

Speaking Submission RC 230328 - Billee Marsh, 165 Bowman Road

Tena koutou, I thank you for the opportunity to speak today.

I am Billee Marsh, I live at 165 Bowman Road with my husband, Wayne Marsh, our daughter and two grandchildren. We have been identified as an affected party.

Our property was purchased in 1995, and we have resided there since 2004.

Since my written submission was received by Council, the applicant has made some changes to the positioning of four of the building platforms. I appreciate that the applicant has recognized the need to deliver a more acceptable plan, but unfortunately the revised plan has not addressed my concerns and therefore my written submission still stands.

## 1. Receiving Environment

**Photo 1:** Title page

**Photo 2: Video of receiving environment**

This is the receiving environment for the 16 house Lot subdivision.

It is a wide open rural landscape with expansive views to the Pisa Range. The topography consists of a near completely flat upper terrace. There is limited built form.

The video will pause to show the width of the area occupied by the subdivision.

**Photo 3:** The built form will stretch for 750m along the escarpment ridge.

**Photo 4: Aerial shot.**

The 16 houses will be positioned 750m along the top of escarpment here. **Laser light**

The mitigation plantings will extend 850m along Maori Point Road here. **Laser light**

The expanse and density of the screening will appear at odds with the open landscape and the few pine shelter belts.

We are told the subdivision is designed to incorporate into the existing landscape and ensure future residential buildings are of limited visibility (16.3.6 Objective comment Page 16)

These words do not match the reality of the exposed flat site. There are 16 building Lots, positioned in a revised clumped linear pattern, on a flat exposed terrace. There are 12 Lots that will still be highly visible near the edge of the escarpment, and all 16 Lots will be highly visible from Maori Point Road.

Building Density is claimed to be Less than Minor. 'The proposed subdivision has been designed to ensure built form visibility is minimized, with their locations responding to the site topography.' (6.0 Assessment of Environmental Effects, Building Density Page 21)

It is fanciful to believe that the 16 dwellings, placed on an expansive flat terrace will somehow simply disappear from sight.

#### **Video 5: Maori Point Road**

The subdivision is highly visible from Maori Point Road

We are told of 'strategic plantings to minimize the visibility of the built form' (3.1.6 Visual Effect Page 16)

Once again these words do not match the reality of the landscape.

The strategic planting is an 850m long wall of screening vegetation along Maori Point Road, an extensive wall of vegetation at odds with the open rural landscape.

#### **Photo 6: GIS Map of subdivision in the Tarras area**

There are three consented subdivisions on Maori Point Road, allotments with an average area of 8ha, and a minimum allotment area of no less than 2ha.

The GIS map shows the subdivision pattern for our rural land in Tarras.

A subdivision of sixteen 2000sqm lots, is clearly at odds with this pattern.

## **2. Compare to approved subdivisions in the Tarras area.**

We are told that this proposal is similar in scale and effect to those approved subdivisions in the surrounding area. Particular comparison is made to the consented 'farm park' at 185 Jolly Road, and Greenlight Lands subdivision, also in Jolly Road.

I would like to compare these developments.

**Photo 7: 185 Jolly Road** RC210142 Douglas Development Ltd

#### **Photo 8: Lot sizes.**

There are 16 house Lots that range in size from 1735sq/m to 5503sq/m.  
Lot 17, the balance Lot, is subject to a no further subdivision clause.

**Photo 9: Plan of subdivision**

The building platforms are arranged in a circular pattern, with separation between each cluster. The houses are clustered around a central open space.

The concentration of built form is located on the top terrace/escarpment, with relatively flat to gently rolling topography. Future buildings are screened by the natural topography thus mitigating adverse visual effects.

A number of mature shelterbelts are present on site which are to be retained in perpetuity. These established pine shelter belts provide further screening of built form. Some mitigation planting is required for Lots 7-10 when viewed from a higher elevation on Jolly Road.

**Photo 10: Photo of Terrace**

The flat top feature of the escarpment is largely preserved. The 16 dwellings have not been lined up along this terrace to take advantage of the stunning views.

**Photo 11: Greenlight Lands Ltd RC 190042**

**Photo 12: Lot sizes.**

There are 10 house lots with sizes ranging from 4ha to 16ha.

**Photo 13: Plan of subdivision**

This development follows the typical subdivision pattern in our rural landscape. The house lots are positioned about the terrace on the individual Lots.

**Photo 14: Topography:**

This is the view from Jolly Road. It shows the rolling terrace and escarpment landform. The built development on the residential building platforms are screened from public view by topographical features thus mitigating adverse visual effects. Some mitigation planting is required for Lot 2.

**Photo 15: Escarpment terrace**

The terrace flat top feature has been preserved because it was important to the developers that the escarpment itself, and the line of its flat top, was not affected.

**Photo 16:** Clutha Plains Trust (5 Maori Point Road)

**Photo 17: Plan of Subdivision**

**Photo 18: Amended Plan**

The building platforms present as a clumped linear pattern of 12 building platforms, with a second row of 4 building platforms tagged in behind.

There are 16 house lots, 2000sq/m in size.

**Photo 19: Topography**

The Lots are positioned on a large flat open terrace, near the edge of an escarpment.

The flat topography does not provide any screening from public view.

The residential building platforms are highly visible in the landscape.

A pine shelter belt screens the development to the north.

An 850m planting is proposed to screen the development from Maori Point Road.

**Photo 20:** Escarpment Terrace

For 750m along the terrace, the built form will be seen to breach the skyline from Bowman Road, and breach the ridgeline when viewed from the Clutha/Mata Au.

### Summary:

The built form of the approved subdivisions incorporate seamlessly into the landscape due to the topography and their sensitive placement. They are able to hide from view and avoid adverse visual effects.

Both developments have preserved the splendid flat top feature of their terraces.

The house Lots of Clutha Plains Trust are placed in a clumped linear pattern on the edge of an escarpment terrace. The built form, in the flat and open landscape, will result in adverse visual and rural effects.

The flat top of the escarpment terrace is not protected and will be severely modified by multiple dwellings.

### **3. Building Density:**

We can expect the houses to be built across the width of their section to capture the views.

**Photo 21:** GIS Map

Identifies Pisa Moorings 1000sqm Lots

These Lots are half the size of the Applicants 2000sqm Lots.

The houses have been built to the front, and across the width of the section.

**Photo 22:**

Identifies Bell Ave, Cromwell 4000sqm Lots

These Lots are 4000sqm, they are double the size of the Applicants 2000sqm Lots.

You can see that the houses have also been built to the front, and across the width of their sections.

These Lots, when viewed from the front, are dominated by building form as each owner aims to capture maximum views.

The Lots at Maori Point Road will be no different, and the building density will be more than minor.

### **4. Cromwell Master Plan:**

**Photo 23:** Title: Cromwell Master Plan

**Photo 24:** Map of Study

The focus of the Master Plan has been to address how and where to accommodate growth for the next 30 years. The Cromwell Master Plan references growth for Tarras.

Tarras is an identified area in the Master Plan.

The plan aims to “Retain outlying settlements primarily as per their existing extent, and to strengthen a compact pattern of development within existing Cromwell.”(page 23)

**Photo 25:**

The area identified for development in Tarras is restricted within the current village boundaries.

The plan further states that, ‘Objective 7 therefore envisages that living opportunities within the outer Spatial Framework/rural environments should be limited to persons required to locate ‘on-site’ eg farm owner, manager and worker accommodation.’(REF: page 26)

## **5. Concluding Summary:**

We all wish for a diverse, thriving community and sustainable growth for Tarras.

We have been able to balance growth with maintaining our valued rural landscape, wide open spaces and mountain views.

This development is not like any approved development in the area. The number of houses, their close proximity and prominence when viewed within the existing landscape is significant.

The development does not uphold landscape, visual and rural amenity values.

I support the findings of the s42A Planners Report (Kirstyn Royce) in its entirety.

I cannot support this development and ask that Council decline this application in its entirety.

Nga mihi nui

Thank you for listening.