

**Before the Independent Hearings Panel
at Far North District Council**

UNDER	the Resource Management Act 1991
IN THE MATTER OF	Submissions and further submissions in relation to the proposed Far North District Plan
AND	15C Rezoning
AND	Lucklaw Farm Limited; Trustees of the Taranaki Trust, and Grace Sturgess

SUMMARY STATEMENT

BRIDGET GILBERT (LANDSCAPE)

2 October 2025

1. My name is Bridget Gilbert. My qualifications and experience are set out in my primary evidence dated 11 June 2025.
2. In my primary evidence:
 - a) I identify the key landscape related 'tests' for the proposed rezoning.
 - b) I then identify and evaluate the existing landscape values and natural character values of the site and local area.
 - c) This is followed by investigating the rezoning strategy to ensure that it aligns with the identified landscape tests as they relate to the existing landscape and natural character values of the site and local area. This part of my assessment culminates in the development of the **Puwheke Preliminary Spatial Strategy (PPSS)**, which demonstrates how the proposed rezoning could be successfully absorbed into the local landscape (from a landscape effects perspective).
3. I have read Ms Melean Absolum's Report¹ and understand Ms Absolum to be generally supportive of the development anticipated by the PPSS.² However, Ms Absolum is unable to support the submission due to the difference between the land sought for development under the PPSS and the rezoning pattern sought in the submission. Put another way, it is my understanding that Ms Absolum is unable to support the rezoning proposal in its current form given that there is no mechanism proposed through the rezoning request to ensure that the masterplan will be implemented.
4. Mr Langman's rebuttal evidence addresses this 'disconnect' recommending the introduction of a Puwheke Development Area chapter into the Plan, that includes: an amended version of the PPSS³; and a location specific suite of objectives, policies, rules and standards, including a requirement to :
 - a) take into account mātauranga Māori principles; and
 - b) for building and structures to have a visually recessive colour palette.
5. Overall, it is my opinion that the layout, scale and character of development anticipated by the Puwheke Development Area chapter will ensure development aligns with the key landscape related policy tests (as outlined in paragraph 16 of my primary

¹ S42A Appendix 3: Memorandum prepared by Melean Absolum, Landscape Architect, dated 2 July 2025.

² Ibid. See for example, page 3, last paragraph.

³ To identify two areas of Rural Lifestyle zoning (RLZ:A and RLZ:B), with a different density requirements.

evidence) and is appropriate from a landscape and natural character effects perspective.

6. I have also listened to the submissions presented in relation to the Lucklaw rezoning on Day 2 of the hearing (Tuesday 30 September).
7. I have reviewed the archaeological assessment work on the Lucklaw land that has been done over the years by Dr Hans Dieter Bader and the archaeological site mapping prepared by the Department of Conservation for the Puwheke Marginal Strip.
8. I confirm that the archaeological sites identified in that work are located away from the main areas proposed to be developed under the Puwheke Development Area (and the PPSS), as advised in my evidence in chief.

Bridget Gilbert

2 October 2025