

Before the Hearings Panel

In the Matter of the Resource Management Act 1991 (**Act**)

And

In the Matter Hearing 25: Zone Extents for the Proposed District Plan (the 'PDP')

Summary Statement of Lisa Anne Jack on behalf of Thorntree Orchards, Cindy and Tony Young and Parkmere Farms

Dated 12 May 2021

Jeremy Brabant
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Overview of key conclusions of my evidence

1. This statement provides a summary of the key points of my primary statement dated 17 February 2021.
2. The Submitters are all landowners within an area that is defined by State Highway 1, Avon Road and State Highway 2 ('Pokeno East'). This roughly triangular area of land comprises some 63ha and is split between 24 different landowners.
3. I am supportive of Pokeno East being urbanised for the following reasons:
 - a. The landform is suitable, providing large areas of gentle grades that can enable various levels and types of urban development. There are no notable native vegetation stands or landscape features within Pokeno East that would preclude urbanisation. I have identified that there are scattered individual tree species that could be retained to contribute to the amenity of the area and contribute in a positive way to the visual sensitivity of development in Pokeno East.
 - b. The natural watercourse that bisects Pokeno East in a north-west to south-east direction provides an opportunity to create notable public amenity while enhancing the natural environment. This is likely to require an esplanade to be created and its enhancement can be delivered through implementing native restoration planting along the riparian edge.
 - c. The capacity for the surrounding landscape to visually absorb urban development of Pokeno East is high due to the nature of the surrounding topography that either blocks views because of landform in the foreground or obstructs views beyond that due to the site falling away behind what can be seen.
 - d. The landform surrounding Pokeno East provides only limited views into the proposed development area, which for the most part will be transient views by motorists travelling along the state highway.

As a result, I believe it will only have a low visual impact as seen from the wider landscape and is therefore appropriate to occur from a visual sensitivity perspective.

- e. Existing views to Pokeno should be maintained, and enhanced where possible, to create a sense of community and connection between Pokeno and Pokeno East. As views to Pokeno from Pokeno East are limited, I consider it particularly important to develop a sense of visual connection between Pokeno East and the 'Village' zone directly to the South of Avon Road. This could be achieved through a combination of streetscape design, lot boundary treatments, dwelling typologies and a variation in density (or lot sizes).
- f. I generally support the concept Masterplan that has been developed for Pokeno East, which identifies a nuanced urban form outcome that responds to landscape, landform and urban design constraints and opportunities.



Lisa Jack

Date: 12 May 2021