

CLUTHA PLAINS TRUST RC230328

Speaking Submission of Wayne Marsh.

Good Morning

Thank you for the opportunity to speak to you today.

My name is Wayne Marsh, I live at 165 Bowman Road with my wife Billee, daughter and two grandchildren. I have lived here permanently for 21 years.

I have been identified as an affected party.

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

1. POLES VIEWED FROM OUR HOUSE, 165 BOWMAN ROAD.

The Align Report refers to the effect on 165 Bowman Road as follows,

“No major changes to outlook with the increase of lots. The building platforms are set back approximately 18m from the top of the escarpment and with the addition of planting to the escarpment this property should not get any views of the development.”

(REF: 7.8 Private, Page 56)

This is incorrect, 6 profile poles stand out visually from various aspects around our house, and are more evident when viewed from our upstairs windows. The further we move away from the house, many more of the poles become visible.

Photo 2: Video of 4 poles as viewed from house

Photo 3: Poles on terrace overlooking house.

It is noted that Paterson Pitts and Align have all visited the site and surrounds, but none have visited and viewed from our property. An employee from Patterson Pitts, noting visible poles from Bowman Road, was invited to view poles from our property, but declined.

The applicant acknowledges the need to respect our privacy, however the siting of 4 House Lots breaching the skyline, directly above our house and property clearly contradicts this.

Even after having read of our concerns as to the visibility and intrusion of house lots 1-4, the revised building lot plan does nothing to address these issues.

When viewing the poles that extend above the skyline, you are observing a length of pipe some 80mm (3") in diameter, a far cry from the frontage of a house that could be up to 20m wide. It is also significant to note that the poles are placed in the centre of the building platform, so it's highly likely that most people would want to build to the front of the building platform, which would make the houses even more visible to us.

It is disappointing that the applicant has not fully considered how these houses above, Lots 1-4, will impact on our privacy.

2. POLES VIEWED FROM BOWMAN ROAD

Photo 4 : Patterson Pitts diagram

The rearranging of the house lots, does nothing to address the multiple breaches of the skyline as seen from Bowman Road.

Patterson Pitts have identified 9 Lots that can be seen from Bowman Road, all breaching the skyline and the ridgeline.

From V2 only Lot 2 is identified.

However just south of V1, on Bowman Road, Lots 1 to 4 are visible on the ridgeline. **(point)**

Also north of V6 **(point)** lots 1-4 are clearly visible.

3. POLES VIEWED FROM RIVER

It was noted that on the same plan that the Clutha/Mata Au is not considered to have any effects due to the setbacks, but the report identifies 4 lots that can be viewed.

Photo 5: GIS of site at pump house

From this site, **(point)** looking toward the terrace, 11 poles can be identified.

Pole 12 cannot be seen because it is on the ground.

Photo 6: VIDEO

The video shows 11, should be 12, building platforms clearly visible from the public/vehicle access track utilized by river users and walkers. It will not just be rooftops visible but the whole house.

4. GRASSLAND ON ESCARPMENT FACE

Photo 7: Video of neighbouring terrace face

The applicant states that the terrace face is degraded and has pest species.

I agree about the pest species, but these can easily be removed.

This has been done by both neighbours to the North of the applicant's property, which is a continuation of the same terrace face. This has left the wild golden grasses to grow which enhances the natural nature of the terrace face, and typical of many terraces around Tarras.

I am concerned that the applicant has underestimated the ongoing care and maintenance that is needed to establish a native planting. I fear this mass planting will amount to nothing more than just 'plant and die.' A more productive approach would be to plant out the wetland area on the lower terrace where insects and birdlife would benefit greatly.

I feel this is a more beneficial approach than the mass planting of natives on the terrace face, which I believe amounts to no more than earning 'brownie points' for this development.

5 MITIGATION PLANTING ALONG MAORI POINT ROAD

"Mitigation planting along Maori Point Road has been commenced already by the applicant with irrigation put in place to ensure survival of the plantings. This will also reduce the time taken for screen plantings to provide effective screening for visual mitigation.

(Align 9.0 Assessment of Temporary Visual effects)

Photos 8 – 11:

I fear these tiny plants will be smothered by the weed growth.

I have doubts that these plants will ever provide effective screening.

6. HOUSES ON UNPRODUCTIVE LAND

The applicant's submission frequently states that the building lots are sited on currently unproductive section of the subject site. (4.3.1 Page 18)

The photos show grazed pasture under irrigation, and healthy pasture, all with building poles on them.

Photos: 12 - 14:

7. NEW ROAD TO BE FORMED DOWN ESCARPMENT

'The existing farm track down the terrace face connecting to Bowman Road will remain a farm track and will not be used for rural residential purposes'

The Bowman Road access will not be utilized to access the new residential farm park lots and will remain to provide access to the lower terrace lands for farming purposes.'
(3.1.1.1 Access)

I note a recent change has been made to this condition.

'The subdivision design provides for access from Lots 1-16 down the terrace face to Bowman Road and via Trevathan Way to the Clutha River' (Subdivision Design: 16. Page 4)

I would like clarification of this change referred to in the Maddison Albertson Report.

I would expect this road to be upgraded to the same extent as the new road from Maori Point Road, and with the use of Bowman Road the applicant be required to share in its maintenance as it is road user maintained, it is not maintained by Council.

The applicant has stated that the subdivision will fund the realigning of the transmission line, the installation of a pivot irrigator that would increase farm production by up to 20%.

That is all very well, but I would say that this alone does not justify an inappropriate subdivision.

The important thing here is the placing of the house Lots and their impact on the rural landscape, not the justifications related to farming.

8. CONCLUSION

Photo 15 & 16 : Sunrise above terrace

The terrace top is very important to us, it is a significant feature of our property.
We live in a natural amphitheatre and enjoy the pure line of the terrace top.

Others also get to enjoy this feature from surrounding roads and the river.

Photo 17: Bulls on skyline

This breaching of the skyline is okay!

Thank you for listening.