

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a submission in respect of the **PROPOSED WAIKATO DISTRICT PLAN** by **AMBURY PROPERTIES LIMITED** pursuant to Clause 6 of Schedule 1 of the Act seeking the rezoning of land at Ohinewai

SUMMARY STATEMENT OF MICHAEL GRAHAM

1. My name is Michael Richard Graham and I hold the position of Director at Mansergh Graham Landscape Architects (MGLA). I have been in this position since 2002. I prepared a statement of evidence dated 9 July. The purpose of this document is to summarise that statement.
2. I outlined my qualifications, experience and commitment to comply with the Environment Court Expert Witness Code of Conduct in my evidence in chief ("EIC").
3. The site is located to the east of the settlement of Ohinewai, State Highway 1 and the New Zealand Main Trunk Line. The site is approximately 178 ha in size, comprising of open pastoral farmland. It has a Rural zoning under the operative Waikato District Plan and the Proposed Waikato District Plan.
4. In order to assess the appropriateness of the relief sought by APL I have assessed the landscape effects of a development undertaken in accordance with the Sleepyhead Masterplan on the basis that that represents the most likely development scenario, given that APL owns the large majority of the site and has prepared the rezoning proposal and Ohinewai Structure Plan to enable delivery of the Masterplan.
5. Adverse effects on visual amenity values as a result of the likely development of the site were found to be *high* from close proximity locations, diminishing to *very low to negligible* once beyond 1km from the site.

6. Adverse effects on the existing amenity values derived from the wider rural landscape patterns were found to be acceptable, as development will not be out of place with wider landscape patterns, and will be seen as an extension of the Ohinewai settlement, and a coherent extension of the existing transport linkages.
7. No adverse effects were identified on nearby Outstanding Natural Features ("ONFs") (Lake Waikare and the Waikato River). The Waikato River ONF is considered sufficiently distant from the site and screened by intervening undulating topography as not to be affected. A small portion of the site encroaches on peripheral planting of Lake Rotokawau (which forms part of the Lake Waikare ONF). The Ohinewai Structure Plan identifies this area as Open Space Network. It is anticipated that this part of the site will be enhanced with restoration planting.
8. The Masterplan anticipates an extensive mitigation and planting strategy, including planted setbacks between Lumsden and Tahuna Roads. The importance of landscape planting is reflected in:
 - (a) Proposed rule 17.6.3 RD3 which requires all business activities fronting Lumsden and Tahuna Roads to provide a 3m wide landscaped strip;
 - (b) Proposed rule 20.6.2 P5 which requires all industrial activities fronting Lumsden Road to provide a 15m wide landscaped strip, reduced to 8m wide landscaped strip along Balemi Road; and
 - (c) Proposed rule 16.6.3 P1 which requires any building to be set back:
 - (i) at least 15m from the road boundary of Tahuna Road, and
 - (ii) 15m from the boundary of the rural zone .
9. A 'Wetland Park' is proposed for the eastern portion of the site (identified as Open Space Network in the Structure Plan and shown as planted parkland in the Masterplan), adjacent to Lake Rotokawau. This will assist in both reducing the visual presence of development on the adjacent rural land, and potential sensitivity and reverse sensitivity effects between rural, manufacturing, business and residential activities.
10. I consider that the proposed planning framework for the site is appropriate and is consistent with the intent of the relevant objectives, policies and rules of the Waikato Regional Policy Statement, the Future Proof Strategy and the requirements of sections 6(b) and 7(c) of the RMA. I consider that

a development which is consistent with that framework, with established planting in place, would not have inappropriate landscape and visual effects.

Michael Graham
9 September 2020