

*Christopher Campbell, Landscape Architect,
for the Applicant.*

BEFORE THE ŌPŌTIKI DISTRICT COUNCIL

UNDER the Resource Management Act 1991

AND

IN THE MATTER OF a resource consent application by G & S Stilwell for subdivision consent, and land use consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS), at 98C Ōhiwa Harbour Road (Onekawa Road), Ōhiwa

**SUMMARY STATEMENT OF EVIDENCE OF CHRISTOPHER PHILIP CAMPBELL
ON BEHALF OF G & S STILWELL**

LANDSCAPE ARCHITECTURE

24 AUGUST 2022

Introduction

1. This document is a summary of my Statement of Evidence dated 10 August 2022.
2. In addition, I attach my analysis of the impact of the proposal on the scheduled natural character, and ONFL, values and attributes, as contained in the Bay of Plenty Regional Policy Statement and Bay of Plenty Regional Coastal Environment Plan respectively.

Executive Summary

3. The change from a working orchard to a rural residential development can often be considered to be significant in terms of landscape character and visual effects. However, when considering the proposal within the context of the wider landscape, in my opinion there are notable positive changes in terms of landscape character values arising from the proposal. The most notable positive change is the removal of mass bodies of exotic planting and their replacement with native vegetation. In my opinion this will increase the 'naturalness' of the site and will be particularly evident when viewed from within the Ōhiwa Harbour and Ōhope.
4. The proposed native planting has been arranged so that when combined with the retained avocado trees and retained shelter belts, any future built form placed upon the proposed lots will not be viewed in its entirety, whilst still allowing future occupants of the site to enjoy views out to the wider landscape.

Existing environment

5. At a broader context the site sits upon a ridgeline that forms part of a wider network of hill and rolling pastoral landscape. The immediate land coverage (across the areas adjacent to the site) varies from pastoral grass, native forest remnants, and shelter belts and to blocks of horticultural planting with

associated artificial canopy and wind protection. Clusters of residential built form can be observed at the lower reaches of the hill side upon which the site is located. Standalone dwellings are also visible throughout the landscape, with some situated at elevations upon or close to the ridgeline. Whilst the overarching character of the surrounding landscape can be considered to be semi-rural, the elements of built form within the landscape cannot be ignored as landscape elements and therefore I consider the characterisation of rural-residential as identified in the Greenwood Associates landscape and visual assessment remains correct.

6. Within the Greenwood Associates landscape and visual assessment, the level of sensitivity of the site to absorb change was considered to be very low-moderate. As per the seven-point rating scale of the NZILA guidelines this rating is to be revised to low-moderate. This rating was ascribed by not only assessing what impact a change would have on the landscape, but also takes into account what positive changes can be implemented. I consider that a rating of moderate-high as noted by Mr Goodfellow in his peer review assessment assumes that any added proposal will not be able to adequately compensate for a perceived loss of character. I do not consider this to be the case for the proposed subdivision as there is opportunity to incorporate positive landscape outcomes through planting, and allow for the retention of existing rural-residential character elements.

Landscape Proposal

7. Of the proposed 9 residential lots, 8 (lots 1, 2, 3, 4, 6, 10, 11, 12)¹ will be located within the portion of the site that currently operates as an avocado orchard, 34 of these avocado trees will be retained.

¹ Note in the 'Statement of Evidence' document dated 10 August 2022 this text read (lots 1,2,3,4,6,7,10,11,12) this is an error and has been corrected to the text above'

8. Of the proposed 8 residential lots within the existing avocado orchard, 3 will sit adjacent to the ridgeline at the western portion of the site. The remaining 5 will sit across the lower portion of the site, with the existing paddock that separates the 2 areas of avocado orchard incorporated into proposed lot 6.
9. The following shelter belts will be retained and maintained at a height of 4-6m:
 - shelter belt at the Western boundary of the paddock separating the two areas of orchard
 - internal shelter belts at the northern edge of the driveway to the existing dwelling
 - shelter belt separating the existing dwelling from the upper portions of the avocado orchard
 - shelter belt located within the site at the southern boundary
 - existing native shrub shelter belt at the western boundary of the existing paddock separating the orchard
10. The following shelter belts will be removed:
 - shelter belt at the eastern boundary of the site (at vehicular access)
 - shelter belt at the western boundary of the site (at ridgeline)
 - internal shelter belt which runs between the two orchards
11. The removal of these shelter belts will open views to the existing avocado orchard, which will in turn open views to some future built form within these areas.
12. The presence of dwellings in relatively close proximity to one another could be perceived as detracting from a sense of 'ruralness' (that contributes to the prevailing landscape character) within the landscape, however as discussed earlier, clusters of built form are present throughout the surrounding landscape, particularly on portions that front Ōhiwa Harbour. Therefore the

presence of built form in relative close proximity (in comparison to a traditional rural environment dominated by larger farms) is not a fully unexpected visual outcome within the local landscape.

13. To reduce potential adverse visual effects the following controls on built form have been recommended to the applicant:
 - Colours of external finishes restricted to recessive colours which have reflective values below 20 percent as defined within the BS5252 colour palette. (Fig 1 /pg 20 of LVA provides proposed colour palette).
 - Height restriction of 7m. to highest point of roof profile (from proposed future ground level) within all residential lots at the eastern boundary of the site. (Proposed lots 1, 2, 3, 4, 6, 7).
 - Height restriction of 5m. to highest point of roof profile (from proposed future ground level) within all residential lots at the western boundary (i.e.: upon the ridgeline) of the site. (Proposed lots 10, 11 & 12).
14. To absorb future anticipated built form, fragmented native planting is proposed at both the external and internal boundaries of the proposed 9 residential lots and across lot 14. The arrangement of this planting (10,261 native species) is intended to appear naturalistic and provide a sense of contrast to the surrounding pastoral landscape. At present the applicant has 655 native trees available to install across the site in a single operation. The remaining natives are shrubs and grasses which can be easily obtained and planted in the same operation.
15. Elements of the existing character are maintained through the site with the retention of avocado trees and the retention of this paddock located between the two areas of orchard.

16. In response to the assertion in the S42a report that the proposed planting is more of a residential style of planting, I consider that the proposed planting is sufficient to provide naturalistic long-term mitigation and that due to the proactive plant procurement strategy of the applicant, the potential exists to install a greater density of trees at the critical boundaries of the site where on-site observations dictate that this would provide a greater level of absorption to future built form.

Assessment of effects

17. I acknowledge that the level of contrast to the existing landscape of the surrounding ridgeline will be greater from three elements of built form (being the future dwellings on proposed lots 10, 11 and 12) as opposed to a vegetative shelter belt, however I consider that as the landscape growth matures, the proposed planting will progressively integrate any future built form located upon the ridgeline by obscuring portions of the built form and providing a greater degree of 'naturalness' than what is currently afforded by the existing shelter belt. I acknowledge that during the interim period between plant installation and maturity, a temporary visual impact on the ridgeline could detract from the prevailing landscape character. However, due to the proposed design controls including the proposed colour and height of the buildings, I do not consider this temporary impact to be significant enough to create an adverse effect.
18. The prevailing topography and alignment of publicly accessible accessways limit views to the eastern edge of the site. The removal of the existing on site shelter belt allows for the installation of native planting that will provide a visual continuation of the existing native planting located outside of the site and provide a degree of obscuration to any anticipated future built form.
19. I do not consider that the values and attributes that make the ONC/ONFL for the Ōhiwa Harbour "outstanding" are diminished by the effects of the proposed

development. In support of my conclusions, I attach my analysis against the scheduled values and attributes.

Applicant's proposed alternative layout

20. The applicant has put forth an alternative proposal to reduce the number of additional vacant lots from 9 to 7. The western edge of the site will see a reduction from 3 lots to 2 and the eastern edge from 6 lots to 5.
21. The reduction of future built form allows for a greater amount of planting that will provide for greater positive effects in the long term through a greater degree of naturalness to be able to be achieved through increased native planting. The reduction in lots also allows for a greater amount of avocado trees to be retained.
22. The reduced lots were those likely to be most visible from outside the development and therefore reduce the potential for adverse visual effects.
23. The reduced amount of built form upon the ridgeline allows for greater "breathing space" between future structures and reduces the effect of any 'clustering' that could be perceived as being an urban outcome.

Officer's report

24. Three simulations have been prepared and submitted to council, comments received on these simulations have been integrated and are appended to my Statement of Evidence. A fourth simulation was requested from an additional viewpoint at Ōhiwa spit on Monday 25th July. In my opinion this requested simulation would not provide significant additional information in terms of the appearance of the proposal within the landscape, and would not greatly assist with assessing visual impacts of the development, due to the level exposure of the site not being significantly varied from the supplied simulation from the Pā

site. This decision was based on the aspect of the site visible within the scheduled viewpoint 9 of the landscape and visual assessment report, which sits at the same approximate bearing (albeit at a further distance from the site). Accordingly, it was not prepared.

Conclusion

25. I acknowledged that the erection of built form has the potential to detract from the prevailing landscape character. The genesis of these effects is the future introduction of built form that will replace readily recognisable existing character elements in the form of shelter belts and the visible presence of built form in relative close proximity (in comparison to a traditional rural environment).
26. These effects will be more readily appreciated at the western edge of the site where the position of future anticipated built form upon the ridgeline will be more readily visible from within the wider landscape. I note that some of the proposed built form will be visible against the adjoining developments eventual built form. Whilst these introduced effects will result in a change in the short term, the benefits in the long-term of establishing native vegetation over the site can be considered a net positive effect by introducing a greater naturalistic element to this portion of the ridgeline and to the wider landscape.

Christopher Philip Campbell

24th August 2022

Bay of Plenty Regional Policy Statement - Assessment of Proposal Against Scheduled Values

Appendix J – Natural Character Attributes

Explanation

The following table contains attributes and elements. The attributes are titled: water, land cover and land use, terrestrial biotic, abiotic systems and landform, perceptual and are described below:

Water

Includes the water body of the CMA (including surf breaks) and landforms within the active coastal interface and below MHWS (e.g. rocks, reefs, stacks, channels). This attribute also includes habitats, biota and natural processes. The attribute excludes water bodies above MHWS and considers the degree of modification such as changed water courses, earthworks, presence of built structures and earthworks. This attribute also includes any previously identified significant marine environments.

Not overly applicable to the site as it is above MHWS, and no significant earthworks take place, nor would any overland flow paths be modified.

Abiotic systems and landform

This attribute includes the degree of activeness of the tide, waves and current as well as wind and terrestrial coastal formation, erosion and river mouth processes including sedimentation.

Not applicable to the subject site.

Land cover and land use

This attribute includes land cover and associated land use including the composition, distribution, and condition of land cover including visible presence of indigenous and exotic species. This attribute also includes settlements, roads and other built forms.

Applicable for a perceptual point of view, although it occurs outside of the boundary and the only land cover change perceptual from within the harbour is the removal of the shelter belt and replacement with native planting.

Terrestrial biotic

The attribute includes estuaries, wetlands and terrestrial areas and is driven by ecological factors. It includes expression/appearance of natural ecological processes ranging from dominant to non-existent. Diversity of species, communities and habitats are a part of this attribute.

Subject site is probably too far to have any tangible effect on the terrestrial environment of the ONC, however implementing a larger amount of natives can be seen as a positive upon maturation.

Perceptual

This attribute concerns the experience in seeing /feeling and perceiving the coastal environment. It includes aromas, aesthetics, auditory, sense of wilderness, remoteness, isolation and includes ephemeral human activity such as recreation, commercial activities, fishing and marine activities.

Presence of built form cannot be considered an overly unexpected visual outcome at this juncture due to the nature of the wider landscape as rural-residential which is visually conveyed through clusters of built form at the lower reaches (adjacent to the coastline) and smaller groupings of built form at higher points of the landform. The presence of a larger cluster of built-form at the coastline does not appear to have diminished the Ōhiwa Harbour's standing as an area of 'outstanding natural character' indicating that the landscape has the ability to absorb a degree of managed built form without degenerating the values for which the Ōhiwa Harbour is deemed as being 'outstanding'.

Name	Level of Natural Character	General description	Elements that describe Natural Character	Water	Land cover and land use	Terrestrial biotic	Abiotic systems and landform	Perceptual
Ōhiwa Harbour Maps 27, 28	Outstanding	Ōhiwa Harbour is considered in two parts; the harbour and its margins. The harbour supports an important habitat for native wildlife and flora. The landform around the margins remains largely unmodified with exception of Wainui Road, the fish and chip shop, the oyster farm and Port Ōhope. In the wider sense these modifications are relatively minor when the whole harbour is considered. The harbour is approximately 27 km ² in area, with a width of 5.5 km and length of 8 km. Development of the landward extent has been largely from farming practices and associated housing. More recently rural residential subdivision has been a popular activity along the Ōhiwa Harbour coastline, with a small increase in the visual clutter along the landward extent. The harbour mouth is highly dynamic with the sand spit changing its form on a frequent basis. Historical residential lots for Ōhiwa are now located within the harbour's water body, having been eroded. Acknowledgement is given to rural-residential development in this description - the proposal will not overly add to visual clutter through the planting mechanisms provided for on the ridgeline - the remainder of the site is not perceptible from within the Ōhiwa Harbour.	<p>1 Large intertidal native habitats.</p> <p>2 Intact natural margins of the harbour.</p> <p>3 Large areas of dominant native vegetation cover on islands and margins.</p> <p>4 Diverse flora and fauna present.</p> <p>The proposal does not affect any of these elements, the proposed planting will add an additional natural element to the ridgeline - replacing a dominant introduced element (shelter belt).</p>	<p>1 Minimal structures exist on the harbour, located at Ōhope Wharf and the far western end jetty.</p> <p>2 The harbour is a water body that displays a diverse habitat of marine aquatic flora and fauna.</p> <p>3 A shallow harbour system the harbour displays distinctive natural patterns.</p> <p>4 A small pocket of marine farming is found at the far western end of the harbour.</p> <p>The proposal has no effect on any of these elements / qualities.</p>	<p>1 The rural landscape around the Ōhiwa Harbour has scatterings of dwellings consistent with a rural landscape.</p> <p>2 Much of the coastal vegetation has been lost and all that remains is set within the harbour itself.</p> <p>The proposal involves a scattering of dwellings that can be considered consistent with the pattern of dwellings present upon the landscape at the eastern boundary of Ōhiwa Harbour.</p> <p>The proposal will have no effect on the contemporary coastal vegetation</p> <p>The selected plant palette from proposal is derived from native planting to the east of the site and thus will provide a degree of native restoration to the wider landscape at the ridgeline.</p>	<p>1 The harbour margins contain pockets of remnant coastal native bush, including the harbour margins and parts of Ohakana Island.</p> <p>2 The harbour itself is largely unmodified and displays large areas of saltmarsh and mangrove habitats and pockets of freshwater wetlands grading to saltmarsh.</p> <p>3 It includes the nationally significant Uretara Island, Hīwarau coastal vegetation and Patatau and Motuotu Island.</p> <p>4 The harbour supports a diverse system of flora and fauna and is unique</p> <p>The proposal has no direct effect on the above, however again the increased presence of native planting provide an area of natural regeneration.</p>	<p>1 Some minimal limitations on the natural processes occurring with seawalls, dune protection measures.</p> <p>2 Most coastal processes still occur with increased siltation of the harbour as a result of inland and coastal erosion processes.</p> <p>The proposal will have no direct effect on these elements.</p>	<p>1 The northern end of the harbour is busy with the port commercial activities; residents from Ohakana Island (sic) and the users of Wainui Road.</p> <p>2 The scale of the harbour gives a sense of remoteness and the vegetation patterns and water provides a sense of wilderness.</p> <p>The proposal has no direct impact on these elements. Three additional dwellings will be present upon the ridgeline, but the visual impact will be minimised through the proposed design controls and a combination of proposed native planting at the western boundary.</p> <p>The presence of 3 additional built form elements will not detract from the sense of wilderness which is already present despite the presence of built form at both the harbour margins and at higher elevations of the landscape.</p>

Ohiwa Harbour - ONFL 20

Map Sheets 25a, 26a, 27a

Description: The harbour covers approximately 27 km² and supports an important habitat for native wildlife and flora. The key attributes which drive the requirement for classification as ONFL, and require protection, relate to the aesthetic values of the harbour, namely its level of intactness and naturalness which are the result of largely unmodified harbour waters, coastal vegetation on the margins and islands and the presence of distinctive and dynamic coastal processes and patterns.

Current uses: Boat ramps, western jetty, marine farming, recreational use (e.g. boats: fishing etc.), harbour fringe features some residential and agricultural uses.

Natural Science Factors	Evaluation	Rating
<p>Representativeness: The distinctive patterns and forms of the harbour. (i.e. the estuaries and tidal flows together with the harbour edge (which is heavily indented) and islands, which are generally in a good state of preservation, results in a characteristic landscape feature.</p> <p>The proposal has no effect on these patterns due to its position on the ridgeline.</p>	<p>Research and education: The relatively undisturbed nature of the coastal processes (i.e. increasing siltation) and related estuarine habitats provide for research and educational value.</p> <p>The proposal has no effect on coastal processes.</p>	M
<p>Rarity: The formation and natural character values associated with the harbour are valued for their relative rarity.</p> <p>Natural character values are discussed within the evidence, the proposal will introduce a greater degree of naturalness to the ridgeline (which can be viewed from within the harbour) and will introduce 10,000+ additional native plants to the wider landscape.</p>	<p>Research and education: The relatively undisturbed nature of the coastal processes (i.e. increasing siltation) and related estuarine habitats provide for research and educational value.</p> <p>The proposal has no effect on coastal processes.</p>	M-H
<p>Coherence: There are minimal structures on the harbour waters and together with the large areas of saltmarsh and mangrove habitats, they provide a high level of coherence across the landscape, which is highly valuable.</p> <p>Proposal is not situated at harbour margins, however only 3 additional elements of built form will be visible from within the harbour margins and these will have any perceived visual dominance mitigated through controls on height and colour and with native planting at the boundary. The proposed planting, will upon maturation, complement the existing naturalistic planting upon the higher points of the landscape at the eastern edges of the harbour.</p>	<p>Research and education: The relatively undisturbed nature of the coastal processes (i.e. increasing siltation) and related estuarine habitats provide for research and educational value.</p> <p>The proposal has no effect on coastal processes.</p>	M
<p>Vividness: The distinctive natural patterns of the harbour waters and associated sand banks, and the overall scale of the harbour results in a highly memorable landscape.</p> <p>The proposal has no effect on the patterns of the waters and sand banks. The proposal does not degenerate from the sense of scale of the harbour nor will it affect the memorability of the landscape.</p>	<p>Research and education: The relatively undisturbed nature of the coastal processes (i.e. increasing siltation) and related estuarine habitats provide for research and educational value.</p> <p>The proposal has no effect on coastal processes.</p>	H
<p>Naturalness: There are some seawalls and dune protection measures which have affected the natural processes to a degree; however, overall these modifications are relatively minor to its shallow depth and intertidal flow.</p> <p>The proposal does not effect the natural processes of the harbour. As stated through evidence the proposed addition of 10,000+ native trees and shrubs will provide a greater degree of naturalness to the site and specifically at the western boundary at the ridgeline, where native planting will provide a higher degree of naturalness than is currently afforded by the shelter belt.</p>	<p>Research and education: The relatively undisturbed nature of the coastal processes (i.e. increasing siltation) and related estuarine habitats provide for research and educational value.</p> <p>The proposal has no effect on coastal processes.</p>	M-H
<p>Intactness: Includes intact saltmarsh and plant communities that extend from salt water inland to terrestrial indigenous habitats – including mangrove habitats and pockets of freshwater wetlands, grading to saltmarsh. There are a number of small marine farms at the western end of the harbour; however, in their current form, they do not detract from the overall high level of intactness associated with the harbour waters.</p> <p>The proposal has no effect on these values.</p>	<p>Research and education: The relatively undisturbed nature of the coastal processes (i.e. increasing siltation) and related estuarine habitats provide for research and educational value.</p> <p>The proposal has no effect on coastal processes.</p>	H
<p>Expressiveness (Legibility)</p> <p>The natural patterns, islands, sand bars and indented shoreline within the harbour reflect the geomorphological processes and natural coastal processes of the harbour.</p> <p>The proposal has no effect on these values.</p>	<p>Research and education: The relatively undisturbed nature of the coastal processes (i.e. increasing siltation) and related estuarine habitats provide for research and educational value.</p> <p>The proposal has no effect on coastal processes.</p>	M

<p><i>Transient Values</i></p>	<p>The harbour has high transient values, resulting from the tidal flow which and shallow nature of the harbour, which exposes approximately 80% of its seabed at low tide. The harbour mouth is highly dynamic with the sand spit changing its form on a frequent basis.</p> <p>The proposal has no effect on these values.</p>	<p>H</p>
<p><i>Shared and Recognised Values</i></p>	<p>Nationally recognised. Visually prominent. An icon of the eastern Bay of Plenty. Values recognised in the Ōhiwa Harbour Strategy 2008.</p> <p>A potential effect would be the visual impacts of additional built form upon the ridgeline, which have been discussed above and through the evidence. The additional built form will not detract from the visual prominence of the harbour, particularly given the increased amount of native plants, absorption of built form through combination of design controls and native planting at western edge.</p>	
<p><i>Māori Values</i></p>	<p>Ngati Awa Statutory Acknowledgement associated to part of the Ōhiwa Harbour. Mahinga kai, tauranga waka, ancient pa, kāinga, wāhi tapu. The Coastal Marine Area is identified as an Area of Significant Cultural Value, ASCV 13, in Schedule 6.</p> <p>As far as I am aware the proposal will not affect Māori values. Te Upokorehe Iwi have provided written support to the proposal.</p>	
<p><i>Historical associations</i></p>	<p>Connections to early European settlement, boat building, and trading.</p> <p>Landscape contains numerous archaeological sites, including the Tokitoki midden site which has provided the earliest evidence of human activity in eastern Bay of Plenty. Sites are recorded in the New Zealand Archaeological Association Site Recording Scheme, and comprise physical evidence of past human activity. Identified as an archaeological area in the Bay of Plenty Coastal Historic Heritage Inventory 2006.</p> <p>The proposal has no effect on these values.</p>	

