

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a Hearing to consider Variation 1 –
Ruakura to the Hamilton City Council
Proposed District Plan

**Supplementary Statement of Evidence of John Lewis Goodwin on
behalf of Tainui Group Holdings Ltd**

23 August 2016

1.0 INTRODUCTION

- 1.1 My name is John Lewis Goodwin. My qualifications and expertise were outlined in my evidence dated 15 July 2016. On 15 August 2016 I presented a Summary of Landscape and Visual Effects Evidence as slides to the Variation 1 Ruakura Hearings Panel.
- 1.2 This supplementary evidence has been prepared at the request of the Panel to address the possibility of undertaking planting within the proposed 10m landscape buffer to the west and north of Percival Road, prior to the commencement of development adjoining these areas. As outlined in my previous evidence and on page 14 of my slide presentation, land to the west of Percival Road is zoned Logistics Zone and to the north of Percival Road Industrial Park. A 10m wide landscaped buffer has been proposed to provide a level of screen planting to mitigate the effects of development and maintain the visual amenity of residents in the Ryburn / Percival Roads rural-residential enclave.

2.0 BACKGROUND

- 2.1 Both Mr Gavin Lister (Landscape Architect on behalf of Hamilton City Council) and myself agreed in our evidence that a 10m wide landscape buffer strip will mitigate the adverse effects of the proposed new land-use based on the following being adopted: Reference paragraph 3.14-3.18 of Mr Lister's report and 6.2 of my Primary Evidence.
- i. The existing plane trees are retained and gaps within the row, are infilled using the same species. In addition, any trees that may die are to be replaced.*
 - ii. A hedge is planted on the boundary of the landscape buffer and the 10m yard which is to be able to grow and be maintained as a dense screen to a height of no less than 12m.*

- iii. *Understory planting is undertaken in the balance of the 10m planted strip (landscape buffer) to provide additional screening and amenity from low level views.*
- iv. *No access is provided from Percival Road to the Logistics or Industrial Park zone while the enclave is retained as a large lot rural-residential area.*

3.0 FURTHER ANALYSIS

3.1 On further analysis, of the situation along the Percival Road boundary, including a site visit, I consider the following points are important in considering the planting treatment within the 10m landscape buffer:

- i. While no detailed survey has been undertaken the plane trees appear to have been planted within an original fence line along Percival Road (west) and within a newer deer type fence along Percival Road (north). It is assumed that these fences are on or very close to the property boundary.
- ii. Many of the plane trees have a wide canopy spread and extend out to the edge of the 10m wide landscape buffer. As such no excavation or placement of fill should be undertaken within the dripline (i.e. under the canopy) of these trees as it would likely damage their roots and could affect the health and longevity of the trees.
- iii. Planting a formal “hedge” that is kept trimmed at 12m high, is not needed along the boundary of the 10m buffer and the building 10m set back in order to achieve the desired screening.

3.2 Based on this further analysis I consider that rather than planting a more formal clipped hedge, that would require ongoing maintenance through trimming, a more informal mix of evergreen tree species should be planted along this boundary that can achieve a height of 12m, with a mix of other shrub species planted

under and around the canopy of the plane trees. In order to enable this planting to achieve its desired height (i.e. above 12m) selective pruning of the outer branches of the plane trees may be required.

4.0 TIMEFRAME FOR PLANTING

- 4.1 In reviewing the timeframe for planting it is acknowledged that the earlier the planting can occur the more effective the mitigation would be in relation to screening the proposed activities within the Logistics Zone and the Industrial Park Zone from the Percival / Ryburn Road enclave.
- 4.2 It is understood that access to these landholdings will become available to TGH in 2019 under the lease agreement with the existing tenant.
- 4.3 I have also reviewed the indicative sequencing plan prepared by the Council and presented to the hearing. While I understand this is indicative only, it does show development timing as a best estimate at this point in time. This shows the area to the west of the Percival / Ryburn Road enclave to be developed in the 2021-2041 time bracket and the area to the north in the 2041+ time bracket.
- 4.4 In order to achieve the screening potential of the landscape buffer for residents within the Percival / Ryburn Road enclave, and with reference to the time brackets above, I recommend that:
- i. Planting along Percival Road (west) strip be undertaken in the planting season following the lease termination, i.e. by 2020. This would allow for some years' growth prior to the programmed development within this Logistics Zone area.
 - ii. Planting along the Percival Road (north) strip be undertaken no later than 2030. This would give some 10 years' growth prior to the programmed development within this Industrial Park Zone area.
- 4.5 In my opinion planting the 10m wide landscape buffer areas up to 10 years prior to any development being undertaken within the

Logistics and Industrial Park zones will enable the adverse effects to be mitigated to an extent where the visual amenity within the Percival / Ryburn Road enclave can be maintained at an acceptable level for residents. It is anticipated that development will begin with ground level earthworks, roading and lot layout. Following these low level activities being completed, buildings, lighting and other above ground elements would progressively be constructed over a number of years.

- 4.6 I also consider that undertaking the planting at these times (i.e. 2020 and 2030) will balance the time that residents can still enjoy the rural views and character that currently exists within this rural-residential area, (given the long lead in times before development is estimated to occur), with the need to provide effective screening of activities associated with the changing land use.
- 4.7 Development of the adjoining land will require a LDP consent. That will provide the opportunity to review the landscape planting that will by then have occurred in the Buffer Areas and to impose conditions, should they be required.

John Lewis Goodwin
Registered Landscape Architect