

**BEFORE THE HEARING PANEL
APPOINTED BY KAPITI COAST DISTRICT COUNCIL**

IN THE MATTER OF | I TE TAKE O the Resource Management Act 1991
AND | ME

IN THE MATTER OF | I TE TAKE O Proposed Plan Change 5 (Private):
100 and 110 Te Moana Road,
Waikanae, Kāpiti Coast District

**SUMMARY STATEMENT OF BENJAMIN RAYMOND ORMSBY
ON BEHALF OF ERIC, VINCE AND RAECHEL OSBORNE**

Dated 21 September 2026

Introduction

1. My full name is Benjamin Raymond Ormsby.
2. I have prepared a Statement of Evidence regarding Private Plan Change 5 (PC5) to the Kāpiti Coast District Plan, in relation to landscape matters. My qualifications, experience and a summary of the work completed are as set out in that statement.

Summary of opinion

3. The site is part of the wider Waikanae coastal dune landscape and is a modified environment that has been shaped by historic farming, forestry operations, artificial drainage, residential development and infrastructure including the Kāpiti Expressway. While the underlying dune landforms remain evident and contribute to local landscape character, they are no longer considered highly representative of an intact natural dune system.
4. The Landscape and Visual Assessment (LVA) assessed the site's natural character values as low. This conclusion is based on the predominance of modified pasture, harvested forestry areas, exotic vegetation, modified drainage features and a strong urban influence from surrounding development and transport infrastructure. While the dune landforms contribute some natural character value, the overall attributes of the site are considered peri-urban rather than rural or natural.
5. The LVA concluded that landscape effects associated with rezoning and future residential development is low. The LVA found that residential development would be consistent with the established and planned pattern of urban growth surrounding the site. Retention of mature pōhutukawa trees, protection of the QEII covenant area, and development that responds to existing contours were identified as factors that would assist in maintaining local landscape character and limiting adverse effects.
6. Visual effects were also assessed as low. The LVA found that views of the site are constrained by landform, vegetation, surrounding development and the expressway corridor. Future development would generally be viewed in the context of an existing urbanising landscape and would not become a dominant feature or substantially alter important views experienced by residents, road users or recreational users.
7. The RFI response addressed Council's questions regarding natural character and provided more detail on natural character values and effects, in accordance with *Te Tangi a te Manu*. The response concluded that the site's natural character values remain low due to the extensive modification of dune

landforms, vegetation and hydrological systems, as well as the site's location within an urban context.

8. The RFI response concluded that natural character effects associated with the proposed rezoning would also be low. This conclusion was based on the ongoing protection of the QEII covenant area, retention of mature trees, opportunities for additional planting, and that future residential development would occur within a landscape already influenced by urban development, infrastructure and modified land uses.
9. In responding to questions about the original landscape effects rating, the RFI response reaffirmed that overall landscape effects would remain low. It acknowledged that if medium-density residential development and associated earthworks were extensively applied across the steeper and more elevated dune areas, natural character effects could increase to low- moderate (equating to minor in RMA terminology). Despite this qualification, the response maintained that the proposal would remain generally consistent with the surrounding landscape context and that overall landscape effects would still be best characterised as low. I also note and agree that as Mr Button explains (paragraph 3.6), District Plan Policy requirements for bulk earthworks mean there is adequate protection of the sand dunes in the southern part of the site, to ensure their overall legibility is maintained.
10. Overall, both the LVA and the RFI response conclude that the site is suitable for residential development because it is a highly modified landscape surrounded by existing and planned urban development, contains no identified outstanding natural landscapes or features, and retains protection for its most significant ecological values. Both documents ultimately conclude that landscape, visual and natural character effects are low overall and that the proposal is generally compatible with the site's existing and anticipated landscape context.
11. Having reviewed the landscape information related to the proposal, I concur with all of the conclusions reached in the LVA and the RFI Response, with one exception.
12. I note that the Landscape Development Framework recommended in the LVA was proposed by Ms. McBain to primarily manage natural character effects. Following discussion with Susan Jones, I consider that effects on natural character can be sufficiently managed by the District Plan or through the resource consents process as required. For that reason, I do not consider the Landscape Development Framework (also intended to reduce effects from low to very low) is necessary as part of PC5.

13. For the reasons stated at paragraphs 34-40 of my evidence, I disagree with Mr Button that PC5 would result in a “notable departure” from the visual amenity values anticipated by the current zoning of the neighbouring Fairway Oaks Drive sites, and do not consider that the additional landscape setback and screening controls proposed by Mr Button would be either necessary or appropriate.
14. I have considered and discussed the issues raised in submissions on PC5, and in the s 42A report (including the supporting technical evidence of Mr Button), in my statement of evidence. For the reasons stated in my evidence, my opinion remains as summarised above.

Benjamin Ormsby

21 September 2026