zone

Legend	
	The Site
	General Industrial Zone
	General Rural Zone
	Height Specific Control Area 35m maximum
	Wahi Tapuna - SASM-5
	Wahi Taoka - SASM-22
	Versatile Soils
	Significant Natural Area - 852
	Heritage Item-169
	Regional Arterial Road
	Principal Road



Not to Scale  
Data Source: timaru.isoplan.co.nz

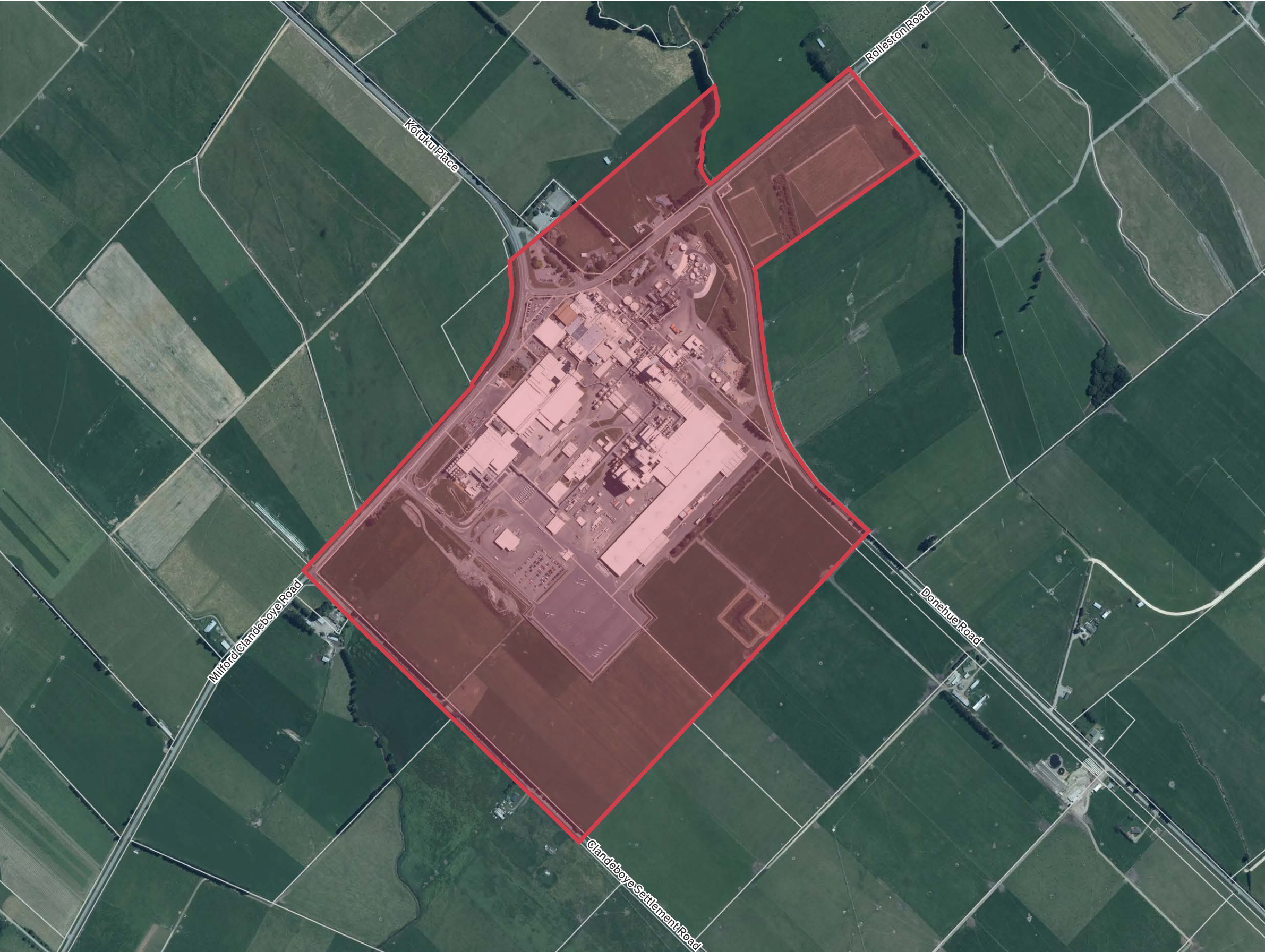


# Proposed Clandeboye Dairy Manufacturing Zone

Legend

Proposed Clandeboye Dairy Manufacturing Zone (CDMZ)

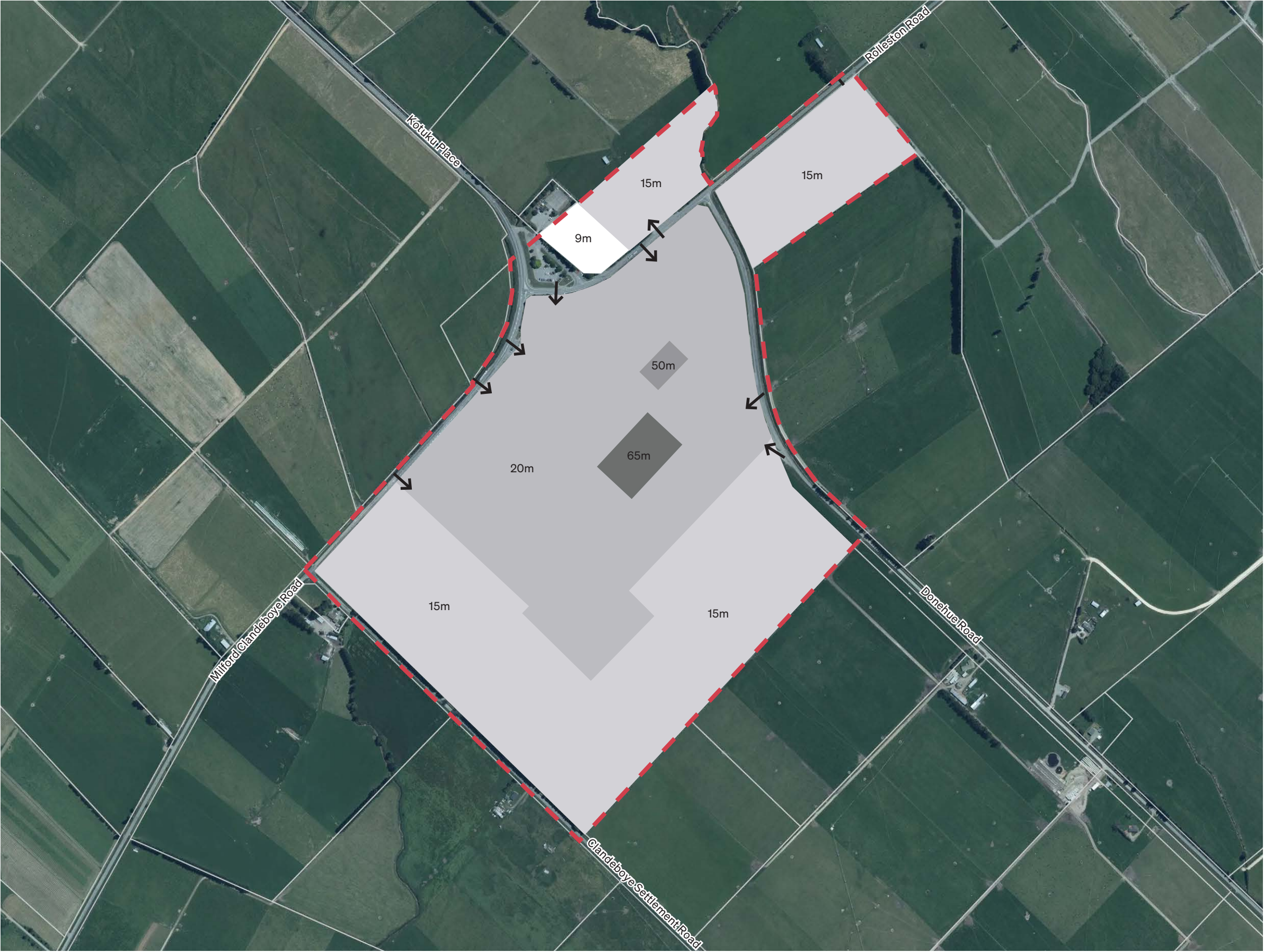
General Rural Zone - All land beyond the CDMZ



Scale: 1:8 000  
Data Source: grip.co.nz



# Proposed CDMZ Outline Development Plan



Scale: 1:8 000  
Data Source: grip.co.nz



# General Industrial & Clandeboye Dairy Manufacturing Zone - Overlay Plan

Legend

General Industrial Zone - 35m height limit

Proposed Clandeboye Dairy Manufacturing Zone (CDMZ)

Outline Development Plan Boundaries

Scale: 1:8 000

Data Source: grip.co.nz

RMM

Proposed Clandeboye Dairy Manufacturing Zone

1 Rolleston Road, Clandeboye

08



# Viewpoint Location Plan

Legend

The Site

1

Viewpoint Locations

An aerial photograph of a rural landscape featuring a network of roads and a winding river. A red polygon outlines a specific area labeled as the 'Proposed Clandeboye Dairy Manufacturing Zone'. Within and around this zone, seven yellow pentagonal markers, each containing a number from 1 to 7, indicate designated 'Viewpoint Locations'. The map is annotated with several road names: Cull Road, Bath Road, Milford Clandeboye Road, Brown Road, Rolleston Road, Mackle Road, and Donehue Road. The Orari River is also clearly visible, flowing through the landscape.

Scale: 1:20 000  
Data Source: grip.co.nz

RMM

Proposed Clandeboye Dairy Manufacturing Zone

1 Rolleston Road, Clandeboye

09



# Viewpoint Location Photographs



**Viewpoint 1:** Located along Canal Road, facing southeast towards the Fonterra Site, that is approximately 350m away.

## Notes:

- The photographs were taken between 10am and 11am on 26 June 2024.
- Photos were captured on an Olympus E-M10 II Camera with a 25mm F1.8 lens, equivalent to a 50mm focal length using the panorama function.
- Panorama photos have been created from seven individual portrait photographs so they have a horizontal field of view of approximately 127 degrees. This captures the human eyes primary field of view.
- Panorama photos were created in Adobe Photoshop, using the photomerge tool.
- Due to poor weather, a Google Streetview image, dated July 2023 has been included from each viewpoint to illustrate the view on a clear weather day. The exception to this is Viewpoint 4, because it has not been captured.





# Viewpoint Location Photographs



Viewpoint 2: Located along Milford Clandeboye Road, facing south towards the Fonterra Site and the consented roadside planting RC No. 102.2016.206.





# Viewpoint Location Photographs



**Viewpoint 3:** Located on the corner of the Milford Clandeboyne Road and Clandeboyne Settlement Road, facing east towards the Fonterra Site, that includes the paddock in the foreground. The GIZ allows buildings and structures up to 35m tall within this adjacent paddock. The CDMZ will reduce this to 15m.





# Viewpoint Location Photographs



**Viewpoint 4:** Located along Clandeboye Settlement Road, facing north towards the Fonterra Site. The hedgerow on the righthand side of the road represents the southern corner of the site, approximately 120m away. The GlZ allows buildings and structures up to 35m tall within the nearby paddock. The CDMZ will reduce this to 15m.



# Viewpoint Location Photographs



**Viewpoint 5:** Located along Donehue Road, facing north towards the Fonterra Site. The oldman pines on the righthand side of the road represents the southern end of the GIZ that will be removed. The power pole just beyond the orange road sign represents the southern end of the GIZ. The CDMZ will reduce the current GIZ 35m hieght limt to 15m.





# Viewpoint Location Photographs



**Viewpoint 6:** Located along Donehue Road, facing west towards the Fonterra Site. The planting in the foreground of the photo has been undertaken by Fonterra without the requirement of a Resource Consent.

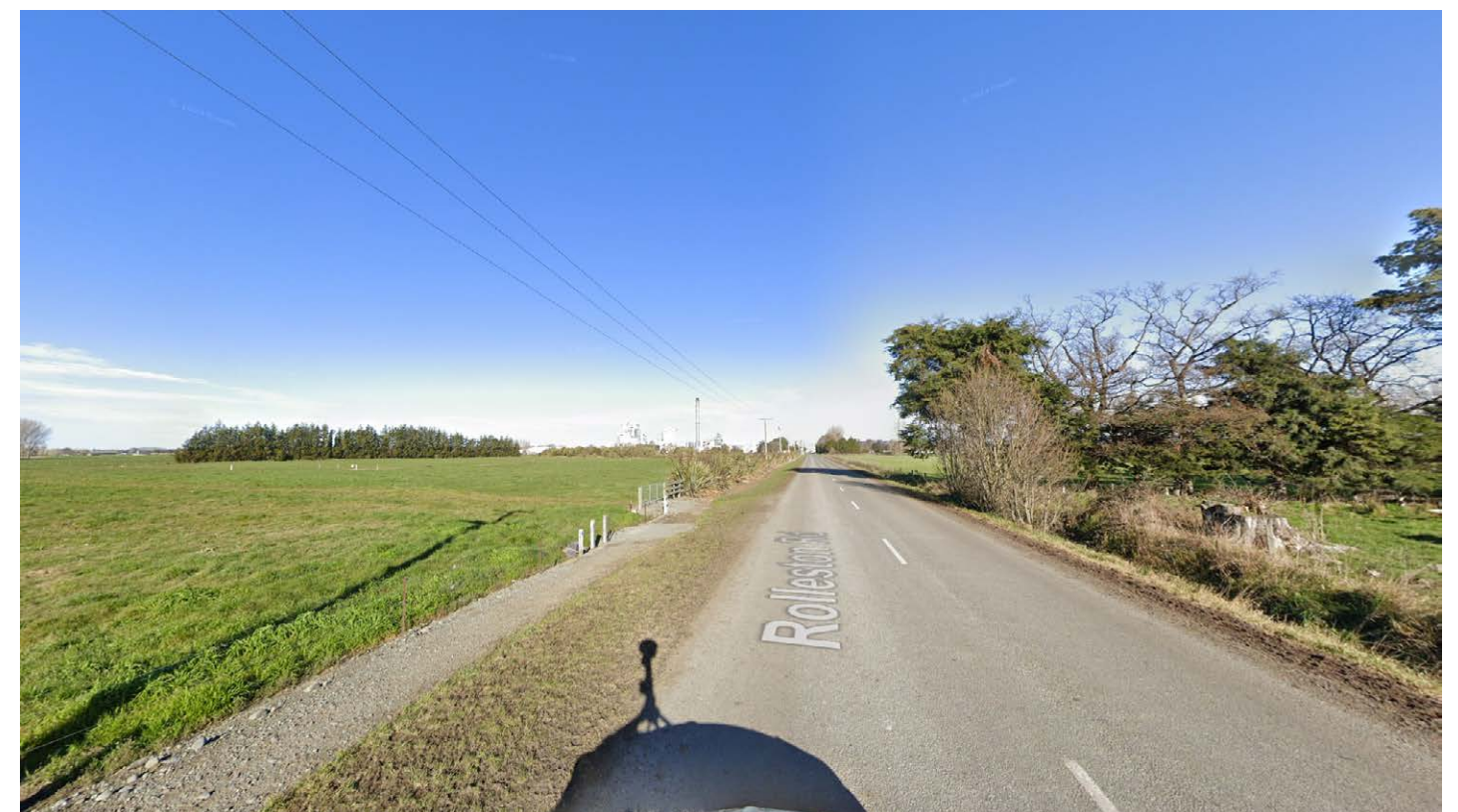




# Viewpoint Location Photographs



**Viewpoint 7:** Located along Rolleston Road, facing east towards the Fonterra Site. This includes the paddock on the left hand side of the road, that contains waste water treatment fields. Whilst used for waste water treatment fields, this activity could be changed. Notably, the CDMZ will reduce the current GIZ 35m height limit to 15m.





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