

Ao Marama, Evidence of Mike Moore – Summary

The site is on the lower 'hills and ranges' adjacent to Earnscleugh Flats and is within a SAL overlay in the CODP. I consider that the landscape in question has high rural amenity values of openness and naturalness, supported by high landform legibility, natural vegetation patterns, and low impact of built form and other human modification.

Generally, I consider that the proposed QEII covenant over most of the property and the management of the land to enhance its natural values will result in positive landscape effects. These will accrue progressively as indigenous vegetation recovers. The proposed 7 dwellings with associated earthworks and additional tracking will have some adverse effects but considering the mitigation measures proposed to ensure appropriate integration with the landscape character and low visual impact, I assess these as low (minor) in degree.

The main landscape related issue appears to be Mr Anderson's view that whilst adverse effects on landscape character and visual amenity (from public places) will be acceptable the adverse effects on the rural amenity of the neighbours will be more than minor. My evidence addresses the amenity effects of the proposed development on submitters and does not support Mr Anderson's position. Visual effects from submitter's properties will be no more significant than from public viewpoints in my assessment, and there is generally considerable separation between submitters properties / dwellings and proposed building sites.

If it is the inconsistency with the Rural Resource Area standards that is the main issue, I note that:

- The subdivision could have been configured to comply with CODP average and minimum lot size standards.
- The overall built density provided for by this development is well within the potential density for the Rural Resource Area contemplated by the CODP provisions.
- Enhancement of environmental quality, which includes managing land for enhancement of indigenous biodiversity is an objective of the CODP for the Rural Resource Area.

Overall, it is my assessment that whilst the proposed development is non-complying in terms of CODP rules the actual effects of the proposed subdivision on landscape values will be adverse / low (minor) in the short term and as indigenous vegetation recovers in the long term, effects will be positive.

Mike Moore