

Before The Hearings Panel for
Central Otago District Council

UNDER the Resource Management Act 1991

IN THE MATTER Application by Clutha Plains Trust regarding the
Resource Consent Application of 5 Māori Point Road,
Tarras

Statement of Evidence of Julie Patricia Greenslade

Clutha Plains Trust

25 March 2025

Introduction

- 1 My full name is Julie Patricia Greenslade, and I hold a Bachelor of Landscape Architecture. I am a registered Landscape Architect with the New Zealand Institute of Landscape Architects and have been practicing for 10 years across both New Zealand and Australia. I currently work as a Senior Landscape Architect at Align.
- 2 A summary of my qualifications and professional experience can be found in Appendix A.
- 3 I have read and understood the Code of Conduct for Expert Witnesses outlined in the Environment Court Practice Note 2023 and confirm that this evidence has been prepared in accordance with its guidelines.
- 4 In preparing this statement of evidence, I have considered and reviewed the following documents:
 - (a) **Māori Point Road Subdivision Landscape Package** dated 27/09/23, prepared by Julie Greenslade and drafted by Mai Tian.
 - (b) **LVA Appendix A: Graphic Attachment** dated 27/09/2023, prepared by Julie Greenslade/Mia Tian
 - (c) **Māori Point Road Subdivision Landscape and Visual Assessment** dated 27/09/2023, prepared by Julie Greenslade
 - (d) **Council RFI Memo to CODC** dated 9/02/2024, prepared by Julie Greenslade
 - (e) **Appendix B: Landscape Plan Amendments** dated 25/03/2025
 - (f) **RM230328 - Māori Point Road Tarras, farm park subdivision - Landscape Peer Review** dated 4/10/2014, prepared by Rachael Annan from SLR
 - (g) The **Section 42A Report**
 - (h) The **submissions** received by the Council
 - (i) Evidence of Jonny Trevathan

Structure of Evidence

- 5 The Resource Consent Application RC 230328, initially submitted by Paterson's, outlines the proposed subdivision and its statutory requirements. Since the initial application was filed, additional work has

been undertaken in response to the Landscape Peer Review prepared by Rachael Annan from SLR, the submissions received by the Council, and the Section 42A report. This statement of evidence aims to provide further context regarding the landscape aspects of the project and addresses the issues raised by both the submitters and the Section 42A Consultant Planner Report as follows:

- (a) Proposal Overview
- (b) Response to Section 42A Report & Peer Review including proposed amendments to the subdivision plan and conditions
- (c) Responses to Submitters including proposed amendments to the subdivision plan and conditions
- (d) Analysis of proposal against relevant CODC Policies
- (e) Conclusion

Proposal Overview

- 6 Clutha Plains Trust has applied for a resource consent for a subdivision on a 133.119 hectare site at 5 Māori Point Road, Tarras, which includes:
 - (a) Sixteen rural residential lots of 2000m² each, positioned on the upper terrace of the site.
 - (b) A 120ha balance lot (Lot 100) will remain as a productive farm, ensuring continued agricultural use.
 - (c) A clustering approach, grouping dwellings into small clusters of 3-4 lots, with open spaces and landscaping in between to break up built form.
 - (d) Setbacks, height restrictions and building controls to ensure buildings do not visually dominate the landscape.
- 7 Comprehensive mitigation and ecological restoration planting
 - (a) Ecological restoration of the escarpment with native plantings.
 - (b) Productive vegetation (fruit and nut trees) within the subdivision to enhance rural character.
 - (c) Shelterbelt planting along northern and eastern boundaries to integrate the development with the landscape and provide visual screening.

- 8 A shared access road from Māori Point Road, designed to maintain rural character while providing safe entry to the lots.

Response to Section 42A Report and Peer Review Concerns

9 Distinctiveness of the Landscape Setting

- 10 **Issue:** The peer review states: *“This existing landscape summary does not address what is distinctive of the landscape setting, as set out by ‘Te Tangi a te Manu’.”*

- 11 Additionally, the Section 42A report notes: *“Ms Annan considers that the assessment’s findings in support of the application draw on generic rural character and derived landscape values, which enables the development to be more readily supported on the basis of mitigation measures provided.”*

- 12 **Response:** The LVA addresses the distinctiveness of the landscape setting. Section 5 of the LVA includes a comprehensive assessment of the biophysical, associative, and perceptual values of the site, aligning with Te Tangi a te Manu. The assessment acknowledges the upper and lower terrace landforms, the strong horizontal lines of the escarpment, and the openness of the surrounding rural landscape.

- 13 Further, the site is not identified as an Outstanding Natural Landscape (ONL) or an Outstanding Natural Feature (ONF) under the Central Otago District Plan, indicating that the landscape is not of high sensitivity to change. The development has been designed to respect and respond to these existing landform characteristics rather than undermine them.

14 Visual Prominence and Linear Arrangement of Allotments

- 15 **Issue:** The peer review states: *“The nature and magnitude of the proposed built form row is an extensive arrangement, heightening the apparent density proposed, and overtly domesticating the upper terrace.”*

- 16 The Section 42A report further states: *“Given the linear configuration of the subdivision, the significantly reduced separation between dwellings, proximity to the terrace edge, potential for skyline breaches associated with future development, and reliance on screen planting to mitigate effects over time, I agree with the findings of Ms Annan.”*

- 17 **Response:** The subdivision is not a continuous row of houses, but rather a clustered development with significant open space between groups of 3-4 dwellings. The gaps between clusters (30m-60m) provide relief in the built form, ensuring that the subdivision does not appear as a rigid line of houses.

- 18 In response to the concerns raised in the peer review and Section 42A report, amendments have been made to the landscape plan to further enhance integration and reduce perceived density. These amendments can be found in Appendix B. Below is a summary of amendments:
- (a) Some lots have been pushed further back from the terrace edge to reduce their visibility from lower vantage points.
 - (b) Certain lots have been shifted behind others to break up the perceived linearity of the built form and consolidating it whilst, still allowing for views.
 - (c) Gaps between lots have been increased, ensuring greater separation between clusters.
 - (d) Ecological planting has been extended into the open spaces between clusters, softening the development pattern and further integrating it into the surrounding landscape.
- 19 Additionally, the minimum 18m setback from the terrace edge remains in place (through identification of building platforms) to prevent the built form from appearing dominant when viewed from the lower terrace and the Clutha and Lindis Rivers. Building height restrictions (6m and 5.5m) and controls on materials and reflectivity further ensure that dwellings will blend into the landscape and reduce skyline effects. To address specific concerns regarding skyline visibility, Lot 16
- 20 has been subject to an additional height restriction of 5.5m, further minimising any skyline breaches. Whether any skyline breaches arise will be dependent on the exact location, and configuration of a dwelling on the sites. The relocation of 4 sections behind others has effectively eliminated the chance of skyline breaches from these sections.
- 21 It is also noted that the likelihood of a skyline breach is heavily dependent on the viewer's location. Due to the relative location of Bowman Road, it is the most likely location. Viewing locations from along the Clutha River Mata Au are much less likely to result in a skyline breach because the tops of the buildings are viewed against the distant hills.
- 22 These refinements demonstrate the applicant's commitment to minimising landscape effects and responding to concerns raised by the Section 42A author and submitters. The amendments enhance visual integration, openness, and ecological connectivity, reinforcing the suitability of the proposed subdivision.

23 **Effectiveness of Mitigation Planting**

24 **Issue:** The peer reviewer states: *“The proposed planting will not robustly offset the landscape character and visual effects of the proposed built form arrangement.”*

25 The Section 42A report adds: *“While the LVA notes that there will be moderate-adverse effects if the screen planting is not planted before the development commences, it only recommends that proposed planting along Māori Point Road be undertaken within the first planting season following the commencement of construction.”*

26 **Response:** The mitigation planting strategy is comprehensive, multi-layered, and designed to be effective in both the short and long term. The approach includes:

- (a) Shelterbelt planting along the northern and eastern boundaries to soften the built form visibility from key viewpoints.
- (b) Ecological restoration planting on the escarpment, enhancing the natural character and providing additional screening over time from lower viewpoints.
- (c) Specimen tree planting between clusters as well as the now introduced ecological planting, which will break up the built form and, enhance the natural character of the escarpment face.

27 Furthermore, some planting has already been initiated, and the applicant has refined the proposed consent conditions to ensure that screen planting is established early in the development process (i.e. before section 224)), maximising its effectiveness.

28 The use of fast-growing species like Cupressus leylandii for initial shelter will provide somewhat immediate screening, while native plantings will mature over time, ensuring long-term landscape integration. These refinements demonstrate the applicant’s commitment to strengthening mitigation measures and proactively responding to concerns raised during the review process.

29 **Appropriateness of the Upper Terrace for Development**

30 **Issues:** The peer review suggests: *“It is considered that there may be more appropriate opportunities to cluster built form development onsite, which may (flooding risks and placement addressed) include lower terrace locations.”*

- 31 **Response:** The lower terrace is not considered a suitable alternative for development due to:
- (a) Largely being located within the flood mapping zone, which identifies portions of the lower terrace as being at risk.
 - (b) Productive land retention, as the lower terrace is actively used for grazing and has a pivot irrigation system on it. This will not be impacted by the proposed upper terrace development.
 - (c) Landscape character, as placing dwellings on the lower terrace would introduce built form into an area that is more visually connected to the Clutha and Lindis Rivers and escarpment.
 - (d) Effects on neighbours – The Marsh property is located on the lower terrace and is likely to be more effected by establishment of allotments in that area.
- 32 The upper terrace is the most logical location for development, as it:
- (a) Is not subject to flooding risks
 - (b) Allows for setbacks from the escarpment, maintaining the legibility of the landform
 - (c) Enables the consolidation of the development in a way that retains productive farmland aligning with CODC's rural subdivision objectives.
- 33 **Cultural Considerations**
- 34 **Issues:** The Section 42A report notes: *“Kā Rūnaka holds concerns regarding the actual and potential adverse effects and cumulative effects of the proposed development upon the cultural landscape in which the Applicant's proposal is situated.”*
- 35 **Response:** The applicant acknowledges the importance of cultural landscapes and has proposed the following measures:
- (a) The inclusion of locally sourced indigenous plant species within the escarpment area, supporting the ecological and cultural integrity of the site.
 - (b) An accidental discovery protocol for any unexpected archaeological finds during construction.

- (c) Locating the proposed development on the upper terrace achieves significant setbacks from the Clutha River / Mata Au and Lindis River minimising the potential for the proposal to affect the values associated with these natural features.
- 36 The escarpment restoration planting will also contribute positively to the natural values of the site, aligning with cultural landscape objectives.

Response to Submissions (in relation to Landscape Matters)

37 Eighteen submissions were received. Twelve submissions support the resource consent application, while five oppose it in its entirety. One submission supports the application with conditions. I will only be addressing the submissions who have opposed the resource consent application.

38 **Linda Joy Hamilton & Jakub Kaminski – 67 Bowman Road (Submission Ref. 07) - Oppose**

39 Effects on the Rural Landscape

40 **Concern Raised:** Linda Joy Hamilton & Jakub Kaminski state *“This proposed subdivision is not in keeping with the local surroundings. We agree with the conclusions of the SLR New Zealand peer review.”* They further state *“The application proposes a ‘strip’ of houses which will be clearly visible from the river, the proposed bicycle track, and parts of Bowman Road. It will also be visible from our property, Māori Point Road, and from parts of the Cromwell-Tarras Road until the revegetation matures. Stating that the residences will be screened within five to seven years is unrealistic.”*

41 **Response:** The proposal has been carefully designed to ensure that the development integrates into the rural landscape and avoids excessive domestication. In response to concerns raised by the peer review and submitters, several amendments have been made to the landscape plan:

- (a) Some lots have been moved further back from the terrace edge to reduce visibility from lower viewing points, including the Clutha and Lindis Rivers and Bowman Road.
- (b) Some lots have been repositioned partially behind others to soften the perception of a linear arrangement and consolidate built form. Conditions are also proposed to ensure garages etc are not detached to address the potential for a proliferation of buildings that might increase perceived domestication.

- (c) The gaps between clusters of dwellings have been increased to avoid a visually continuous row of houses.
 - (d) Ecological planting has been extended into the open spaces between lots, reinforcing rural character and improving landscape integration.
- 42 The proposed mitigation planting is comprehensive and multi-layered, using a mix of fast-growing shelter species for immediate screening and native plantings for long-term naturalisation. While the initial visibility of the development is acknowledged, the revised planting strategy in the conditions ensures that screening is established early and will be highly effective over time. The use of *Cypressus leylandii* to be planted prior to section 224© is likely to mean that visual screening from the road is achieved prior to or soon after the construction of dwellings. From the North, screening will be maintained throughout the development due to the phased removal of the existing woodlot.

43 **Lot size, location and density**

44 **Concern Raised:** The submitters state *“The proposed residences being on plots of 2000 square metres so close together is not in keeping with the current development in Tarras or in any neighbouring rural settlement. It has the potential to change the rural characteristics that are so highly regarded in the community.”*

45 **Response:** The proposed clustering approach is a well-established and effective rural subdivision strategy that minimises land fragmentation while maintaining a rural open space character. Rather than creating a dispersed subdivision with 8-hectare lots, which could result in more landscape fragmentation, the farm park model retains the majority of the site in productive use while enabling rural residential living.

46 It is important to note that there is no single lot size that defines rural character—rather, rural character is shaped by open space, productive land use, and careful integration of built form into the landscape. The proposed clustering approach aligns with rural development patterns seen elsewhere in Central Otago, where enclaves of smaller rural-residential lots are incorporated into working landscapes.

47 **Visibility from Public Viewpoints**

48 **Concern raised:** The submitters state *“Observing the subdivision from different public vantage points will range from minor to major. The subdivision viewed from the river and the proposed bike track will have a ‘major effect’ on the rural character of the area.”*

- 49 **Response:** The visibility of the development has been carefully considered in the Landscape and Visual Assessment (LVA). The proposed bike track has not been considered in any reports. It is my understanding that it is yet to be developed and currently does not form part of the ‘environment’.
- 50 The revised layout, with increased separation between clusters and extended ecological planting, will significantly soften visibility from these locations over time. The height restrictions (6m, with Lot 16 reduced to 5.5m) and earth-toned building controls further ensure that the built form integrates well into the landscape.
- 51 While initial visual effects are acknowledged, the proposal largely avoids skyline breaches and ensures that the built form is seen in the context of existing farm structures and vegetation, reducing its visual prominence. From the most frequented and proximate viewpoints along Māori Point Road and SH8 visibility will be quickly addressed by the proposed planting, and phased replacement of the woodlot. A condition is now proposed to ensure the boundary planting is completed prior to 224© ensuring that the mitigation is achieved quickly (if not before the construction of buildings).
- 52 **Removal of existing windbreak vegetation**
- 53 **Concern raised:** The submitters state *“Although the trees are not on our land, they offer substantial protection to our residence from strong southerly winds. The windbreak would also be valuable to any residences built to the south of them as strong northerly winds are also an issue in this valley.”*
- 54 The removal of the existing pine woodlot—which was originally planted as part of the applicant’s tertiary education fund—is necessary to enable the subdivision layout and ecological restoration planting. This removal will be carried out in stages to minimise immediate impacts. There are also benefits to removing the woodlot due to its wilding potential and establishing another (albeit lower) shelterbelt.
- 55 The replacement shelterbelt planting, utilising *Cupressus leylandii*, has been selected for its rapid growth and effective wind protection, ensuring continued shelter for both existing and future residents. Additionally, by replacing a single-species pine woodlot with a more diverse planting strategy, the proposal will enhance ecological resilience and improve long-term landscape integration without compromising the benefits that the submitter refers to.
- 56 Furthermore, the removal of pine trees will help open up views to the surrounding landscape, improving the site's visual connection to the wider rural environment. The refined conditions of consent now ensure that

replacement shelter planting will be established early and the removal of the woodlot phased so that exposure to wind effects will not be an issue. Over time the proposed planting will result in a more natural and integrated planting framework.

57 **Effects of the potential Tarras International Airport**

58 **Concern Raised:** The submitters state *“The proposed development does not take into consideration the planned Tarras International Airport. From documents supplied by Christchurch Airport to the Tarras community, it is clear that the proposed new residences will be directly under the flight path for take-offs and landings.”*

59 **Response:** The Tarras International Airport is not a confirmed development, and there is no certainty around its final location, design, or flight paths. The Resource Management Act (RMA) does not require developments to anticipate potential, uncertain future projects, particularly those that have no formal designation or consent approvals in place.

60 Should an airport development proceed in the future, there are established planning processes to address land use compatibility, including noise mitigation measures and airport overlay zoning. However, at present, there is no regulatory basis for considering the airport as a constraint on this proposal.

61 **Wayne E. Marsh & Billee P. Marsh (Submission Ref. 11) – Oppose**

62 **Visual effects and landscape character**

63 **Concern raised:** The submitter states *“The proposed subdivision and its built form will adversely affect the rural landscape character, visual and amenity values, specifically:*

- (a) *The dwellings and their associated structures will create a domestic character.*
- (b) *The built form would cause an extreme cumulative effect as the receiving environment is unable to absorb the structures.*
- (c) *The number and prominence of these buildings would result in an adverse effect on the rural character.”*

64 They further state: *“The 16 dwellings will be highly visible from public roads and the river to the west.”*

65 **Response:** The Landscape and Visual Assessment (LVA) has carefully considered the rural character and visual effects of the proposal, and in response to concerns raised by the peer review and submitters, several amendments have been made to the layout to further mitigate visual effects:

- (a) Some lots have been pushed further back from the terrace edge to reduce visual prominence when viewed from public vantage points.
- (b) Some lots have been repositioned partially behind others to reduce the perceived linearity and consolidate built form. Conditions are also proposed to ensure no detached garages etc to avoid a proliferation of buildings on the resulting sites.
- (c) Gaps between clusters have been increased, ensuring a more dispersed pattern of development rather than a solid row of houses.
- (d) Additional ecological planting has been introduced between clusters, further integrating the subdivision into the rural landscape.

66 The proposed clustering approach is a well-established rural subdivision method that helps maintain open space, avoids excessive fragmentation of rural land, and ensures that the overall site retains its productive use. The height restrictions (6m, with Lot 16 reduced to 5.5m) and building controls on colour and materials further ensure that the dwellings blend into the landscape over time.

67 While short-term visual effects are acknowledged, the proposed mitigation measures will ensure long-term integration with the surrounding environment.

68 **Visibility from Māori Point Road and Bowman Road**

69 **Concern raised:** The submitter states *“Multiple profile poles are clearly visible and breach the skyline when viewed from Bowman Road.”* And *“The dwellings will present as a solid line of buildings stretched out along the ridgeline for a distance of 750 metres.”*

70 **Response:** The LVA assessment and subsequent refinements ensure that the subdivision does not form a rigid or continuous built edge. Instead:

- (a) The setback of at least 18m (through the identification of building platforms) from the terrace edge prevents excessive prominence.
- (b) Building platforms are positioned to largely avoid breaching the skyline, with additional height restrictions applied where necessary.

- (c) Extended planting within open spaces between lots will soften the built form over time, preventing the perception of a solid row of buildings.

71 The claim that the development will resemble an urban street is not accurate, as the layout retains large open areas, utilizes staggered placement, and incorporates extensive mitigation planting to ensure that the subdivision integrates into the existing rural character.

72 **Effectiveness of Mitigation Planting**

73 **Concern raised:** The submitters state *“The applicant is betting all on the plantings to hide this development. Align have submitted a representation of the plant screening showing 3-5 years growth. We have 30 years’ experience of growing trees and shrubs in this environment, and we suggest they have been overly optimistic in the rate of plant growth.”*

74 They further state: *“When the plantings eventually mature, they will present as a wall of vegetation for some distance along Māori Point Road. An unwelcome feature at odds with the surrounding landscape.”*

75 **Response:** The mitigation planting strategy is comprehensive, multi-layered, and designed to be effective in both the short and long term. The strategy includes:

- (a) Shelterbelt planting along northern and eastern boundaries to soften built form visibility from key viewpoints.
- (b) Ecological restoration planting on the escarpment, enhancing natural character and providing additional screening over time.
- (c) Specimen tree planting between clusters, which will break up the built form and provide a rural character buffer.

76 To further strengthen the effectiveness of planting, the conditions of consent have been refined, ensuring that:

- (a) Planting will be established early in the development process (prior to 224(c) to minimise temporary visual effects.
- (b) Fast-growing species such as *Cupressus leylandii* will provide initial screening, while native plantings mature over time for long-term integration.
- (c) Ongoing maintenance requirements will ensure that plantings are established successfully and are replaced if necessary. The applicant

has access to good water supplies to ensure growth rates are achieved.

77 Rather than forming a rigid “wall” of vegetation, the planting approach creates a natural, diverse landscape buffer, consistent with the surrounding environment. Vegetation along boundaries are a very common feature in the area. Those proposed as part of this development mimic that character and improve on it by avoiding species with wilding potential and introducing indigenous species, whilst using screening trees that will address visibility quickly and effectively.

78 **Lighting effects**

79 **Concern raised:** The submitters state: *“To reduce the effects produced by the lighting from 16 dwellings the applicant has proposed that all exterior lighting shall be LED down/hooded lighting. However, light pollution from the interior of the dwellings is the prime concern in this instance.”*

80 **Response:** The subdivision has been designed to minimise lighting effects, that align with best practise for dark sky preservation. Further information can be found in the conditions and further enhanced in the covenants.

81 **Precedent effect and rural density**

82 **Concern raised:** The submitters state *“There is no approved development that is remotely similar to this consent application.”* And *“The proposed development is out of character with the built environment of the area.”*

83 **Response:** The clustering approach used in this subdivision is a recognised method of rural subdivision, which preserves open space and avoids excessive land fragmentation.

84 While lot sizes in some areas may be larger, the overall layout of this proposal remains in keeping with the established rural character.

85 Additionally, the balance lot of 120ha remains in productive agricultural use, ensuring that the proposal retains a strong rural identity while allowing for appropriate rural residential development.

86 **Duncan Kenderdine – 455 Māori Point Road (Submission Ref. 13) – Oppose**

87 **Linear form and Perceived Density**

88 **Concern raised:** The submitter states *“Some effort is made by Rod Baxter and Julie Greenslade of Align to downplay the strongly linear nature and distinctly residential effect of a string of 16 houses in a row. A quick measurement of random newish houses in the wider Tarras area would indicate that the houses, garages, sheds, etc., would easily fill the 45m width of each site, and with up to 4 of these in a row, would appear more like a terrace than rural lifestyle blocks.”*

89 **Response:** Refer to the above two responses regarding this same matter.

90 **Visibility from Public Viewpoints**

91 **Concern raised:** The submitter states *“This row of houses will be highly visible from the river and beyond and will distract from the rural environment significantly. The intensive domestication will only be more obvious at night with the lights on.”*

92 **Response:** Refer to the above responses regarding this same and or similar matters.

93 **Suitability of proposed shelterbelt planting**

94 **Concern raised:** The submitter states *“Tightly packed exotic hedges as proposed are more in line with Canterbury or some parts of the Queenstown Basin than Tarras. While pine rows do exist, they often consist of widely spaced older plants and allow views through, and often in short strips rather than the almost 1km proposed along Māori Point Road.”*

95 **Response:** The shelterbelt strategy has been carefully designed to provide screening while maintaining an appropriate rural character. To address concerns, the approach includes:

- (a) A mix of shelterbelt species, not just a single exotic hedge, ensuring a more natural, layered effect.
- (b) Extended ecological planting, incorporating native species to enhance integration with the local environment.

96 This approach balances the need for screening while ensuring that the landscape character remains consistent with the wider Tarras and Central Otago area where shelterbelt planting is common.

97 Tarras Industries Limited (Submission Ref. 14) – Oppose

98 **Landscape and Visual Amenity effects**

- 99 **Concern raised:** The submitter states *“The proposal has the potential to significantly alter the existing rural landscape by introducing a dense residential pattern that is inconsistent with the surrounding environment. The creation of 16 new residential lots (and one balance lot) clustered along the terrace edge will lead to increased built form visibility, which is contrary to the established open and rural character of the area.”*
- 100 They further state *“While the applicant proposes mitigation through landscaping and setbacks, the scale and intensity of development will result in an unavoidable change to the visual amenity of Māori Point Road and the wider Tarras/Lindis landscape.”*
- 101 **Response:** Refer to the above responses regarding this same and or similar matters.
- 102 **Cumulative effects and precedent**
- 103 **Concern raised:** The submitter states *“Approving the Application risks setting an inappropriate precedent effect that could lead to further fragmentation of rural land, undermining the objectives and policies of the District Plan.”*
- 104 They further state *“Granting consent to this proposal could signal to other landowners that similar developments will be permitted, leading to a cumulative effect of increased housing density in an area not intended for such intensive development.”*
- 105 **Response:** This proposal does not in my opinion set a negative precedent; rather, it aligns with best practice rural subdivision by concentrating residential development in one well-defined area, rather than allowing dispersed rural-residential sprawl.
- 106 The farm park model retains the majority of the land (120ha) for ongoing productive use, ensuring that the subdivision does not contribute to piecemeal land fragmentation.
- (a) The proposal aligns with CODC rural subdivision policies, as it maintains rural character while providing for controlled, limited residential development.
 - (b) This proposal is not an urban expansion but a managed, landscape-sensitive rural development.
 - (c) Opportunities to enhance other values such as ecological biodiversity have been identified and incorporated into the proposal.

107 **Loss of Rural Character**

108 **Concern raised:** The submitter states *“The introduction of multiple residential lots within a working rural environment is inconsistent with the purpose of rural zoning. The proposed development will result in increased residential activity, including noise, lighting, and traffic movements, which are typically associated with peri-urban and rural-residential zones rather than productive rural land.”*

109 **Response:** Refer to the above responses regarding this same and or similar matters.

110 **Reverse Sensitivity and Productive land use**

111 **Concern raised:** The submitter states *“The application is likely to adversely affect adjacent neighbouring rural production uses, other enterprises which rely on the rural land resources, and existing use rights by way of introducing reverse sensitivity issues and incompatible land uses.”*

112 **Response:** The proposal has been designed to minimise reverse sensitivity effects by:

- (a) Ensuring residential lots are clustered in a defined area with significant setbacks from neighbouring rural properties, reducing potential conflicts with farming activities.
- (b) Retaining 120ha of land for agricultural use, maintaining the dominant rural character of the site meaning that residents are likely to be positively disposed to the rural environment..
- (c) Implementing conditions to ensure residents are aware of surrounding rural activities, helping prevent potential conflicts.

113 Reverse sensitivity concerns are appropriately addressed through the subdivision design and planning provisions, ensuring that rural land use remains the dominant character of the area.

114 **Kā Rūnaka (Submission Ref. 15) – Oppose**

115 **Cultural Landscape and Wāhi Tūpuna**

116 **Concern raised:** The submitter states *“Cultural mapping has been undertaken to identify particularly significant wāhi tūpuna areas in the Central Otago District. While in draft form and not yet incorporated into the Central Otago District Plan, Kā Rūnaka record that the proposal affects a*

wāhi tūpuna area known as the Mata-au Trail, with values that include but are not limited to: Mahika kai, Nohoaka, and ara tawhito.”

117 They further state *“The Mata-au is a wāhi tūpuna and ara tawhito, with the whole of the river part of a mahika kai trail that led inland and was used by Otago hapū. The river was used as a highway into the interior and provided many resources to sustain travellers on that journey.”*

118 **Response:** The applicant acknowledges the significance of the Mata-au Trail as a wāhi tūpuna area and respects the cultural values associated with the Clutha and Lindis Rivers and the surrounding landscape. While the wāhi tūpuna mapping is currently in draft form and not yet formally adopted into the Central Otago District Plan, the proposal has been designed to minimise impacts on the cultural landscape. Key measures include:

- (a) Dwellings have been set back at least 18m from the terrace edge, ensuring that skyline breaches are largely avoided and that built form does not dominate the natural landform.
- (b) The escarpment will be protected and restored with native planting, reinforcing natural character and ecological values.
- (c) The clustering approach minimises the overall development footprint, ensuring that rural openness is retained.
- (d) The majority of the land (120ha) remains in productive use, preserving the working rural environment and avoiding fragmentation.
- (e) Avoiding the establishment of lots on the lower terrace where there is the greatest potential to affect the values associated with the Rivers.

119 **Visual effects and impact on Mauri**

120 **Concern raised:** The submitter states *“Rūnaka are concerned that proposed dwelling rooftops will likely encroach the skyline when viewed from the margins along the Clutha River/Mata-au. As views from the river itself have not been tested, there are concerns that visual effects will be more than minor.”*

121 They further state *“While the applicant argues that the margins along the Mata-au are isolated in this area, which will minimise the frequency of the skyline breach, it is important to emphasise that the isolated nature of the Mata-au is an integral part of its mauri.”*

122 **Response:** The Landscape and Visual Assessment (LVA) considered views from multiple public vantage points, and the proposed refinements further mitigate any potential skyline effects:

- (a) Lot 16 has been subject to a further height restriction (5.5m) to reduce any potential skyline breach.
- (b) Building materials and colours will be controlled to reduce reflectivity and blend into the natural surroundings.
- (c) Extended ecological planting between clusters will further soften visibility over time.
- (d) The subdivision is set back from the Clutha River margins, ensuring that the isolated character of the river remains intact.

123 Paterson's took further imagery from the River and its margins. This indicates that buildings will not breach the skyline but will be set against the more distant landforms. The measures now adopted are intended to respect the mauri of the Mata-au and ensure that the visual experience of the landscape remains authentic.

124 **Land fragmentation and rural character**

125 **Concern raised:** The submitter states *"Kā Rūnaka are concerned about the ongoing fragmentation of the land. The subdivision is a non-complying activity because it breaches the minimum allotment size of 2 hectares and the average lot size of 8 hectares in the rural resource area."*

126 **Response:** Refer to the above responses regarding this same and or similar matters.

127 **Use of Indigenous Planting**

128 **Concern raised:** The submitter states "The use of locally sourced indigenous plant species should be required for all landscape planting."

129 **Response:** The landscape mitigation strategy already includes extensive native planting, particularly on the escarpment. In response to this submission, the applicant is willing to extend the use of indigenous planting to additional parts of the development, ensuring that:

- (a) Locally sourced indigenous species are prioritised in all ecological restoration areas.

- (b) Shelterbelt and boundary plantings incorporate a mix of native species where appropriate.
- (c) Native vegetation is used in open space areas between clusters.

Response to Key CODC Policies

District Plan Objective or Policy	Evaluation
Section 4: Rural Resource Area	
<p>4.4.2 Policy – Landscape and Amenity Values</p> <p><i>To manage the effects of the land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:</i></p> <ul style="list-style-type: none"> a) <i>The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,</i> b) <i>Development which is compatible with the surrounding environment including amenity values of adjoining properties,</i> c) <i>The ability to adequately dispose of effluent on site,</i> d) <i>Controlling the generation of noise in back country areas,</i> e) <i>The location of tree planting, particularly in respect of landscape values, natural features and ecological values,</i> f) <i>Controlling the spread of wilding trees,</i> g) <i>Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.</i> 	<p>The proposed subdivision has been designed with careful consideration of the landscape and amenity values. The location of the lots and building platforms has been thoughtfully considered to minimise the impact on the open natural character of the area, with the lots set back from the terrace edge and positioned to integrate well with the existing topography. This approach respects the prominent landscape feature (the terrace) and the natural character of the site.</p> <p>To ensure compatibility with the surrounding environment, the development will include strict design guidelines for the built form, appearance, and vegetation planting. These guidelines will be implemented to protect the landscape, natural features, and ecological and cultural values of the area. Special attention will be given to preserving the visual integrity of skylines, hills, and other prominent landforms.</p> <p>The development also prioritises the retention of natural vegetation and encourages the planting of native species that complement the surrounding environment, helping to maintain the ecological balance of the site.</p> <p>Phased removal of the tall woodlot will remove wilding species from the environment. The proposed replacements will not grow as tall, so will open up views to the wider hills surrounding the site, while maintain visual screening from adjacent land and the road.</p> <p>By carefully considering these factors, the proposed subdivision will avoid, remedy, and mitigate adverse effects on the landscape, natural character, and amenity values of the rural environment.</p>

<p>4.4.10 Policy – Rural Subdivision and Development</p> <p><i>To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:</i></p> <ul style="list-style-type: none"> a) <i>The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,</i> b) <i>The natural character and values of the District’s wetlands, lakes, rivers and their margins,</i> c) <i>The production and amenity values of neighbouring properties,</i> d) <i>The safety and efficiency of the roading network,</i> e) <i>The loss of soils and special qualities,</i> f) <i>The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,</i> g) <i>The heritage and cultural values of the District,</i> h) <i>The water quality of the Districts surface and groundwater resources, and</i> i) <i>Public access to or along the rivers and lakes of the District,</i> <p><i>Particularly through the use of minimum (and average) allotment sizes.</i></p>	<p>The subdivision layout has been carefully planned to preserve the open space, landscape, and natural character of the area, particularly in relation to the prominent hills and ranges. Lots and building platform areas are positioned to minimise visual impact while still allowing for views, and ensuring the surrounding landscape values remain undisturbed.</p> <p>The subdivision is located at a significant distance from the Clutha and Lindis rivers, with careful consideration of their natural character and values. The layout (including avoiding the lower terrace location) avoids any adverse effects on the margins of these water bodies, ensuring no encroachment into these sensitive areas.</p> <p>We have considered the potential impacts on the production and amenity values of surrounding properties, and the development has been designed to ensure that these are maintained. The subdivision will not disrupt the functioning of neighbouring properties or compromise their productive capacity. The structure of the proposed development (with each Lot owner sharing in the ownership of the balance Lot) is likely to mean residents that a positively disposed towards farming activities.</p> <p>The design minimises disturbance to soils and preserves the special qualities of the land, such as ecological enhancement of the escarpment face. Consideration has been given to maintaining the productivity of the land and ensuring that the important soil resources are not degraded.</p>
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Conclusion

130 My landscape evidence has assessed the potential effects of the proposed subdivision at 5 Māori Point Road, Tarras, considering the existing landscape character, visual amenity, and the rural context. The assessment has been conducted in accordance with Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines and best practice methodologies.

131 The proposal uses a clustering approach to minimise the subdivision’s footprint, ensuring that the majority of the site (120ha) remains as

productive farmland, maintaining the open and working rural character of the area.

- 132 Key refinements have been made to the proposal in response to concerns raised by the peer review, Section 42A report, and submitters, including:
- (a) Repositioning and increasing setbacks for some lots to reduce visibility from key public viewpoints.
 - (b) Breaking up the alignment of lots further by sliding some partially behind others to soften the perceived linearity and consolidate built form.
 - (c) Extending ecological planting into the open spaces between clusters, reinforcing natural character and screening built form over time.
 - (d) Introducing additional height restrictions, particularly reducing Lot 16's height to 5.5m, to further mitigate potential skyline effects.
- 133 The mitigation strategy is comprehensive, incorporating early-stage shelterbelt planting, phased removal of the existing woodlot, ecological restoration, and design controls on buildings and materials. These measures will ensure long-term integration of the subdivision into the landscape.
- 134 Concerns regarding rural character and cumulative effects have been addressed by demonstrating that the clustering model is a well-established and effective approach for rural development that prevents widespread fragmentation while maintaining large-scale open space and productive land use.
- 135 The landscape and visual effects of the proposal will be low to very low once mitigation measures are fully established. While there will be some initial visual changes, the design ensures that the development will integrate into the existing rural landscape over time. The most significant visual effects are addressed through early establishment of boundary planting.
- 136 The proposal is consistent with the relevant landscape related objectives and policies of the Central Otago District Plan, particularly in maintaining rural character, avoiding inappropriate fragmentation, and ensuring that built form is appropriately integrated into the landscape.
- 137 Concerns raised by submitters have been carefully considered, and appropriate refinements and mitigation measures have been implemented to further reduce potential effects.

138 Overall, the proposal represents a well-designed and appropriately mitigated rural subdivision, balancing rural residential living with the protection of landscape values.

139 Based on my assessment, I conclude that the proposed subdivision is appropriate from a landscape perspective, and the resource consent should be granted subject to the recommended mitigation measures and conditions of consent.

Dated this 25th day of March 2025

Julie Greenslade

BLA, Registered Senior Landscape Architect

Appendix A – Qualifications and Experience

Julie (Patricia) Greenslade

Senior Landscape Architect

Qualifications & Affiliations

- Bachelor of Landscape Architecture, Unitec, Auckland, 2015
- Registered Member, New Zealand Institute of Landscape Architects (NZILA)

Summary

Julie holds a Bachelor of Landscape Architecture from Unitec, Auckland and is a Registered Senior Landscape Architect with the New Zealand Institute of Landscape Architects.

Julie is an award-winning Landscape Architect at Align Ltd and has been a practising Landscape Architect for 10 years in both New Zealand and Australia.

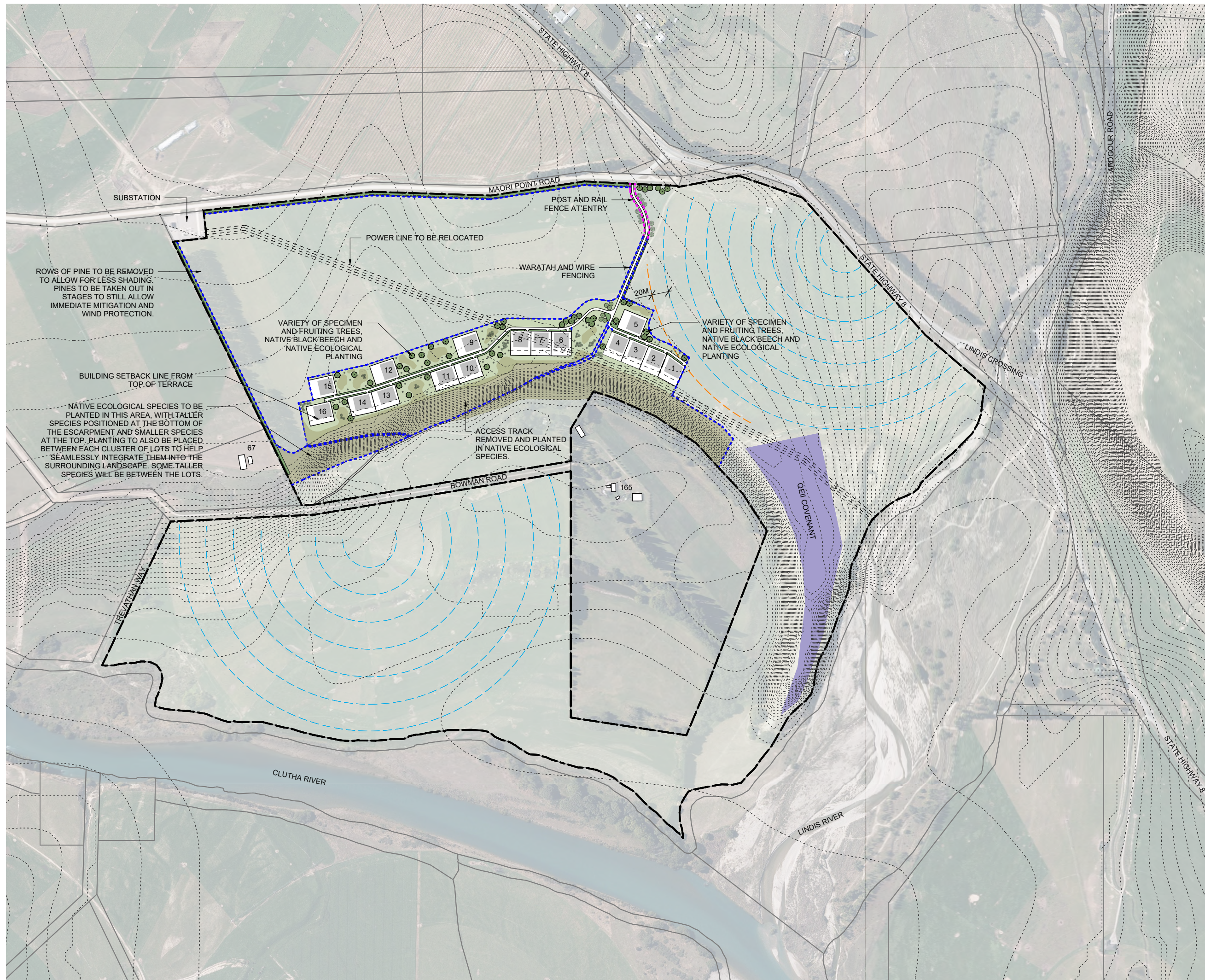
During this time, Julie gained a broad range of landscape architecture experience; from large scale infrastructure projects, public realm redevelopment, multidisciplinary urban design projects, school and education projects through to boutique residential design.

Julie has been involved in a limited number of Landscape Assessments in the North Island of New Zealand. This has included State Highway projects.

Relevant Experience

- State Highway 58 Safety Improvements LVA
- Glenbrook Subdivision NOR and Hearing

Appendix B – Landscape Plan Amendments



ROWS OF PINE TO BE REMOVED TO ALLOW FOR LESS SHADING. PINES TO BE TAKEN OUT IN STAGES TO STILL ALLOW IMMEDIATE MITIGATION AND WIND PROTECTION.

VARIETY OF SPECIMEN AND FRUITING TREES, NATIVE BLACK BEECH AND NATIVE ECOLOGICAL PLANTING

VARIETY OF SPECIMEN AND FRUITING TREES, NATIVE BLACK BEECH AND NATIVE ECOLOGICAL PLANTING

NATIVE ECOLOGICAL SPECIES TO BE PLANTED IN THIS AREA. WITH TALLER SPECIES POSITIONED AT THE BOTTOM OF THE ESCARPMENT AND SMALLER SPECIES AT THE TOP. PLANTING TO ALSO BE PLACED BETWEEN EACH CLUSTER OF LOTS TO HELP SEAMLESSLY INTEGRATE THEM INTO THE SURROUNDING LANDSCAPE. SOME TALLER SPECIES WILL BE BETWEEN THE LOTS.

ACCESS TRACK REMOVED AND PLANTED IN NATIVE ECOLOGICAL SPECIES.

SUBSTATION

POWER LINE TO BE RELOCATED

WARATAH AND WIRE FENCING

POST AND RAIL FENCE AT ENTRY

20M

BOWMAN ROAD

TREVATHAN WAY

MAORI POINT ROAD

STATE HIGHWAY 8

LINDIS CROSSING

CLUTHA RIVER

LINDIS RIVER

- KEY:**
- PROPERTY BOUNDARY
 - PIVOT IRRIGATION
 - 1.2M POST AND RAIL FENCE
 - 1.2M WARATAH AND WIRE FENCE
 - PLANTING AREA
 - ECOLOGICAL PLANTING COVENANT
 - LAWN
 - PRODUCTIVE LAND
 - QEII COVENANT
 - OVERHEAD 66KV POWER LINE
 - EXISTING CONTOURS

REVISIONS

REV	DATE	DESCRIPTION
C	27/09/2023	Issue for Consent
D	20/03/2025	Issue for Information
E	25/03/2025	Issue for Information

Align
 landscape architecture and urban design division
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 PO Box 1302, Christchurch 8140 W - www.align.net.nz

PROJECT
 Maori Point Road Subdivision
 5 Maori Point Road, Tarras 9383

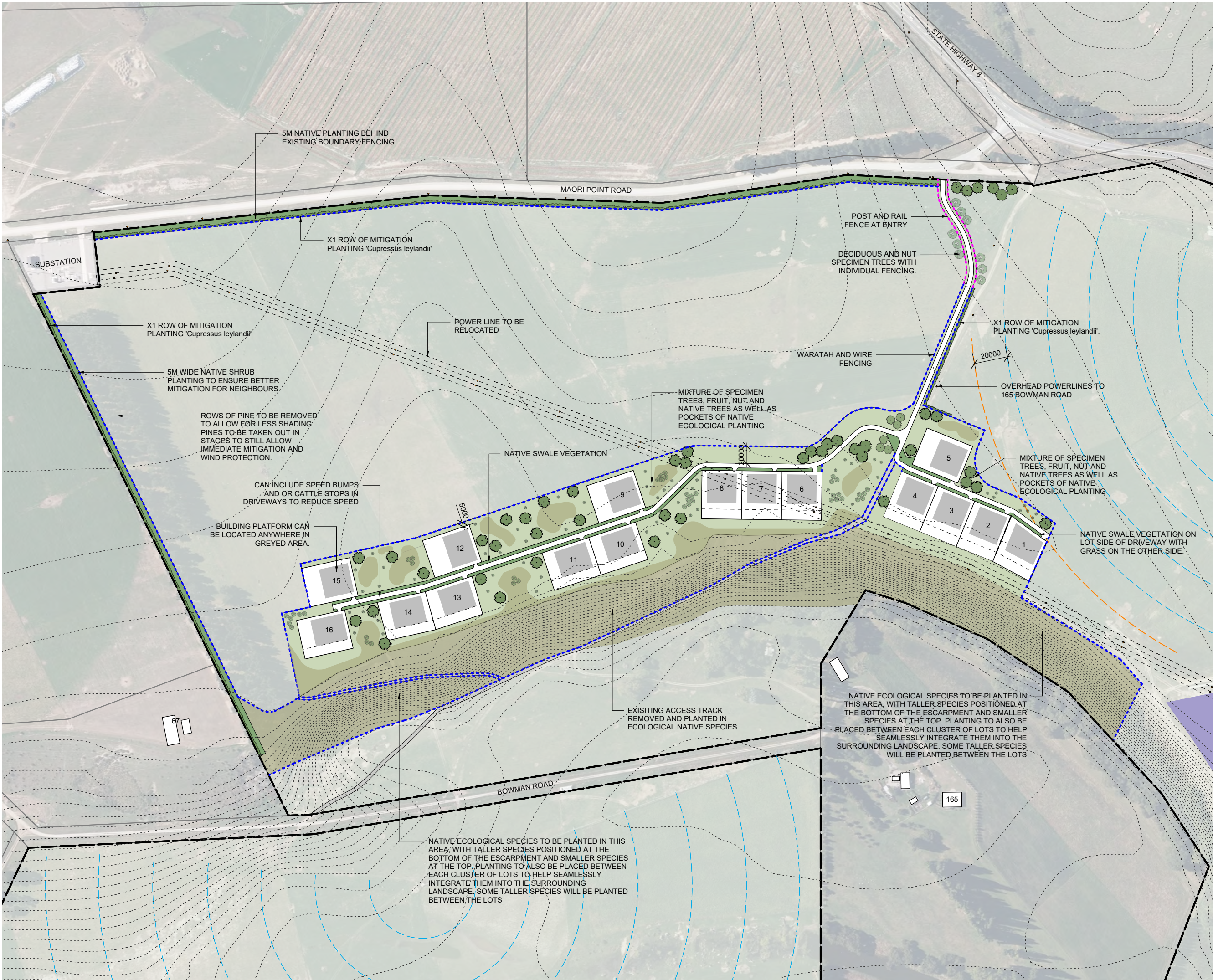
DRAWING
 OVERALL CONCEPT PLAN

SCALE 1:7000 @ A3
 DATE 25/03/2025

DRAWN JG
CHECKED JG

STAGE ISSUE FOR INFORMATION
JOB NO. TRE001

DRAWING NO.
 TRE001-DWG-LND-100
REVISION NO. E



KEY:

- PROPERTY BOUNDARY
- PIVOT IRRIGATION
- 1.2M POST AND RAIL FENCE
- 1.2M WARATAH AND WIRE FENCE
- PLANTING AREA
- ECOLOGICAL PLANTING COVENANT
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PROJECT

Maori Point Road Subdivision
 5 Maori Point Road, Tarras 9383

DRAWING

CONCEPT PLAN

SCALE 1:3500 @ A3

DATE 25/03/2025

DRAWN JG

CHECKED JG

STAGE ISSUE FOR INFORMATION

JOB NO. TRE001

DRAWING NO.

TRE001-DWG-LND-101

REVISION NO.

E