



IN THE MATTER of the Resource Management Act 1991
and the Local Government (Auckland
Transitional Provisions) Act 2010

AND

IN THE MATTER Topic 081, Rezoning & Precincts
(Geographical Areas)

AND

IN THE MATTER of the submissions and further
submissions set out in the Parties and
Issues Report

**STATEMENT OF EVIDENCE OF
MELEAN JILL ABSOLUM
ON BEHALF OF AUCKLAND COUNCIL**

LANDSCAPE EVIDENCE ON
CLEVEDON 3 PRECINCT (NEW)
PROPOSED CLEVEDON WATERWAYS PRECINCT

26 January 2016

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1.0 SUMMARY

- 1.1 My name is Melean Absolum. I am the Director of Melean Absolum Ltd. I have been engaged by Auckland Council to provide evidence in relation to the submissions relating to the proposed Clevedon Waterways Precinct and associated canal housing development on North Road, near Clevedon, under Topic 081, Rezoning and Precincts (Geographical Areas). The precinct in question, referred to by the Council as "Clevedon 3", (**the Precinct**), was not included in the Proposed Auckland Unitary Plan, (**PAUP**), as notified, rather it has been proposed in a submission by Alex and Keith Smith and Stuart and Merle McKenzie, (**the Submitters**).¹
- 1.2 Having reviewed the submission and subsequent information provided by Haines Planning on behalf of the Submitters, I have concluded that development arising from the proposed precinct would result in significant adverse effects on the natural character of the coastal environment, as well as on landscape and amenity values.

2.0 INTRODUCTION

- 2.1 My full name is Melean Jill Absolum. I am a consultant landscape architect in private practice. I have a post-graduate diploma in Landscape Architecture from Manchester Polytechnic, England. I am a Fellow and Registered Member of the New Zealand Institute of Landscape Architects (**NZILA**) and am a past member of the elected Executive of the NZILA. I have over 30 years' post-graduate experience in landscape architecture, mostly from work in New Zealand.
- 2.2 My curriculum vitae, summarising my work experience, is at Attachment A.
- 2.3 I was engaged by Auckland Council in November 2015 to assist them with consideration of submissions on the PAUP in relation to provisions and mapping of several precincts. This role includes providing this statement of evidence on behalf of Auckland Council in relation to a proposed Clevedon Waterways Precinct, at 415 & 563 (also known as 540) North Road, near Clevedon.

¹ *Submissions 4812 & 5325, (I note these submissions appear to be identical).*

- 2.4 I was previously engaged by Auckland Council in August 2014 to assist them with consideration of submissions on the PAUP in relation to provisions and mapping of the four Natural Heritage Overlays in Chapters B, E and J, namely Outstanding Natural Landscapes, (**ONLs**), Outstanding Natural Character areas, (**ONCs**), High Natural Character areas, (**HNCs**) and Outstanding Natural Features, (**ONFs**).
- 2.5 I was also engaged by Auckland Council to provide advice in relation to Topics 033 and 034 regarding ONLs, ONCs, HNCs and ONFs in the coastal environment, which was heard by the Independent Hearing Panel, (**IHP**), last year. Similarly, I also provided advice to Council and evidence to the Panel in June 2015, with respect to the Ridgeline Protection Overlay, Local Public Views and the Auckland War Memorial Museum viewshaft, being parts of Topic 020.
- 2.6 Of relevance to this particular proposed Precinct, I was retained by the Auckland Regional Council (**ARC**) to comment on a Manukau City Council, (**MCC**), adopted proposed Plan Change in late 2005 and gave evidence on the ARC's behalf at the MCC hearing in December 2006. Subsequently I appeared as a witness for the ARC in the Environment Court² hearing in 2009 considering six appeals against the decision of the MCC to uphold the Plan Change.
- 2.7 In undertaking those roles, I have visited the subject site and its surrounding area on several occasions and have considered its landscape values both from the land and from the water.

3.0 CODE OF CONDUCT

- 3.1 As a registered landscape architect I respect and am bound by the Code of Ethics and the Code of Conduct of the NZILA. I also confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court's Consolidated Practice Note 2014 and agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions expressed here. I confirm that this evidence is written within my area of expertise, except where I state that I am relying on the evidence of another person.

² Clevedon Cares Inc v Manukau City Council [2010] NZ EnvC 211,

4.0 SCOPE

4.1 I have been asked to consider submissions 4812 and 5325 by the Submitters and consider whether the landscape, visual and natural character attributes of the subject land, within its landscape context, will be appropriately managed in accordance with Part 2 of the Resource Management Act 1991, (**RMA**), under the proposed Precinct provisions.

4.2 In undertaking this assessment, I have reviewed the following documents:

- evidence provided to the Environment Court in 2009;
- the decision of the Environment Court in that case;
- the Haines Planning 'Clevedon Waterways Structure Plan Report' dated October 2015, (**the Report**);
- Annexure 6 to the above report, an Urban Design and Landscape report by Isthmus Group; and the
- Proposed Precinct provisions prepared by Haines Planning.

4.3 From this review I have determined that the development proposal remains very similar to that put before the Environment Court.³ I have also ascertained that there has been very little change in the two properties concerned, or in the surrounding environment.

4.4 My evidence will thus provide the following:

- A brief description of the character of development enabled by the proposed Precinct;
- Highlight the existing landscape, natural character and amenity values of the site and its context; and
- Describe the potential effects on those values which would arise from development in accordance with the proposed Precinct.

³ Known at the time as Revised Plan Change 13 (RPC13) to the Auckland City District Plan (Manukau Section)

5.0 PROPOSED WATERWAYS PRECINCT DEVELOPMENT

5.1 As with RPC13, development enabled by the proposed Precinct comprises:

- approximately 85ha of land to be subjected to earthworks, to create;
 - 5 islands set within
 - about 20ha of lined, open waterway; and
 - approximately 34ha of medium density housing arranged around;
- in excess of 5km of roading; and
- about 3ha of stormwater ponds.

5.2 This is a substantial area of urban development. To put that into perspective, it is equivalent to a large proportion of the Auckland CBD, stretching from Quay Street to Wellesley Street and from Nelson Street to Princes Street.

5.3 Importantly, the number of dwellings in the Submitters' Structure Plan has increased from the 267 proposed in RPC 13, to up to 350 dwellings in the new proposed Precinct, an increase of 31%. I do note, however, that the submission itself refers to the establishment of "approximately 300 residential dwellings and ancillary buildings".⁴ I also understand that the number could be increased beyond 350, if the village is able to connect to reticulated wastewater infrastructure.⁵

5.4 Again, as in RPC13, the provisions rely on a concept plan, Precinct Plan 2, and related design and development controls. Although there are many details of the Precinct Plan and provisions which, in my opinion, require improvement, this has not been the focus of my assessment. Indeed, many of these shortcomings would, if necessary, be correctable. Instead, my primary concern has been with the question of whether a canal housing development is appropriate in this location at all.

5.5 In terms of its character, there is no doubt in my mind that the housing area arising as a result of the proposed Precinct will be urban. This was my conclusion with respect to RPC13 and remains my opinion now, particularly in light of the substantially increased number of dwellings which are proposed to be constructed within the same area of land.

⁴ At page 5, para 13(a).

⁵ EIC of Jacqueline Bartley, Table 1, Summary, page 5

- 5.6 The extensive kahikatea dominated plantings and areas of grazed land around the housing areas will do little to change the urban character. Although the waterways will create a degree of separation between the rows of houses, their proximity to each other along the canal edges, particularly as there are anticipated to be more of them, and the presence of the decks, breastwork and jetties along the canal edges will create a strongly modified and built-up, urban character.
- 5.7 As well as facilitating residential and limited commercial development, the proposed Precinct also includes extensive revegetation of the coastal margin of the site with native species. Environmental benefits are also proposed from the re-establishment of natural drainage patterns and the introduction of indigenous riparian vegetation, stormwater treatment wetlands and a reduction in grazing on the property. These are positive benefits of the Precinct.

6.0 THE SITE & IT'S SURROUNDING LANDSCAPE

LANDSCAPE CHARACTER

- 6.1 In summary, the physical landscape features of the lower Wairoa Valley comprise:
- The forested mass of the Hunua Ranges to the south-east;
 - The forested tops of the Clevedon-Maraetai Hills defining the valley's north-western side;
 - The lower slopes of the hills in pasture;
 - The broad, flat, river floodplain under mixed pasture and cultivation;
 - Scattered exotic trees, hedgerows and occasional shelterbelts;
 - The Wairoa River meandering across the valley floor with the river edge highlighted by dense mangroves;
 - Houses and buildings associated with agricultural activities and lifestyle blocks on the valley floor and lower slopes of adjacent hills;
 - The river estuary with sandbanks, saltmarsh and mangroves;
 - Coastal promontories marking the mouth of the river.
- The lower Wairoa River valley landscape is well defined and has its own distinctive character.
- 6.2 As a whole, the Wairoa Valley landscape is less than spectacular or exemplary. Nevertheless, the relatively soft-edged pattern of natural and cultural elements

within it, and the coalescence of different landscape features (listed above) around a gently meandering Wairoa River, lend this landscape a certain unity and cohesion, tranquillity, charm and identity – or sense of place – that is unique within the Auckland Region.

6.3 In my opinion the northern Wairoa Valley is unusual in the Auckland Region. Many rural areas which have the dual benefit of relatively flat land and established villages, such as Clevedon, have over the last decade or so, experienced a dramatic increase in the level of ‘rural residential’ or ‘countryside living’ development. The northern Wairoa Valley, in contrast to significant areas around Kumeu, Papakura and Dairy Flat for example, has retained its open, pastoral character. The overall environment remains something of a greenbelt in this area.

6.4 I also note that there is nothing particular about the site which differentiates it from many of its neighbours. Indeed, when undertaking my site inspection, the owners of the land needed to identify the location of the boundary of the subject site by verbal reference to individual paddocks occupied by cows, as one paddock was indistinguishable from its neighbours. I understand the same method was employed for the visit of Council officers to the property on 23 November 2015⁶. For these reasons, from a landscape perspective, the type of development enabled by the Precinct could be replicated on other adjacent sites.

NATURAL CHARACTER

6.5 In my opinion the subject site is within the coastal environment and is located immediately adjacent to the Wairoa River and thus subject to section 6(a) of the RMA. Natural character is generally accepted⁷ to exist in all coastal locations on a scale from pristine to highly modified situations. The extent of natural character will vary from place to place but will be present to some degree in every coastal environment. It is also accepted that natural character encompasses natural elements, natural patterns and natural processes.

6.6 Both the natural elements and natural patterns of the alluvial plain, including the site, have undoubtedly been altered by modifications since occupation of this area.

⁶ Referred to in the evidence of Jacqueline Bartley, in paragraph 9.6, page 20

⁷ As expressed via the MfE Environmental Indicator Programme; research including “Natural Character : Concept Development in NZ Law, Planning & Policy” by Rebecca Maplesden & Boffa Miskell Ltd, the February 2002 workshop hosted by MfE and by subsequent case law

Original vegetation has been removed from the land, fences and scattered buildings have been erected and exotic trees planted. Drainage patterns have been altered and grazing animals have been introduced and crops cultivated.

- 6.7 By contrast, the river itself retains most of its original natural elements, and natural patterns. The river channel is still lined by large areas of mangroves, and tidal sand and mud banks mark the estuary closer to the sea. Two large areas of mangroves are located on the insides of the two meander bends on the property, while large area of sand banks, mud flats and salt marsh, fringed with mangroves is on the opposite side of the river at the northern end of the property.
- 6.8 There are structures in the river itself including a T shaped jetty and mooring piles in the river channel beside the property. Other jetties and slipways have been constructed from the bank of the river both up and downstream from the subject land, for the Clevedon Cruising Club and Wairoa Boating Club, respectively.
- 6.9 Despite these structures, the natural elements and patterns of the river remain largely unchanged. Although the volume of water in the river is reduced by two water catchment dams in the Hunua Ranges, the river still flows, the tides still rise and fall. On the land natural processes have been changed more dramatically, but vegetation and the absence of built structures still dominate.
- 6.10 In my opinion, when assessed on a scale of 'pristine' to 'highly modified urban', the lower Wairoa Valley has areas of high natural character values and the protection of these is a national priority.

AMENITY VALUES

- 6.11 Although the Wairoa River is not pristine, its sinuous waterway, mangrove margins, banks and marshland all reinforce the pleasant and distinctive pattern of natural and cultural values within the Wairoa Valley and Clevedon landscape. I consider that the proposed Precinct site lies within what might be referred to as an Amenity Landscape. It is sufficiently characterful, unified, coherent and, in a compositional sense, appealing, that I believe it qualifies as such in terms of section 7(c) of the RMA.

6.12 Supporting this opinion, and important in terms of the definition of 'amenity values' in the RMA, I am aware of the continued involvement of the local Clevedon community in opposing the canal housing development on North Road. This opposition goes back to before the MCC hearing in 2005 (at which a number of residents spoke to their submissions) and has continued, principally through the auspices of Clevedon CARES (Community Action for a responsible Environmental Strategy) Inc. who appeared in the Environment Court hearing and have made submissions on the proposed Precinct. Throughout their opposition, the community has referred to the fact that Clevedon residents value the rural character of the Wairoa valley and their rural lifestyle very highly.

7.0 ASSESSMENT

7.1 In my opinion, the proposed canal housing development will compromise the landscape character of the Wairoa River flats by arbitrarily imposing an urban development area on the interface between the broad, simple, open, pastoral land and the sinuous, open estuary landscape.

7.2 I am aware that the Urban Design and Landscape Report⁸ identifies the importance of the kahikatea dominated planting throughout the site. It is described as achieving:

- Framing views along the canals and providing a backdrop to houses from the water;
- Dividing houses into distinct groups within a common vegetation framework;
- Enclosing the roads;
- Containing the settlement and tying it into the rural setting; and
- Softening external views.

7.3 I simply do not believe that the sort of effects posited in the report are credible; indeed, there is no detail about the quantities, location, size and staging of planting that might lend weight to this aspect of the Precinct provisions. As a result, it is my opinion that the resulting maritime settlement would emphatically change and undermine the rural character of the wider valley system.

⁸ Appendix 6 to the Haines Planning Structure Plan, paragraph 2.10

- 7.4 Similarly, it is my opinion that the natural character of the Precinct's proposed location has not been compromised to an extent which would enable the level of urban development anticipated, without a significant impact on the natural character values of this part of the Wairoa Valley. In particular, I am concerned that the urban development will extend all the way down to and right through the coastal margin of the site.
- 7.5 While I accept that the natural character of much of the land where the new zoning is sought has been reduced by poor farming practices in the past, I believe the scale of the proposed development, its distinctly urban character and its incursions into and through the coastal margin of the site will mean the natural character of lower valley will be significantly reduced.
- 7.6 Not only are the adverse effects identified above contrary to several sections of the RMA, including s6(a) and s7(c), but are also contrary to a number of requirements of the New Zealand Coastal Policy Statement (**NZCPS**), including:
- Policy 6 (1) (i) which requires development to be set back from the coastal marine area, to protect the natural character, open space, public access and amenity values of the coastal environment;
 - Policy 13 which requires the preservation of the natural character of the coastal environment and its protection from inappropriate subdivision, use and development; and
 - Policy 15 which seeks the protection of natural landscapes in the coastal environment.
- 7.7 In my opinion, the proposed Precinct would also enable development which is contrary to a number of the RPS provisions already presented to the IHP, including:
- B 4.3.1 Natural character of the coastal environment - Objective 1 which seeks to ensure that subdivision, use and development preserves the natural character of the coastal environment;
 - B 4.3.2 Landscape and natural features - Objective 6 which seeks to ensure that landscape values are recognised in the management of existing rural production; and
 - B 7.1 Subdivision, use and development in the coastal environment - Policy 2A which seeks to ensure that the adverse effects of subdivision, use and

development on the values of the coastal environment are avoided, remedied or mitigated.

7.8 Environmental improvements are undoubtedly achievable on the subject land. These could be achieved in conjunction with a change in farming practices and do not rely on the development of a substantial area of urban housing to be achieved. I do not believe the benefits being proposed warrant the level of landscape character modification and adverse effects on natural character and amenity values which will inevitably arise from the Precinct.

8.0 CONCLUSIONS

8.1 The Wairoa Valley is a broad, open and attractive rural area, with only limited rural residential development. Despite its relative proximity to Auckland city it retains its particular rural qualities and these are valued by the local community.

8.2 The canal housing proposal is urban in character and will occupy a substantial area, in excess of 85ha. The level of built development, including terraced housing around the commercial centre, will create an urban environment with both roads and canals separating rows of houses.

8.3 The Wairoa Valley at present maintains a very clear pastoral rural character; this character will be significantly altered by the introduction of development in line with the Precinct provisions.

8.4 The site is within the coastal environment with important coastal natural character values. The proposed residential Precinct will introduce a substantial urban element which will break through the coastal edge of the site, thus impacting adversely on natural character of the site, its river margins and the coastal environment beyond the site.

8.5 The proposed canal housing will have adverse impacts on the amenity values of the local area as appreciated by the local community.

8.6 Although environmental enhancement initiatives are proposed, in my opinion they do not sufficiently avoid, remedy or mitigate the adverse impacts on the landscape character, natural character or amenity values of the lower Wairoa Valley which would result from the enabled development.



REGISTERED
LANDSCAPE
ARCHITECT

Melean Absolum
Dip LA FNZILA
26th January 2016

ATTACHMENT A

CURRICULUM VITAE

MELEAN ABSOLUM

Qualifications	Post-graduate Diploma in Landscape Architecture, <i>Manchester Polytechnic, England (1976)</i> <i>Elected Fellow of the New Zealand Institute of Landscape Architects 2004</i>																			
Present position	Director : Melean Absolum Ltd																			
Key experience	Registered Landscape Architect with specialist expertise in landscape and visual assessment work, including presentation of expert witness evidence to Council and Environment Court hearings. Accredited Hearing Commissioner 2006: listed with S. Wairarapa, Kaipara, and Whangarei Districts, Auckland Council and Northland Regional Council.																			
Associated activities	Honorary Secretary of NZILA (2003 – 2005) Trained consultant for applications to Infrastructure Auckland (2001-2004) Member Resource Management Law Association (1995- Secretary of the Auckland Branch NZILA (1991-1992) Exec member of Environment Auckland Region (1986-88) Board member of the Auckland Civic Trust (1987-88) Board member of the Tree Council, Auckland (1986-88) Chairperson of the Auckland Landscape Group (1986-88) Associate of the NZ Institute of Landscape Architects (1984-2004) Associate of the Landscape Institute (UK) (1979-1983)																			
Awards	Recipient of Merit Award from Property Council of New Zealand, Tourism and Leisure Property Award (1999) Recipient of Silver Award in the New Zealand Landscape Awards (1998) Recipient of a Certificate of Merit for Environmental Progress in the inaugural BNZ / Waitakere Eco-City Awards (1995)																			
Previous positions	<table> <tr> <td>1988 - 1993</td> <td>LA4 Landscape Architects</td> <td>Director</td> </tr> <tr> <td>1983 - 1988</td> <td>Auckland City Council</td> <td>Senior Landscape Architect</td> </tr> <tr> <td>1980 - 1982</td> <td>Cumbernauld Development Corporation</td> <td>Senior Landscape Architect</td> </tr> <tr> <td>1979 - 1980</td> <td>West Lothian District Council</td> <td>Senior Landscape Architect</td> </tr> <tr> <td>1978 - 1979</td> <td>West Lothian District Council</td> <td>Landscape Architect</td> </tr> <tr> <td>1976 - 1978</td> <td>Cumbernauld Development Corporation</td> <td>Landscape Architect</td> </tr> </table>		1988 - 1993	LA4 Landscape Architects	Director	1983 - 1988	Auckland City Council	Senior Landscape Architect	1980 - 1982	Cumbernauld Development Corporation	Senior Landscape Architect	1979 - 1980	West Lothian District Council	Senior Landscape Architect	1978 - 1979	West Lothian District Council	Landscape Architect	1976 - 1978	Cumbernauld Development Corporation	Landscape Architect
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1980 - 1982	Cumbernauld Development Corporation	Senior Landscape Architect																		
1979 - 1980	West Lothian District Council	Senior Landscape Architect																		
1978 - 1979	West Lothian District Council	Landscape Architect																		
1976 - 1978	Cumbernauld Development Corporation	Landscape Architect																		

WORK EXPERIENCE

a small sample of more recent projects

1993 - present

**Melean Absolum Limited : Landscape Architects
Director**

Hearing Commissioner

Plan Change Hearings (ongoing)

Participation in several Plan Change hearings for Auckland Council, including Kensington Park Retirement Village, Orewa; Wiri Quarry, from quarry activity to industrial and business zonings; Silverdale Industrial Park extensions, Silverdale; Te Arai Private Plan Change, Mangawhai; two scheduled tree Plan Change hearings; and six separate Volcanic Viewshaft Plan Changes to give effect to the ACRPS in the various legacy Auckland Council Operative District Plans.

Resource Consent Hearings

Participation in numerous resource consent hearings including proposals for residential subdivisions; retirement villages; lighting proposals for sports fields; coastal walkways and a cordon bleu cooking school in Martinborough.

Notice of Requirement Hearings

Participation in the hearing of Notices of Requirement by the Ministry of Education for the Senior High School, Albany and by Auckland Transport for the upgrading of Gill Road, Albany.

*Mediated settlements in
Environment Court Appeals*

Hunt & Hattaway Appeals, Clevedon, (2014)

Participation in negotiations with several appellants and their advisors on appeals on Plan Change 32 to the Auckland Council Operative District Plan (Manukau Section). All outstanding appeals were settled through careful landscape analysis and negotiation. For Auckland Council.

Mangere Gateway Appeals (2008 – 10)

Participated in negotiations with various land owners affected by the proposed Plan Change 14 to the Manukau District Plan. Several were successfully settled, including Auckland International Airport. For Manukau City Council.

Bombay Appeal (2010)

Provision of advice to Auckland Council officers negotiating with landowners at Bombay seeking additional development rights under Plan Change 14 to the Franklin District Plan.

Runciman Triangle Appeals (2007 – 2012)

Participation in protracted negotiations with various landowners within the Runciman Triangle area, affected by Plan Change 14 to the Operative Auckland Council District Plan (Franklin Section). For Franklin and Auckland Councils.

Whakatane District Plan Variation 2 (2007 - 9)

Participation in negotiations with several appellants to the WDC DP V2 on behalf of Whakatane District Council. Several appeals successfully settled, with only one going on to an Environment Court hearing.

*Landscape & visual
assessment projects*

Landscape & Visual Impact Assessments (ongoing)

Preparation of numerous landscape and visual impact assessments and peer reviews for North Shore City, Rodney District, Waitakere City, Auckland City, Auckland Regional Council, Whakatane District and private developers, often in association with ecologists / scientists and other consultants. Projects have included District Plan zoning matters, coastal developments, residential subdivisions in rural areas, recreation facilities, quarry & cleanfill proposals, educational facilities etc. Preparation and presentation of evidence has been undertaken for both local & regional Council hearings and Environment Court proceedings.

WRHA Monitoring Report (2012 – 13)

Completion of a comprehensive review of the landscapes within the Waitakere Ranges Heritage Area to identify changes that have occurred and levels of compliance with the objectives of the Waitakere Ranges Heritage Area Act. For Auckland Council.

Omaha Park Appeal (2009 – 2010)

Consideration of proposed Special 29 (Omaha Park) Zone being put forward by landowners for settlement of RDC Proposed DP 2000 appeal. Following Court facilitated mediation, prepared evidence, rebuttal evidence and presented both to Court hearing. The appeal was upheld. For both Auckland Regional Council and Rodney District Council.

Bayswater Marina Appeal (2007 – 8)

Preparation of evidence in support of Council's proposed Variation 65 to the District Plan limiting development potential on the Bayswater Marina reclamation. The Environment Court decision upheld the Council position. For North Shore City Council.

Poronui Trust Subdivision Appeal (2006 – 7)

Peer review of landscape and visual impact assessment for a proposed rural subdivision in the Mapara Valley, Taupo. Resulted in presentation of evidence to the Environment Court concerning the potential impacts on the rural character and landscape values of the area. The appeal was upheld. For EDS with Mapara Valley Preservation Society.

Dilworth Special Area Appeal (2005 – 2010)

Application of the conclusions of the WRLS (see below) to an area within the Waitakere Ranges where Proposed District Plan was appealed. Involved in EC mediation, preparation and presentation of evidence to the EC at 2006, 2007 and 2009 hearings. The appeal concerned the appropriate zoning and development potential of two large properties and resulted in the preparation of site specific provisions to allow cluster development with substantial environmental enhancement, to retain rural character. For Waitakere City Council.

Swanson Structure Plan Appeals (2004 – 2007)

Application of the conclusions of the WRLS to a proposed Structure Plan within part of the Waitakere Ranges foothills. Involved careful consideration of development opportunities to be allowed in tandem with substantial environmental enhancement, while avoiding potential cumulative effects and ensuring retention of rural character. Following participation in EC mediation, required the preparation and presentation of evidence to the Environment Court at 2005 and 2007 hearings. For Waitakere City Council.

*Cultural Heritage
Landscape Projects*

Wairoa River Maritime Village PC & Appeal (2005 -2009)

Consideration of proposed plan change allowing the development of a coastal canal village north of Clevedon within an important Tainui cultural landscape. Following presentation of evidence to Council hearing, preparation of evidence for Environment Court. The appeal was upheld by the Environment Court. For ARC.

Residential subdivisions, Kawhia Harbour (2005 – 6)

Presentation of evidence to the Environment Court on the potential impacts of two proposed subdivisions on the shores of Kawhia Harbour. Also preparation of an affidavit for the High Court on a Judicial Review of the non notification of a third residential subdivision on Kawhia Harbour. All 3 involved consideration of the natural character, rural amenity and heritage landscape values of the harbour. All three appeals were upheld. For the Kawhia Harbour Protection Society Inc.

*Landscape Planning
Projects*

Waima, Waiaatarua and Oratia Local Area Plans (2009 - 2013)

Participation in Council Officer and local community workshops as part of the preparation of the Waima, Laingholm; Waiaatarua and Oratia Local Area Plans, in accordance with the Waitakere Ranges Heritage Area Act. For Waitakere City Council and Auckland Council.

Waitakere Coastal Villages (2005 – 8)

Landscape assessment of the various coastal villages in Waitakere City, to determine their character and sensitivity to increased development pressure. Part of the work anticipated to be fed into the work falling out of the Waitakere Ranges Heritage Area legislation. For Waitakere City Council.

Heritage projects

Auckland Museum – Cenotaph & Lighting (2006 - 2009)

Participation in design team developing proposals for upgrading the Cenotaph and Museum Lighting.

Auckland Art Gallery Appeal (2004 – 2007)

Participation in the Masterplan Project of the Auckland Art Gallery Extension, involving consideration of the heritage values of Albert Park and the Art Gallery surrounds and design input to the appropriate interface between the proposed extensions and the park and streetscape. For Auckland City Council.