

Summary Statement

Andrew Duncan and Jesse Chalmers RC 250353

- 1.1 I prepared a statement of evidence dated 27 July 2026.
- 1.2 The key matter of contention relates to the appropriateness of locating the proposed dwelling and shed within a part of the District identified an outstanding Natural Landscape.
- 1.3 My evidence is that the activity will be appropriate because the:
- (a) adverse visual effects are low, to low-moderate at worst, as described by both landscape experts;
 - (b) only area where the activity is readily visible is near an unformed road that is not practicable for the general public to gain access to;
 - (c) proposed mitigation and development controls will be effective at avoiding or mitigating visual effects;
 - (d) wilding tree removal and ongoing indigenous vegetation planting will provide positive landscape outcomes for the Site.
- 1.4 The landscape effects overall, must be considered in the context of the policy direction of the District Plan, which in determining what is inappropriate, requires recognition that the Outstanding Natural Landscapes are often utilised by people and communities for their social, economic and cultural wellbeing.
- 1.5 The ability for the Applicant's to reside on the site and undertake positive land management practices, in conjunction with the proposed landscape management will achieve the intentions of the District Plan's management of Outstanding Natural Landscapes and Part 2 of the RMA 1991.



Craig Barr

11 August 2026